Lehi Planning Commission Meeting
Agenda
May 11, 2023

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 April 13, 2023 meeting.

   Planning 101 Flyer Abbreviated (2).pdf
   pz04.13.2023.docx

3. Regular Agenda

   3.1. Public hearing and consideration of SmartLink's request for approval of a conditional use for the Spring Creek Substation Cell Tower located at approximately 1555 South 300 East. (Tabled from the March 23rd meeting)
   Spring Creek Cell Tower 1.pdf
   Spring Creek Cell Tower 2.pdf

   3.2. Public hearing and consideration of Diane and Robert Myers' request for conditional use approval of an 8-foot fence located at 2295 North 600 West.
   Myers fence 1.pdf
   Myers fence 2.pdf

   3.3. Public hearing and consideration of Forum Builder's request for conditional use approval of the Mendenhall Estates Group Homes, a 3.39-acre group home development located at 230 West 400 South. **Postponed in order to give staff time to do more research.**
   Mendenhall postponement.pdf

   3.4. Public hearing and consideration of Forum Builder's request for approval of reasonable accommodation exceptions for the Mendenhall Estates Group Home Concept including 10 separate group homes located at 230 West 400 South. **Postponed in order to give staff time to do more research.**
   Mendenhall postponement.pdf

3.5. Public hearing and consideration of Nathaniel Wall's request for approval of the Alpine Bible Church Concept located at 710 West Main Street, including an exception for exceeding the 25-foot maximum setback in the Urban Village Design District.
Alpine Bible Church 1.pdf
Alpine Bible Church 2.pdf

3.6. Public hearing and consideration of Gardner Company's request for conditional use approval of the Cold Spring Retail Site Plan, a 1.73-acre commercial development including 2 buildings with drive-thru's located at 4222 West Orinda Drive.
Cold Spring Retail 1.pdf
Cold Spring Retail 2.pdf

3.7. Public hearing and recommendation of Jim Bradshaw's request for review of the Griffith Estates Zone Change from A-5 (agriculture) to R-1-22 (residential/agriculture) on 3.43-acres located at 300 East 1630 South.
Griffith ZC 1.pdf
Griffith ZC 2.pdf

3.8. Public hearing and recommendation of Jim Bradshaw's request for review of the Griffith Estates Concept, a 9-unit townhome PUD (Planned Unit Development) subdivision located at 300 East 1630 South
Griffith Estates1.pdf
Griffith Estates 2.pdf

3.9. Consideration of Jared Osmond's request for approval of the Pioneer Plaza Office Building Site Plan located at 1004 South 1100 West.
Pioneer Plaza 1.pdf
Pioneer Plaza 2.pdf

3.10. Public hearing and recommendation of Lehi City's request for review of an amendment to the General Plan Land Use Element, adding language that limits General Plan Amendments to once a year.
General Plan Amendments.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: May 11, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:

Approval of minutes from the April 13, 2023 meeting.

Suggested Action:

Attachments:

Planning 101 Flyer Abbreviated (2).pdf

pz04.13.2023.docx

LEHI CITY
EST 1852
PIONEERING UTAH'S FUTURE

PLANNING 101

The Citizen's Guide to the Planning Commission

WHAT IS THE PLANNING COMMISSION?

As a volunteer board, appointed by the Mayor, they review projects related to land use and city development. Depending on the project, the Planning Commission either approves or provides a recommendation.

APPROVAL VS. RECOMMENDATION

APPROVAL:

The Planning Commission may **ONLY** consider whether the applicant has **MET THE REQUIREMENTS OF THE DEVELOPMENT CODE**. If the requirements in the Development Code are met and it is an allowed land use, the application **MUST BE APPROVED**. When there is discretion in the issue, like a Conditional Use Permit, the commission may impose **REASONABLE CONDITIONS** to alleviate any perceived nuisances.

RECOMMENDATION:

The Planning Commission **MAKES RECOMMENDATIONS TO THE CITY COUNCIL** regarding the General Plan, residential subdivisions, zone changes, zoning for annexations, Area Plans, and Development Code amendments. The City Council will consider the recommendation and either approve or deny the proposal at a future meeting.

PUBLIC MEETINGS VS. PUBLIC HEARING

All Planning Commission meetings are public meetings held in a place where the public can listen and observe. Some items are also required by law to be public hearings which means that there will be time during the meeting where the public has the right to make comments. The process of Planning Commission meetings are as follows:

1. If the item is a public hearing, the staff will introduce the item to the Planning Commission
2. The applicant can add to their presentation followed by questions from the Planning Commission
3. The Chairperson of the Planning Commission will then open the public hearing for public comments
4. The discussion will return solely to the Commission for discussion and decision making

PUBLIC COMMENT GUIDELINES:

1. Move to the microphone so comments will be picked up on the digital recording system
2. State your name before you begin speaking
3. Consider using a spokesperson if many from your neighborhood have similar concerns
4. Be concise and refrain from repeating points that have been already mentioned
5. Comments must be addressed to the Commission and not to the public
6. Avoid applause
7. Be respectful and courteous



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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **April 13, 2023**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Heather Newall, Commissioner Chair
Gregory Jackson, Commission Vice Chair
Brent Everett, Commissioner
Scott Bunker, Commissioner
Scott Carlson, Commissioner Alternate

Excused: Tyson Eyre, Commissioner; Emily Britton, Commissioner Alternate

Others Present: Kim Struthers, Planning Director; Brittney Harris, Planner; Ross Dinsdale, Engineer; Craig Chambers, Legal; 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. Call to Order

Commissioner Newall welcomed everyone to the meeting and excused Commissioner Eyre and Commissioner Britton.

2. Regular Agenda

2.1) Public hearing and recommendation of Heather Kesler's request for review of the Serenity Studios Development Code Amendment to Table 05.030-B and Chapter 39 adding a use for Light Body Art.

Brittney Harris presented the information on the agenda item.

The applicant, Heather Kesler, was present. She and the Commissioners discussed the item, along with Staff.

Commissioner Newall opened and closed the public hearing with no comments.

Motion: Commissioner Jackson moved to table **Heather Kesler's request for review of the Serenity Studios Development Code Amendment to Table 05.030-B and Chapter 39 adding a use for Light Body Art** until the applicant and staff have the opportunity to

review and discuss the request in further detail and suggest different language to give a specific definition of body art. Commissioner Carlson seconded.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

2.2) Public hearing and consideration of KBR Construction's request for approval of a conditional use permit of an enclosure for outside storage of materials that will replace four parking stalls at Mill Place Park located at approximately 350 East 850 South.

Brittney Harris presented information on the agenda item.

The applicant, Buck Robinson with KBR, was present. The easement will be moved to another area to make it identical. Any of the pallets and crates must be picked up. The piping needs to be accessible and will have the same look as the other area. The crates and pallets need to be contained so they don't get stolen.

Commissioner Newall opened the public hearing item.

Commissioner Newall closed the public hearing item.

Commissioner Carlson asked about combustible materials being stored next to property lines. The applicant stated the pallets will be stored out of site. He did say the pallets may be an issue and will check to make sure they won't be a problem.

Motion: Commissioner Bunker moved to approve **KBR Construction's request for approval of a conditional use permit of an enclosure for outside storage of materials that will replace four parking stalls at Mill Place Park located at approximately 350 East 850 South**; including all DRC comments and findings stated in the report. Noting any combustible material will not be allowed in that location per code. Commissioner Carlson seconded.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

2.3) Consideration of Scott Greenwood's request for approval of the Greenwood Brother Plat A, a 2-lot residential subdivision with an existing home located at 229 East 900 North in an R-1-8 (residential) zone.

Brittney Harris presented information on the agenda item.

The applicant, Scott Greenwood, was present. He wanted to refer any questions to the engineer, Matt Brown, that was with him. Commissioner Bunker asked what buildings would remain. Scott Greenwood stated a chicken coop would stay, for storage, and a root cellar building.

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Motion: Commissioner Carlson moved to recommend approval of **Scott Greenwood's request for approval of the Greenwood Brother Plat A, a 2-lot residential subdivision with an existing home located at 229 East 900 North in an R-1-8 (residential) zone**; including all DRC comments and findings stated in the report. Also including all code modifications. Commissioner Everett seconded.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

2.4) Consideration of Steve Fox's request for approval of the Gerber Construction Addition Site Plan located at 815 East 675 South.

Brittney Harris presented information on the agenda item.

The applicant, Steve Fox with Gerber Construction, was present. They are hoping to just expand their building. The detention will be placed underground.

Motion: Commissioner Bunker moved to send a positive recommendation of **Steve Fox's request for approval of the Gerber Construction Addition Site Plan located at 815 East 675 South;** including all DRC comments and findings stated in the report. Commissioner Jackson seconded.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

2.5) Public hearing and recommendation of Jeff Olsen's request for review of the Jeff Olsen Zone Change from Mixed Use to Heavy Commercial on 1.1-acres located at 830 and 850 West State Street.

Brittney Harris presented information on the agenda item.

The applicant, Jeff Olsen and Randy Yates, were present. Commissioner Carlson asked about the time frame of the project. The applicants stated they would like to get going as soon as possible. There are a couple houses on the property and plan on removing one of the homes right now.

Commissioner Newall opened the public hearing.

Commissioner Newall acknowledged the online public comments.

Commissioner Newall closed the public hearing.

Commissioner Newall re-opened the public hearing.

Jason Adam stated he was in full support of the item being approved.

Commissioner Newall closed the public hearing.

Motion: Commissioner Carlson moved to recommend approval **of Jeff Olsen's request for**

review of the Jeff Olsen Zone Change from Mixed Use to Heavy Commercial on 1.1-acres located at 830 and 850 West State Street, including all DRC comments and findings stated in the report. Commissioner Jackson seconded.

> **Vote:** Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

2.6) Public hearing and recommendation of Gardner Plumb's request for review of the Main Street Meadows Zone Change from A-5 (agriculture) to R-1-22 (residential/agriculture) on 49 acres located at approximately 2500 West Main Street.
Brittney Harris presented information on the agenda item.

The applicant, Howard Cook with Gardner Company, was present. There is not a site plan right now as they are trying to rezone to agriculture.
Commissioner Newall opened the public hearing.

Todd Rees stated he has some concerns. He is pleased that Gardner is talking about lower density. He is worried about the applicant changing the zone later. He is also concerned about the PUD with 88 units, making areas denser because they must leave open space.

Jan Morris asked if there was a way it could be figured out before any changes were made and then the community could vote on it, instead of the zone changes being made and then the density being changed. She stated putting in a lot of homes in this section would be concerning because there isn't a backroad in Jordan Willows. There are only three exits for Jordan Willows, and if there was any kind of disaster, they are locked in. If more homes were put in that area there would be issues. She thinks for the lot sizes that are there they wouldn't like any more people, especially with an elementary school with more children.

Ron French is involved with ASD and the bond measure was turned down He would like to see more schools before more homes are approved.

Lorie (inaudible) is concerned about the changes in the zone. She is concerned about the farm industry being there. If the changes are being made now, will it change again and is her property going to be protected.

Commissioner Newall acknowledged the online comments.

Commissioner Newall closed the public hearing.

Brittney addressed the zone change. If there is a zone change, the public will be noticed. The applicant is not required to show staff what they are doing with the property if a zone change application if filed. The lot configuration is determined by open space per a PUD. Connectivity There is a road stub on the south end of Jordan Willows. 700 South is also a main route. It would add more traffic. It would provide more ways in and out of the neighborhood. This has been part of the General Plan and signals have been added to help. As a city, we cannot force or require ASD

to hold up development. The City does meet with ASD to collaborate, but over time we will have to accommodate growth, hopefully voting for a bond. Commissioner Newall addressed the concerns of the public as well as the staff.

> **Motion:** Commissioner Carlson moved to recommend approval of **Gardner Plumb's request for review of the Main Street Meadows Zone Change from A-5 (agriculture) to R-1-22 (residential/agriculture) on 49 acres located at approximately 2500 West Main Street**; including all DRC comments and all findings stated in the report. Commissioner Jackson seconded. All in favor.
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> **Vote:** Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

2.7) Public hearing and recommendation of Mammoth Holding's request for review of the Wiggy Wash Zone Change from R-2 (medium density residential) to Commercial on 1.6 acres located at approximately 78 South 2300 West.

2.8) Public hearing and consideration of Mammoth Holding's request for approval of the Wiggy Wash Concept Plan on 1.6 acres located at approximately 78 South 2300 West with exceptions requested.

*2.7 and 2.8 heard simultaneously.

Brittney Harris presented information on the agenda item.

The applicant, Brent Wignal with Mammoth Holding, was present.

Commissioner Newall opened public hearing for 2.7

Kirk Evans stated he owns the property that is west and south of the development consideration. He has several concerns for both 2.7 and 2.8. For the concept plan he is highly concerned with the traffic. He stated there will be a lot of congestion. The property has been agricultural since 1848 and abuts his property that is also agricultural. The commercial development will have a high impact to his property and surrounding property's. He is concerned about his well being impacted and will be within 12 feet of the parking lot. He has talked to many water departments, and many have assured him that Lehi City should have a plan that his culinary water should not be affected. When there is that much run off from the carwash, he is highly concerned and does not feel like he can be guaranteed that it will not be contaminated. Utah County recommends a minimum of 100 feet, but that would barely meet the benchmark. He does not want to see his lifestyle changed. He is concerned about the noise and the buffering and the traffic. His request would be to not accept, and to turn the carwash and do it the way the City has recommended and turn it East and West, rather than North and South. He would hope these things would be taken into consideration.

Commissioner Newall closed the public comment for 2.7

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Commissioner Newall opened the public comment for 2.8

Commissioner Newall closed the public comment for 2.8

Both 2.7 and 2.8 had online comments.

The applicant is aware of Mr. Evans. He was not aware of the well. He can address the sound directly. They are always trying to face the exit to make sure the sound and traffic is directed at the most plausible areas.

> **Motion 2.7:** Commissioner Carlson moved to recommend approval of **Mammoth Holding's request for review of the Wiggy Wash Zone Change from R-2 (medium density residential) to Commercial on 1.6 acres located at approximately 78 South 2300 West**; including all DRC comments and findings stated in the report. Commissioner Bunker seconded.
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> **Vote:** Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.
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> **Motion 2.8:** Commissioner Carlson moved to approve **Mammoth Holding's request for approval of the Wiggy Wash Concept Plan on 1.6 acres located at approximately 78 South 2300 West with exceptions requested**; including all DRC comments and findings stated in the report. Noting the exception of the orientation of the car wash to the North as an improvement to sound. Commissioner Jackson seconded. Commissioner Everett would like to amend to mitigate any potential impacts to the underground well and assistance from the state for the culinary water. Commissioner Jacksons second still stands.
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> **Vote:** Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

2.9) Public hearing and recommendation of Jose Arias' request for review of the Arias Zone Change from R-1-22/TH-5 (residential/agriculture & transitional holding) to Neighborhood Commercial on 1.98 acres located at approximately 2300 West Pioneer Crossing (7944 N 9550 W).

Brittney Harris presented information on the agenda item.

The applicant, Jose Arias, was present.

Commissioner Newall opened the public hearing.

Commissioner Newall closed the public hearing.

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Motion: Commissioner Jackson moved to recommend approval of **Jose Arias' request for review of the Arias Zone Change from R-1-22/TH-5 (residential/agriculture & transitional holding) to Neighborhood Commercial on 1.98 acres located at approximately 2300 West Pioneer Crossing (7944 N 9550 W)**; including all DRC comments and findings stated in the report. Commissioner Bunker seconded.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

2.10) Public hearing and recommendation of Reza Sanati's request for review of the Sanati General Plan Amendment on 1.50-acres of property located at 460 North 1200 East changing the land use designation from LDR (low density residential) to HDR (high density residential).

2.11) Recommendation of Reza Sanati's request for review of the Cooper Hollow Phase 4 concept, a 12-unit townhome development located at 460 North 1200 East

*2.10 and 2.11 were heard simultaneously

Brittney Harris presented information on the agenda item.

The applicants, Roger Dudley and Reza Sanati were present. The Cedar Hollow neighborhood would like to combine the HOA and have a seemingly comparable home type. They stated they would like the HDR as opposed to MDR. They are happy to enter into a development agreement. Reza Sanati spoke about not having a specific number of homes and is willing to sign a development agreement.

Commissioner Newall opened public hearing.

Bill Greenhalgh owns the property that is south of the proposed development. There are several issues with the developer, and they have maintained the property line that is shared with the applicant. Bill's property is well kept. The high density is not good, and he doesn't think 1200 East can accommodate anymore traffic.

Don Watts owns the corner lot in the HOA. He has had major issues with the HOA and so has his father in law. The MDR does not apply, and he does not feel like Mr. Davies was forthcoming with the HOA information. The historical nature of the lots and the historical use have changed with flag lots have been beneficial. He asked to please follow the general zone and not change.

Mark Urry will be behind this property line and said that when zoning is changed it will have a ripple effect. He would really like to see the property upgraded because it is an eyesore, but within the zoning designation. He would respectively request that this is denied.

Jason Bothe stated is in favor of the Coopers HOA. They are still in cooperation with Mr. Zenati.

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John Collier lives near the proposed development. He is concerned with the high density. He is concerned about more lots being added after an approval. He would like the zoning to be left the same.

Karyn Comish is concerned with the traffic on 1200 East and stated it is awful.

Karen Chappell owns a home near the development. She is the Assistant Principal at North Point Elementary near 2300 West and 2100 North. She sees the same traffic patterns near Lowes and 1200 East and is concerned that this same issue will happen when more homes are added when the traffic is already horrific. If these town homes are developed, there will be a lack of parking, which will lead to on street parking. There are many single people in the community, and those units will be cohabitating where more vehicles will be added to each unit.

Jason Bothe stated with an HOA you can't park on street due to HOA laws.

Karen Chappell stated there are people who will pay the fines to still park on the street and rent even when they aren't supposed to.

Jason Adamson stated there is zero parking in that proposed plan, especially for trucks. 1200 East has hardly any shoulder.

Sheri Dotson drives on 1200 East and is concerned about the traffic and the obstruction of vision. She stated it would increase the problem and would like to see the sense of community that has been expressed.

Commissioner Newall acknowledged the online comments.

Commissioner Newall closed the public hearing.

Motion 2.10: Commissioner Bunker moved to recommend denial of **Reza Sanati's request for review of the Sanati General Plan Amendment on 1.50-acres of property located at 460 North 1200 East changing the land use designation from LDR (low density residential) to HDR (high density residential);** including the findings that it is contrary to the general plan and DRC Comments. The minimum is not in conformance and not consistent to land use and the adjoining properties. Commissioner Jackson seconded. All in favor.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

Motion 2.11: Commissioner Jackson moved to deny **Reza Sanati's request for review of the Cooper Hollow Phase 4 concept, a 12-unit townhome development located at 460 North 1200 East,** based on the findings that 2.10 received a negative recommendation. Commissioner Carlson seconded. All in favor.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

2.12) Public hearing and recommendation of Highland City's request for review of the Dry Creek Common Boundary adjustment of the municipal boundary line at approximately 1500 East 2900 North with approximately 1.62 acres going into Highland City.

Brittney Harris presented information on the agenda item.

Commissioner Newall opened the public hearing.

Commissioner Newall closed the public hearing.

Motion: Commissioner Bunker moved to recommend approval of **Highland City's request for review of the Dry Creek Common Boundary adjustment of the municipal boundary line at approximately 1500 East 2900 North with approximately 1.62 acres going into Highland City;** including all DRC comments and findings stated in the report. Commissioner Everett seconded.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

2.13) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 15, identifying the approval process for land use plans.

Brittney Harris presented information on the agenda item.

Commissioner Newall opened the public hearing.

Commissioner Newall closed the public hearing.

Motion: Commissioner Carlson moved to recommend approval of **Lehi City's request for review of a Development Code Amendment to Chapter 15, identifying the approval process for land use plans**; including all DRC comments and findings stated in the report. Commissioner Everett seconded.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

2.14) Recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 37, Design Standards, changing the proximity allowance for the Downtown Spacing Overlay Zone. (Tabled from the March 23rd meeting)

Brittney Harris presented information on the agenda item.

Motion: Commissioner Carlson moved to recommend approval **of Lehi City's request for review of a Development Code Amendment to Chapter 37, Design Standards, changing the proximity allowance for the Downtown Spacing Overlay Zone. (Tabled from the March 23rd meeting)**. Commissioner Jackson seconded. All in favor.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Carlson, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

5. City Business

Kim Struthers updated the Commission on SAP's, POM, Hospital on 2100 North. MAG is funding them. The third study is contingent on the budget and has been approved and would be an update on the downtown revitalization plan. Possibly a fourth to look at the Marwood office warehouse building near 100 East.

6. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Everett moved to adjourn the meeting. Commissioner Jackson seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:43 p.m.

Approved: May 11, 2023 Attest:

_____ _____

Heather Newall, Commission Chair Sherrie Benson, Deputy City Recorder

DRAFT

Agenda Item No: 3.1

Planning Commission Agenda Item Report

Meeting Date: May 11, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of SmartLink's request for approval of a conditional use for the Spring Creek Substation Cell Tower located at approximately 1555 South 300 East. (Tabled from the March 23rd meeting)

Suggested Action:

Attachments:

Spring Creek Cell Tower 1.pdf

Spring Creek Cell Tower 2.pdf

SPRING CREEK SUBSTATION CELL TOWER
CONDITIONAL USE AND SITE PLAN
PLANNING COMMISSION REPORT

Applicant	SmartLink		
Meeting Date	May 11, 2023		
Requested Action/Purpose	Public hearing and approval of a proposed conditional use and site plan		
Decision Type	Administrative		
Location	Approximately 1555 South 300 East		
Existing Zoning	PF		
General Plan Designation	PF		
Existing Land Use	Power Substation		
Adjacent Zoning and Land Use	*North*	N/A	Undeveloped
	South	A-5	Undeveloped
	East	PC	Quail Run Subdivision
	West	R-1-22	Willis Crossing Subdivision
Date of DRC Review	March 8, 2023		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing and final approval
City Council	No action required

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions
A. Conditions. In granting a Conditional Use permit, the Commission may impose such requirements and conditions which the Commission, in its sole discretion, deems necessary for the protection of persons and properties in the vicinity of the proposed Conditional Use, as well as the preservation of the integrity of the General Plan. Said requirements and conditions may include (but are not limited to) location, construction, size, maintenance, operation, site planning, traffic control and parking, relocations, dedications, installation and upgrading of public services and roads, and time limits for the proposed Conditional Use, in addition to the following non-exclusive list of potential requirements and conditions:

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

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

Section 12.140. Wireless Telecommunications Facilities.

A. Location and Type Priority.

1. Priority of Antenna Site Locations. Telecommunication facilities shall be located as unobtrusively as is reasonably possible. To accomplish this goal, the provider shall make a good faith effort to site antennas in the following order of priority:

(a) Existing Structures or Stealth Facilities. First priority shall be granted to antennas located on existing structures or antennas qualifying as stealth facilities, as follows:

(i) Existing Structures. Antennas located on lawfully existing buildings, structures, and antenna support structures, provided that the buildings, structures, or support structures are: (1) located on a telecommunication facility designed and approved for collocation, (2) located in a non-residential zoning district, or (3) located in a residential zoning district on property that is being used for nonresidential uses such as government, school, or church; or

(ii) Stealth Facilities. Antennas certified as stealth facilities as set forth in this ordinance.

(b) Monopoles on City-owned Property. Monopoles constructed on City-owned property.

(c) Monopoles on property owned by a non-City public agency. Monopoles constructed on property owned by a non-City public agency.

(d) Monopoles on Nonresidential Private Property. Monopoles constructed on private property, provided that the private property is (1) located in a nonresidential zoning district, or (2) located in a residential zoning district on property that is used for a nonresidential use such as government, school, or church.

(e) Other. Any combination of antenna type and location other than those listed in this subsection.

2. Burden of Proof. If the applicant desires to locate antennas on a site other than the highest priority site, the applicant shall have the burden of demonstrating to the Planning Commission why it could not locate antennas on sites with a higher priority than the site chosen by the applicant. To do so, the applicant shall provide the following information to the approving authority:

(a) Higher Priority Sites. The identity and location of any higher priority sites located within the desired service area.

(b) Reason for Rejection of Higher Priority Sites. The reasons why the higher priority sites are not technologically, legally, or economically feasible. The applicant shall make a good faith effort to locate antennas on a higher priority site. The City may request information from outside sources to justify or rebut the applicant's reasons for rejecting a higher priority site.

(c) Justification for Proposed Site. Why the proposed site is essential to meet the service demands of the geographic service area and the citywide network. If the applicant desires to construct a monopole, the applicant shall also submit a detailed written description of why the applicant cannot obtain coverage using existing buildings, structures, or stealth facilities.

B. Conditional Uses. The following combinations of antenna types and locations shall be considered as conditional uses, provided that the applicant complies with this Section and other applicable laws and regulations:

1. wall mounted antennas, roof mount antennas, and stealth facilities located in an R-2, R-2.5, R-3 or PC zone on property that is being used for a multi-family residential building having ten or more dwelling units;

2. monopoles in nonresidential zoning districts, including the I, LI, C, and BP Zones; and

3. combinations of antenna types and locations other than those listed in this section as permitted uses or as not permitted uses.

4. Monopoles.

(a) Justification. If the applicant desires to construct a monopole, the applicant shall first submit a detailed written description of why the applicant cannot obtain coverage using existing buildings, structures, or stealth facilities. The description shall include a radio frequency engineering review of the proposed Monopole Telecommunication Facility in relation to the requested height and possible alternative locations.

(b) Visual Analysis. The applicant shall submit a visual analysis which may include photo simulation, field mock up, or other techniques, which identifies the potential for visual impacts of the proposed monopole. The analysis shall consider views from public areas (streets, parks, etc.) and from private residences.

(c) Maximum Height. The maximum height of the monopole or monopole antenna shall be 60 feet, although the Planning Commission may allow an antenna or antenna support structure up to 120 feet in height, if the applicant demonstrates to the satisfaction of the approving body that the additional height is necessary to obtain coverage or to allow co-location, and that the applicant has taken steps to mitigate adverse effects on the surrounding neighborhood. The antenna itself shall not exceed ten feet in height.

(d) Setback. Monopoles shall be set back a minimum distance equal to four times the height of the proposed monopole structure from any residential lot line, measured from the base of the monopole to the nearest residential lot line unless the applicant can demonstrate that a lesser distance is necessary as demonstrated in a certified radio frequency engineering report.

(e) Antenna Sizing. The maximum visible width of antennas and antenna support structures on a monopole shall not exceed eight feet in height or three feet in width as viewed looking directly at the Monopole at same elevation as the Antennas and Antenna Support Structure. "Top Hat" design is not permitted.

(f) Color. A surface treatment may be required as part of the conditional use permit so that monopoles, antennas, and related support structures match the background against which they are most commonly seen.

(g) Distance from other Monopoles. Monopoles and towers shall be located at least one half mile from each other, except upon a showing of necessity by the applicant, or upon a finding by the Planning Commission that a closer distance would adequately protect the health, safety, and welfare of the community. This distance requirement shall not apply to stealth facilities or to antennas attached to lawful structures such as transmission towers, utility poles, outdoor lighting structures, and water tanks.

(h) Location on Parcel. Monopoles shall be located as unobtrusively on a parcel as possible, given the location of existing structures, nearby residential areas, and service needs of the applicant. Monopoles shall not be located in a required landscaped area or buffer area.

(i) Co-Location Requirement. Unless otherwise authorized by the Planning Commission for good cause shown, every new monopole shall be designed and constructed to be of sufficient size and capacity to accommodate at least one additional wireless telecommunications provider on the structure in the future. Any conditional use permit for the monopole may be conditioned upon the agreement of the applicant to allow co-location of other personal wireless providers on such terms as are common in the industry.

C. Additional Conditional Use Permit Considerations. In addition to the conditional use permit considerations listed in Chapter 9 of this Code, the Planning Commission shall also consider the following factors when deciding whether to grant a conditional use permit for a telecommunication facility:

1. Compatibility. Compatibility of the facility with the height, mass, and design of buildings, structures, and uses in the vicinity of the facility.

2. Screening. Whether the facility uses existing or proposed vegetation, topography, or structures in a manner that effectively screens the facility.

3. Parcel Size. Whether the facility is located on a parcel of sufficient size to adequately support the facility.

4. Location on Parcel. Whether the structure is situated on the parcel in a manner that can best protect the interests of surrounding property owners, but still accommodate other appropriate uses of the parcel.

5. Location in General. Whether location or co-location of the facility on other structures in the same vicinity is practicable, without significantly affecting the antenna transmission or reception capabilities.

6. Co-location. The willingness of the applicant to allow co-location on its facility by other personal wireless services providers on such terms as are common in the industry.

7. Monopole Safety.

(a) Protection against Climbing. Monopoles shall be protected against unauthorized climbing by removing the climbing pegs from the lower 20 feet of the monopole.

(b) Fencing. Monopoles and towers shall be fully enclosed by a minimum 6-foot tall fence or wall, as directed by the City, unless the Planning Commission determines that a wall or fence is not needed or appropriate for a particular site due to conditions specific to the site.

(c) Security Lighting Requirements. Monopoles and towers shall comply with the FAA requirements for lighting. As part of the conditional use permit consideration, the City may also require security lighting for the site. If security lighting is used, the lighting impact on surrounding residential areas shall be minimized by using indirect lighting, where appropriate.

REPORT ANALYSIS

The applicant is requesting conditional use approval of the Spring Creek Substation Cell Tower located at approximately 1555 South 300 East in a Public Facility zone. The Commission should consider the location, the monopole requirements, and the DRC comments.

Location

Chapter 12 of the Development Code specifies where wireless telecommunication facilities should go in the City. It prioritizes the location of uses and types of facilities. Monopoles on City-owned properties are in the middle of the priority area hierarchy, below stealth facilities. The tower and associated equipment are located just north of the substation, but within the same property.

Monopole Requirements

The proposal is for a 100-foot monopole located within a 40-foot by 40-foot fenced in area. The Development Code states that the maximum height shall be 60 feet, but that the Planning Commission can approve up to 120 feet in height with justification to show that it will obtain better coverage or enable co-location.

Within the chain link fenced area, there will be additional equipment to service the tower. The applicant included simulation photos as part of the submittal. They feel that the new monopole blends in well with the surrounding background of other power utility poles. While in design process, they felt that a monopine or clock tower would have looked out of place at this location.

DRC Comments

The DRC had ten comments regarding the Spring Creek Substation Cell Tower, including the following:

1. Telecommunication facilities shall be located as unobtrusively as is reasonably possible. To accomplish this goal, the provider shall make a good faith effort to site antennas according to certain priorities dictated in Section 12.140.
   First priority shall be granted to antennas located on existing structures or antennas qualifying as stealth facilities. If the applicant desires to locate this antenna on a second priority site, the applicant has the burden of demonstrating to the Planning Commission why it could not locate the antenna on a site with a higher priority. To do so, the applicant shall provide the following information to the approving authority: (a)The identity and location of any higher priority sites located within the desired service area. (b)The reasons why the higher priority site(s) are not technologically, legally, or economically feasible. (c) Why the proposed site is essential to meet the service demands of the geographic service area and the citywide network. If the applicant desires to construct a monopole, the applicant shall also submit a detailed written description of why the applicant cannot obtain coverage using existing buildings, structures, or stealth facilities.
2. Planning Staff recommends that a stealth design be used to minimize visual impacts to the area. A monopine design could be a good fit for this site.
3. A cell tower in this area fits in with all the other power poles and provides a service that everyone in the region will benefit from. A stealth pole in this location will stand out more and be more noticeable than a regular pole. (Engineering)

Please consider including all of the DRC comments as a part of the motion.

SCOPE OF APPROVAL

Conditional Use applications are administrative items. Meaning if they meet the Code they must be approved. However, our Code does outline some conditions that may be placed on these uses to mitigate against potential harm to

neighbors.

This is a public hearing item, allowing the pubic to voice their concerns. Public comments focused on potential negative impacts and any conditions that could reduce these impacts provide useful information to the Commission.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity.
2. The proposed use will/will not be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
3. That the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area.
4. Additional findings based upon information presented during the public hearing.

Spring Creek Substation Cell Tower
DRC Redline Comments

SmartLink-Mckay Hooker– requests review of a conditional use for the Spring Creek Substation Cell Tower located at approximately 1555 South 300 East.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Mckay Hooker, Jason Hadley
Date of Plans Reviewed: 2/28/23
Time Start: 2:43 pm
Time End: 2:54 pm

DRC REDLINE COMMENTS:

Glade – Power:

1. No AT&T easements for power. Any new power easement must be Lehi Power, or PUE.
2. See redlines for conduit and equipment sizes and locations. Existing cabinet, (point of attachment) is MV Switch J5-106
3. Route shown requires trenching/boring above existing primary circuit in 6" conduit.
4. Indicate power service size (main breaker) i.e. 200 A. 120/240 V.

