# Lehi Planning Commission Meeting
# Agenda
# June 8, 2023

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

1. Call to Order

2. Regular Agenda

   2.1. Consideration of Costco Wholesale's request for approval of the Costco Fuel Station Expansion located at 198 North 1200 East in the Commercial zone.
   Costco 1.pdf
   Costco 2.pdf

   2.2. Public hearing and consideration of Boyer Company's request for conditional use approval of the Holbrook Industrial Building 5 Site Plan located at approximately 4886 West Hudson Way.
   Holbrook Industrial 1.pdf
   Holbrook Industrial 2.pdf

   2.3. Public hearing and recommendation of Jeff Olsen's request for review of a Development Code amendment to Chapter 39, Definitions and the 05.030.B, Nonresidential Table of Uses to add Concrete Manufacturing, Small Haul use and definition.
   Dev Code - Concrete.pdf

   2.4. Public hearing and recommendation of Gardner Company's request for review of the View 21 Flex Office General Plan Amendment from Commercial to Heavy Commercial on 5.7 acres located at 3501 West 1940 North.
   View 21 1.pdf
   View 21 2.pdf

3. City Business

   3.1.
   Presentation and discussion of Dry Creek Village Development (Mixed-use Overlay).

4. Adjournment

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

**Agenda Item No: 2.1**

# Planning Commission Agenda Item Report

Meeting Date: June 8, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Costco Wholesale's request for approval of the Costco Fuel Station Expansion located at 198 North 1200 East in the Commercial zone.

**Suggested Action:**

**Attachments:**

Costco 1.pdf

Costco 2.pdf

# COSTCO FUEL EXPANSION SITE PLAN
## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Costco Wholesale | | |
| **Meeting Date** | June 8, 2023 | | |
| **Requested Action/Purpose** | Approval of a proposed site plan | | |
| **Decision Type** | Administrative | | |
| **Location** | 198 North 1200 East | | |
| **Project Area** | 0.5 acres (fuel area) 13.78 acres (total site) | | |
| **Existing Zoning** | Commercial | | |
| **General Plan Land Use Designation** | Commercial | | |
| **Existing Land Use** | Costco Shopping Center | | |
| **Adjacent Zoning and Land Use** | *North* | R-1-10 | Single Family Homes |
| | *South* | Commercial | Retail/Restaurants |
| | *East* | American Fork | Commercial |
| | *West* | Commercial | Lowe's |
| **Date of DRC Review** | May 24, 2023 | | |
| **Assigned Planner** | Brittney Harris | | |

## 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.

**Chapter 37. Definitions.**
**Convenience Store** - A retail establishment offering for sale prepackaged food products, fast foods, snacks, beverages and household items.

## PROPERTY HISTORY

**September 8, 2018** The DRC approved the Costco Fuel Expansion. This approval expired in 2021.

## REPORT ANALYSIS

The applicant requests approval of an expansion of the Costco Fuel station adding six additional fuel pumps and one new underground storage tank. This falls under the permitted use for Convenience Stores, with Gasoline Sales. Costco fits under the definition of Convenience Store in Chapter 37 of the Lehi City Development Code.
A similar expansion was previously approved by the DRC in 2018. The applicant did not get the expansion built

before the approval expired, and with increasing costs the expansion now exceeds the 500,000 dollar limit allowed for staff level approval.

The applicant states in their narrative that they have consistently observed reduced wait times and congestion in areas where they have expanded the fuel pumps.

The DRC reviewed the proposed expansion and had five redline comments, please consider including all comments in your motion.

## SCOPE OF APPROVAL

Site plans are an administrative item, and the fuel center is a permitted use in the zone. This means that the Planning Commission must approve it if it meets Code. The Planning Commission also may only require what is required by the Development Code. They may make suggestions but the applicant only needs to meet Code requirements.

## POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or approve with modifications based on Code requirements the proposed Costco Fuel Expansion. Any motion should include findings. Possible findings include:

1. The proposed fuel expansion is a permitted use in the commercial zone.
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.