Garion – Fire: No comments

Ryan – Water/Sewer:

5. Show existing 42" storm drain,10" sewer main,10" culinary main, 12 Pi Main. On all Sheets.
6. Add to General notes any open cut trenching in roadways will Require Road cut Permit, 2' tee patch on asphalt. Backfill material in trenches must meet AASHTO designation A-1-a as per lehi city design standards.

Trent – Parks: No comments

Gary – Building/Inspections:

7. A separate application and plans will need to be submitted for a building permit.

Jacob – Public Works: No comments

Ross – Engineering:

8. A cell tower in this area fits in with all the other power poles and provides a service that everyone in the region will benefit from. A stealth pole in this location will stand out more and be more noticeable than a regular pole.

Luke- Traffic: No comments

Kim – Planning:

9. Telecommunication facilities shall be located as unobtrusively as is reasonably possible. To accomplish this goal, the provider shall make a good faith effort to site antennas according to certain priorities dictated in Section 12.140. First priority shall be granted to antennas located on existing structures or antennas qualifying as stealth facilities. If the applicant desires to locate this antenna on a second priority site, the applicant has the burden of demonstrating to the Planning Commission why it could not locate the antenna on a site with a higher priority. To do so, the applicant shall provide the following information to the approving authority:
   (a)The identity and location of any higher priority sites located within the desired service area.
   (b)The reasons why the higher priority site(s) are not technologically, legally, or economically feasible.
   (c) Why the proposed site is essential to meet the service demands of the geographic service area and the citywide network. If the applicant desires to construct a monopole, the applicant shall also submit a detailed written description of why the applicant cannot obtain coverage using existing buildings, structures, or stealth facilities.

10. Planning Staff recommends that a stealth design be used to minimize visual impacts to the area. A monopine design could be a good fit for this site.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 23, 2023

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.

Cell Tower Spring Creek Substation Conditional Use

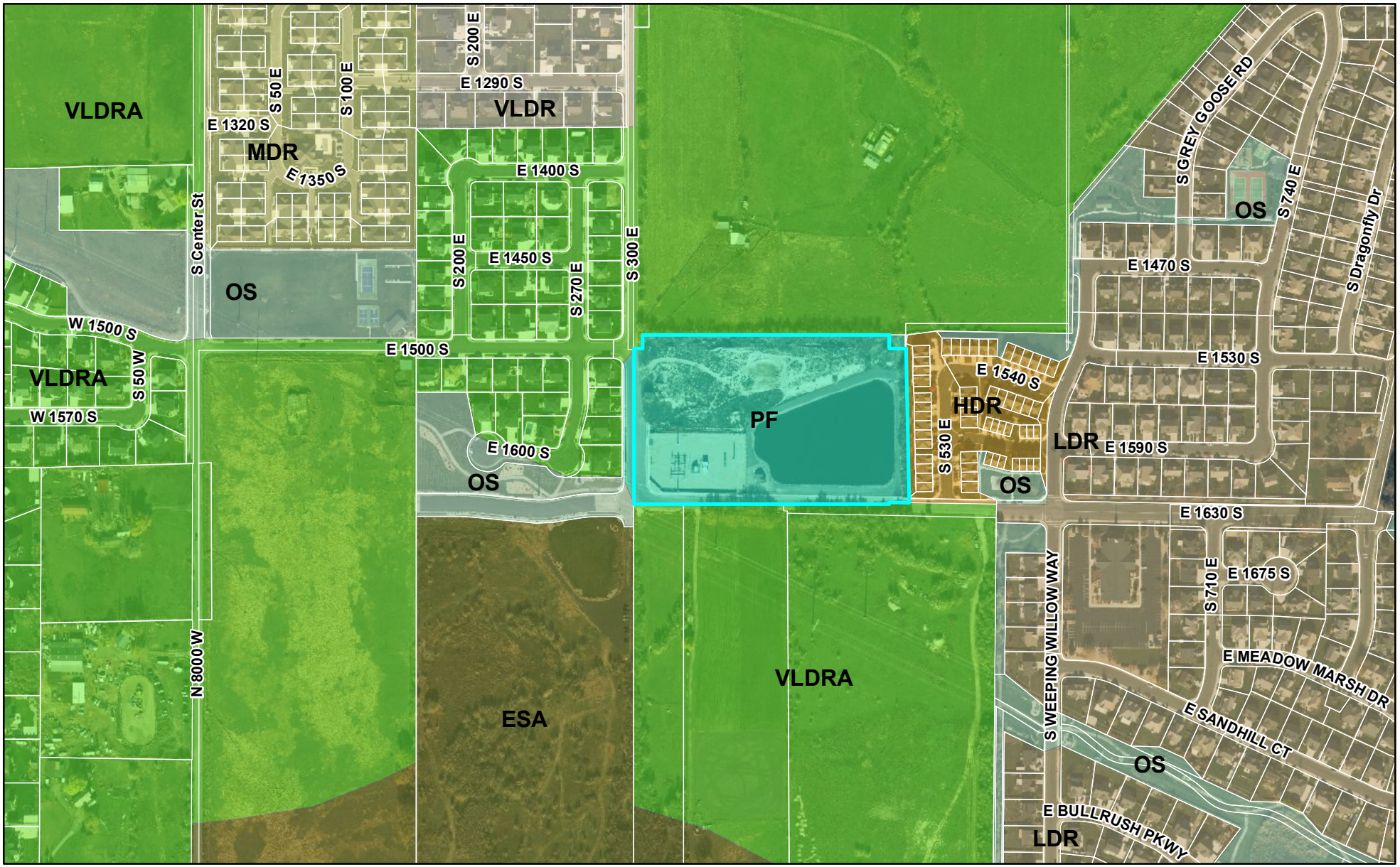
Aerial



LEHI CITY

Cell Tower Spring Creek Substation Conditional Use

General Plan

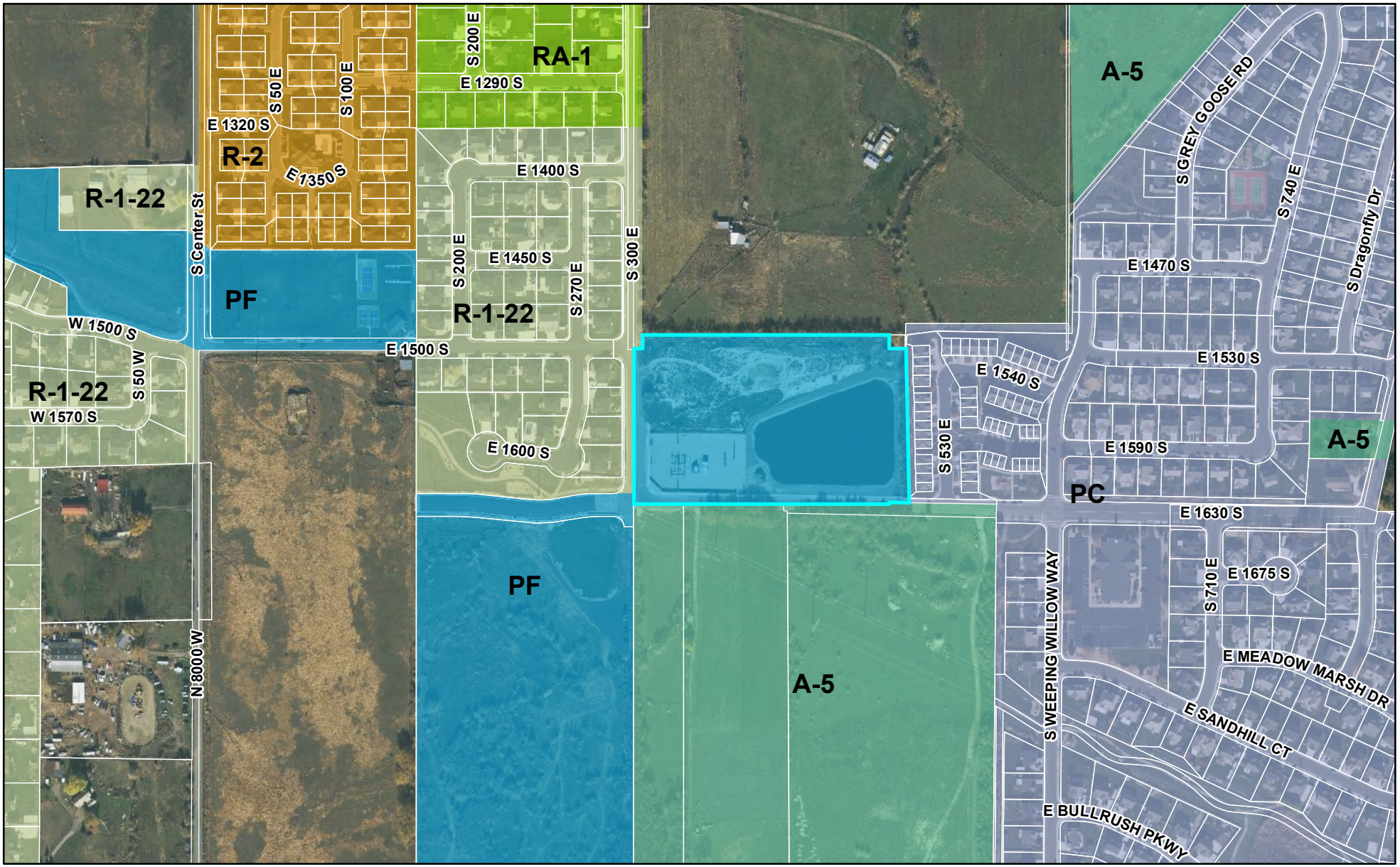


0 500 1,000 Feet

LEHI CITY

Cell Tower Spring Creek Substation Conditional Use

Zoning



0 500 1,000 Feet

LEHI CITY

15141299_PHOTOSIMS_NSB-LEHI _RELO .UTL04106

1555 S 300 E. LEHI CITY, UT 84043

EXISTING VIEW



PROPOSED VIEW 1

LOOKING SOUTHWEST



ACCURACY OF PHOTO SIMULATION BASED ON THE INFORMATION PROVIDED BY PROJECT APPLICANT.

15141299_PHOTOSIMS_NSB-LEHI _RELO .UTL04106

1555 S 300 E. LEHI CITY, UT 84043

EXISTING VIEW



PROPOSED VIEW 2

LOOKING SOUTHEAST



ACCURACY OF PHOTO SIMULATION BASED ON THE INFORMATION PROVIDED BY PROJECT APPLICANT.

15141299_PHOTOSIMS_NSB-LEHI _RELO .UTL04106

1555 S 300 E. LEHI CITY, UT 84043

EXISTING VIEW



PROPOSED VIEW 3

LOOKING NORTHWEST



ACCURACY OF PHOTO SIMULATION BASED ON THE INFORMATION PROVIDED BY PROJECT APPLICANT.

LEGEND

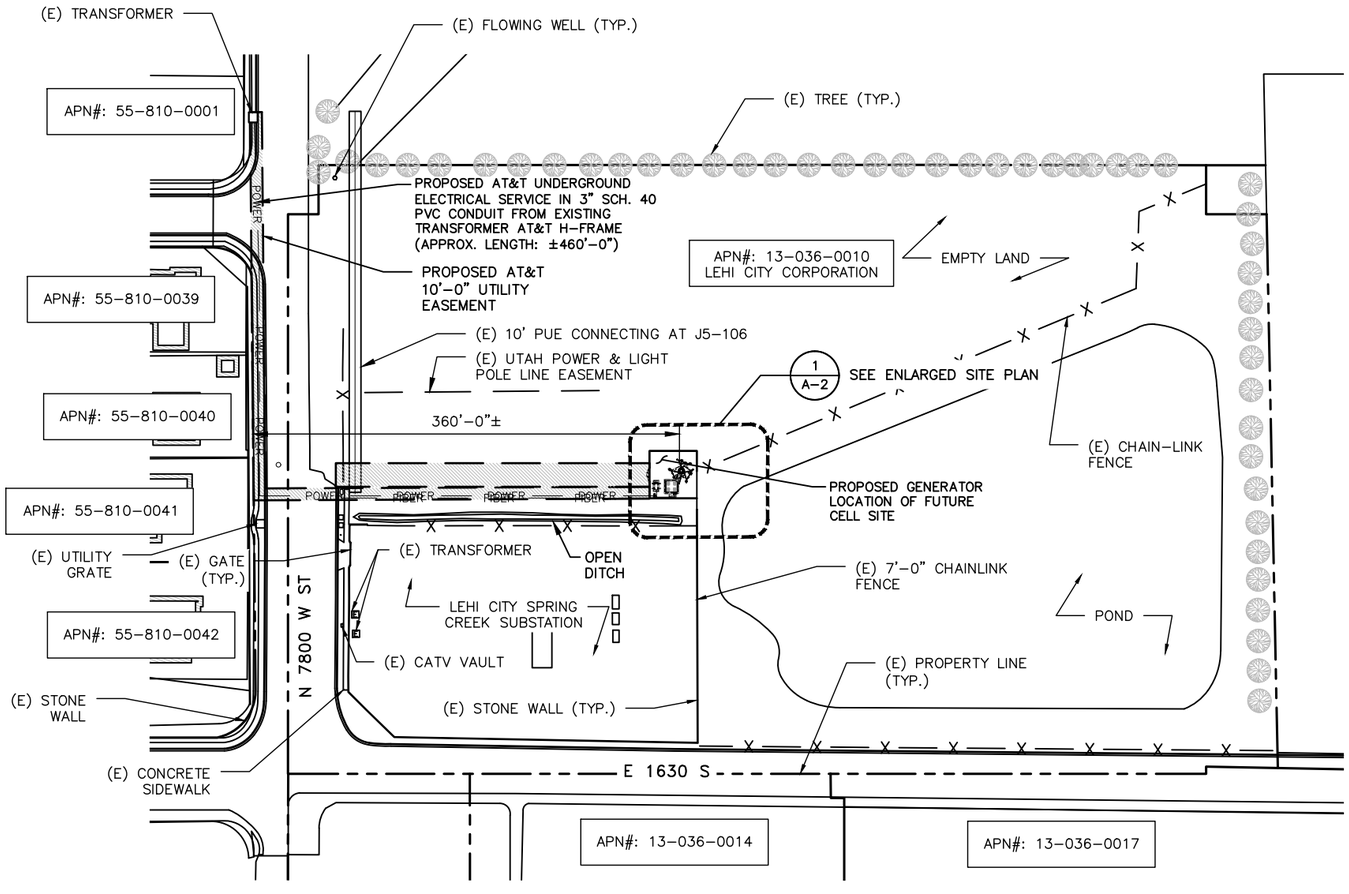
EXISTING TREES/SHRUBS	
ACCESS ROAD	
EXISTING BUILDING	
FENCE LINE	—X—
TREE/BUSH LINE	
PROPERTY LINE	
EASEMENT LINE	
UTILITY POLE	
OVERHEAD WIRE	— O/H—

GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE AT&T CONSTRUCTION MANAGER IN WRITING, OF ANY CONFLICT, ERRORS OR OMISSION PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF THE WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES AND NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT (800) 424-5555 PRIOR TO EXCAVATION AT SITE.
8. ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
9. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
10. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
11. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
12. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
13. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS INSTALLATION.
14. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED IN ANY FILL OR EMBANKMENT.
15. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE DIRECTED BY UTILITY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
16. THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED AND RESTORED PER CODE/LANDLORD REQUIREMENTS.
17. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION, EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE MUNICIPALITY.
18. UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX 18" DEPTH BELOW GRADE.
19. AT&T CONTRACTOR RESPONSIBILITIES:
    a. INSTALLATION OF POWER AND TELCO CONDUIT FROM MULTI-GANG METER RACK AND TELCO DEMARCATION.
    b. INSTALLATION OF WAVE GUIDE SUPPORT FROM AT&T LEASED AREA TO TOWER BASE.
    c. POWER AND FIBER LINES FROM AT&T GROUND EQUIPMENT TO ANTENNA MOUNT LOCATION ON TOWER.
    d. AT&T ANTENNAS, RRU's AND APPURTENANT AT&T EQUIPMENT TO ANTENNA MOUNTING PLATFORM AT RAD CENTER IN ACCORDANCE WITH AT&T RFDS.



AERIAL VIEW | 2



TRUE NORTH

OVERALL SITE PLAN

0 32' 64' 128'

SCALE: 1/128"=1'-0" (11x17)
(OR) 1/64"=1'-0" (22x34)

1

AT&T
7670 S. CHESTER ST.
CENTENNIAL, CO. 80112

smartlink
1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	08/05/22	100% CD	NPP
1	02/10/23	100% CD	SKY
2	02/18/23	100% CD	SKY
3	03/25/23	100% CD	SKY
3	04/01/23	100% CD	SKY
4	04/12/23	100% CD	SKY
5	04/26/23	100% CD	SKY

PROFESSIONAL ENGINEER
4/26/2023
No. 13251590-2202
MICHAEL S. MOORE
STATE OF UTAH

SITE INFORMATION

LTE 1C/2C/3C/4C/5C/5G NR 1SR
UTL04106

LEHI_RELO

FA#: 15141299

USID: 318098

SITE ADDRESS:

LAT.: 40° 22' 08.92" / 40.369144° N
LONG.: 111° 50' 35.44" / -111.843178°
UTAH COUNTY

SHEET DESCRIPTION

OVERALL SITE PLAN

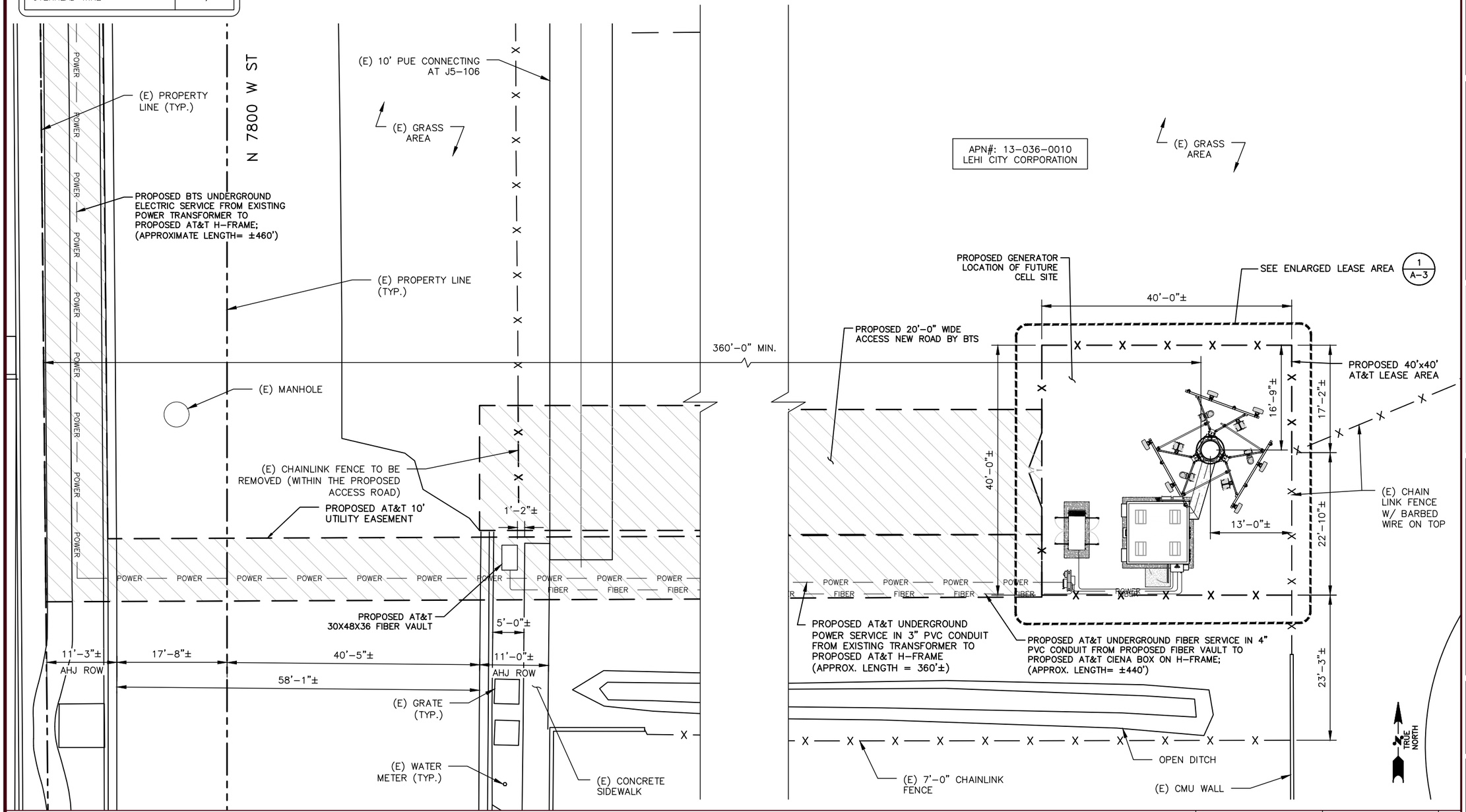
SHEET NO.

A-1

LEGEND

EXISTING TREES/SHRUBS	
ACCESS ROAD	
EXISTING BUILDING	
FENCE LINE	—X—
TREE/BUSH LINE	
PROPERTY LINE	
EASEMENT LINE	
UTILITY POLE	
POWER LINE	— POWER —
OVERHEAD WIRE	— O/H—

NOTE:
THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



ENLARGED SITE PLAN

0 4' 8' 16'

SCALE: 1/16"=1'-0" (11x17)
(OR) 1/8"=1'-0" (22x34)

1

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LONG.: 111° 50' 35.44" / -111.859844°
UTAH COUNTY

SHEET DESCRIPTION

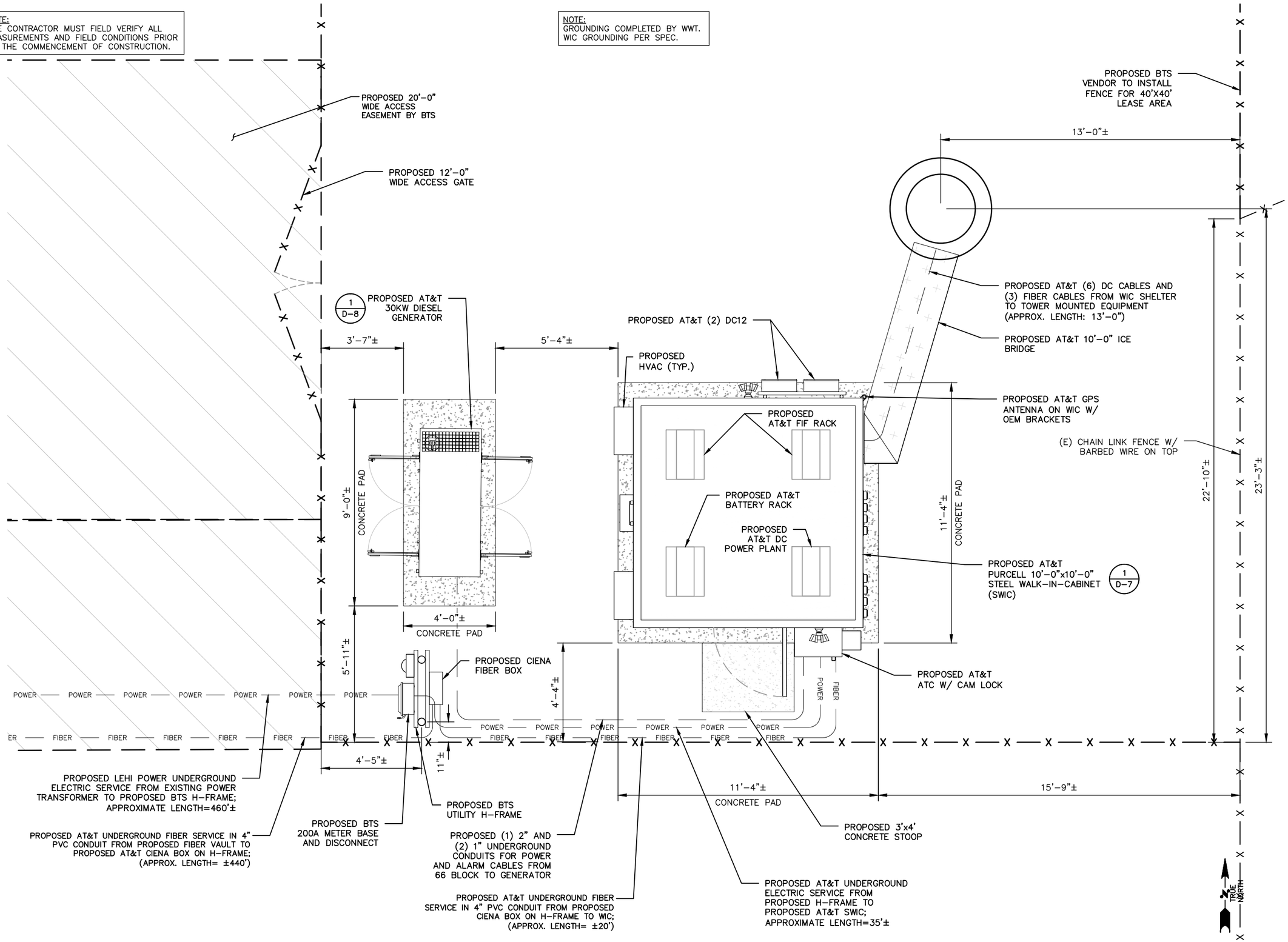
ENLARGED SITE PLAN

SHEET NO.

A-2

NOTE:
THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NOTE:
GROUNDING COMPLETED BY WWT.
WIC GROUNDING PER SPEC.



ENLARGED LEASE AREA

0 2' 4'

SCALE: 1/4"=1'-0" (11x17)
(OR) 1/2"=1'-0" (22x34)

1

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5	04/26/23	100% CD	SKY

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USID: 318098

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UTAH COUNTY

SHEET DESCRIPTION

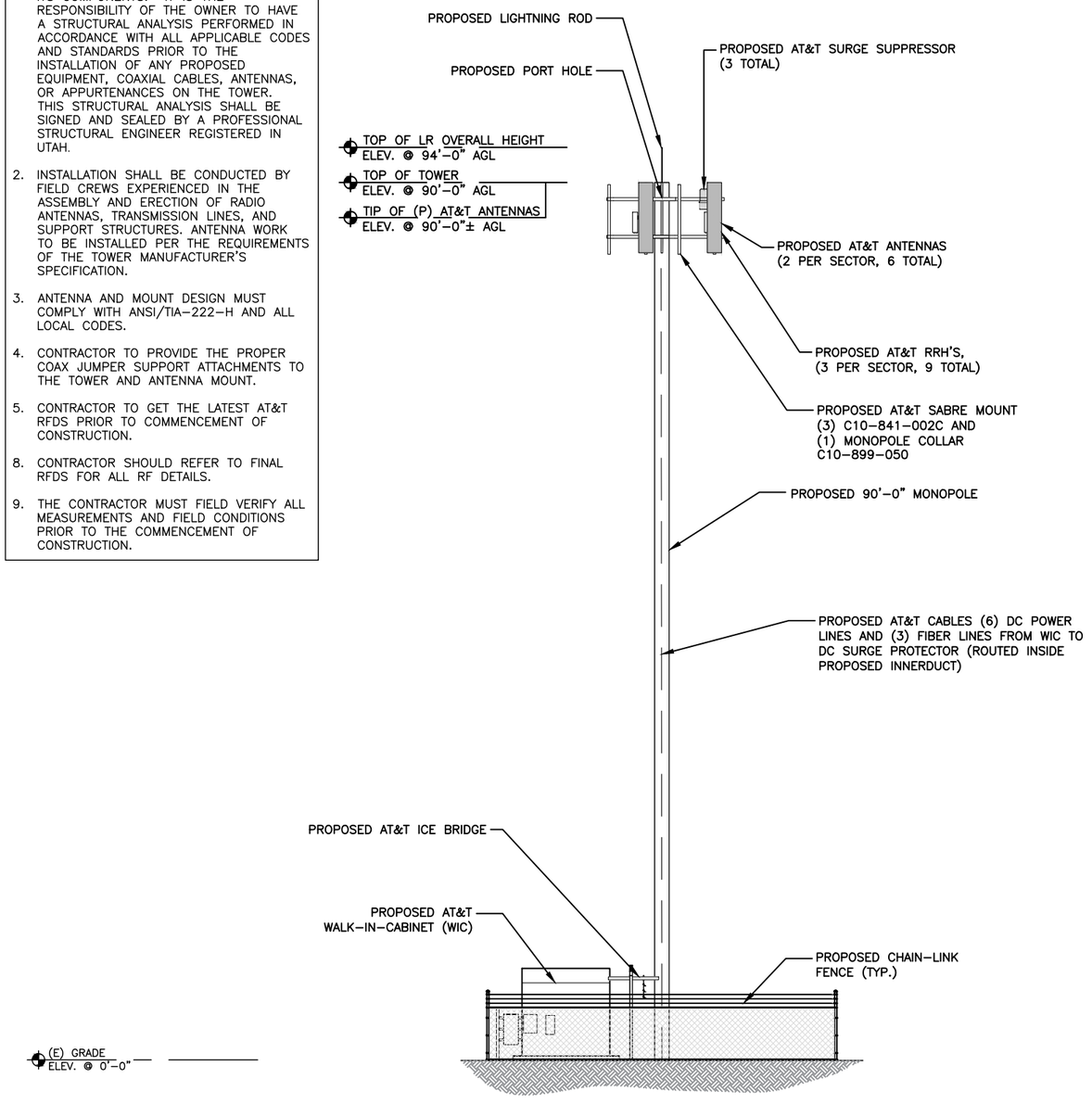
ENLARGED LEASE AREA

SHEET NO.

A-3

NOTES:

1. THESE DRAWINGS SHALL NOT BE RELIED UPON AS AN INDICATION THAT THE TOWER STRUCTURE, ITS COMPONENTS, AND ITS FOUNDATION HAVE ADEQUATE STRUCTURAL CAPACITY TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, MOUNTS, EQUIPMENT, AND COAXIAL CABLES. TRYLON HAS NOT PERFORMED A STRUCTURAL ANALYSIS ON THE TOWER, FOUNDATION, ANTENNA MOUNT, AND ALL ITS COMPONENTS. IT IS THE RESPONSIBILITY OF THE OWNER TO HAVE A STRUCTURAL ANALYSIS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS PRIOR TO THE INSTALLATION OF ANY PROPOSED EQUIPMENT, COAXIAL CABLES, ANTENNAS, OR APPURTENANCES ON THE TOWER. THIS STRUCTURAL ANALYSIS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN UTAH.
2. INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES, AND SUPPORT STRUCTURES. ANTENNA WORK TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWER MANUFACTURER'S SPECIFICATION.
3. ANTENNA AND MOUNT DESIGN MUST COMPLY WITH ANSI/TIA-222-H AND ALL LOCAL CODES.
4. CONTRACTOR TO PROVIDE THE PROPER COAX JUMPER SUPPORT ATTACHMENTS TO THE TOWER AND ANTENNA MOUNT.
5. CONTRACTOR TO GET THE LATEST AT&T RFDS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. CONTRACTOR SHOULD REFER TO FINAL RFDS FOR ALL RF DETAILS.
9. THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

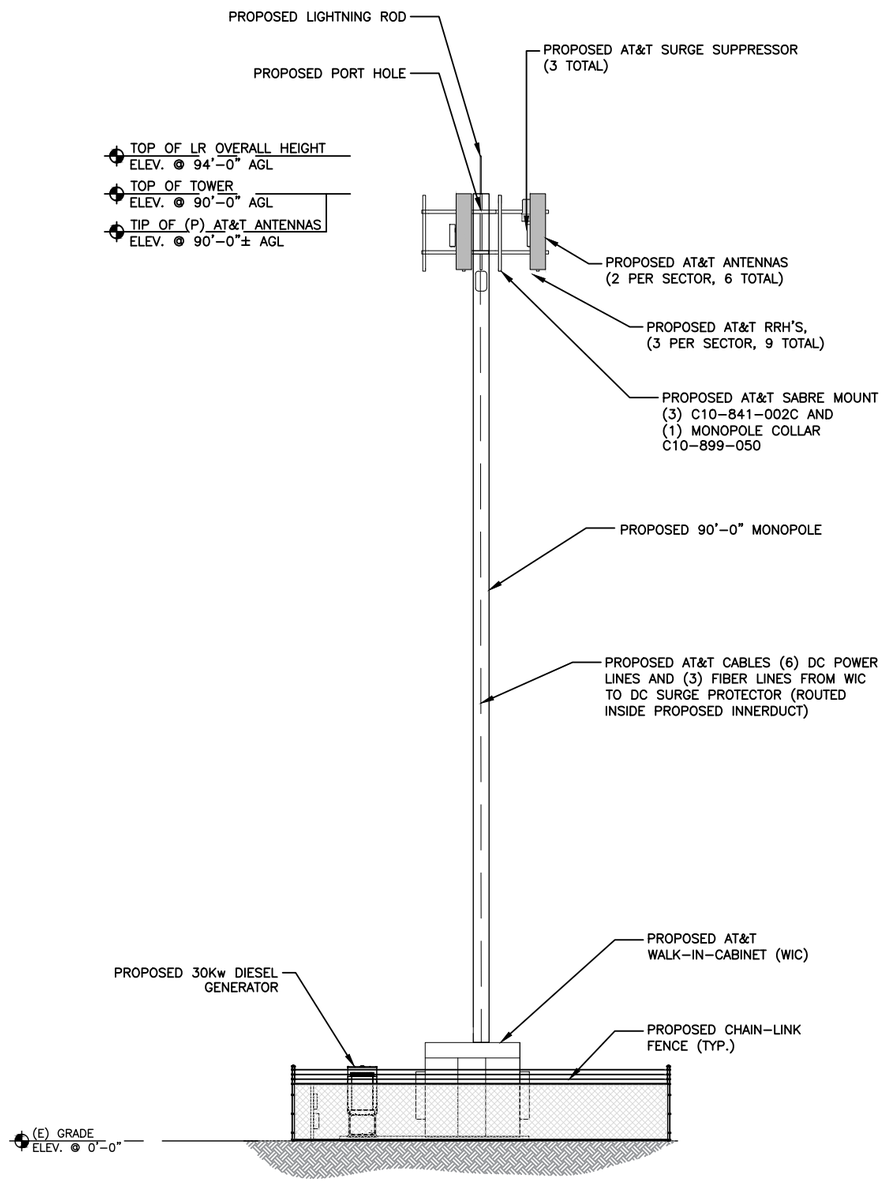


PROPOSED NORTHEAST ELEVATION

0 4' 8' 16'

SCALE: 1/16"=1'-0" (11x17)
(OR) 1/8"=1'-0" (22x34)

1



PROPOSED SOUTHEAST ELEVATION

0 4' 8' 16'

SCALE: 1/16"=1'-0" (11x17)
(OR) 1/8"=1'-0" (22x34)

2

AT&T
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PROFESSIONAL ENGINEER
4/26/2023
No. 13251590-2202
MICHAEL S. MOORE
STATE OF UTAH

SITE INFORMATION

LTE 1C/2C/3C/4C/5C/5G
NR 1SR
UTL04106

LEHI_RELO

FA#: 15141299

USID: 318098

SITE ADDRESS:

LAT.: 40° 22' 08.92" / 40.369144° N
LONG.: 111° 50' 35.44" / -111.843178°
UTAH COUNTY

SHEET DESCRIPTION

ELEVATIONS

SHEET NO.

A-5

Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: May 11, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Diane and Robert Myers' request for conditional use approval of an 8-foot fence located at 2295 North 600 West.

Suggested Action:

Attachments:

Myers fence 1.pdf

Myers fence 2.pdf

MYERS 8 FOOT FENCE CONDITIONAL USE

PLANNING COMMISSION REPORT

Applicant	Diane Myers		
Meeting Date	May 11, 2023		
Requested Action/Purpose	Public hearing and approval of a proposed conditional use fence		
Decision Type	Administrative		
Location	2265 North 600 West		
Project Area	0.90 acres		
Existing Zoning	R-1-12		
General Plan Designation	Low Density Residential (LDR)		
Existing Land Use	Single Family Home with detached garage/shop		
Adjacent Zoning and Land Use	*North*	R-1-12	Single Family Homes
	South	R-1-8	Single Family Homes
	East	R-1-8	Single Family Homes
	West	R-1-8	Single Family Homes
Date of DRC Review	April 26, 2023		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing and final approval
City Council	No action required

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

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

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

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

Section 12.070. Compatibility Assessment.

A. Fences, Walls and Hedges**.**

1. Fences, walls, and hedges shall not exceed six feet in height, unless a Conditional Use Permit is authorized by the Planning Commission in accordance with the provisions of Chapter 9 of this Code. Any fence, wall, hedge, or other material serving as a fence shall not create a sight distance hazard to vehicular or pedestrian traffic as determined by the Zoning Administrator or City Engineer, regardless of whether the fence, wall, or hedge meets the requirements of this section.

PROPERTY HISTORY

December 6, 1995	Property came into the City as part of the 600 West Park Annexation
September 23, 2021	Planning Commission approved the Myers' Detached ADU in an existing garage
January 11, 2022	City Council denied the Myers' proposed zone change to R-1-8
February 10, 2022	Planning Commission approved the Myers' Flag Lot Conditional Use
April 4, 2022	The Hearing Examiner denied the appeal of the Planning Commission's decision
July 7, 2022	Myer's Two Lot Subdivision was approved

REPORT ANALYSIS

The applicant requests approval of an eight-foot fence located on a portion of their south property line. The property is located at 2265 North 600 West and the proposed fence location is outside of the sight triangle. The applicant proposes the fence be built out of wood.

DRC reviewed the proposed fence and had no redline comments. The Building Department did have an informational comment for the applicant that they will need a building permit because the fence is proposed to be more than seven feet tall.

SCOPE OF APPROVAL

Conditional uses are permitted use that must be approved unless significant negative impacts will occur because of the development. However, the Planning Commission may place reasonable conditions on the use to reduce the negative impacts. Public comment directed at what negative impacts may take place and conditions that could mitigate them are helpful to the Planning Commission.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or approve with conditions the proposed 8-foot fence. Any motion should include findings. Possible findings include:

1. The proposed 8-foot fence will not create any sight triangle or visibility safety issues.
2. That the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area.
3. Additional findings based upon information presented during the public hearing.

Myers 8 Foot Fence
DRC Redline Comments

Diane and Robert Myers- request conditional use review of the Myers 8-foot fence located at 2295 North 600 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Robby and Diane Myers
Date of Plans Reviewed: 4/18/23
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections:
1. Any fence over 7 feet requires a building permit
Jacob – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

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

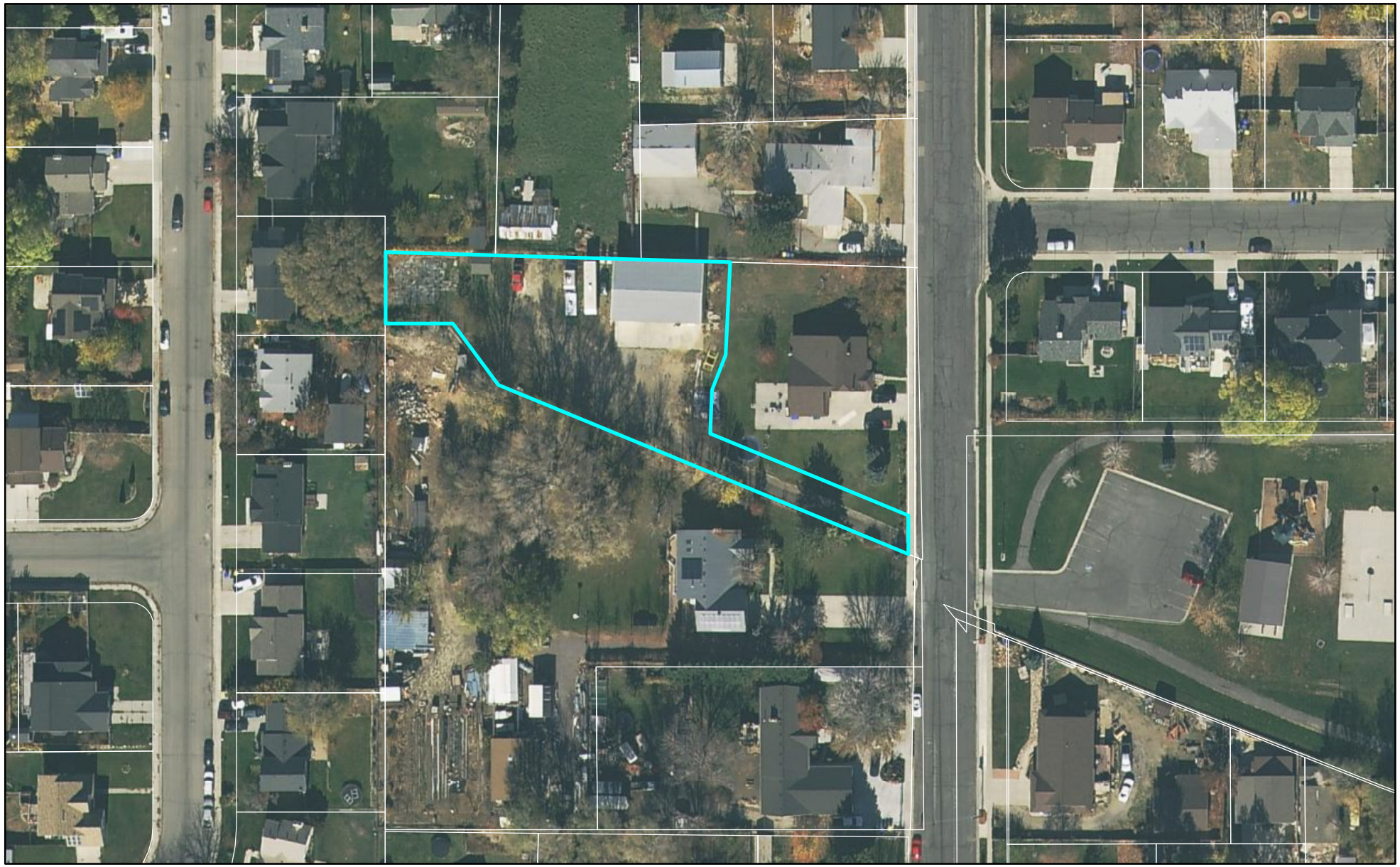
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

Description

We’re hoping to install an 8-foot wood fence on the south lot line of our property, located at 2265 N. 600 W. The purpose of this fence would be to provide increased privacy for our home and our neighbors. The 8 foot fence would be installed in front of the house that is being built on the property, with a standard 6 foot fence in the side/backyard of the property (see attached visual). The existing 4-5 ft. chain link fence will remain along the lot line, with the wood fence providing a privacy barrier that is both visually appealing and in harmony with the surrounding area, thereby enhancing the overall appearance of the neighborhood.

Myers 8 Foot Fence

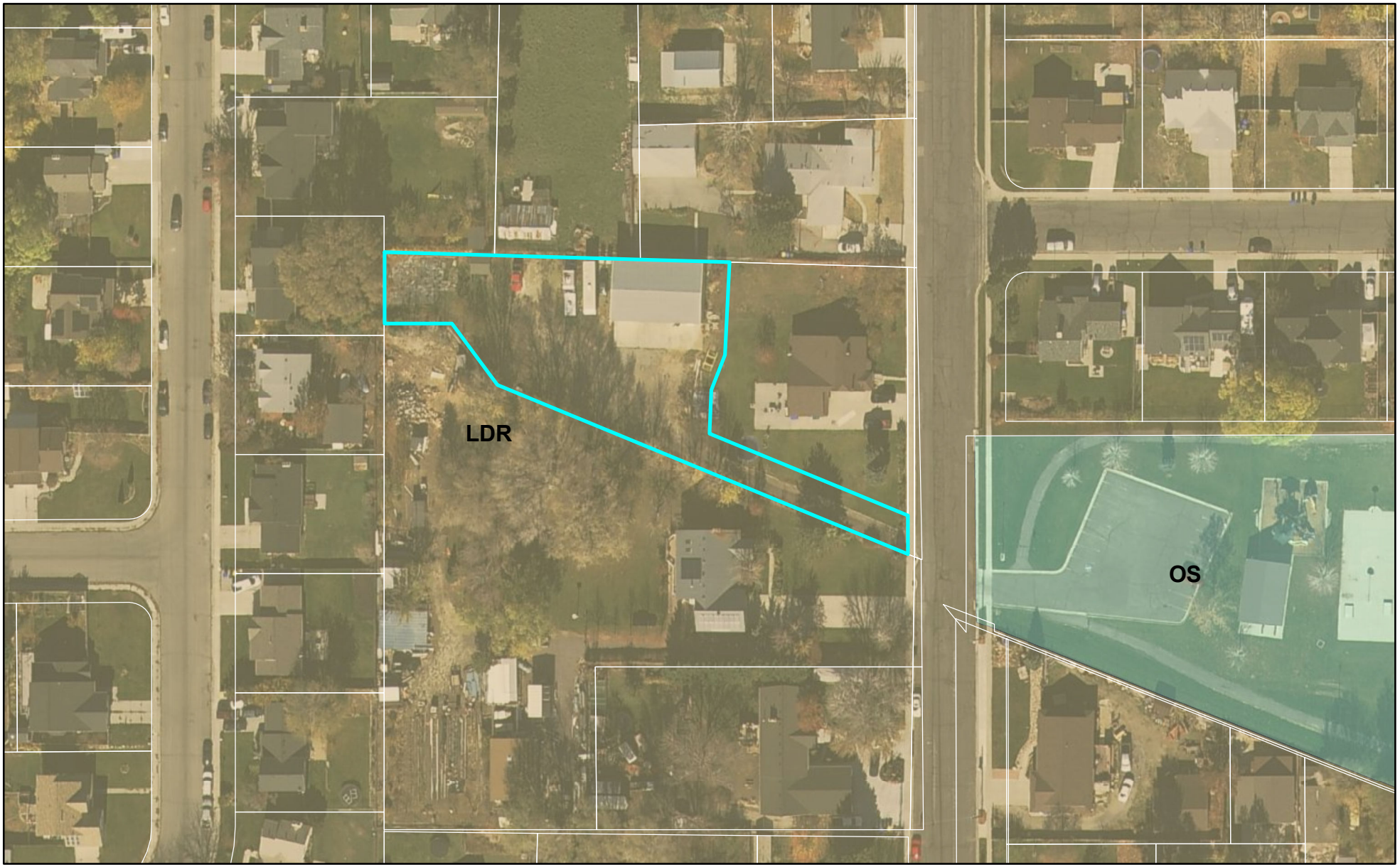
Aerial



LEHI CITY

Myers 8 Foot Fence

General Plan

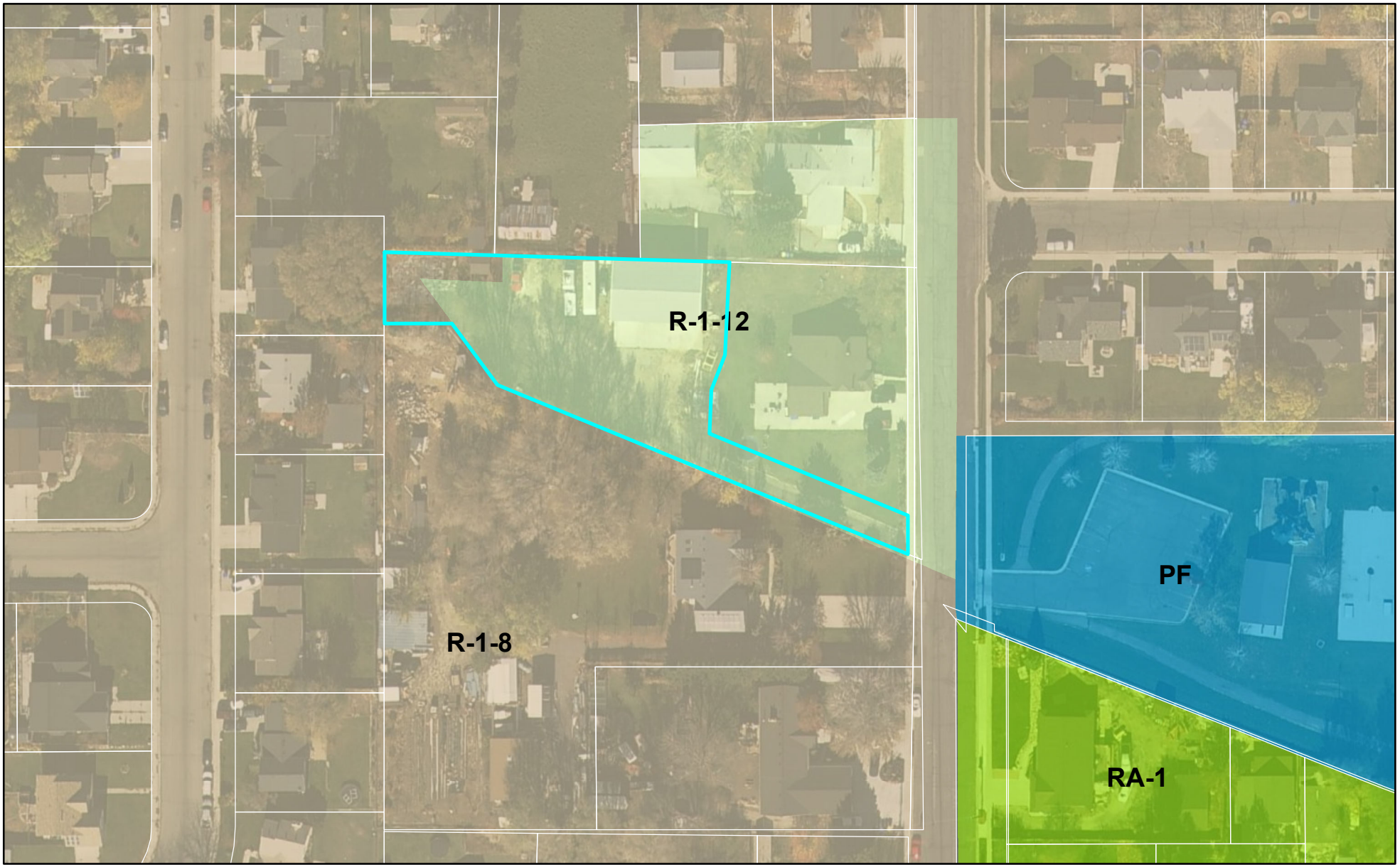


0 110 220 Feet

LEHI CITY

Myers 8 Foot Fence

Zoning



0 110 220 Feet

LEHI CITY


Fox Ditch
6’ fence
Future house location
Possible 8’ fence
(depending on finances)
Fox Ditch
8’ fence
Fox Ditch
6’ fence
Current 4’ fence

Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: May 11, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Forum Builder's request for conditional use approval of the Mendenhall Estates Group Homes, a 3.39-acre group home development located at 230 West 400 South. **Postponed in order to give staff time to do more research.**

Suggested Action:

Attachments:

Mendenhall postponement.pdf

Due to the unique nature of the application for 10 group homes in a single subdivision and the necessity of gathering additional information, including consulting with outside legal counsel, the City must postpone the hearing on this application before the Planning Commission. The new date for the Planning Commission meeting is still to be determined.

The additional time will help ensure that the City correctly follows the process for review and guides the Planning Commission and the public through the difficult land use and legal issues that come with such an application.

Thank you for your patience.

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: May 11, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Forum Builder's request for approval of reasonable accommodation exceptions for the Mendenhall Estates Group Home Concept including 10 separate group homes located at 230 West 400 South. **Postponed in order to give staff time to do more research.**

Suggested Action:

Attachments:

Mendenhall postponement.pdf

Due to the unique nature of the application for 10 group homes in a single subdivision and the necessity of gathering additional information, including consulting with outside legal counsel, the City must postpone the hearing on this application before the Planning Commission. The new date for the Planning Commission meeting is still to be determined.

The additional time will help ensure that the City correctly follows the process for review and guides the Planning Commission and the public through the difficult land use and legal issues that come with such an application.

Thank you for your patience.

Agenda Item No: 3.5

Planning Commission Agenda Item Report

Meeting Date: May 11, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Nathaniel Wall's request for approval of the Alpine Bible Church Concept located at 710 West Main Street, including an exception for exceeding the 25-foot maximum setback in the Urban Village Design District.

Suggested Action:

Attachments:

Alpine Bible Church 1.pdf

Alpine Bible Church 2.pdf

ALPINE BIBLE CHURCH CONCEPT
PLANNING COMMISSION REPORT

Applicant	Nathaniel Wall		
Meeting Date	May 11, 2023		
Requested Action/Purpose	Review and consideration of proposed conceptual site plan		
Decision Type	Administrative		
Location	710 West Main Street		
Project Area	4.08 acres		
Existing Zoning	NC		
General Plan Land Use Designation	NC		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	A-1	Main Street/Single family residential
	East	R-1-15	Single family residential
	West	C	Storage Facility
Date of DRC Review	March 29, 2023		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final Approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 37.010. Nonresidential Design Standards- Urban Village District Design Standards:

iii. Setbacks:

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

Building Entrances:

1. Public entrances shall be developed on all new buildings to face the adjacent street (see Figure 50). 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.

REPORT ANALYSIS

The applicant requests approval of the Alpine Bible Church concept plan located at 710 West Main Street. The proposed use is a mixture of uses with the primary use being the church building. Other uses include a playground, parking, storage, outdoor sports courts, and a caretaker building. The proposed uses fall under being permitted in the neighborhood commercial zone.

The Planning Commission should consider the site layout, the proposed exception, and the DRC comments.

Site Layout
This site falls under the Urban Village Design District and is subject to the design standards for that District. Building elevations were not submitted with the concept but will need to meet the requirements.

The plan shows the main church building oriented towards the west side of the parcel with a sidewalk that connects out to Main Street. The concept shows parking on the west side of the parcels that runs the entire length from north to south. A street stub is shown to the north for future development.

The church is building is approximately 12,000 square feet with potential for a future expansion. The site also includes a 2,500 square foot storage building, 2,000 square foot caretaker building, and space for a playground and outdoor sports courts.

Exception
The church building is proposed to be set back further than the 25 foot maximum allowance per the Design Standards. Part of the reasoning for this increased setback is to have a playground near the classroom wing of the church building. The Code allows for exceptions when the standards significantly negatively impact the ability to conduct the proposed use on the property.

DRC Comments
The DRC reviewed the proposed concept plan and had eight comments. Most of these are informational for the future site plan submittal. One comment was addressed post DRC to change refugee housing to the caretaker building. Other comments include:

1. A minimum 12' landscaped buffer and sight obscuring fence will be required along adjacent non-commercial properties (north and west). Note that this buffer increases with buildings over 20' tall. See section 12.080 in the Development code for specific and/or additional requirements regarding this buffer area.

   The site plan will require a minimum of 10% of the overall area to be landscaped. A minimum of 50% of the landscaping shall be water-wise as defined in the development code. Trees are required at a rate of 15 per acre, this includes street trees per every 30' of frontage.

   There may be no more than 24 consecutive parking stalls without a landscaped peninsula to separate them.
2. All buildings will need to meet the architectural requirements for the Urban Village Design District in Chapter 37 of the Development Code at the time of site plan.

   Please consider the DRC comments in the motion.

SCOPE OF APPROVAL

As a concept for a site plan, this is an administrative item. If it meets the Code it must be approved. The applicant asks for an exception to the maximum 25’ setback. This has some level of discretion to grant the exception.

This is a public hearing item. However, the public should realize that this is a permitted use and cannot be denied. Comments focused on specific concerns and ways to mitigate them are the most beneficial. The public should also be aware that the Planning Commission can only require those items listed in the Development Code.

POSSIBLE MOTIONS AND FINDINGS

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

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

Alpine Bible Church Concept
DRC Redline Comments

*Nathaniel Wall- requests review of the **Alpine Bible Church** Concept located at 710 West Main Street.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller, Jacob Curtis
Representatives of the Applicant Present: Nathaniel Wall, Greg Miller
Date of Plans Reviewed: 3/09/23
Time Start: 1:00 pm
Time End: 1:20 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion/Kevin – Fire: No comments
Ryan – Water/Sewer:
1. There is no storm drain in Main Street in front of this property.
   All other Utilities (Culinary water, PI, and sewer are in Main Street.
   You may have to pump your sewer from the rear buildings due to the depth of the sewer main in Main Street.

James – Parks:
2. A minimum 12' landscaped buffer and sight obscuring fence will be required along adjacent non-commercial properties (north and west). Note that this buffer increases with buildings over 20' tall. See section 12.080 in the Development code for specific and/or additional requirements regarding this buffer area.

   The site plan will require a minimum of 10% of the overall area to be landscaped. A minimum of 50% of the landscaping shall be water-wise as defined in the development code. Trees are required at a rate of 15 per acre, this includes street trees per every 30' of frontage.

   There may be no more than 24 consecutive parking stalls without a landscaped peninsula to separate them.

Arnie – Building/Inspections:
3. A soils report will be needed if this moves past concept.

Jacob – Public Works: No comments
Ross – Engineering:
4. The site is low compared to surrounding developed area. The site may be able to drain to Dry Creek but it will likely need to be raised to allow that. May consider retention if soil conditions and groundwater allow it. Have Geotech confirm ability to retain stormwater on site.

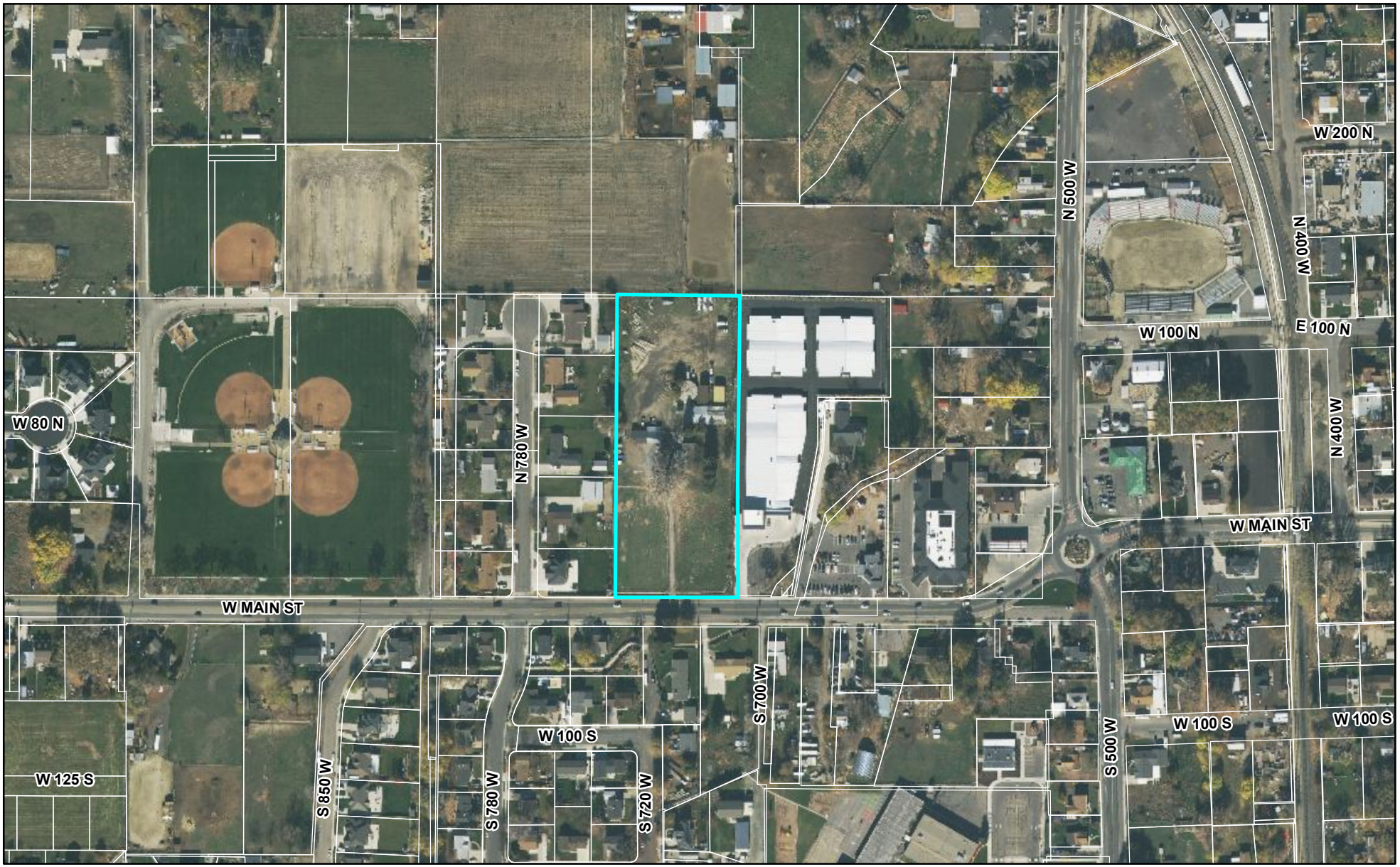
Luke- Traffic: No comments
Kim – Planning:
5. Churches are a permitted use in the NC zone. We may need more information or to make updates to the Code to allow the Temporary Refugee Housing. Staff will look at this.
6. All buildings will need to meet the architectural requirements for the Urban Village Design District in Chapter 37 of the Development Code at the time of site plan.
7. Correct address on Plan set.
8. Add a vicinity map.

THE APPLICANT WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 13, 2023 OR CAN SUBMIT FOR FINAL SITE PLAN. COORDINATE WITH STAFF ON DECISION.

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.

Alpine Bible Church Concept

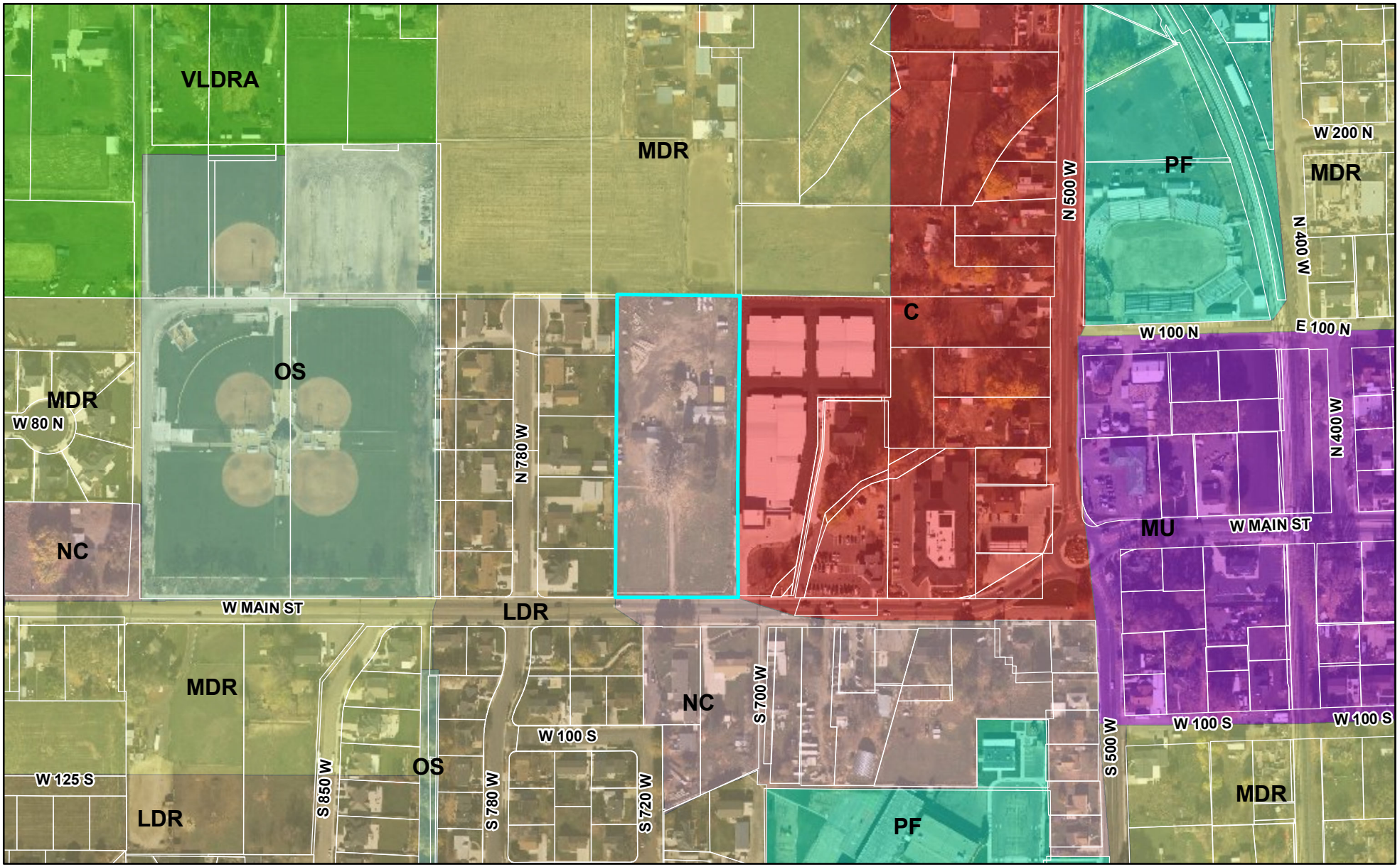
Aerial



LEHI CITY

Alpine Bible Church Concept

General Plan



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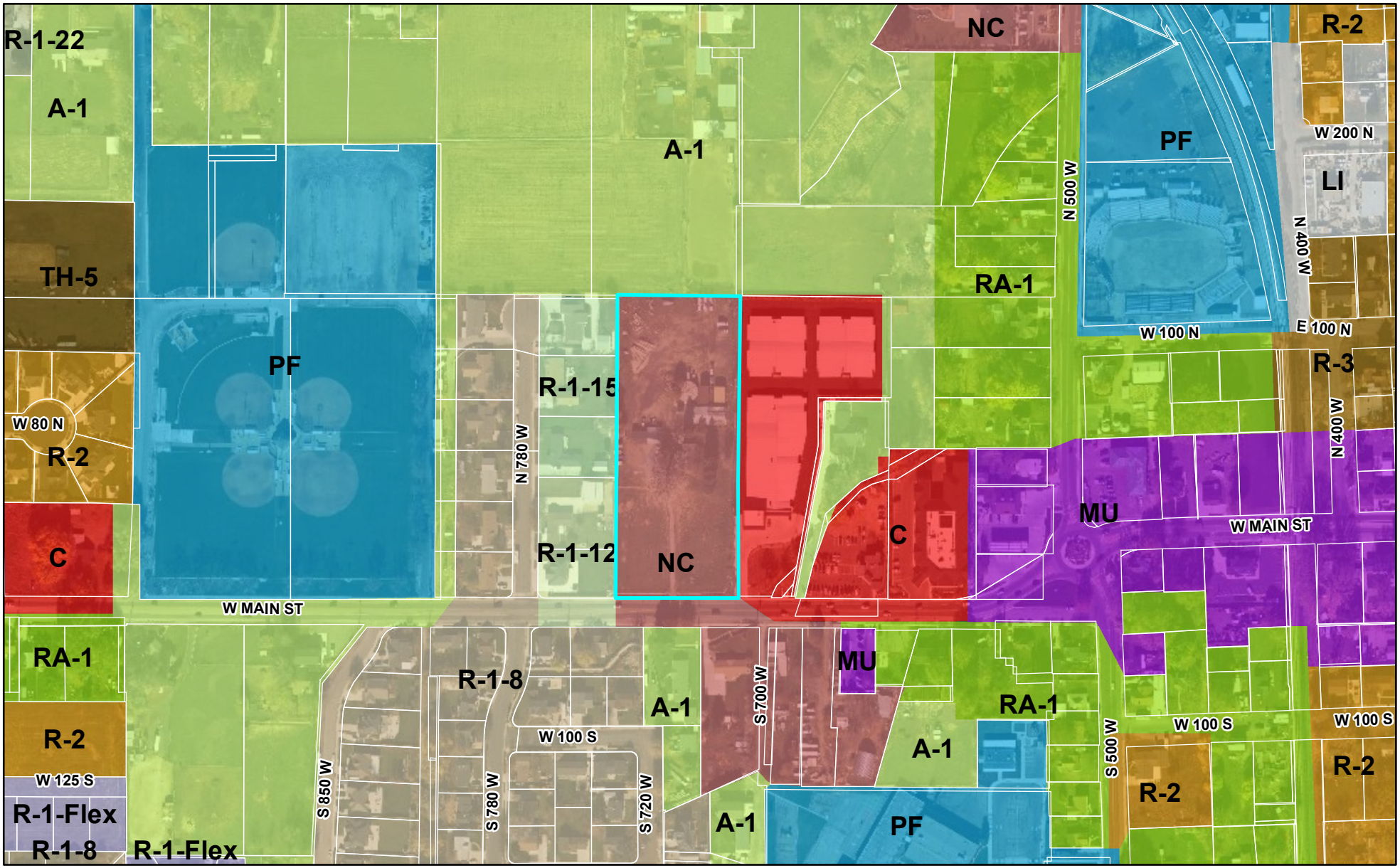
LEHI CITY

Alpine Bible Church Concept

Zoning



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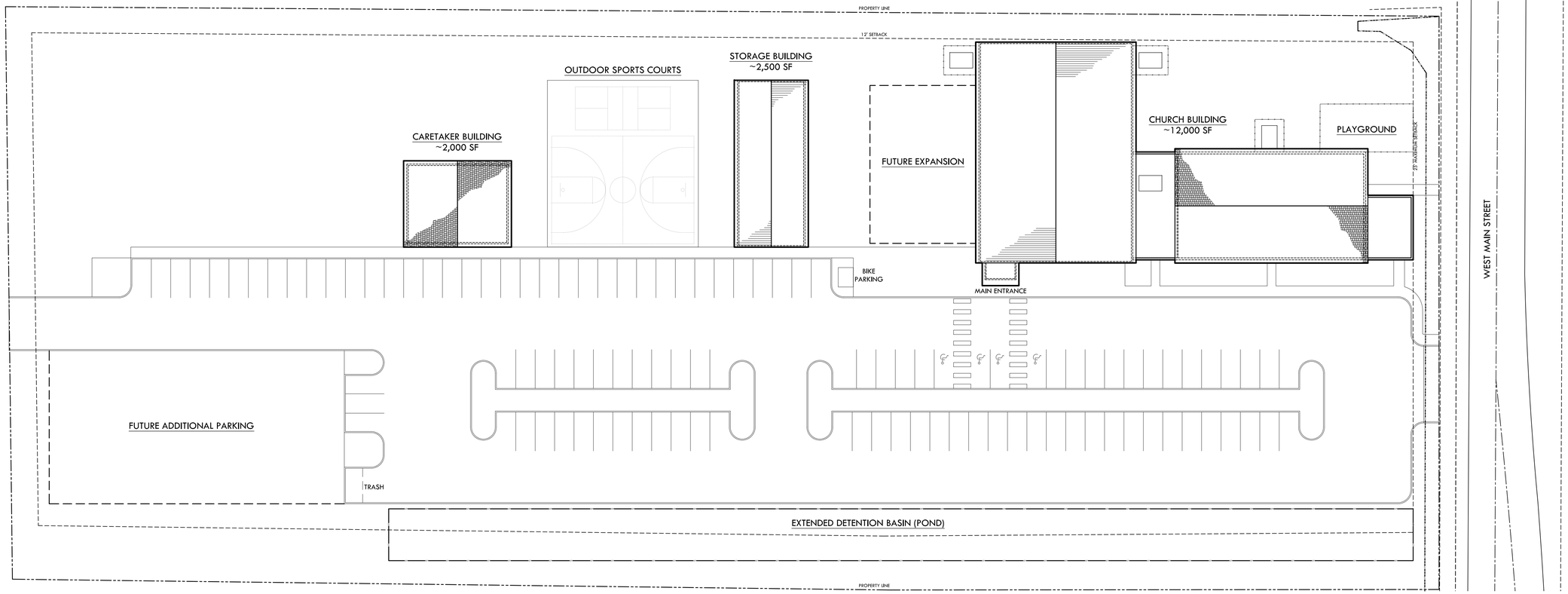

1 A100 **POTENTIAL SITE PLAN**

1" = 300'

N

SAMUEL ENGINEERING
WE PROVIDE SOLUTIONS
8450 E. Crescent Parkway, Suite 200
Greenwood Village, CO 80111
Phone: 303.714.4840
Fax: 303.714.4800
Web: samuelengineering.com
OUR MINISTRY TO YOURS
LEGACY DESIGN

ALPINE BIBLE CHURCH
310 East State Street
Lehi, Utah 84043
801.341.8789
Nathaniel Wall, Pastor

ALPINE BIBLE CHURCH
COMMUNITY FACILITY
710 WEST MAIN STREET
LEHI, UTAH 84043

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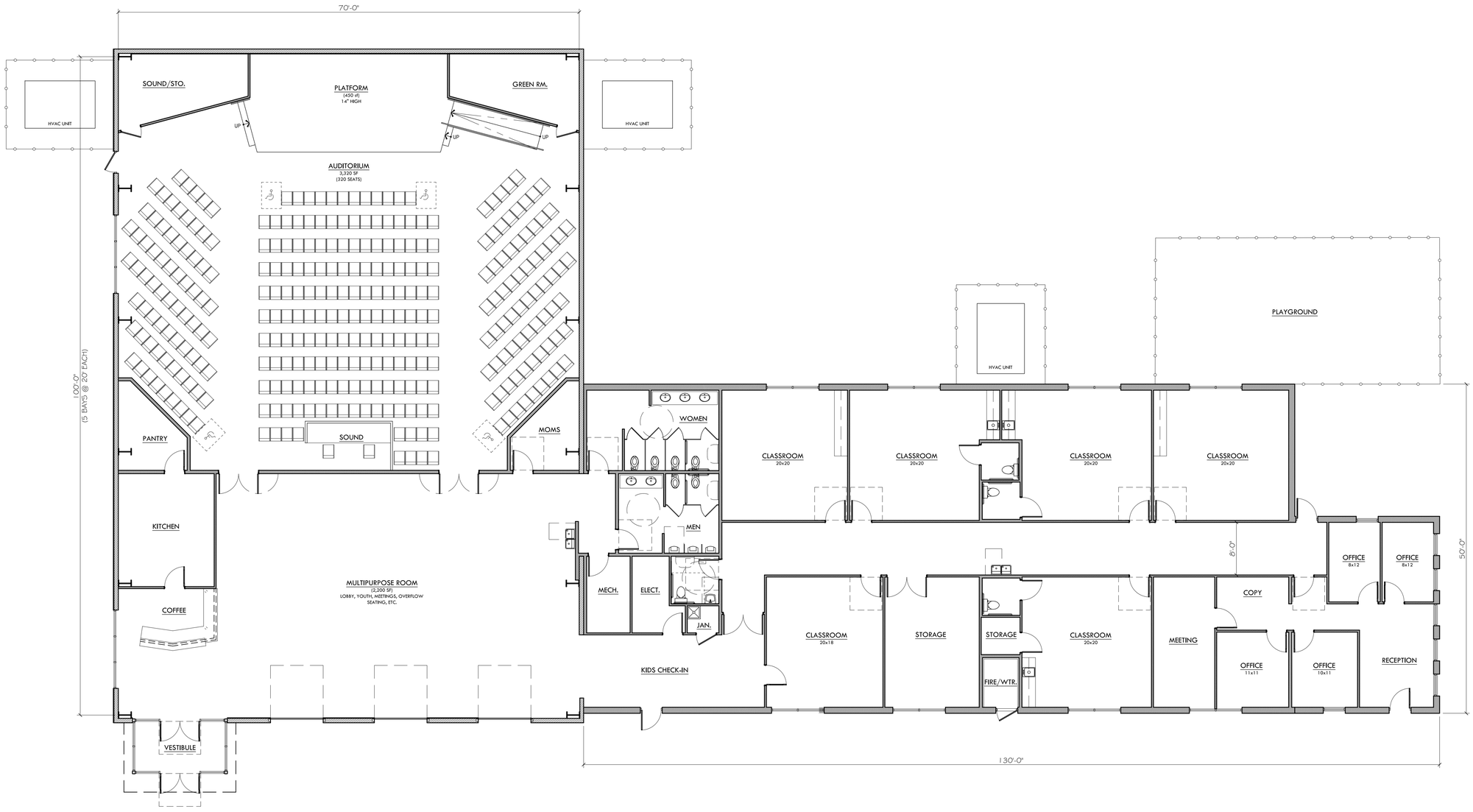
REV	DATE	ISSUED FOR

POTENTIAL SITE PLAN

PROJECT NUMBER	DATE
22203	MAR 2023

A100

ARCH ADVOCATE	PROJECT ARCH.	APPROVED BY
AB	GM	EVS



1 A200 **POTENTIAL FLOOR PLAN**

1/8" - 1'-0"

N

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Greenwood Village, CO 80111
Phone: 303.714.4840
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Web: samuelengineering.com
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LEGACY DESIGN

ALPINE BIBLE CHURCH
310 East State Street
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Nathaniel Wall, Pastor

ALPINE BIBLE CHURCH
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7102 WEST MAIN STREET
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REV	DATE	ISSUED FOR

POTENTIAL FLOOR PLAN

PROJECT NUMBER	DATE
22203	MAR 2023

A200

ARCH ADVOCATE	PROJECT ARCH.	APPROVED BY
AB	GM	EVS

Agenda Item No: 3.6

Planning Commission Agenda Item Report

Meeting Date: May 11, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Gardner Company's request for conditional use approval of the Cold Spring Retail Site Plan, a 1.73-acre commercial development including 2 buildings with drive-thru's located at 4222 West Orinda Drive.

Suggested Action:

Attachments:

Cold Spring Retail 1.pdf

Cold Spring Retail 2.pdf

COLD SPRING RETAIL CONDITIONAL USE AND SITE PLAN

PLANNING COMMISSION REPORT

Applicant	Gardner-Plumb		
Meeting Date	May 11th, 2023		
Requested Action/Purpose	Public hearing and approval of a proposed conditional use and site plan		
Decision Type	Administrative		
Location	2444 West Orinda Drive		
Project Area	1.7 acres		
Existing Zoning	PC – Planned Community		
General Plan Designation	Commercial		
Existing Land Use	Vacant		
Adjacent Zoning and Land Use	*North*	Planned Community	Future Cold Spring Business Park
	South	Saratoga Springs	Gas station
	East	Planned Community	Cold Spring Storage Phase 2
	West	Saratoga Springs	Commercial
Date of DRC Review	April 26, 2023		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Public hearing and final approval
City Council	No action required

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

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

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

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

Section 37.010 State Highway Design Standards

i. Architectural features:
   1. Buildings shall have hierarchal massing at building entrances. Building entrances shall include at least one the following:
      a. roof tower feature;
      b. pitched roof feature;
      c. parapet extensions; and
      d. articulations in the façade.
   2. The hierarchal architectural features at 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 77).
   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;
      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.

ii. Building materials:
   1. Brick, stone, split face CMU, concrete, architectural grade metal (see Figures 84 and 85), fiber cement siding and panels, and wood may be used for exterior building materials.
   2. Stucco and EIFS may be used up to 30 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 86).

iii. Site design standards:
   1. Building orientation:
      a. Buildings shall be oriented to the adjacent public or private street with no off-street parking or drive aisles located between the building and the street sidewalk (see Figure 89).
      b. Buildings located on corner lots shall be oriented to both streets with no parking or drive aisles located between the building and the public sidewalk of either street unless otherwise allowed in this section. Parking may be placed between the building and the Redwood Road, 2100 North, Pioneer Crossing, and I-15 corridors.
      c. 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.
      d. Buildings with drive-thrus may allow the drive-thru to be located between the building and street. Parking for uses with a drive-thru shall be located to the side or rear of a building located along a city street.

iv. Landscaping standards:

1. There shall be a minimum of a 20-foot landscaped buffer adjacent to the Redwood Road, 2100 North, Pioneer Crossing, and I-15 corridors. The buffer shall include a water-wise landscape with trees and shrubs.
2. Water-wise landscaping:
    a. Each site shall provide a minimum 50 percent water-wise landscaping.
    b. 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 94).
    c. 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.
    d. 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.

PROPERTY HISTORY

February 6, 2019 Recorded as part of the Cold Springs Ranch Area Plan.

December 10, 2021 Recorded as part of the SOA Investment Plat 1.

REPORT ANALYSIS

The applicant is requesting approval of the Cold Spring Retail Pad including a conditional use. Both buildings are currently proposed to include drive-thru's, which are a conditional use under the under the Cold Spring Ranch Area Plan. This report will discuss the layout of the site, the façade requirements, landscaping requirements, and the DRC comments.

Layout
The buildings are oriented toward Redwood Road with access off of Orinda Drive. The drive-thru's are located between Redwood Road and the building. The Development Code allows drive-thru's to be placed between the building and the street according to the Chapter 37 Design Standards. Pedestrian connectivity was provided to both Orinda Drive and Redwood Road to meet the connectivity requirements of the Development Code. A 5-foot wide sidewalk runs between the two buildings to connect to Redwood Road. Another sidewalk runs north from the first building to Orinda Drive.

Parking is provided at a rate of 1 stall per 150 square feet of gross floor area. The first building is 1,765 square feet, while the other is 5,040 square feet. Together, the Development Code requires 46 stalls at a minimum, and they have provided 49, not including the 4 bike parking stalls.

Façade
The architectural variations provided for both buildings meet the design requirements for the State Highway Design District. The building entrances have articulations in the façade, and they have a covered walkway and transom windows. Each façade of the building also includes roofline variations, a change in materials, canopies, and decorative lighting.

Landscaping Requirements
As has been noted in the DRC comments, the landscaping requirements of the Development Code need to be met. The applicant has been made aware of this and will address the comments. Namely, the City requests an updated landscape plan to add a minimum of one tree per parking island, and to add two trees in the west park strip area. Making these changes will satisfying the landscaping requirements of the Development Code.

DRC Comments
The DRC had 9 comments for the applicant. Some to consider include:
1. Please update the landscape plans.

2. Please add one tree to the North Park strip frontage area, and add at least one tree per parking peninsula.
3. Add two trees in the west park strip area.

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

Conditional Use applications are administrative items. Meaning if they meet the Code they must be approved. However, our code does outline some conditions that may be placed on these uses to mitigate against potential harm to neighbors.

This is a public hearing item, allowing the public to voice their concerns. Public comments focused on potential negative impacts and any conditions that could reduce these impacts will provide useful information to the Commission.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity.
2. The proposed use will/will not be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
3. That the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area.
4. Additional findings based upon information presented during the public hearing.

Cold Spring Retail Site Plan
DRC Redline Comments

Gardner-requests review of the Cold Spring Retail site plan with conditional use for a drive-thru located at 4222 West Orinda Drive.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Quinten, Howard, Lou
Date of Plans Reviewed: 4/18/23
Time Start: 11:35 AM
Time End: 11:55 AM

DRC REDLINE COMMENTS:
Glade – Power:
1. PUE and RCE, not DE

Garion – Fire:
2. Insert Fire Riser Detail and storm tech detail.

Ryan – Water/Sewer:
3. Install PI service for lot 102 next to culinary service.
4. Remove note 13 and 17 adjust utilities to have clearance. between utilities.
5. Add keynote to install 6x4 hot tapp tee with 4" valve, blue C-900

James – Parks:
6. Please update landscape plans. Please call out landscaping in island. Please add at minimum one tree per parking island.
7. The code requirement for tree frontage is one tree per 30' of frontage. Please add a total of two trees in West park strip area.
8. Please add one tree to North park strip frontage area, and add at least one tree per parking peninsula.

Gary – Building/Inspections: No comments.
Jacob – Public Works: No comments.
Ross – Engineering: No comments.
Luke – Traffic: No comments.
Kim – Planning:
9. 4222 West Orinda Drive - update on all sheets

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. SWPPP, LTSWMP & agreement required prior to pre-con.
3. ULDC approval on piping ditch. Prior to Pre-con
4. Needs TSSD approval for grease Trap and sample Manhole. For lot 101,102
5. 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).
6. Surveyor's and engineer's stamps on construction drawings.
7. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).
8. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
9. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Jacob Hernandez- jhernandez@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
10. Provide approval letter from the State (UDEQ) for Class V UIC Injection Well.
11. Address comments from Planning Commission approval.

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.

12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled.
13. Planner needs to sign off on building plans prior to the precon meeting.

DRC GENERAL COMMENTS:

1. A separate sign permit application and review is required for the approval of the monument sign.
2. 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.
3. Developer is responsible to purchase, move or remove any existing RMP facilities.
4. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
5. 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.
6. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
7. All signage will require a separate review and approval process
8. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
9. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
10. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 11TH.

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.

Cold Spring Retail Project Narrative

Gardner is proposing the development of two retail buildings on the current 1.73-acre SOA Investments property (parcel number: 66:869:0001). The Cold Spring Retail project breakdown is as follows:

- A multi-tenant building will be .915 acres and contain a building of approximately 5,040 SF with an attached drive-through.
- A standalone building will be .825 acres and contain a building of approximately 1,765 SF with an attached drive-through.

Gardner understands that the proposed use contains a conditional use (drive-throughs) but as stated in our conditional use application, we don't believe that the use will be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to public health, safety, general welfare or convenience. We are mindful of our proximity to several residential developments and are dedicated to providing adequate buffering (landscaping, setbacks) and conducive architecture to ensure this development is cohesive with the surrounding developments. We will also take into consideration the neighboring residential communities when considering potential tenants for this site to ensure their business or services help activate and enhance the area and are not detrimental. Both retail buildings will comply with the city's development code as well as the area plan requirements.

The design of both buildings will be balanced between creating cohesive synergy with the surrounding area and its structures (storage, flex-office) while also highlighting this development's retail use.

Landscaping will be a xeriscape, Waterwise design using native plantings and rocks to make the property very appealing to the neighborhood.

Narrative on Cold Spring Retail Conditional Use

Gardner is applying for a conditional use permit for our Cold Spring retail project. The project consists of two retail buildings (one multi-tenant, one single tenant) that both contain a drive-through, which is considered a conditional use in this zone. The Cold Spring retail project's two buildings will total 6,805 SF:

- Multitenant Building: 5,040 SF
- Single Tenant Building: 1,765 SF

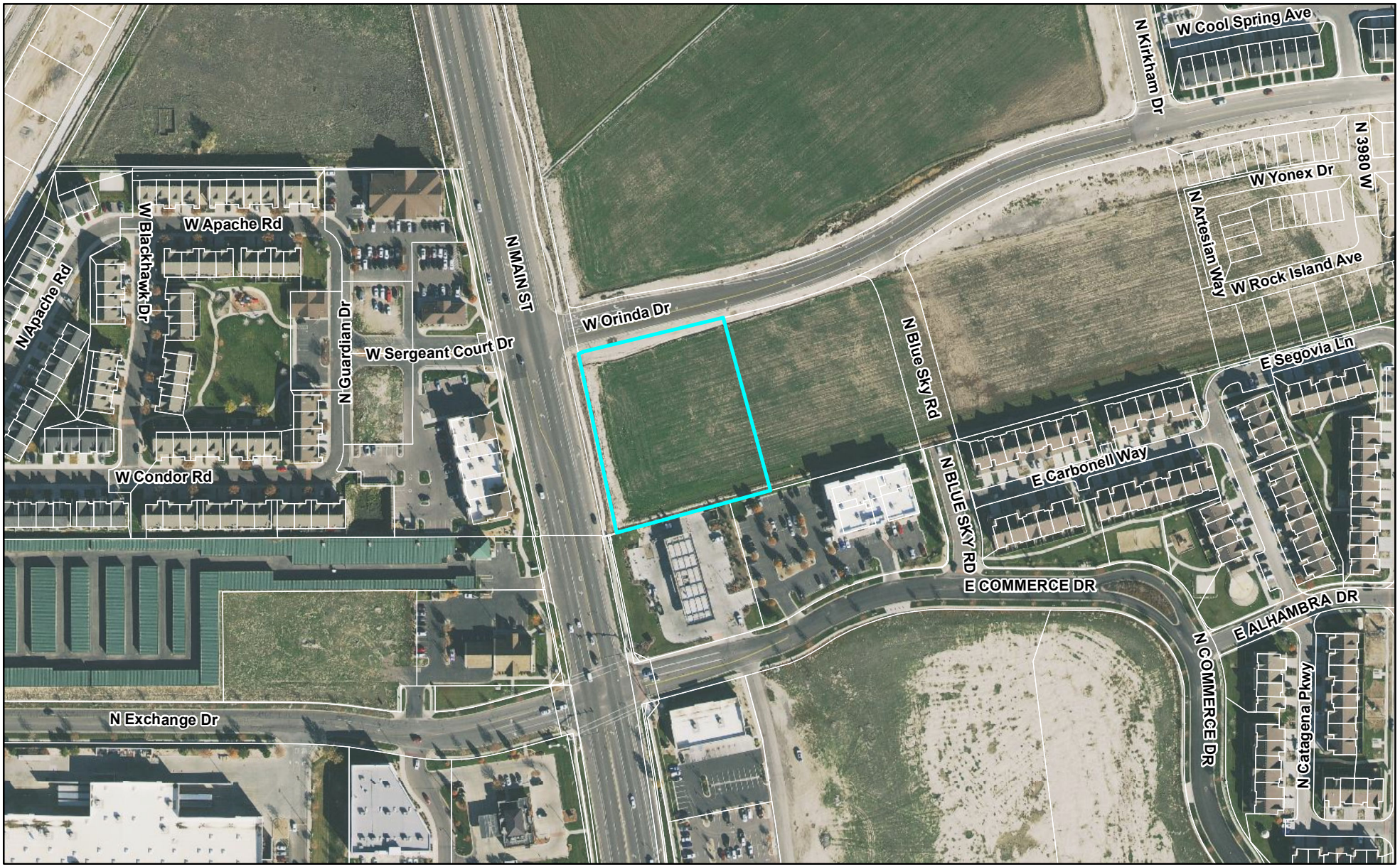
Gardner believes that the proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to public health, safety, general welfare, or convenience. We are mindful of our proximity to several residential developments and are dedicated to providing adequate buffering (landscaping, setbacks) and appealing architecture to ensure this development is cohesive with the surrounding developments. We will also take into consideration the neighboring residential communities when considering potential tenants for this site to ensure their business or services are conducive to the surrounding area and not detrimental. Gardner's intention for the Cold Spring retail project is that it will enhance the overall community by further activating the area with needed retail uses and services.

Gardner can confirm 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.

Gardner can also confirm that the property on which the use, building, or other structure is proposed to be established is of adequate size.

Cold Spring Retail Site Plan Conditional Use

Aerial



0 270 540 Feet

LEHI CITY

Cold Spring Retail Site Plan Conditional Use

General Plan



0 270 540 Feet

LEHI CITY

Cold Spring Retail Site Plan Conditional Use

Zoning

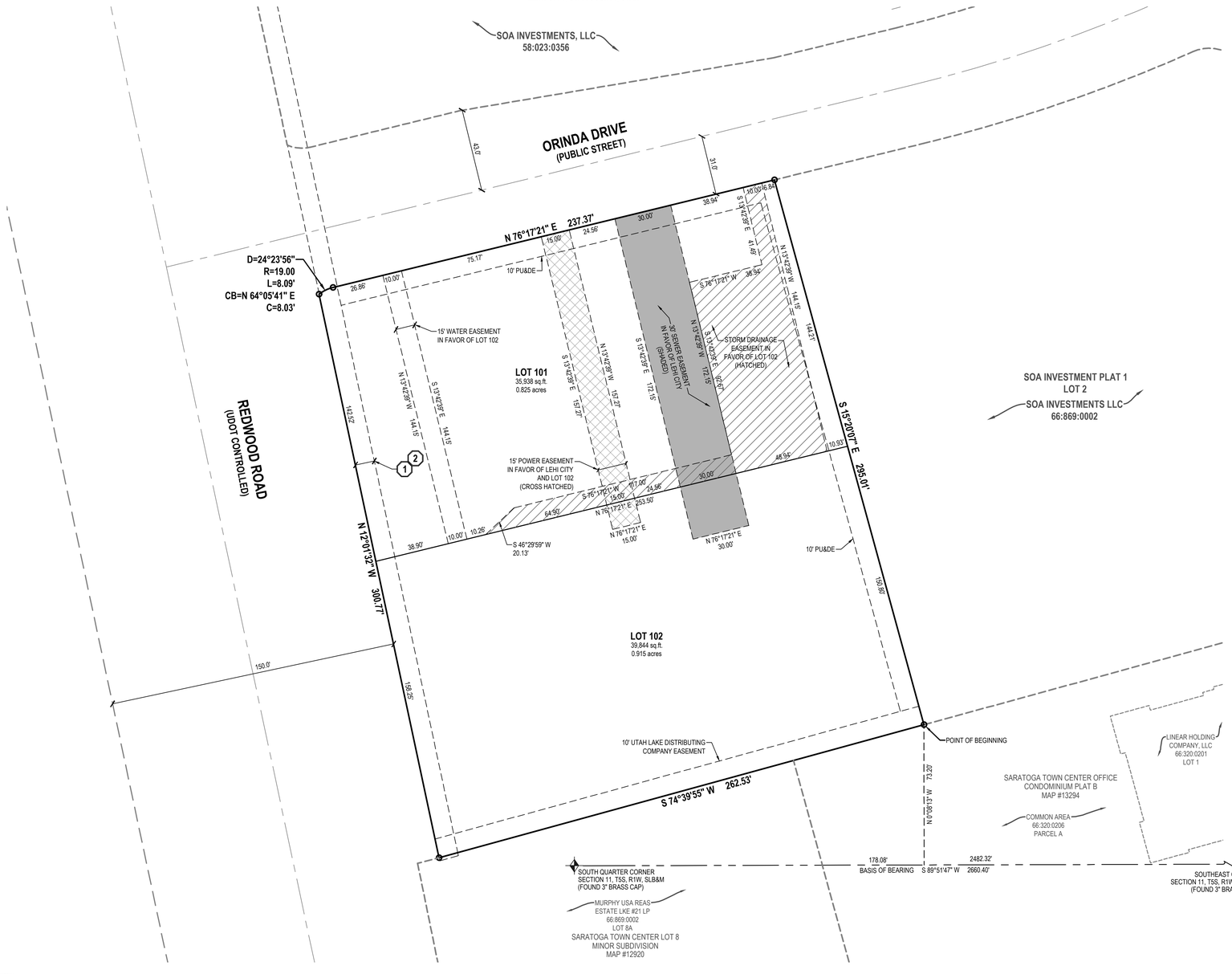


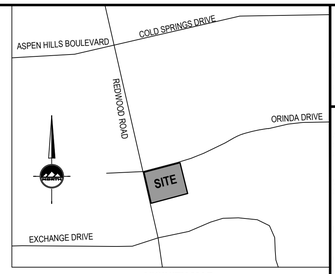
LEHI CITY

COLD SPRING RETAIL PLAT 'A'

FINAL PLAT

AMENDING ALL OF LOT 1 OF SOA INVESTMENT PLAT 1
LOCATED IN THE SOUTHEAST ND SOUTHWEST QUARTERS OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH





VICINITY MAP
(NOT TO SCALE)

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT
- STORM DRAIN EASEMENT
- SEWER EASEMENT

EASEMENT NOTES

1. AN EASEMENT IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION, RECORDED JULY 7, 2009, AS ENTRY NO. 73900:2009, OF OFFICIAL RECORDS.
2. AN IRRIGATION EASEMENT IN FAVOR OF UTAH LAKE DISTRIBUTING COMPANY, RECORDED AUGUST 31, 2009 AS ENTRY NO. 95266:2009, OF OFFICIAL RECORDS.

LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A NON-EXCLUSIVE MUTUAL CROSS ACCESS EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AN EGRESS ON, OVER, UPON, AND ACROSS THE DRIVEWAY AND PARKING AREAS OF THE LOTS HEREON.

NOTES

1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

IRRIGATION SERVICES		
LOCATION	AREA (SQ FT)	SIZE (INCHES)
4117 WEST COLD SPRINGS DRIVE	16,595	1
4117 WEST COLD SPRINGS DRIVE	15,222	1

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-215-8032.

LAND USE TABLE			
LOT AREA	= 75,782 SF	1.74 AC	100%
ROADWAYS	= 0 SF	0.00 AC	0 %
COMMON SPACE	= 0 SF	0.00 AC	0 %
LIMITED COMMON SPACE	= 0 SF	0.00 AC	0 %
TOTAL AREA	= 75,782 SF	1.74 AC	100 %

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

OWNER
GARDNER COMPANY
201 SOUTH MAIN STREET, STE 2000
SALT LAKE CITY, UTAH 84111
801-456-4140

SHEET 1 OF 1
PROJECT NUMBER : 11461C
MANAGER : JKF
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 4/18/23

LEHI ENGINEER APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE _____ CITY ENGINEER _____

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS** do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **286882** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **COLD SPRING RETAIL PLAT 'A'**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lot 1 of SOA Investment Plat 1 recorded December 10, 2021 as Entry No. 20519:2021 in the office of the Utah County Recorder, said parcel of land situate in the Southeast and Southwest Quarters of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Boundary line of Lot 2 of said SOA Investment Plat 1, said point being South 89°51'47" West 2482.32 feet along the Section Line and North 0°08'13" West 73.20 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 74°39'55" West 262.53 feet to the Easterly Right-of-Way line of Redwood Road;
thence North 12°01'32" West 300.77 feet along said Easterly Right-of-Way line to the Southerly Right-of-Way line of Orinda Drive;
thence along said Southerly Right-of-Way line the following two (2) courses:
(1) Northeasterly 8.09 feet along the arc of a 19.00 foot radius curve to the right (center bears South 38°06'17" East and the chord bears North 64°05'41" East 8.03 feet with a central angle of 24°23'56");
(2) North 76°17'21" East 237.37 feet to the Westerly Boundary line of Lot 2 of said SOA Investment Plat 1;
thence South 15°20'07" East 295.01 feet along said Westerly Boundary line to the point of beginning.

Contains 75,782 Square Feet or 1.740 Acres, and 2 Lots

DATE _____ PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S DEDICATION

Know all by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

COLD SPRING RETAIL PLAT 'A'

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By: _____
Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Utah

On the ____ day of _____ A.D., 20___, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____, of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 20_____, BY THE PLANNING COMMISSION.

DIRECTOR-SECRETARY _____ CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20_____.

MAYOR: _____

ATTEST: _____
CLERK/RECORDER (SEE SEAL BELOW)

COLD SPRING RETAIL PLAT 'A'

AMENDING ALL OF LOT 1 OF SOA INVESTMENT PLAT 1
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

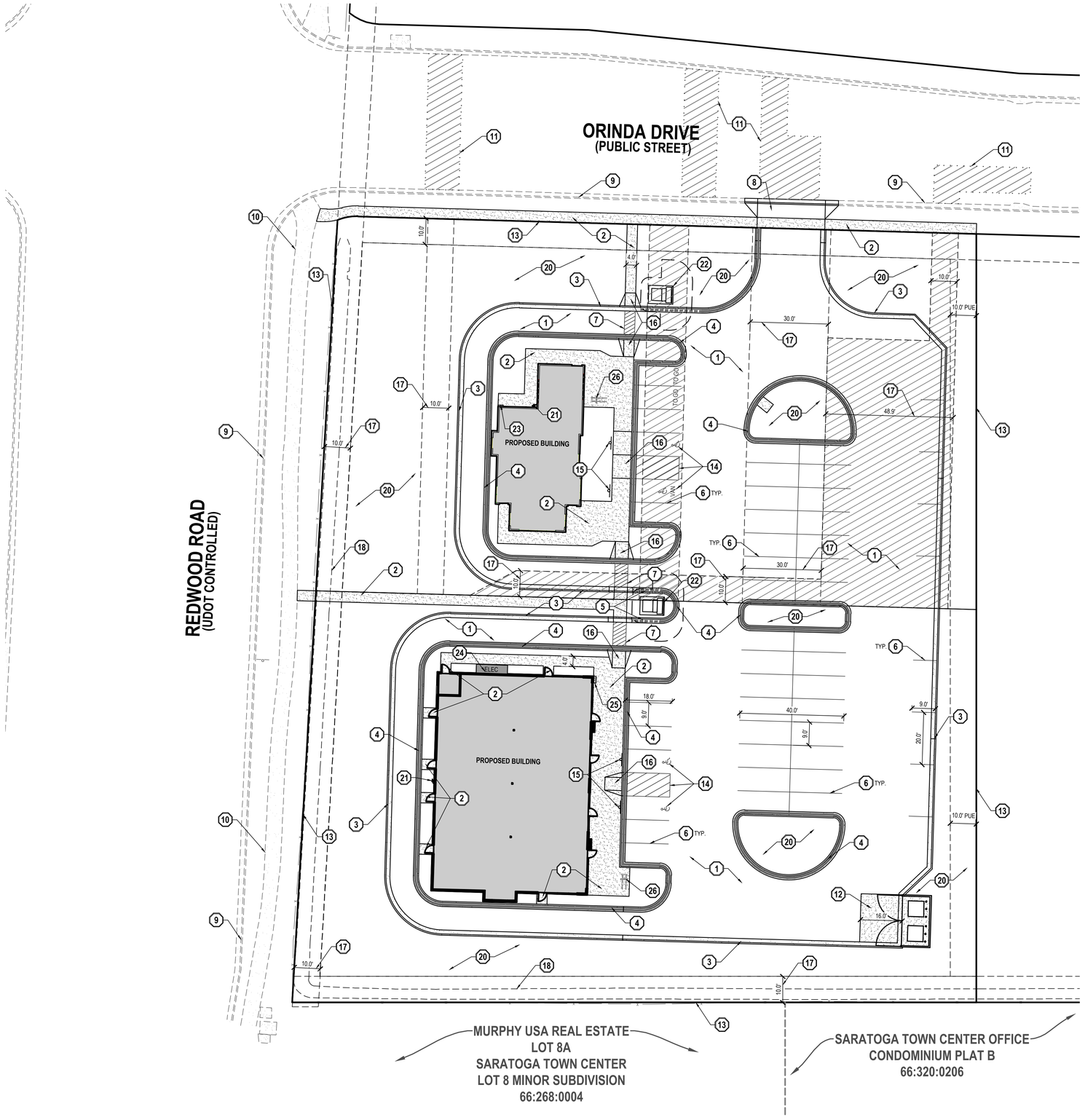
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4555.87'



SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	37,263	49%
ROOF	6,834	9%
LANDSCAPING	31,685	42%
PARKING LOT	28,660	
PARKING LANDSCAPE	2,873	10%
TOTAL SITE	75,782 1.74 ACRES	100%

PARKING DATA TABLE	
STANDARD STALLS	49
ADA - ACCESSIBLE STALLS	3
ADA VAN - ACCESSIBLE STALLS	1
BIKE PARKING STALLS	4
TOTAL VEHICLE STALLS	53

UTILITY METER SIZE TABLE			
BUILDING	WATER	POWER	IRRIGATION
ONE	1.5"	800A, 208V, 3PH	SEE BELOW
TWO	2"	1200A, 480V, 3PH	SEE BELOW

BUILDING 1: 1" IRRIGATION SERVICE REQUIRED
IRRIGATION METER ADDRESS 4117 WEST COLD SPRING DR.
IRRIGATED AREA = 16,595 S.F.

BUILDING 2: 1" IRRIGATION SERVICE REQUIRED
IRRIGATION METER ADDRESS 4117 WEST COLD SPRING DR.
IRRIGATED AREA = 15,222 S.F.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 8" AGGREGATE BASE OVER PROPERLY PREPARED SUB BASE PER GEOTECHNICAL REPORT AND DETAIL 2/C-500.
2. 6" THICK CONCRETE SIDEWALK PER PER LEHI CITY STANDARD DETAIL ROAD-5 AND SPECIFICATIONS C-501.
3. 24" COLLECTION CURB AND GUTTER PER LEHI CITY STANDARD DETAIL ROAD-5 AND SPECIFICATIONS C-501.
4. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 1/C-500.
5. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
6. 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
7. 5' WIDE CROSSWALK MARKING PER M.U.T.C.D STANDARDS.
8. INSTALL FLARED DRIVEWAY APPROACH PER LEHI CITY STANDARD DRAWING RD-11.
9. EXISTING CURB AND GUTTER.
10. EXISTING SIDEWALK.
11. SAWCUT AND TEE PATCH EXISTING ASPHALT FOR UTILITY INSTALLATION PER LEHI CITY STANDARDS AND SPECIFICATIONS.
12. TRASH ENCLOSURE PER ARCHITECTURAL PLANS WITH 8" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE. TRASH ENCLOSURE TO MEET LEHI CITY STANDARD DETAIL TRASH-1.
13. PROPERTY LINE.
14. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
15. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS INSTALLED ON BUILDING WHENEVER POSSIBLE. SEE DETAIL 4/C500. ONE HANDICAP PARKING STALL TO BE DESIGNATED "VAN ACCESSIBLE" ON SIGN.
16. ADA RAMP PER LEHI CITY STANDARD RD-09.
17. UTILITY EASEMENT. SEE PLAT FOR MORE INFORMATION.
18. EXISTING CONCRETE LINED CHANNEL TO BE REMOVED AND PROPERLY DISPOSED OF.
19. "TO GO" PARKING SPACES.
20. LANDSCAPING AREA. SEE LANDSCAPING AND IRRIGATION PLANS FOR ADDITIONAL INFORMATION.
21. GAS METER LOCATION. OWNER TO CONTRACT GAS SERVICE WITH DOMINON ENERGY. CONTRACTOR TO VERIFY GAS LINE LOCATION AND COORDINATE INSTALLATION WITH DOMINION ENERGY.
22. TRANSFORMER PAD. TRANSFORMER PAD TO MEET LEHI CITY STANDARD DETAIL DRAWING 4.1.8.
23. CT METER CABINET. CT METER CABINET TO MEET LEHI CITY STANDARD DETAIL DRAWING 6.2.3.
24. SWITCHBOARD SERVICE. SWITCH BOARD SERVICE TO MEET LEHI CITY STANDARD DETAIL DRAWING 6.3.3.
25. FIRE DEPARTMENT CONNECTION (FDC) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
26. BICYCLE PARKING.

NOTES:

A. (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN AND POWER.

B. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

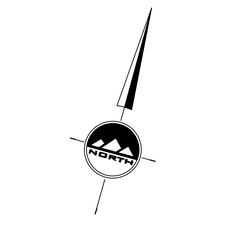
C. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

D. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.

E. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

F. ZONING OF THIS PROPERTY AS WELL AS THOSE SURROUNDING IT IS PLANNED COMMUNITY (PC). THE PROPERTY IS A PART OF THE COLD SPRING RANCH AREA PLAN WITH LAND USES ON THE SUBJECT PARCEL AS WELL AS THOSE NORTH AND SOUTH BEING COMMERCIAL. TO THE EAST, THE CHURCH PARCEL IS VHD AND THE COLD SPRING TOWNHOMES PARCEL IS HD.

G. PERMANENT DETENTION/RETENTION (WHICHEVER IS APLICABLE) FACILITY TO BE OWENED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED OR REMOVED WITHOUT APPROVAL FROM THE LEHI CITY COUNCIL AND LEHI CITY ENGINEER.



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:
GARDNER GROUP
201 SOUTH MAIN ST, SUITE 2000
SALT LAKE CITY, UT 84111

CONTACT:
HOWARD COOKE
PHONE: 801-684-8132

COLD SPRING RETAIL

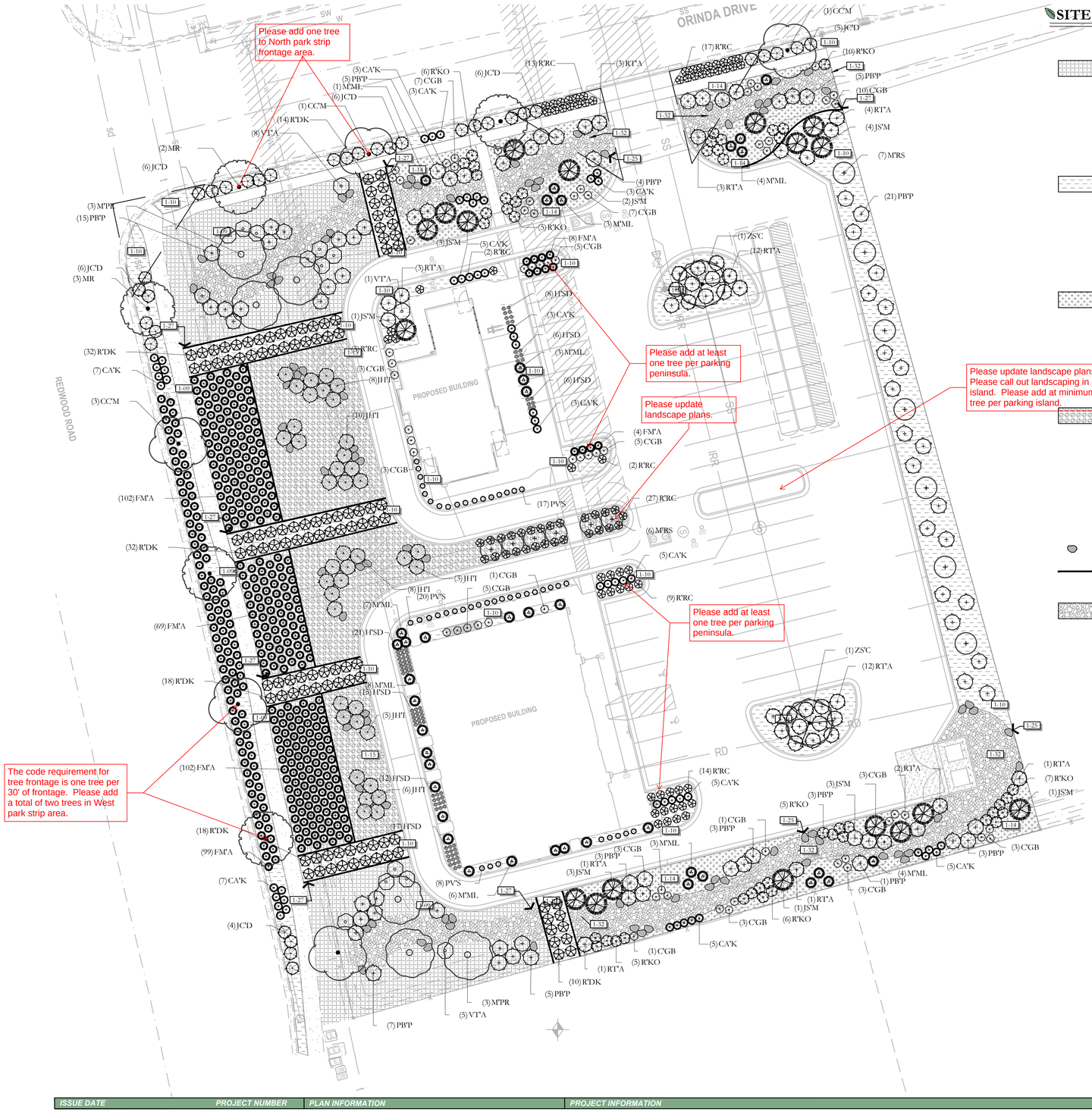
4117 ORINDA DRIVE
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 10885882-2202
QUINTIN E. ELDER
2023-04-18
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 11461C
PRINT DATE 2023-04-18
PROJECT MANAGER Q. ELDER
DESIGNED BY Q. OFFERMANN

C-100



SITE MATERIALS LEGEND

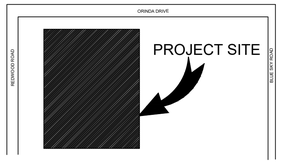
NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	DI
1-09	1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	6,655 sf	
1-10	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	13,337 sf	
1-14	2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4-8" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	5,297 sf	
1-15	2-4" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4-8" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	5,518 sf	

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	DI
1-25	BOULDERS - DECORATIVE	81	
1-27	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	729 lf	

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	DI
1-32	DRY RIVER BED COBBLE: SANTA FE BOULDERS: 12-18 +" ALONG EDGES, A FEW IN MIDDLE MEDIUM COBBLE: 2-6" RANDOM AROUND BOULDERS, LINE SIDES AND OCCASIONALLY IN CENTER FILL: 3/4-1 1/2: RIVER ROCK TO FILL REMAINING AREA AND INBETWEEN OTHER ROCK	4,564 sf	

VICINITY MAP



PLANT LEGEND

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

CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JS'M	18	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		6'

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	CC'M	5	Cercis canadensis 'Merlot' Merlot Eastern Redbud	B & B	2"Cal	
	M'PR	6	Malus x 'Prairie Rose' Prairie Rose Crabapple	B & B	2"Cal	
	M'RS	13	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B	2"Cal	
	MR	5	Malus x 'Red Jewel' Red Jewel Crabapple	B & B	2"Cal	
	ZS'C	2	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova	B & B	2"Cal	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	C'GB	63	Caryopteris x clandonensis 'Inoveris' TM Grand Bleu Bluebeard	5 gal
	PB'P	75	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry	5 gal
	RT'A	43	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal
	VT'A	14	Viburnum trilobum 'Alfredo' Alfredo Cranberrybush Viburnum	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	JC'D	33	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal
	JH'I	40	Juniperus horizontalis 'Monber' TM Icee Blue Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	56	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	FM'A	384	Festuca mairei Atlas Fescue	1 gal
	M'ML	39	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal
	PV'S	45	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	H'SD	85	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'RC	87	Rosa x 'Noare' TM Flower Carpet Red Groundcover Rose	5 gal
	R'KO	44	Rosa x 'Radrazz' TM Knock Out Shrub Rose	5 gal
	R'DK	116	Rosa x 'Radtko' Double Knock Out Rose	5 gal

ISSUE DATE	PROJECT NUMBER
4/18/2023	UT23019

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

COLD SPRING RETAIL
ORINDA DRIVE
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

GARDNER GROUP
ATT: HOWARD COOKE
801-664-8132
HOWARD.COOKE@GARDNERGROUP.COM

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PKJ DESIGN GROUP

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812817-5301
4/18/2023
ELECTRONIC SEAL
STATE OF UTAH

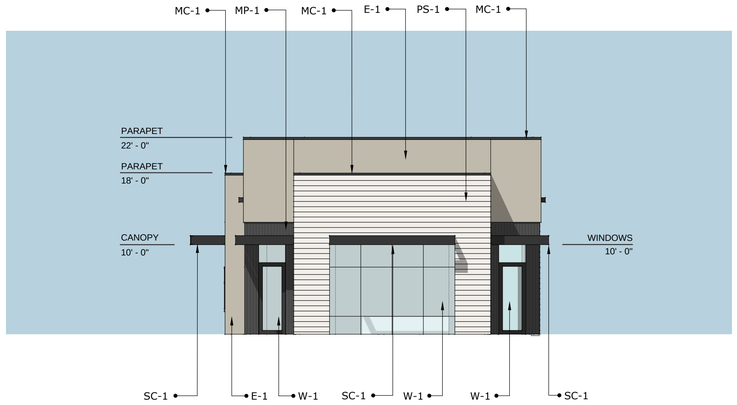
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	4/18/2023

LANDSCAPE PLAN

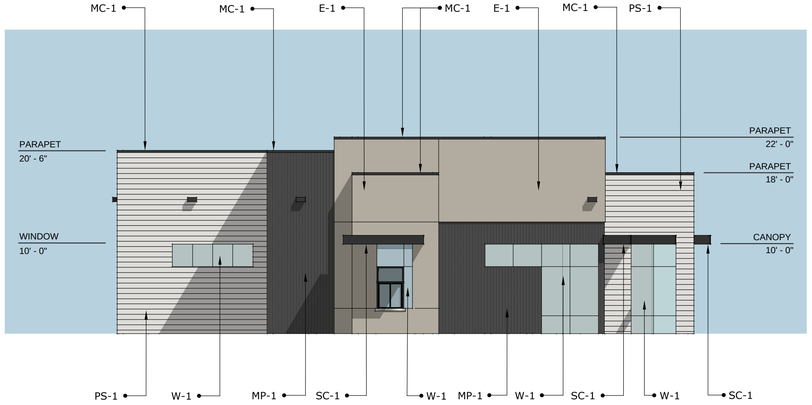
PERMIT SET

LP-100



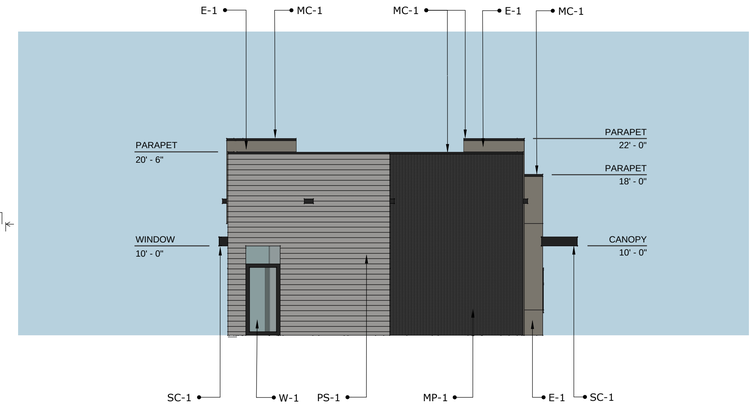
FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

E-1:	224	SF (39%)
PS-1:	237	SF
MP-1:	67	SF
MC-1:	14	SF
SC-1:	32	SF
WALL TOTAL:	574	SF
GLAZING	194	SF



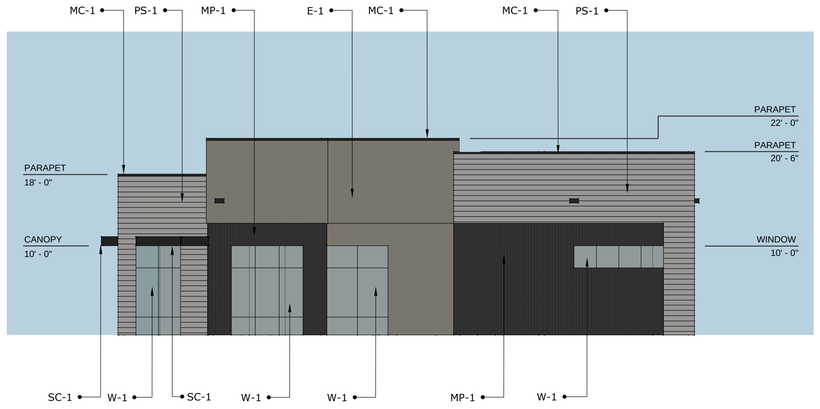
LEFT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

E-1:	387	SF (33%)
PS-1:	437	SF
MP-1:	304	SF
MC-1:	18	SF
SC-1:	19	SF
WALL TOTAL:	1,165	SF
GLAZING	181	SF



BACK ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

E-1:	57	SF (8%)
PS-1:	328	SF
MP-1:	302	SF
MC-1:	13	SF
SC-1:	5	SF
WALL TOTAL:	705	SF
GLAZING:	38	SF



RIGHT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

E-1:	365	SF (33%)
PS-1:	372	SF
MP-1:	355	SF
MC-1:	17	SF
SD-1:	10	SF
WALL TOTAL:	1,119	SF
GLAZING	225	SF

FINISH SCHEDULE

E-1:	EIFS - DRYVIT, 104 DOVER SKY
PS-1:	PAINTED CEMENTITIOUS PLANK SIDING - SW, PURE WHITE 7005
MP-1:	PREFINISHED CORRUGATED METAL PANEL - CMG METALS, CHARCOAL GRAY
MC-1:	PREFINISHED METAL CAP FLASHING - CMG METALS, CHARCOAL GRAY
SC-1:	PAINTED STEEL CANOPY - SW, IRON ORE 7069
W-1:	ALUMINUM STOREFRONT SYSTEM - EXTRA DARK BRONZE

TF-01

Babcock Design

COLD SPRING RETAIL SHELL (1,800 SF)
GARDNER COMPANY | LEHI, UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

18 APRIL 2023

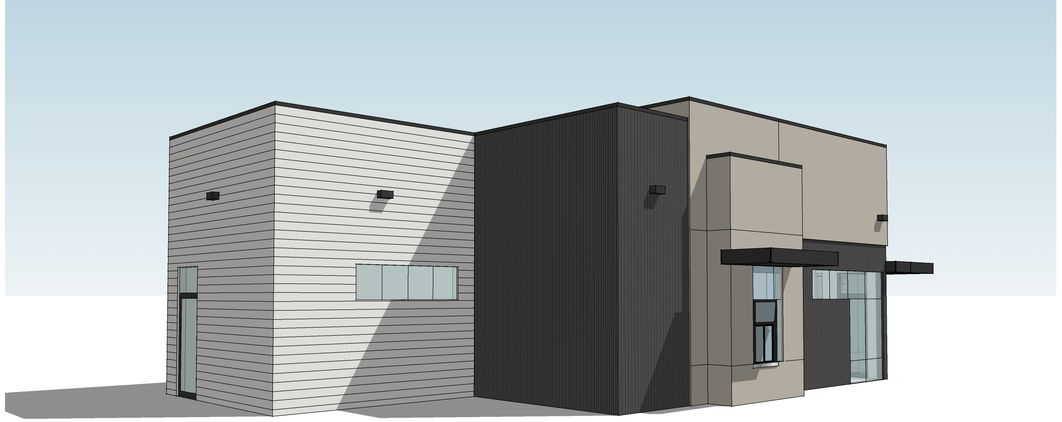
AB-1.1



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION

TF-01

COLD SPRING RETAIL SHELL (1,800 SF)

GARDNER COMPANY | LEHI, UTAH

18 APRIL 2023

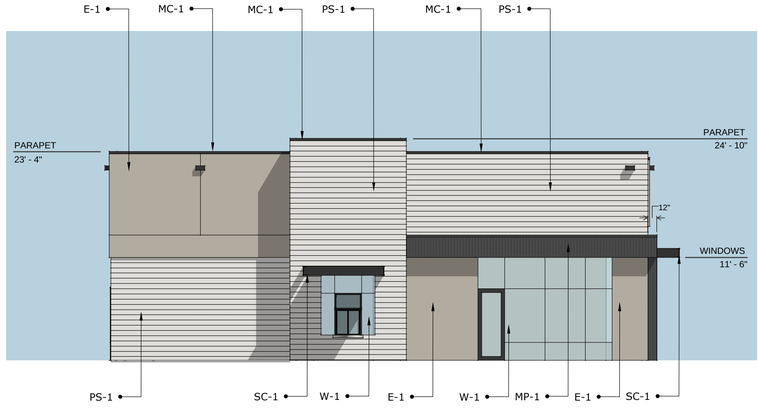
Babcock Design

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com



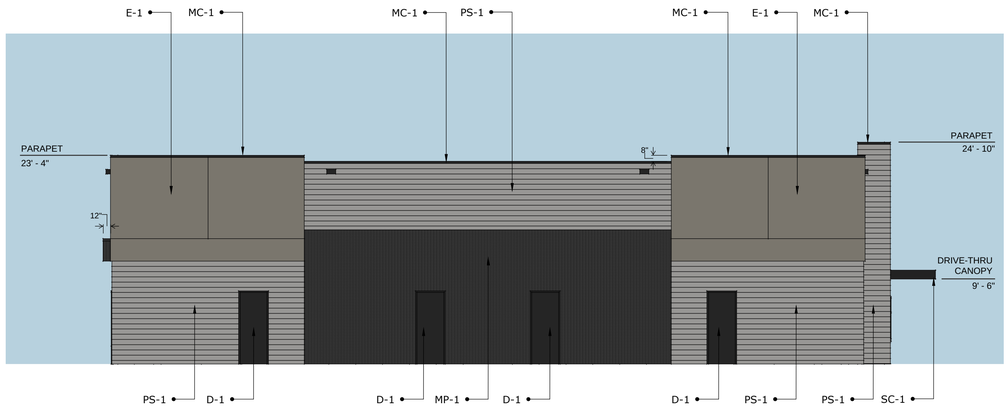
FRONT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

E-1:	362 SF (27%)
PS-1:	462 SF
MP-1:	429 SF
MC-1:	33 SF
SC-1:	40 SF
WALL TOTAL:	1,324 SF
GLAZING	690 SF



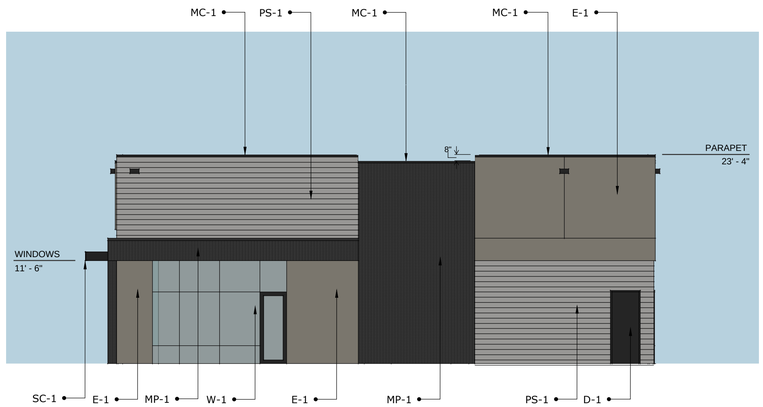
LEFT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

E-1:	371 SF (30%)
PS-1:	745 SF
MP-1:	82 SF
MC-1:	22 SF
SC-1:	15 SF
WALL TOTAL:	1,235 SF
GLAZING	214 SF



BACK ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

E-1:	502 SF (25%)
PS-1:	817 SF
MP-1:	563 SF
MC-1:	21 SF
SC-1:	4 SF
D-1:	108 SF
WALL TOTAL:	2,015 SF



RIGHT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

E-1:	371 SF (30%)
PS-1:	448 SF
MP-1:	373 SF
MC-1:	22 SF
D-1:	27 SF
WALL TOTAL:	1,241 SF
GLAZING	172 SF

FINISH SCHEDULE

E-1:	EIFS - DRYVIT, 104 DOVER SKY
PS-1:	PAINTED CEMENTITIOUS PLANK SIDING - SW, PURE WHITE 7005
MP-1:	PREFINISHED CORRUGATED METAL PANEL - CMG METALS, CHARCOAL GRAY
MC-1:	PREFINISHED METAL CAP FLASHING - CMG METALS, CHARCOAL GRAY
SC-1:	PAINTED STEEL CANOPY - SW, IRON ORE 7069
D-1:	PAINTED HOLLOW METAL DOOR & FRAME - SW, IRON ORE 7069
W-1	ALUMINUM STOREFRONT SYSTEM - EXTRA DARK BRONZE

TF-01

Babcock Design

COLD SPRING RETAIL SHELL (5,000 SF)
GARDNER COMPANY | LEHI, UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

28 MARCH 2023

AB-2.1



SOUTHEAST ELEVATION



NORTHEAST ELEVATION

SOUTHWEST ELEVATION

NORTHWEST ELEVATION

TF-01

COLD SPRING RETAIL SHELL (5,000 SF)

GARDNER COMPANY | LEHI, UTAH

Babcock Design

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

28 MARCH 2023

AB-2.2

Agenda Item No: 3.7

Planning Commission Agenda Item Report

Meeting Date: May 11, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Jim Bradshaw's request for review of the Griffith Estates Zone Change from A-5 (agriculture) to R-1-22 (residential/agriculture) on 3.43-acres located at 300 East 1630 South.

Suggested Action:

Attachments:

Griffith ZC 1.pdf

Griffith ZC 2.pdf

GRIFFITH'S PROPERTY ZONE CHANGE

PLANNING COMMISSION REPORT

Applicant	Jim Bradshaw		
Meeting Date	May 11, 2023		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	300 E 1630 S		
Acreage	3.43 acres		
Existing Zoning	A-5		
Existing General Plan Land Use Designation	VLDRA		
Proposed Zoning Designation	R-1-22		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	PF	Spring Creek Substation
	South	A-5	Undeveloped
	East	A-5	Undeveloped
	West	PF	Dragonfly Disc Golf Course
Date of DRC Review	April 26, 2023		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Very Low Density Residential District (VLDRA)

The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family

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

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

PROPERTY HISTORY

January 20, 1999- This property was annexed into the city as the Mill Pond Annexation.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from A-5 to R-1-22 on 3.43 acres of property located at approximately 300 E 1630 S. The General Plan designation of VLDRA is consistent with the zone change request. The rezone application will allow the applicant to increase the allowed density on the property from one unit per five acres to 1.75 units per acre.

The applicant concurrently submitted a concept plan for a PUD that would dedicate 6.11 acres of property to Lehi City for open space preservation and the Pony Express Parkway Extension.

The DRC had two informational redline comments about providing water dedication and to use a complete Lehi City address in the narrative.

Please consider the DRC comments in the motion.

SCOPE OF APPROVAL

Zone changes that follow the General Plan must be approved unless there is significant evidence that doing so will have a negative impact on the health, safety or welfare of residents.

This is a public hearing item, meaning the public can speak on this item. However, the public should realize that the zone change cannot be denied simply because they do not like the proposed development. Comments should focus on negative impacts that would take place with the 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 proposed zone change is consistent with the General Plan designation of the property.
2. The effect of the proposed amendment on the character of the surrounding area;
3. Consistency with the goals and policies of the General Plan;
4. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
5. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
6. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
7. The overall community benefit of the proposed amendment.

Griffith Estates Residential Zone Change
DRC Redline Comments

Jim Bradshaw- requests review of the Griffith Estates Zone Change, changing the zoning from A-5 to R-1-22 on 3.43 acres located at 300 East 1630 South.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, James Farnsworth
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Lane Monson
Date of Plans Reviewed: 4/18/23
Time Start: 2:32 pm
Time End: 2:34 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections:
1. Use a complete Lehi City address in narrative.

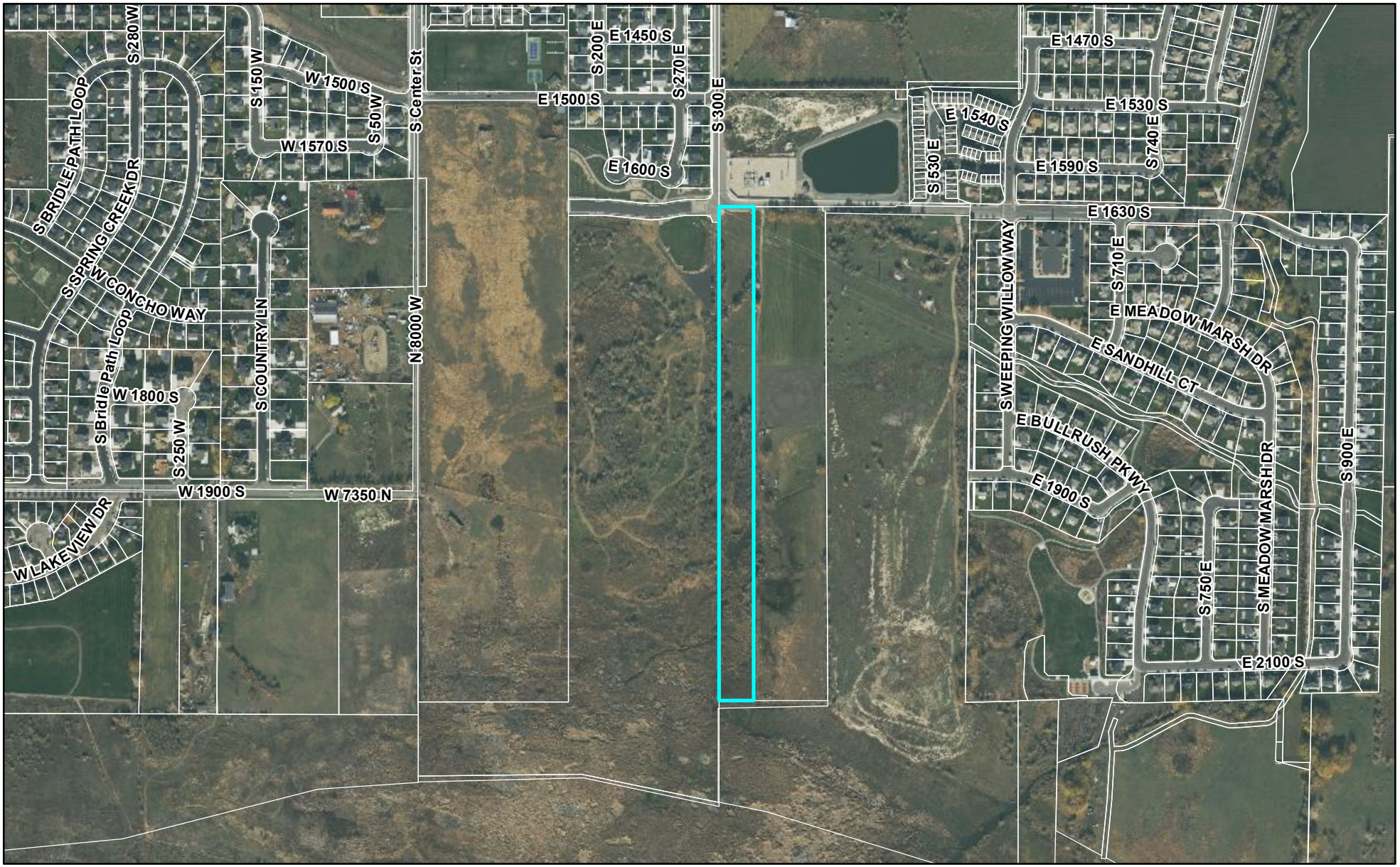
Jacob– Public Works: No comments
Ross – Engineering: No comments
Kim – Planning:
2. As a condition of recording the zone change ordinance, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the R-1-22 Zone is .79 acre feet per acre of culinary water and 2.9 acre feet per acre of irrigation water.

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON MAY 11, 2023 WITH THE CONCEPT.

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.

Griffith's Property Zone Change

Aerial



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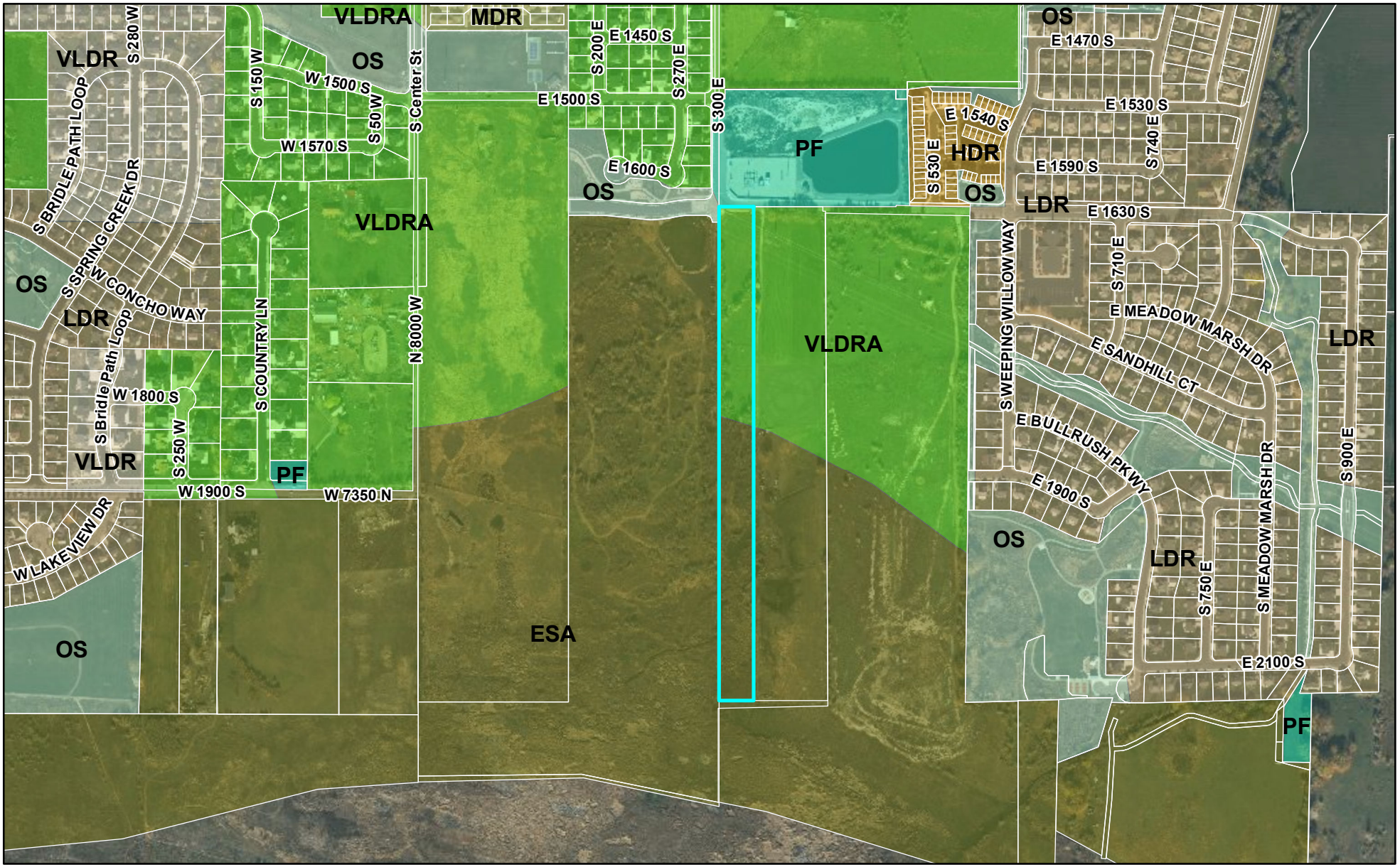
LEHI CITY

Griffith's Property Zone Change

General Plan



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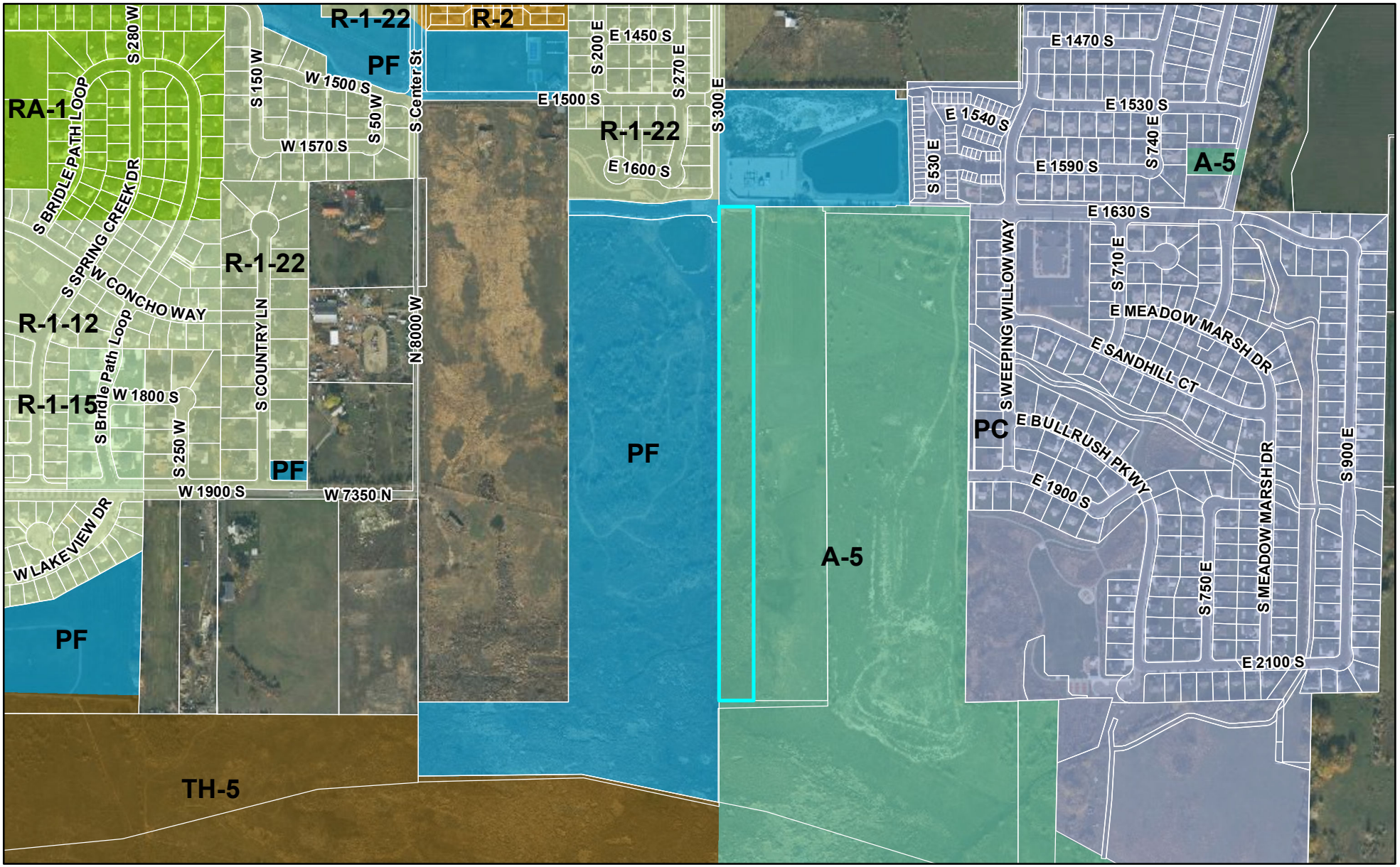
LEHI CITY

Griffith's Property Zone Change

Zoning



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LEHI CITY

Naomi C. Griffith Property

300 East 1630 South, Lehi, Utah
Parcel 13:036:0004

Vicinity Map

Lehi City
Parcel 13:036:0010

Lehi City – Dragonfly Park
Parcel 55:810:0053

Brent Kolan
Parcel 13:036:0014

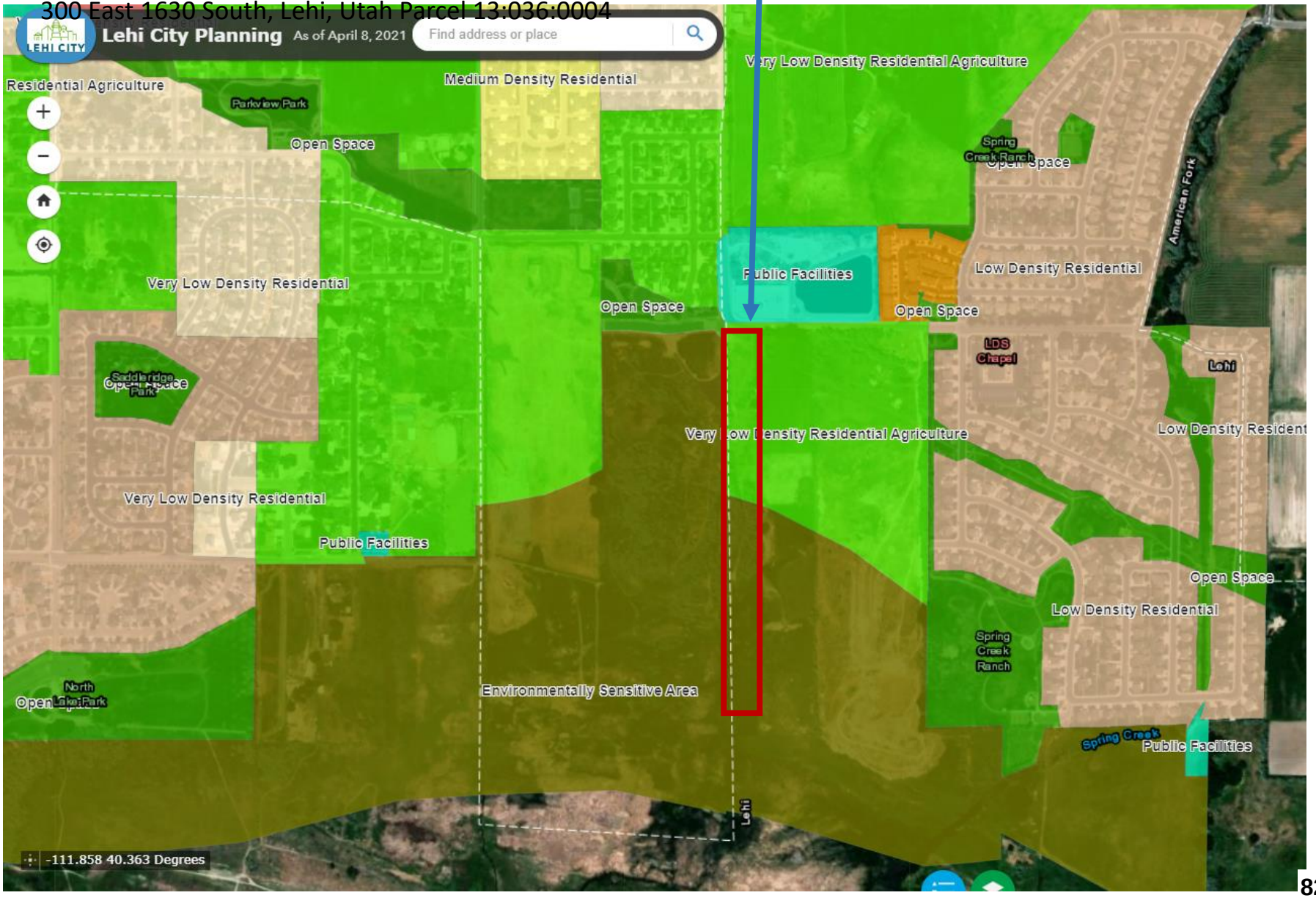
Triple B Investment Group LLC
Parcel 13:036:0017



Griffith Property – Current General Plan Land Use Map

VLDRA and ESA

300 East 1630 South, Lehi, Utah Parcel 13:036:0004



Agenda Item No: 3.8

Planning Commission Agenda Item Report

Meeting Date: May 11, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Jim Bradshaw's request for review of the Griffith Estates Concept, a 9-unit townhome PUD (Planned Unit Development) subdivision located at 300 East 1630 South

Suggested Action:

Attachments:

Griffith Estates1.pdf

Griffith Estates 2.pdf

GRIFFITH'S ESTATES SUBDIVISION CONCEPT
PLANNING COMMISSION REPORT

Applicant	Jim Bradshaw		
Meeting Date	May 11, 2023		
Requested Action/Purpose	Review and consideration of proposed conceptual site plan		
Decision Type	Administrative		
Location	300 E 1630 S		
Project Area	7.54		
Existing Zoning	A-5		
General Plan Land Use Designation	VLDRA		
Adjacent Zoning and Land Use	*North*	PF	Spring Creek Substation
	South	A-5	Undeveloped
	East	A-5	Undeveloped
	West	PF	Dragonfly Disc Golf Course
Date of DRC Review	April 26, 2023		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final Approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 17.040. Development Standards.
All Planned Unit Developments shall conform to the following standards and requirements:

A. Qualifying Districts. Planned Unit Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City. To ensure that PUD projects are able to achieve the purposes stated in Section 17.010, and to ensure that projects are large enough to support a private homeowners association, property management agency, or corporation responsible for maintenance of open space, all Planned Unit Developments shall have a minimum area requirement of ten acres. Exceptions may be allowed for infill projects at the discretion of the Planning Commission and City Council. However, it is still the burden and responsibility of the applicant to demonstrate that the purposes of this chapter can be met, and that the adequate guarantees can be made for the maintenance of all required open space and common areas. For the purposes of this section, an infill project is defined as the development, or redevelopment within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped or pristine area.

Section 37.020. Multi-Family Residential Design Standards

1. Developments containing two or more buildings shall possess a similar design theme, and the site shall be designed such that the overall development is cohesive. Building architecture, exterior materials and colors shall coordinate. If a development contains more than one building, structures shall be varied to prevent repetitive design.
2. Side and Rear Facades. These design standards shall be applicable to all sides of a building, with each facade being required to meet the terms of this section.
3. The majority of each facade, meaning 51 percent or more of the wall area excluding windows and doors, shall be

constructed of brick, stone, architectural textured concrete, fiber cement siding, wood, or other durable building material as approved by the Planning Commission. Stucco, EIFS, or untreated concrete block (CMU) shall be allowed only as an accent or secondary material.

4. All buildings within a development shall have a coordinating color scheme; however not every building should be constructed from the same color scheme. Building colors should be varied to give diversity and variety to the project.
5. Townhome Building Entrances. The primary entrance and front façade of individual townhomes within a new development shall be oriented toward the following, listed in primary order:
    a. public streets
    b. parks, courtyards, or public open space;
    c. primary internal streets;
    d. secondary internal streets or alleys
6. Pedestrian circulation. Multi-family residential projects shall provide a circulation plan and include the following improvements to improve pedestrian circulation and safety:
    a. Pedestrian walkways that interconnect the adjacent streets, open spaces, parking areas, building entrys, adjacent sites and adjacent master planned trails where applicable. Each building located along a public road shall provide a sidewalk connection from the building entrance to the public sidewalk.
    b. Walkways shall be hard surfaced with concrete, brick pavers or asphalt.
    c. Crosswalks shall be placed where pedestrian walkways cross streets and internal roads and shall be painted or made of concrete or brick pavers.

REPORT ANALYSIS

The applicant requests approval of the Griffith's Estates Subdivision Concept plan located at 300 E 1630 S. The proposed use is nine townhome units. The applicant proposes the conceptual subdivision to be a Planned Unit Development (PUD) with an HOA to maintain landscaped common areas and provide trash and snow removal. Typically, PUDs require ten acres of property to be considered. The Planning Commission and City Council will have to determine if this can be considered as infill development or if the benefits of the project merit consideration as a PUD.

The Planning Commission should consider the site layout, the building elevations, and the DRC comments.

Site Layout
The proposed development site is shown on 1.43 acres of property in the northern part of the approximately 7.5-acre Griffith property. The plan shows nine townhome units with driveways along a private road, with a vehicle turnaround on one end. There is also landscape space with shrubs, lawn, and trees. No other community amendments are required

The remaining 6.11 acres will remain open, natural green space. The applicant proposes to dedicate it to Lehi City for use as the Power Line Trail extension to the north, natural wetlands to the south, and eventually the Pony Express Parkway Extension to the furthest south.

The plan includes eight guest parking spaces.

Building Elevations
The conceptual elevations include a variety of hard materials and several different variations in the façade. It meets the building materials and features requirements. Final elevations will be reviewed with the next application.

DRC Comments
The DRC reviewed the proposed concept plan and had 16 comments. Most of these are informational for the future site plan submittal. Comments include:

1. Turnaround must meet Lehi city Standards. Turnarounds from the IFC appendix D may be considered.
2. Project will need to meet landscape requirements Including tree, open space, and waterwise requirements. Please see Chapter 35.
3. The base density for the project would be 5 units. Staff is supportive of a density bonus of 4 units in exchange for road ROW and trail and open space dedication.

4. Staff is supportive of this as a PUD because it will include property that is needed for extension of the 1900 South roadway. (Pony Express Parkway)
5. PUDs shall have a minimum of ten acres. Exceptions may be allowed for infill projects at the discretion of the Planning Commission and City Council. This project could receive consideration as a PUD due to the potential for open space conservation with the clustered townhomes
6. Pull additional parking on the north side to the west.
7. Coordinate with Lehi City on 300 W intersection shared access for subdivision and park

Please consider the DRC comments in a motion.

SCOPE OF APPROVAL

As a concept for a site plan or subdivision, this is an administrative item. If it meets the Code it must be approved. The applicant asks for an exception to the 10-acre minimum PUD requirement . This has some level of discretion to grant the exception.

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

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may provide a positive or positive with modifications recommendation to the City Council on the proposed concept plan. Any motion should include findings. Possible findings include:

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

Griffith Estates Subdivision Concept
DRC Redline Comments

Jim Bradshaw- requests review of Griffith Estates Concept, a 9-unit townhome residential PUD subdivision located at 300 East 1630 South.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller, James Farnsworth
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Lane Monson
Date of Plans Reviewed: 4/18/23
Time Start: 2:35 pm
Time End: 2:48 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Line extension required.

Garion – Fire:
2. Turnaround must meet Lehi city standards. Turnarounds from the IFC appendix D may be considered.

Ryan – Water/Sewer:
3. Sewer connection on 1630 south is only 6' deep.
4. Sewer connection to the south will require TSSD approval.

James – Parks:
5. Project will need to meet landscape requirements. Including tree, open space, and waterwise requirements. Please see Chapter 35.
6. Shawn Winters suggested adding that an irrigation ditch flows and follows the tree line. It may make sense to divert or explore options for accommodating this ditch.

Gary – Building/Inspections:
7. A soil report is needed.

Jacob – Public Works: No comments

Ross – Engineering:
8. Current city transportation master plan shows 300 East extending to the south along this project. This plan would be contingent on an updated city master plan that eliminates the 300 East connection.
9. Staff is supportive of this as a PUD because it will include property that is needed for extension of the 1900 South roadway. (Pony Express Parkway)
10. Staff is supportive of density bonus in exchange for the property needed for the roadway.
11. The base density for the project would be 5 units. Staff is supportive of a density bonus of 4 units in exchange for road ROW and trail and open space dedication.

Luke- Traffic: No comments

Kim – Planning:
12. PUDs shall have a minimum of ten acres. Exceptions may be allowed for infill projects at the discretion of the Planning Commission and City Council. This project could receive consideration as a PUD due to the potential for open space conservation with the clustered townhomes.
13. Recommend flared access approach off of 1630 S and a raised/continuous crossing for the trail.
14. Show master planned powerline trail through the project.
15. Pull additional parking on the north side to the west.
16. Coordinate with Lehi City on 300 W intersection shared access for subdivision and park

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 11, 2023.

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.

dotloop signature verification: dtlp.us/7MU0-QeBr-ee1f

- Griffith Doc 2 – Lehi City Planning Zone Map, March 2022
- Griffith Doc 3 – Spring Creek Ranch Subdivision Plat – Apr 2004
- Griffith Doc 4 – Willis Crossing Subdivision Plat – Jan 2015
- Griffith Doc 5 – Anthem Country Lane Estates Plat, Mar 2006

(3) Legal description of the property proposed for the Zoning Map Amendment

- Location: 7800 West 1630 South, Lehi, Utah
- Parcel: 13:036:0004
- Legal description: Commencing South 473 feet and West 1169.5 feet from the center line of Section 21, Township 5 South, Range 1 East Salt Lake Base & Meridian; thence South 2,167 feet; thence West 151.5 feet; thence North 2,167 feet; thence East 151.5 feet to the place of beginning.

Water Rights Conveyance Requirements for Zoning Map Amendments
Applicant acknowledges that he understands the water rights conveyance requirements.

Applicant Certification

Applicant's Signature:
Title:
Date:

Property Owner:
Name: Lisa Thompson
Phone: 4358402690
Tax I.D./Parcel #: 13:036:0004
Address: 4364 Liddell Lane, Erda, Utah 84074
Signature: Lisa Thompson dotloop verified 04/04/23 9:06 AM MDT S9DR-TTFR-2GUP-UVUH
Current Zone District Assignment: A-5 Agricultural
Proposed Zone District Assignment: R-1-22 Residential / Agriculture

Concept Review
March 27, 2023

Proposed Project Name: Griffith Estates

Project Acreage: 2.16 acres; From 1630 South Street to end Parking/Turnaround area ((620 ft x 151.5 ft)/43,560 sq ft)

Address of Proposed Project: 7800 West 1630 South, Lehi, Utah. Parcel 13:036:0004

Number of lots/units: 9 Townhomes

Applicant Contact Information
Name: Jim Bradshaw
Address: 2097 East Cedar Fort Drive

dotloop signature verification: dtlp.us/7MU0-QeBr-ee1f

City: Eagle Mountain
State: Utah
Zip: 84005
Cell#: 801-471-1402
Email: jim85133@gmail.com

Owner Contact Information
Name: Naomi C. Griffith
Address: 4364 Liddell Lane
City: Erda
State: Utah
Zip: 84075
Cell#:
Email:

Owner's Signature of Authorization to file – To be provided

Licensed Engineer Contact Information (if applicable)
Name: Coury Morris, PE (Great Basin Engineering Inc)
Address: 5746 South 1475 East, Suite 200
City: Ogden
State: Utah
Zip: 84403
Work#: 801-689-8404
Email: courym@greatbasineng.com

The applicant shall provide stamped, addressed #10 business envelopes for all property owners within 300 feet, including a mailing list. Not required for Concept Review

PURPOSE
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss a project prior to the preparation of a Preliminary Plat/ Site Plan. The applicant can use the Concept Plan meetings to ask questions and receive direction on project layout. After review of the concept plan, the applicant may be advised of the specific changes or additions that may be required in the layout as a prerequisite to the approval of the Preliminary Plat/Site Plan. The applicant may also want to consult the Neighbors of the proposed project to get their views and concerns.

Please read the applicable sections of the Lehi City Development Code and Lehi City Design Standards and Public Improvements Specifications Manual before submitting any type of project application. The applicant should realize that a typical time frame for approval of a major project in Lehi City is at least four months or more, depending on the complexity of the proposed development. A concept Plan application is only the first step.

CONCEPT PLAN APPLICATION ITEMS

(1) Proposed Concept layout that identifies:

dotloop signature verification: dtlp.us/7MU0-QeBr-ee1f

(a) Proposed lot lines and lot sizes: See Griffith Property Concept Plan.

(b) Name of the current owner of the property: Naomi C. Griffith.

(c) All existing structures, including setbacks and existing easements: There are no existing structures on the property.

(d) Location and names of adjacent properties/property owners and platted subdivisions:

- Brent Kolan owns parcel 13:036:0014 to the east
- Triple B Investment Group LLC owns parcel 13:036:0017 to the south
- Lehi City owns parcel 55:810:0053 to the west where the Dragonfly Disc Golf Course is located
- Lehi City also owns parcel 13:036:0010 to the north

(2) A written description of the proposed development:

(a) Type of development: Griffith Estates will be a small multi-family development of 9 townhomes.

(b) Proposed building materials: Building materials will include cement foundation, wood framing, composite wood or stucco siding, brick or stone façade, glass windows, and asphalt shingle roof.

(c) Proposed CC&Rs (if any): Griffith Estates will be a PUD with an HOA to maintain landscaped common areas and provide trash and snow removal.

(d) Proposed amenities to be included in the development: Nine townhomes will be developed on a 1.43 acre area (410 feet x 151.5 feet) in the northern part of the 7.54 acre Griffith Property. The remaining 6.11 acres (81% of the land) will remain open, natural green space. It will be dedicated to Lehi City to extend the power line trail construction on the north, preserve the ESA natural wetlands area on the south, and provide for the much-needed Pony Express Parkway Extension.

About 15,325 (0.35 acres) in the development with be a common open space with lawn and trees. Landscaping will also include a 650 sq ft shrub border on the north and south sides of the townhomes, and a flower/shrub border at the entrance of each town home. No other community amenities are planned for this development. This meets the Lehi City amenity requirements for multi-family developments with 9 units (see Chapter 37 Design Standards, Table 37.070).

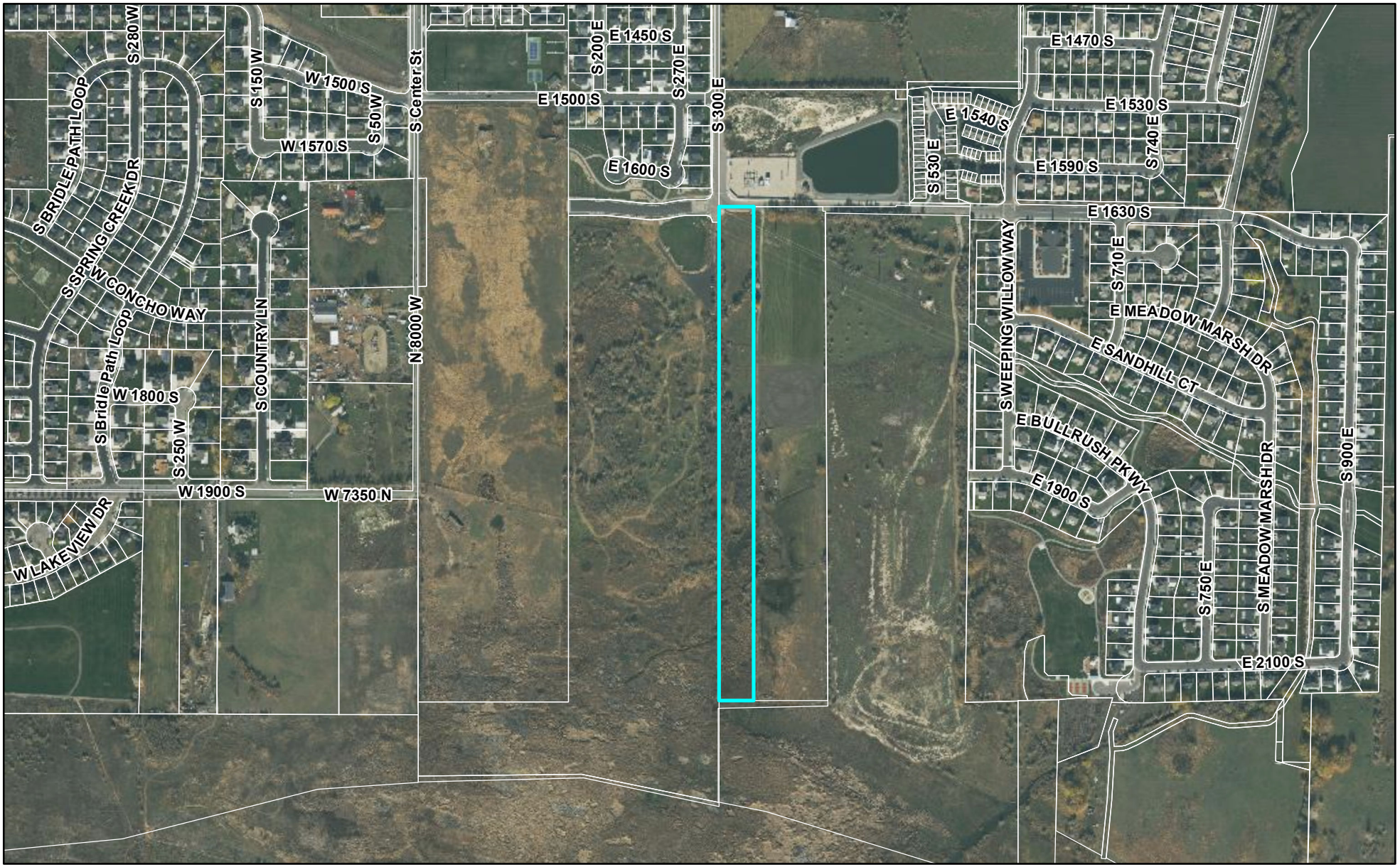
3) Proposed building elevations and floor plans
See Griffith Doc 14 – Townhome proposed elevations and floor plans

(4) Supporting documentation, maps, and other information.

- Griffith Doc 6 – Griffith Property – Vicinity Map
- Griffith Doc 7 – Griffith Property Concept Plan
- Griffith Doc 8 – Griffith Property Concept Plan, North Side Section
- Griffith Doc 9 – Griffith Property Concept Plan, South Side Section
- Griffith Doc 10 – Griffith Property Survey
- Griffith Doc 11 – TSSD Sewerline and Proposed Pony Express Parkway Extension
- Griffith Doc 12 – Culinary and PI Water System Map
- Griffith Doc 13 – Storm and Sewer System Map
- Griffith Doc 14 – Townhome proposed elevations and floor plans

Griffith's Property Concept

Aerial



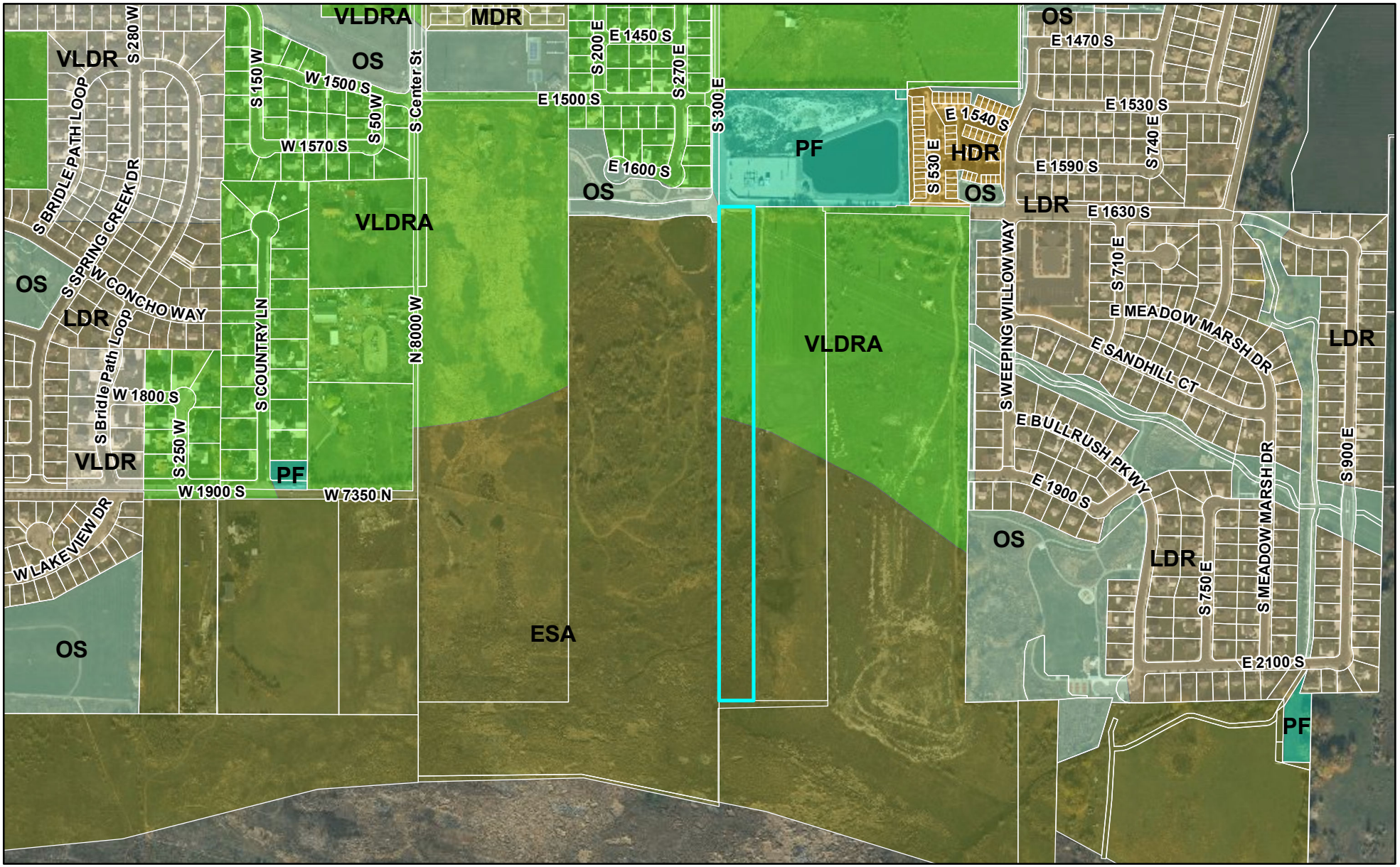
Feet

0 725 1,450

LEHI CITY

Griffith's Property Concept

General Plan



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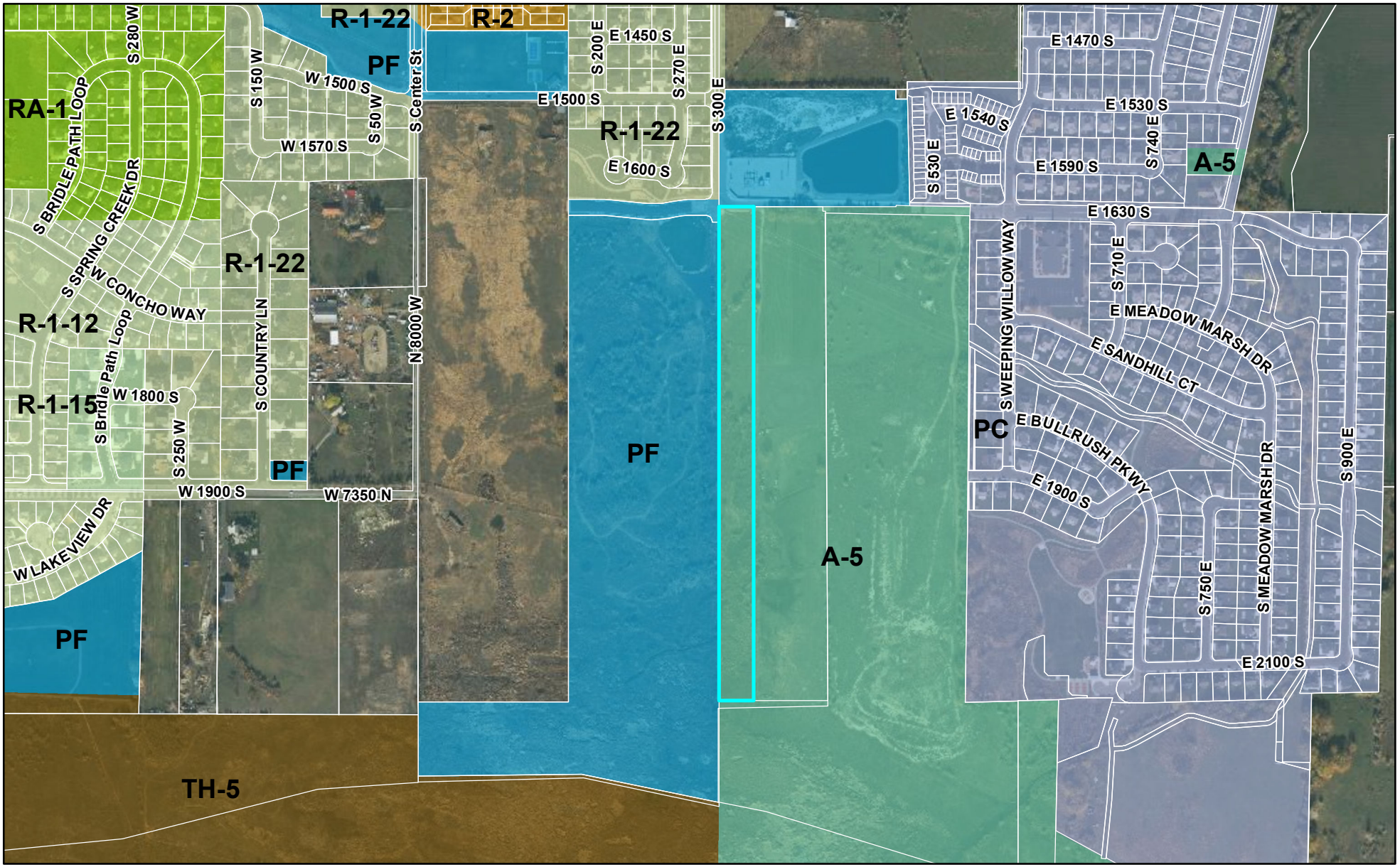
LEHI CITY

Griffith's Property Concept

Zoning



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LEHI CITY

Naomi C. Griffith Property

300 East 1630 South, Lehi, Utah
Parcel 13:036:0004

Vicinity Map

Lehi City
Parcel 13:036:0010

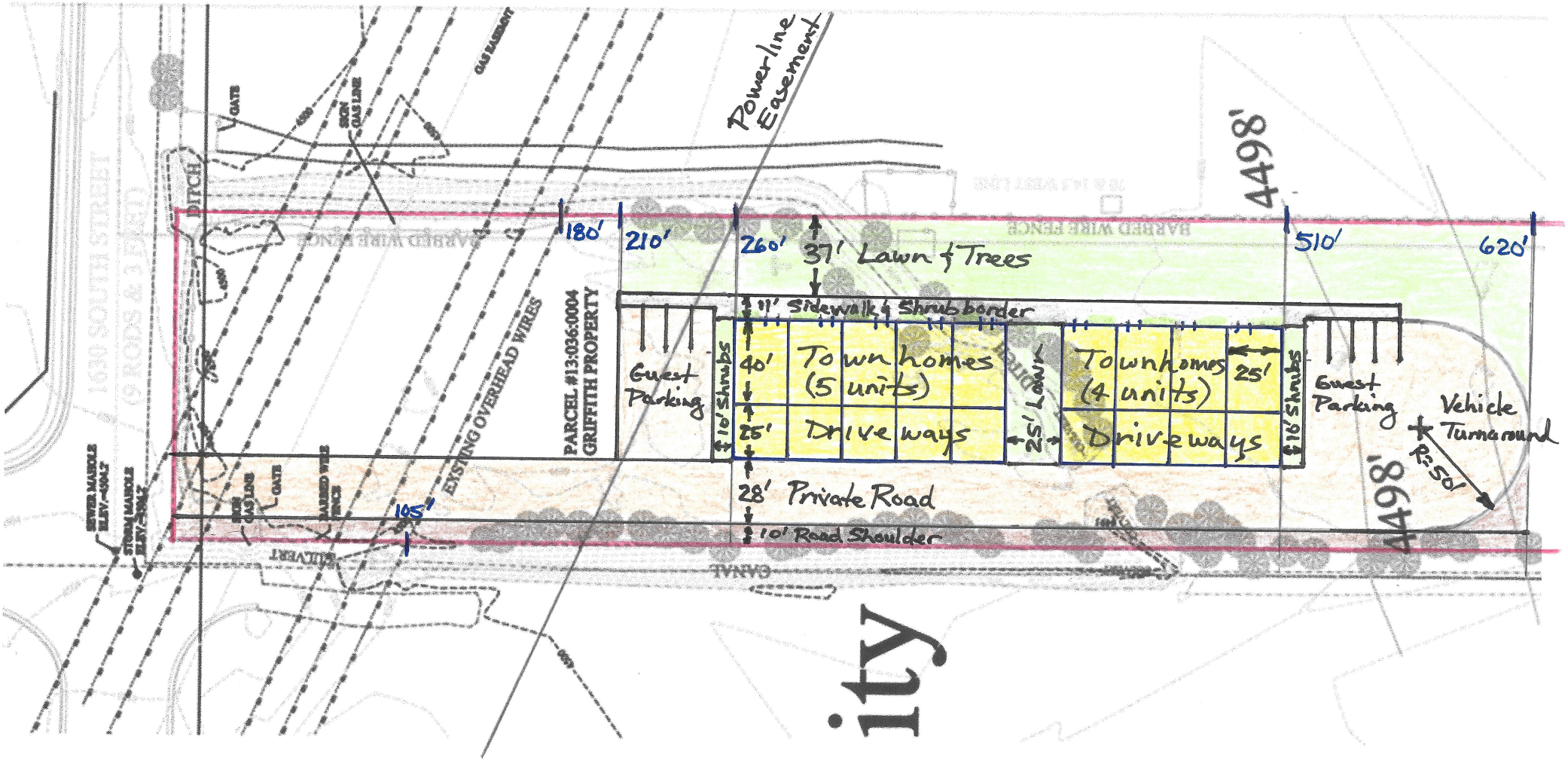
Lehi City – Dragonfly Park
Parcel 55:810:0053

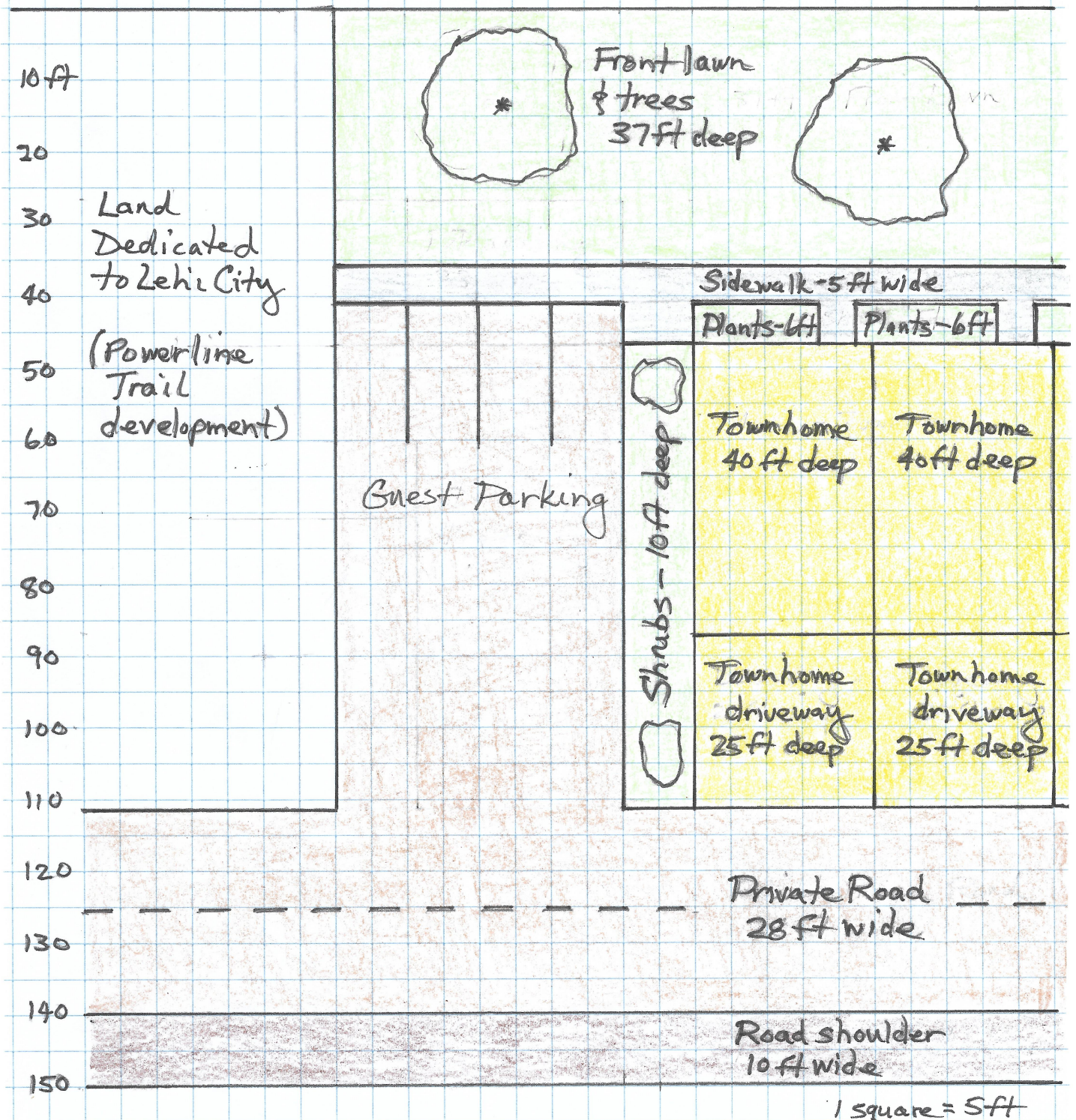
Brent Kolan
Parcel 13:036:0014

Triple B Investment Group LLC
Parcel 13:036:0017

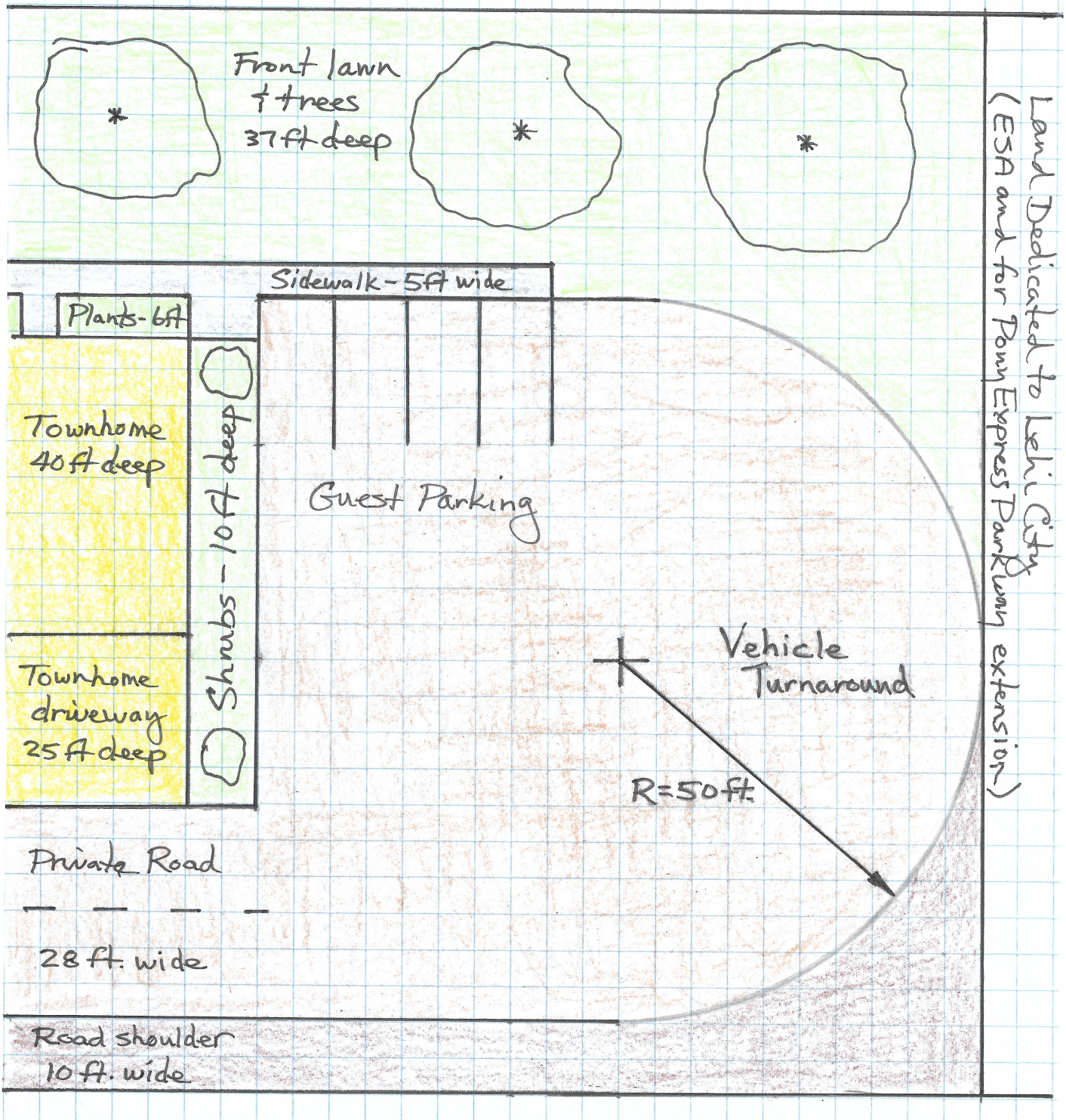


Griffith Estates – PUD with 9 Townhomes
Banyan Investments





Griffith Estates - PUD with 9 Townhomes
Concept Plan - North Side Section
Banyan Investments



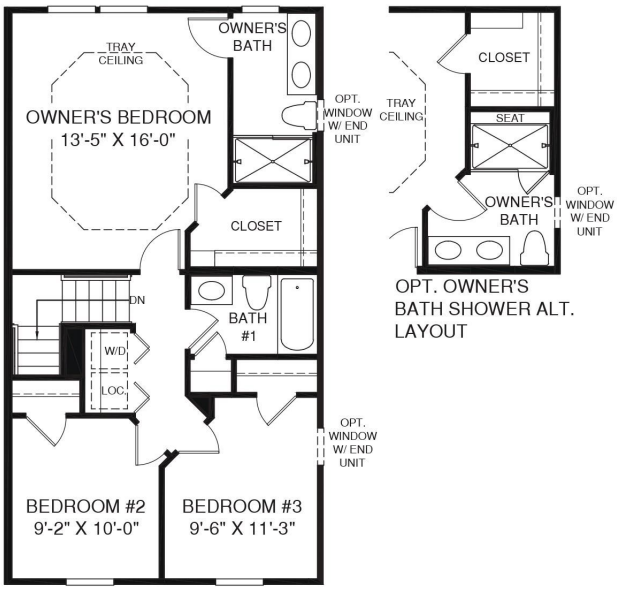
Griffith Estates - PUD with 9 Townhomes
Concept Plan - ~~A~~ South Side Section
Banyan Investments

1 Square = 5 ft.

MOZART

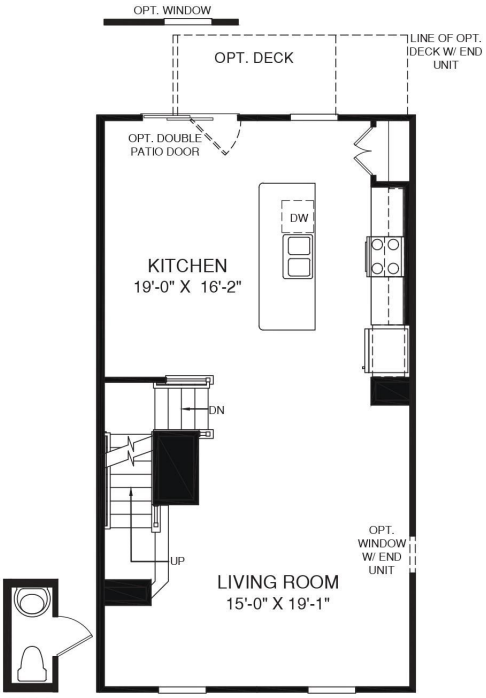


LOWER LEVEL ENTRY WITH REAR GARAGE



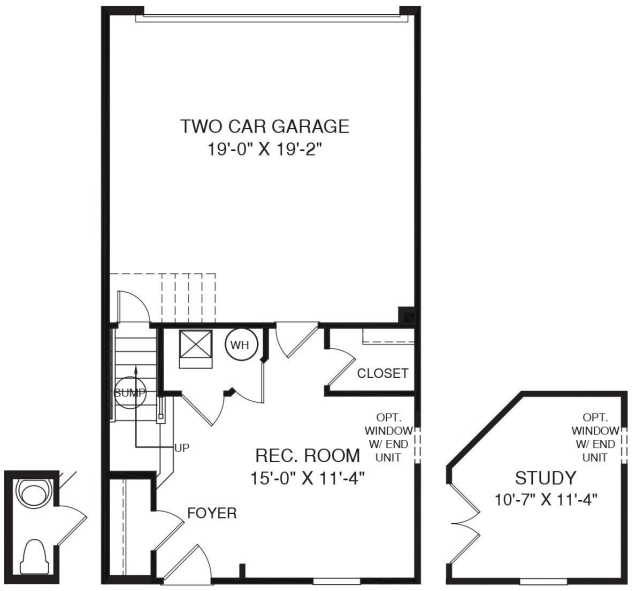
UPPER LEVEL

OPT. OWNER'S BATH SHOWER ALT. LAYOUT



OPT. POWDER ROOM

MAIN LEVEL



OPT. POWDER ROOM

LOWER LEVEL

OPT. STUDY

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0419MOZ0Ev02BLR

Agenda Item No: 3.9

Planning Commission Agenda Item Report

Meeting Date: May 11, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Jared Osmond's request for approval of the Pioneer Plaza Office Building Site Plan located at 1004 South 1100 West.

Suggested Action:

Attachments:

Pioneer Plaza 1.pdf

Pioneer Plaza 2.pdf

PIONEER PLAZA OFFICE BUILDING SITE PLAN
PLANNING COMMISSION REPORT

Applicant	Jared Osmond		
Meeting Date	May 11, 2023		
Requested Action/Purpose	Approval of a proposed site plan		
Decision Type	Administrative		
Location	1004 S 1100 W		
Project Area	1.22 acres		
Existing Zoning	C		
General Plan Land Use Designation	C (Commercial)		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	TH-5	Undeveloped
	South	C	Pioneer Crossing
	East	C	Pioneer Plaza Subdivision- Offices
	West	TH-5	Pioneer Crossing
Date of DRC Review	April 26, 2023		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Final approval
City Council	No action required

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.250. Site Plan Approval Process. ***(Am 5/22/01; 08/13/02; 11/09/04)***
The review and approval process for a Site Plan shall be as follows:
Permitted Uses (2) Site Plans associated with a permitted use and with a total valuation, including building and all associated improvements, greater than $500,000 dollars shall require approval by the Planning Commission, following a review by the DRC. The Planning Commission may require that the approval of a Site Plan be forwarded to the City Council if they determine a project is likely to have a significant impact on traffic, environmental quality, lighting, compatibility of uses, or the health, safety, or general welfare of the surrounding properties, property values, or residents. The Planning Commission and or City Council may hold a public hearing on any project likely to have a significant impact on the surrounding property, values or residents.

PROPERTY HISTORY

The property was annexed into the City in 2008 as part of the Stan Lewis Annexation.

REPORT ANALYSIS

The applicant requests approval of the Pioneer Plaza Office Building Site Plan located at approximately 1004 S 1100 W in a Commercial zone. The proposed office use is a permitted use within that zone.

The proposed site plan includes the layout of the site and elevations. Both of these as well as the DRC comments are discussed below.

Site Layout

The site shows a building of 7,224 square feet on the east side of the property with a private drive that connects into the existing parking lot of the Pioneer Plaza Subdivision. The plan also shows 35 parking stalls to meet the parking requirements and two bicycle parking stalls have been included as well.

Landscaping percentages were met with 33% of the site shown with various shrubs and trees. A retention basin filled with cobblestone is shown on the site is surrounded with trees.

A sidewalk connection is shown to the property to the north that ties into the future Dry Creek Trail. To improve pedestrian connectivity, a connection is shown from the parking lot to the sidewalk along Pioneer Crossing.

Elevations
The building appears to meet the design requirements of the State Highway Design District. There was a DRC Comment regarding the materials and percentages of the building.

DRC Comments
The DRC provided nine comments, including the following:

1. Continue landscaping to sidewalk.
2. Connection to Dry Creek Trail needs to be 10' wide from the Dry Creed trail to part way through the parking lot.
3. Label types and percentages of building materials.

Please consider these comments in your notion.

SCOPE OF APPROVAL

Site Plans are an administrative action, which means if they meet Code the Planning Commission must approve it.

This is not a public hearing item.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or deny the proposed site plan. Any motion should include findings. Possible findings include:

1. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience.
2. The proposed use will/will not be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
3. That the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area.
4. Additional findings based upon information presented during the public meeting.

Pioneer Plaza Office Building Site Plan
DRC Redline Comments

Jared Osmond- requests review of the Pioneer Plaza Office Building Site Plan located at 1004 South 1100 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, James Farnsworth
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Matt Brown
Date of Plans Reviewed: 4/18/23
Time Start: 2:53 pm
Time End: 3:00 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Ryan – Water/Sewer:
1. 4" gate valve
2. Move manhole out of curb line
3. Install 1" culinary service away from 4" fire line.
4. Raise 15" RCP to avoid looping water main.
5. Raise FL of 15" RCP to 3'0 to miss water mains.

James – Parks:
6. Continue landscaping to sidewalk.

Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Kim – Planning:
7. Connection to Dry Creek trail needs to be 10' wide from the Dry Creek trail to part way through the parking lot.
8. Label types and percentages of building materials

Garion – Fire:
9. Insert our fire riser detail.

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. Surveyor's and engineer's stamps on construction drawings.
4. Confirm ownership of sliver parcel
5. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).
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. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Jacob Hernandez- jhernandez@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
8. Address comments from Planning Commission approval.
9. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled.
10. Planner needs to sign off on building plans prior to the precon meeting.

DRC GENERAL COMMENTS:

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

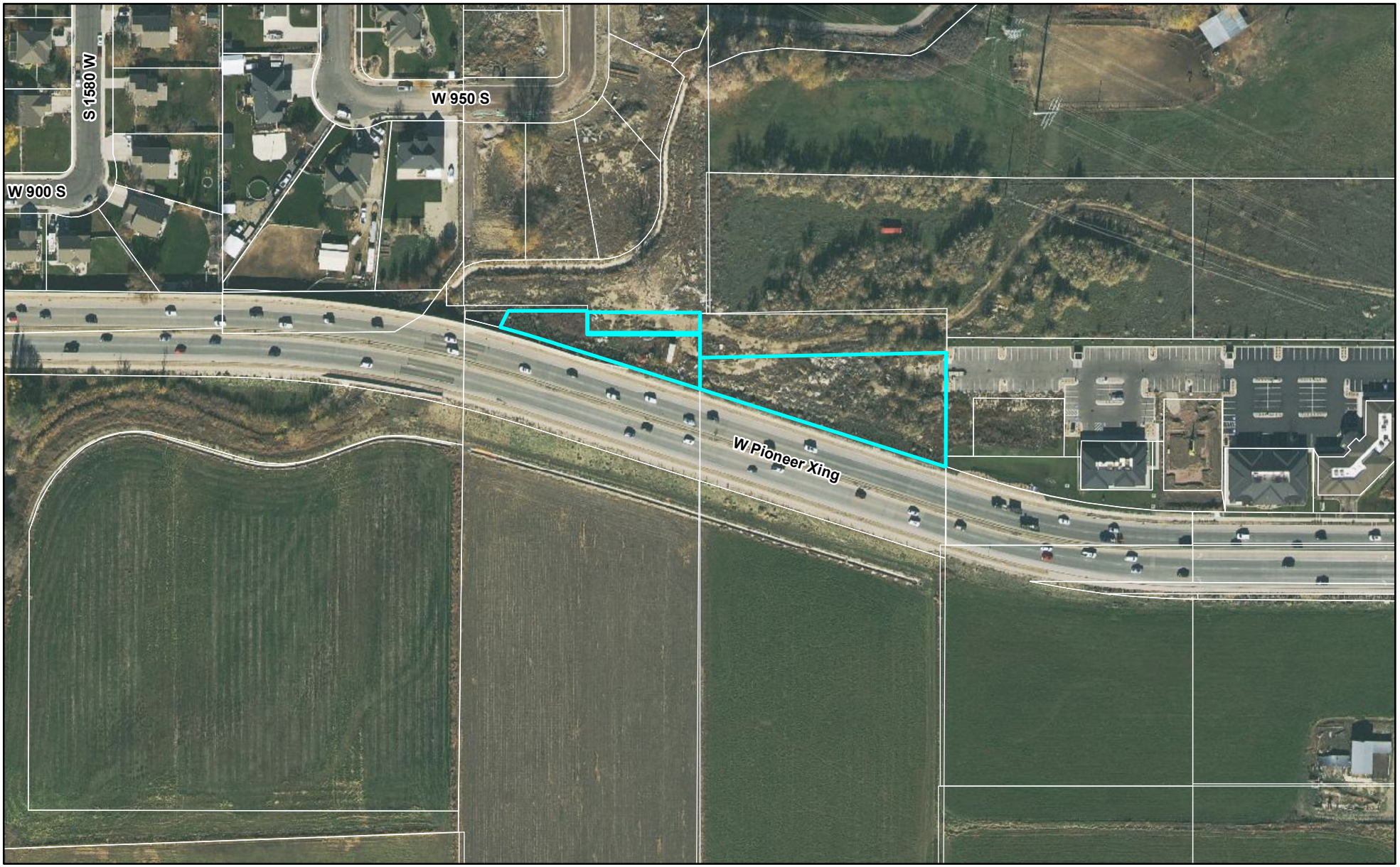
1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase,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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 11, 2023.

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.

Pioneer Plaza Office Building Site Plan

Aerial

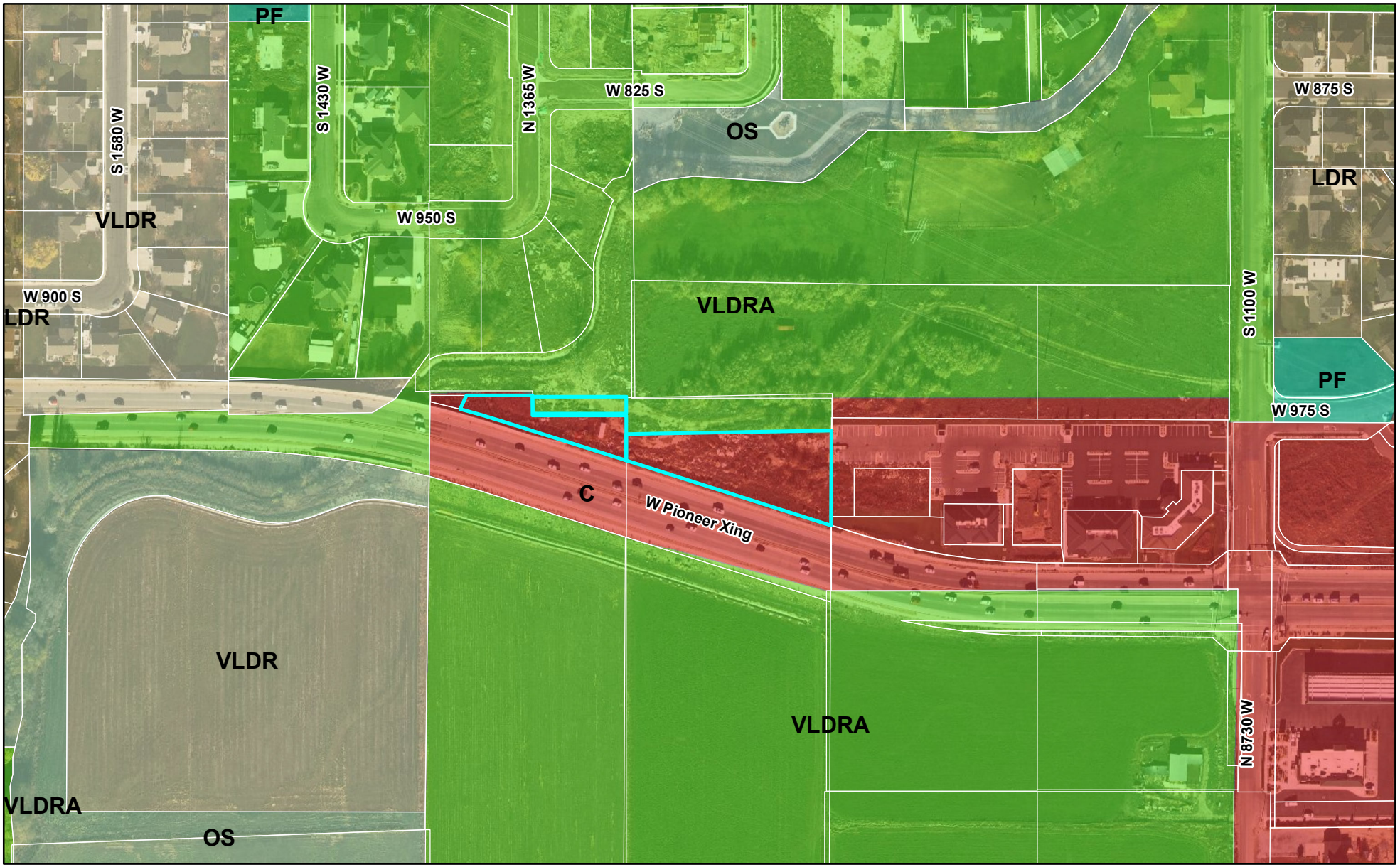


0 225 450 Feet

LEHI CITY

Pioneer Plaza Office Building Site Plan

General Plan

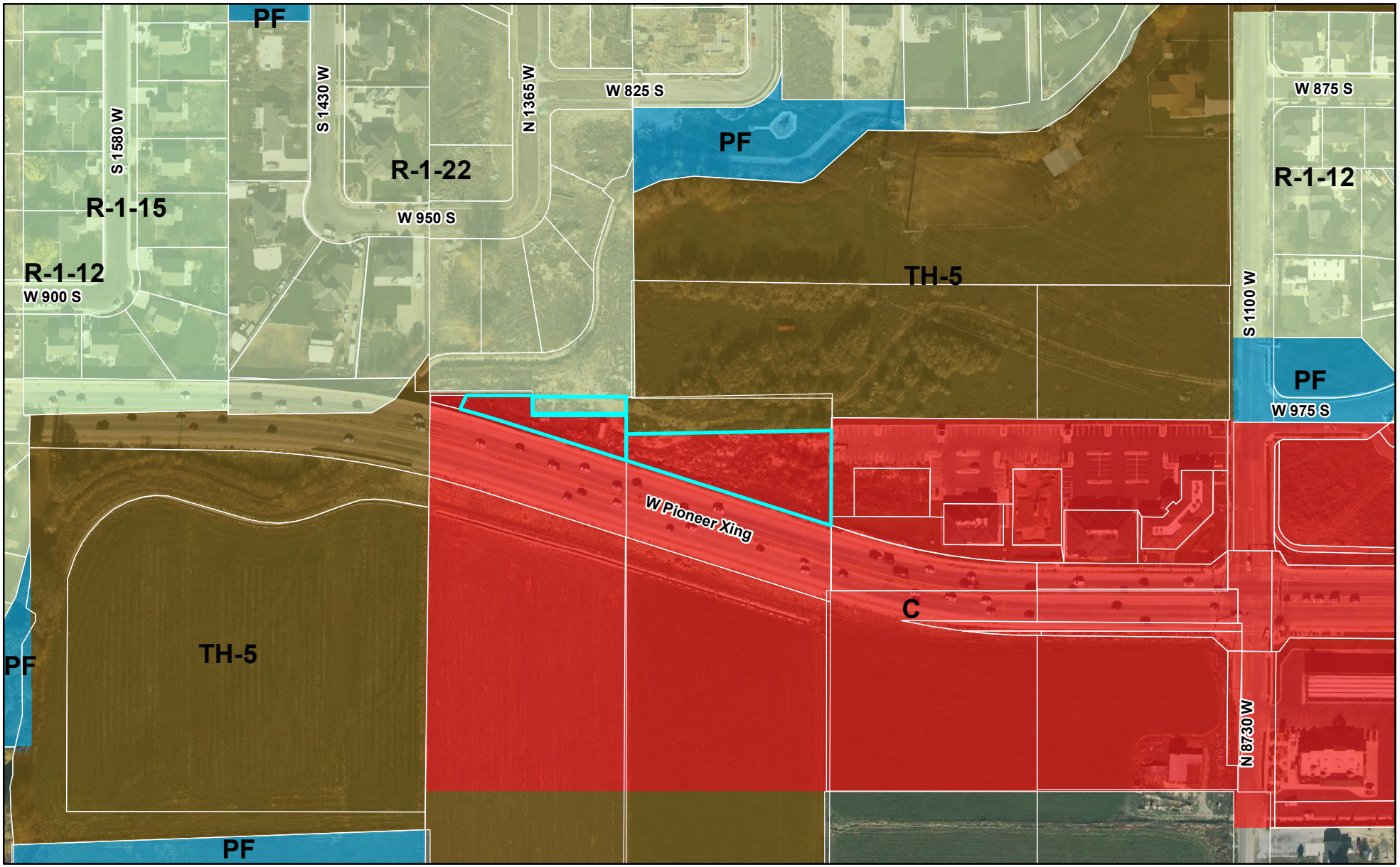


0 270 540 Feet

LEHI CITY

Pioneer Plaza Office Building Site Plan

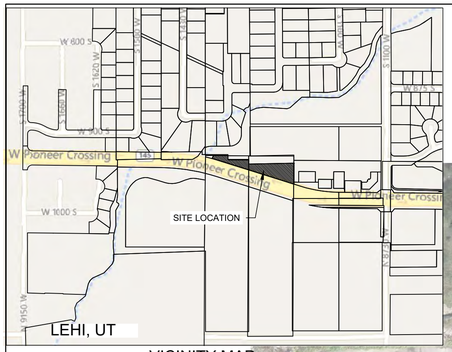
Zoning



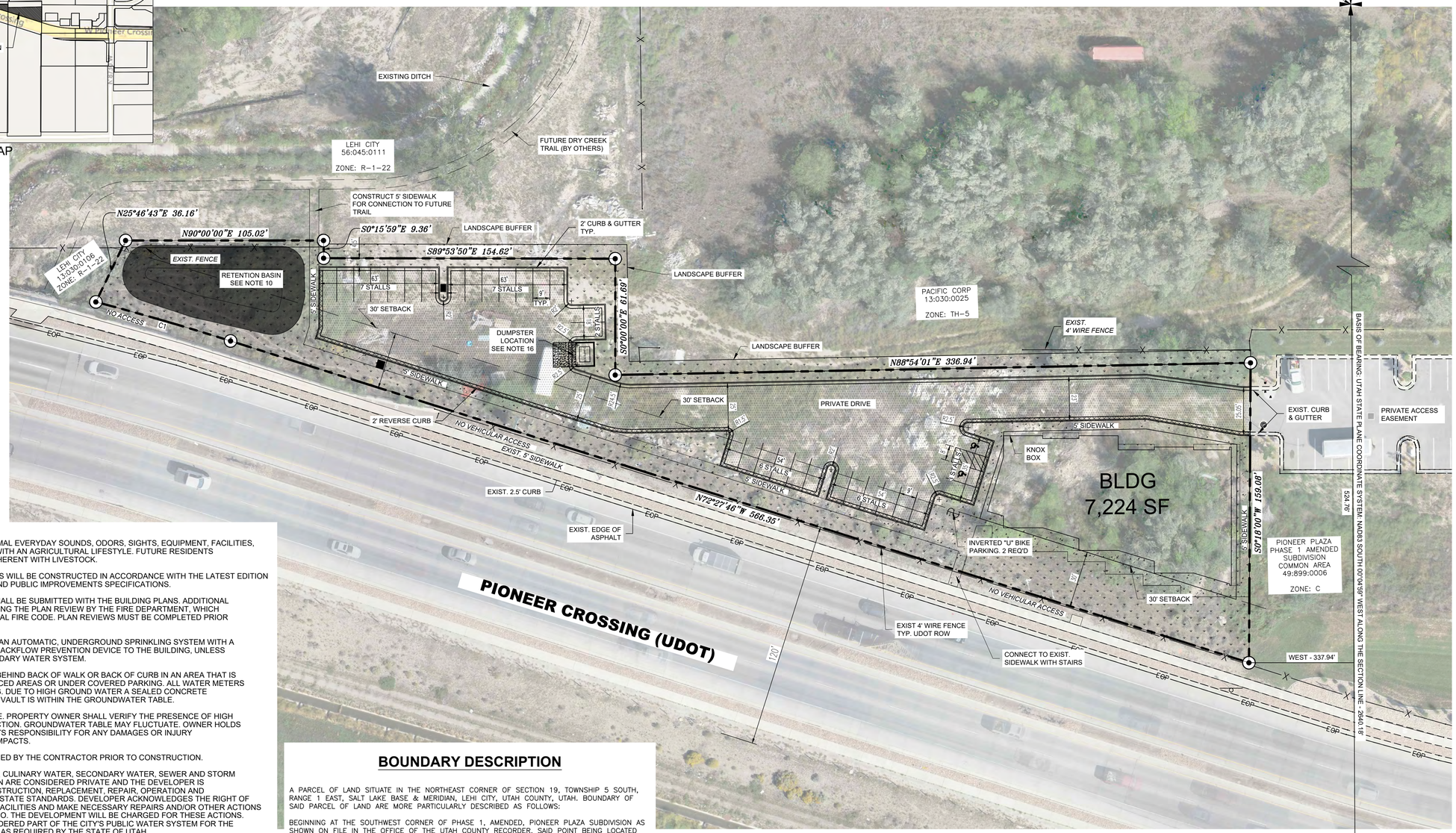
LEHI CITY

PIONEER PLAZA

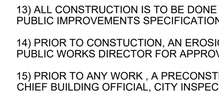
1275 WEST 1000 SOUTH
LEHI CITY, UTAH



VICINITY MAP



PAVEMENT SECTION



NOTES:

1) THIS AREA IS SUBECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

2) ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

3) DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. ADDITIONAL REQUIREMENTS MAY BE IDENTIFIED DURING THE PLAN REVIEW BY THE FIRE DEPARTMENT, WHICH MAY BE MANDATED BY THE INTERNATIONAL FIRE CODE. PLAN REVIEWS MUST BE COMPLETED PRIOR TO THE BUILDING PERMIT BEING ISSUED.

4) ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.

5) WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING. ALL WATER METERS MUST FOLLOW CITY STANDARD DRAWING. DUE TO HIGH GROUND WATER A SEALED CONCRETE FLOOR WILL BE REQUIRED IF THE METER VAULT IS WITHIN THE GROUNDWATER TABLE.

6) WARNING-HIGH GROUND WATER TABLE. PROPERTY OWNER SHALL VERIFY THE PRESENCE OF HIGH WATER TABLE PRIOR TO NEW CONSTRUCTION. GROUNDWATER TABLE MAY FLUCTUATE. OWNER HOLDS LEHI CITY HARMLESS FROM, AND ACCEPTS RESPONSIBILITY FOR ANY DAMAGES OR INJURY RESULTING FROM ANY GROUNDWATER IMPACTS.

7) ALL UTILITY TIE-INS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

8) WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY WATER, SEWER AND STORM WATER FACILITIES WITHIN THIS SITE PLAN ARE CONSIDERED PRIVATE AND THE DEVELOPER IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. DEVELOPER ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND/OR OTHER ACTIONS WHEN THE DEVELOPMENT FAILS TO DO SO. THE DEVELOPMENT WILL BE CHARGED FOR THESE ACTIONS. CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE STATE OF UTAH.
EXCEPTIONS:

9) IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT THE CONSTRUCTION DOCUMENTS INCLUDE ALL OF THE FIRE PROTECTION REQUIREMENTS AND THE SHOP DRAWINGS ARE COMPLETE AND IN COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS. (IFC 105.4.3)

10) PERMANENT RETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED OR REMOVED WITHOUT APPROVAL FROM THE LEHI CITY COUNCIL AND LEHI CITY ENGINEER.

11) THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

12) ONE(1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SEC. 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN AND POWER.

13) ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

14) PRIOR TO CONSTUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.

15) PRIOR TO ANY WORK , A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

16) DUMPSTER ENCLOSURE TO MEET LEHI CITY STANDARDS AS A MINIMUM. SEE TRASH ENCLSOURE DETAIL ON SHEET 2.00 FOR DIMENSIONS, MATERIALS, ETC.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH. BOUNDARY OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PHASE 1, AMENDED, PIONEER PLAZA SUBDIVISION AS SHOWN ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED 524.76 FEET SOUTH 00°04'59" WEST ALONG THE SECTION LINE AND 337.94 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 19, SAID REBAR AND CAP IS ALSO LOCATED 868.96 FEET SOUTH 52°58'47" WEST FROM THE NORTHEAST REFERENCE CORNER OF SAID SECTION 19, SAID POINT IS ALSO THE SOUTHWEST CORNER OF PIONEER PLAZA PHASE 1 SUBDIVISION (AMENDED) FILE NO. 16453 OF OFFICIAL RECORDS; AND RUNNING THENCE ALONG THE NORTHERLY RIGHT OF WAY OF PIONEERING CROSSING THE FOLLOWING 2 COURSES: 1) NORTH 72°27'46" WEST 566.35 FEET TO A FOUND STATE R.O.W. MONUMENT MARKING A POINT OF CURVATURE TO THE LEFT, 2) ALONG SAID CURVE TO THE LEFT THROUGH AN CENTRAL ANGLE OF 02°43'55", HAVING A RADIUS OF 1560 FEET, AND WHOSE LONG CHORD BEARS NORTH 73°49'43" WEST FOR A DISTANCE OF 74.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, SAID POINT IS ALSO ON THE EXTENSION OF THE EASTERLY DESCRIBED LINE IN A WARRANTY DEED ON RECORD WITH THE UTAH COUNTY RECORDERS OFFICE ENTRY NO. 68547:2022, THENCE ALONG SAID EXTENSION OF LINE AND LINE NORTH 25°46'43" EAST 36.16 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF Z-ACT SUBDIVISION, FILE 18117 OF OFFICIAL RECORDS, THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING 3 COURSES: 1) EAST 105.02 FEET, 2) SOUTH 00°15'59" EAST 9.36 FEET, 3) SOUTH 89°53'50"EAST 154.62 FEET TO A POINT ON THE EXTENSION OF THE WESTERLY BOUNDARY OF PACIFIC CORP AS DESCRIBED IN A WARRANTY DEED ENTRY NO. 184836:2003, THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 61.69 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PARCEL 2 AS DESCRIBED IN WARRANTY DEED 68547:2022, THENCE ALONG SAID BOUNDARY NORTH 88°54'01" EAST 336.94 FEET TO THE WESTERLY BOUNDARY OF SAID PIONEER PLAZA PHASE 1 SUBDIVISION (AMENDED, THENCE ALONG SAID BOUNDARY SOUTH 00°18'00" WEST 159.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.22 ACRES (53352 SQ. FT.)

NOTE: BASIS OF BEARING IS UTAH STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH 00°04'59" WEST IN BETWEEN THE NORTHEAST CORNER AND EAST QUARTER CORNER OF SAID SECTION 19.

TABULATIONS			
ITEM	AREA (SQ. FT.)	AREA (ACRES)	SITE %
ENTIRE SITE	53,352 SF	1.22 AC	100%
BLDG AREA	7,224 SF	0.16 AC	13%
LANDSCAPE AREA	17,596 SF	0.40 AC	33%
IMPERVIOUS AREA	28,532 SF	0.66 AC	54%

UTILITY SIZING	
ITEM	SIZE
WATER METER	1"
PI METER	1"
SEWER LATERAL	4"
POWER	227/400/800 AMP WITH 4 METERS

ZONE = C (COMMERCIAL)

ASPHALT
RETENTION POND EASEMENT
2' FALL OUT CURB TYP.

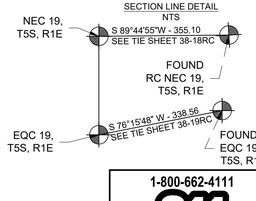
PARKING TABULATIONS		
DESCRIPTION	REQUIRED	PROVIDED
TOTAL	25	31
ADA	2	2
VAN ACCESSIBLE	1	2
BIKE	2	2

NOTE: PROPOSED BUILDING USE IS PROFESSIONAL OFFICES. PARKING TABULATION BASED ON 1 STALL PER 300 SF OF OFFICE BUILDING. BIKE PARKING BASED ON 5% REQUIRED PARKING, WITH MINIMUM OF 2.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	74.38'	1560.00'	74.37'	N73°49'43"W	2°43'55"

EAST QUARTER CORNER 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (TRUE CORNER IS OUT)

SECTION LINE DETAIL NTS



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

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
APR. 18, 2023
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: PIONEER PLAZA
Location: LEHI CITY, UTAH
Drawing Name: SITE PLAN LOT 5

PROJECT NO. 2022.017

SHEET NO. 1.00

PRINT DATE: 4/18/2023

REFERENCE NOTES SCHEDULE PIONEER PLAZA

SYMBOL	1 SOFTSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA - BIOGRASS BIO BLUE. NO TOPSOIL AVAILABLE ON-SITE. CONTRACTOR SHALL PROVIDE 6" OF TOPSOIL FOR ALL SODDED LAWN AREAS. SEE SPECIFICATIONS FOR TOPSOIL STANDARDS AND REQUIRED SOIL TESTING STANDARDS.	3,870 SF
1-02	PLANTING AREAS - NO TOPSOIL AVAILABLE ON-SITE. CONTRACTOR SHALL PROVIDE 12" MINIMUM OF TOPSOIL FOR ALL PLANTER AREAS. SEE SPECIFICATIONS FOR TOPSOIL STANDARDS AND REQUIRED SOIL TESTING.	13,284 SF
1-03	DETENTION BASIN - 2"-4" COBBLESTONE MULCH. DEWITT 4OZ NON-WOVEN WEED FABRIC SHALL BE INSTALLED BENEATH COBBLESTONE.	5,226 SF

PLANT SCHEDULE PIONEER PLAZA

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH
	1	MALUS SARGENTII `TINA`	SARGENT APPLE	25 GAL	1.5"CAL	
	9	PRUNUS SARGENTII 'JFS KW21PS'	PINK MYST® SARGENT CHERRY	2" CAL.	30`	15`
	8	QUERCUS MACROCARPA	BURR OAK	2" CAL.	40`	50`
	3	ULMUS X `ACCOLADE`	ACCOLADE ELM	2" CAL.	40`-50`	25`
	3	ZELKOVA SERRATA `VILLAGE GREEN`	SAWLEAF ZELKOVA	2" CAL.	40`	40`

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH
	17	PINUS FLEXILIS `VANDERWOLF`S PYRAMID`	VANDERWOLF PINE	7` HT.	30`	15`
	2	PINUS NIGRA	AUSTRIAN BLACK PINE	7` HT.	40`-50`	30`

PLANT SCHEDULE PIONEER PLAZA

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH
	28	BUXUS X `GLENCOE`	CHICAGOLAND GREEN® BOXWOOD	5 GAL	1-2`	1-2`
	16	BERBERIS THUNBERGII `KOBOLD` TM	KOBOLD BARBERRY	5 GAL	2-3`	2` WIDE
	1	CORNUS ALBA `BAILHALO` TM	IVORY HALO DOGWOOD	5 GAL	6` TALL	6`
	9	CARYOPTERIS X CLANDONENSIS TM	BLUE MIST SPIREA	5 GAL	2-3`	2-3`
	17	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL	6-9`	7-10`
	2	DAPHNE X BURKWOODII `CAROL MACKIE`	CAROL MACKIE DAPHNE	5 GAL	3-4`	3-4`
	12	FORESTIERA NEOMEXICANA	NEW MEXICAN PRIVET	5 GAL	6-10`	10`
	12	HIBISCUS SYRIACUS `APHRODITE`	APHRODITE ROSE OF SHARON	5 GAL	9-10`	8`
	82	PRUNUS BESSEYI `PAWNEE BUTTES`	SAND CHERRY	5 GAL	1` TALL	4-6`
	33	RIBES ALPINUM `GREEN MOUND`	GREEN MOUND ALPINE CURRANT	5 GAL	2-3`	2-3`
	10	SAMBUCUS NIGRA `BLACK TOWER`	ELDERBERRY	5 GAL	3-4`	4-5`
	14	SPIRAEA X BUMALDA `ANTHONY WATERER`	ANTHONY WATERER SPIRAEA	5 GAL	3-4`	4-5`
	7	TAXUS BACCATA `ERECTA`	BROOM ENGLISH YEW	5 GAL	10` TALL	5-6`
	12	TAXUS X MEDIA `DARK GREEN SPREADING`	YEW	5 GAL	4-6`	8`
	39	TAXUS BACCATA `REPANDENS`	SPREADING ENGLISH YEW	5 GAL	2-4`	12-15`

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH
	4	ERIANTHUS RAVENNAE	RAVENNA GRASS	1 GAL	8-10`	4-6`
	9	MISCANTHUS SINENSIS `ADAGIO`	ADAGIO EULALIA GRASS	1 GAL	3-4`	3-4`
	24	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL	2-3`	2-3`

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH
	11	COREOPSIS VERTICILLATA `MOONBEAM`	THREADLEAF COREOPSIS	1 GAL	1.5-2`	1.5-2`
	13	DIANTHUS GRATIANOPOLITANUS `FIREWITCH`	FIREWITCH CHEDDAR PINKS	1 GAL	1.5-2`	3-4`
	22	DIANTHUS X `RASPBERRY SWIRL`	RASPBERRY SWIRL MAIDEN PINK	1 GAL	7"	9"
	4	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	1-2`	1-2`
	37	FELICIA AMELLOIDES	BLUE MARGUERITE	1 GAL	1-2`	1-2`
	9	KNIPHOFIA UVARIA `ECHO ROJO`	REBLOOMING TORCH LILY	1 GAL	3-4`	2-3`
	16	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LILYTURF	1 GAL	.5-1`	1-2`



LANDSCAPE PLAN

0' 20' 40' 80'

SCALE: 1" = 20' on 24"x36" Sheet

NORTH

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (lf and sf) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

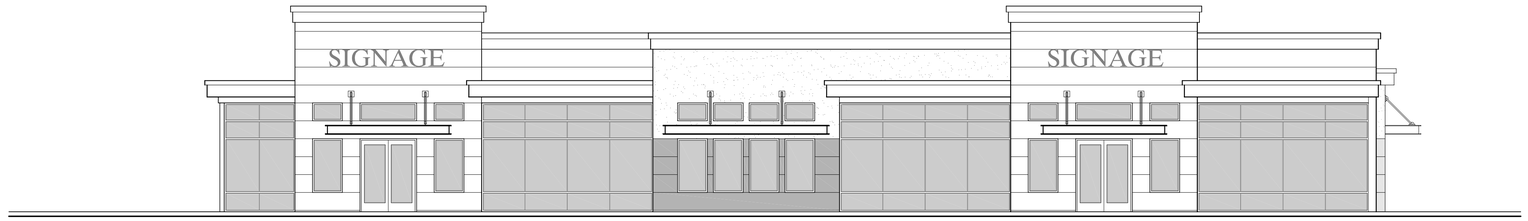
northland
Landscape Architecture + Land Planning
801.763.0179 www.northland-design.com

PIONEER PLAZA
LEHI, UTAH

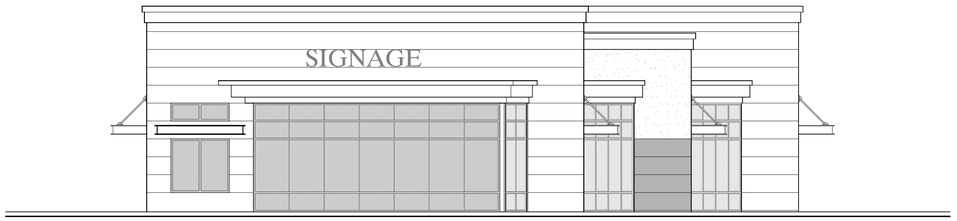
DATE 03 OCT 2025

CITY SUBMITTAL SET

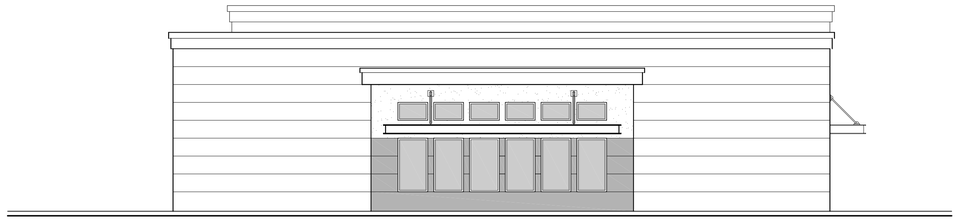
L102



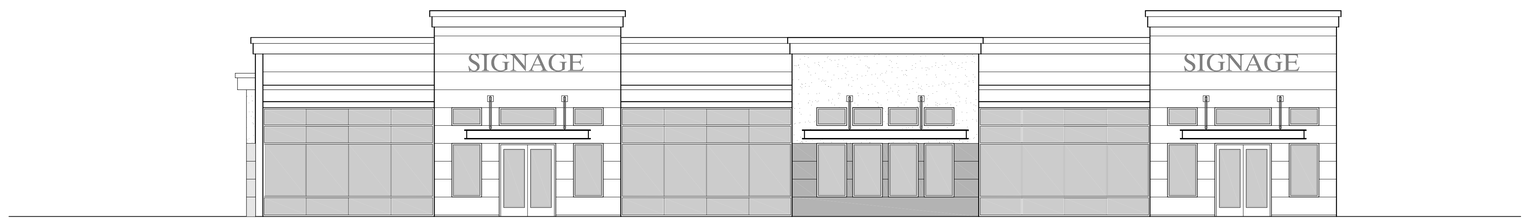
1 A201 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1' - 0"



2 A201 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1' - 0"



3 A201 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1' - 0"



4 A201 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1' - 0"

PRINTED DATE
03.17.2023

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PIONEER CROSSING
PROFESSIONAL OFFICES

Pioneer Crossing
Lehi, Utah

CHRONOLOGY

PROJECT NO
22.059

DWN BY/ CHK BY
CWL

TITLE
OFFICE BUILDING
FLOOR PLAN

24X36 SHEET #
A201

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Agenda Item No: 3.10

Planning Commission Agenda Item Report

Meeting Date: May 11, 2023
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 General Plan Land Use Element, adding language that limits General Plan Amendments to once a year.

Suggested Action:

Attachments:

General Plan Amendments.pdf

LAND USE ELEMENT GENERAL PLAN AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	May 11, 2023
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City General Plan
Decision Type	Legislative
Date of DRC Review	April 26, 2023
Assigned Planner	Kim Struthers

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Updates to the Plan

If an area that is located outside the scope of the Plan (not shows on the Land Use Map) is proposed to be added to the Plan, either by annexation or municipal boundary adjustment, City staff will propose a land use designation(s) that is consistent with and furthers the goals and policies of this Plan.

REPORT ANALYSIS

The applicant is requesting to amend the General Plan Land Use Element, adding language that limits amendments to the plan to once a year.

The proposed amendment includes language that amendments to the Land Use element text and map may only be accepted for consideration during the month of January. The purpose of this is to maintain consistency and predictability. Lehi City

can propose amendments to the General Plan outside the application window if the amendment is in line with the goals and policies of this plan. Any other proposed amendment would require a separate application and will be subject to the once-a-year window.

The DRC had one comment on the proposed General Plan amendment about whether the Development Code needs to be amended as well to specify this General Plan amendment.

Please consider the DRC comments in the motion.

SCOPE OF APPROVAL

As a legislative item the Planning Commission has a high level of discretion in whether they approve General Plan Amendments or not.

POSSIBLE MOTIONS AND FINDINGS

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

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

Land Use Element General Plan Amendment
DRC Redline Comments

Lehi City – requests review of an amendment to the General Plan Land Use Element, adding language that limits amendments to the plan to once a year.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Assigned Planner: Kim Struthers
Representatives of the Applicant Present: Kim Struthers
Date of Plans Reviewed: N/A
Time Start: 4;18 pm
Time End: 4:20 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
Jacob – Public Works: No comments
Ross – Engineering: No comments
Kim – Planning:
1. Will we also need to amend the Development Code to specify this? Do we want those to run concurrently?

THIS ITEM BE SCHEDULED FOR PLANNING COMMISSION ON MAY 11, 2023

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 Commission Meeting, source: Lehi Free Press, February 17, 2021, https://lehifreepress.com/



Final Public Open House, source: Lehi Free Press, September 7, 2021, https://lehifreepress.com/

Proposed new text shown in yellow

UPDATES TO THE PLAN

The City recognizes that this plan may need to be updated from time to time. However, in order to maintain consistency and predictability with the Plan, applications for amendments to this Land Use element text and Map may only be accepted for consideration once a year during the month of January.

Lehi City reserves the right to propose City initiated amendments to the General Plan outside the application window if the amendment is in accordance with the goals and policies of this Plan.

If an area that is located outside the scope of this Plan (not shown on the Land Use Map) is proposed to be added to the Plan, either by annexation or municipal boundary adjustment, City staff will propose a land use designation(s) that is consistent with and furthers the goals and policies of this Plan. Any other proposed Land Use designation by the applicant would require a separate application for an amendment, and will be subject to the once a year application window.

INTERPRETATION OF LAND USE MAP

It should be noted that the Land Use Map is based on a "broad brush" approach in that, unlike the City's Planning Zone Map; it does not precisely locate every land use to an individual parcel level. The Land Use map shows general locations of land use activities, facilities, and physical characteristics, but emphasis should also be given to the written policies for land use decision-making. The Zoning Administrator shall be responsible for general interpretation of the Land Use Map. The Zoning Administrator may, at his/her discretion, forward any interpretation issue of the Land Use Map to the Planning Commission for their review and interpretation. If a conflict occurs between the Land Use Map and adopted policies, the written policies are the controlling factors in decision-making.