**Costco Fuel Expansion**
**DRC Redline Comments**

*Costco Wholesale- requests review of the Costco Fuel Station Expansion located at 198 North 1200 East in the Commercial zone.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Matt Meier, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: David Kopczynski, Julianne Anderson, Megan Palmer, Kayleen Burnett
Date of Plans Reviewed: 5/15/23
Time Start: 1:51pm
Time End: 1:56pm

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments
**Garion – Fire:** No comments
**Ryan – Water/Sewer:**
1. Show road cross section in plans for new asphalt and curb. Lehi City standards are 12" sub base 6" road base 3" asphalt.

**James – Parks:**
2. Suggestion, consider adding an evergreen shrub instead of grasses, such as spreading yew or boxwood.

Gary – **Building/Inspections:**
3. A separate application and plans will need to be submitted for the building permit.

**Matt – Public Works:**
4. LTSWMP required for whole store property no SWPPP

**Ross – Engineering:** No comments
**Luke- Traffic:** No comments
**Kim – Planning:**
5. Canopy signage will require a separate sign application following the expansion approval

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 8th

**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.**

BARGHAUSEN

# PROJECT NARRATIVE

## SITE PLAN REVIEW

**Costco Wholesale**

**Fuel Facility Expansion**

198 North 1200 East
Lehi, Utah 84043

CW No. 18-0119

Costco Loc. No. 733

APN No. 221379000A0020000

Prepared for:
Costco Wholesale
999 Lake Drive
Issaquah, Washington 98027

May 15, 2023
Our Job No. 12098

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425.251.6222 F) 425.251.8782
BRANCH OFFICES: CHEHALIS, WA KLAMATH FALLS, OR LONG BEACH, CA RICHLAND, WA ROSEVILLE, CA
barghausen.com

**Project Location:**

The project site is located within the existing Costco Wholesale development and includes the existing fuel facility queue area and the adjacent parking area to the east. The project disturbance area is approximately 0.5 acres (21,780 square feet) and the overall Costco property is 13.78 acres (600,300 square feet). The subject property is zoned Commercial (C) and the fueling facility is an allowed accessory use to the Costco warehouse.

**Project Description:**

Overview

In consultation with City staff, Costco is seeking a Site Plan Review to allow for the expansion of the existing Costco fuel facility. The project includes a 4,475-square-foot canopy expansion (7,291 square feet total), the installation of six (6) new multi-product dispensers (MPDs) (12 MPDs total), one (1) new 30,000-gallon underground storage tank (UST), and associated site improvements such as parking, landscaping, and directional ground painting. The intent of the expansion is to shorten queue wait times and provide a more efficient fuel purchasing experience for Costco members.

Grading

Site grading will be limited to the installation of canopy footings, an underground storage tank, product piping, stormwater improvements associated with the under-canopy area, and landscape islands. The project requires approximately 1,065 cubic yards of cut and 70 cubic yards of fill, for a net total of 995 cubic yards of export.

Parking and Circulation

The project will remove 12 parking spaces, for an overall total of 658 parking spaces for the site. City parking standards require a minimum of one (1) parking space per 300 square feet of gross floor area for retail uses. The warehouse measures approximately 143,786 square feet in size and therefore, a minimum of 480 parking spaces are required for the overall Costco development. The site will continue to meet the City's minimum parking requirements after the fueling facility is expanded.

The fuel facility will continue to provide single-direction circulation with a full-length bypass lane between each dispenser island. To facilitate circulation into and out of the center fueling position, the design has incorporated an additional seven (7) feet of maneuvering space between the center and front dispensers.

Transportation

The primary purpose of the fuel station expansion is to improve upon the current operations and queuing that the existing facility experiences. The market area of the Lehi Costco is already defined through existing membership and operations since other Costco Warehouses exist nearby. Since the membership of Costco does not change with the expansion of a fuel facility, demand for gas at the Lehi Costco is not anticipated to change.

A minimal increase in trips is expected with the expansion. Other Costco locations where gas stations have been expanded show this small increase in trips is greatly outweighed by the benefits of providing more pumps to expedite the processing of vehicles during peak times. Similar to opening more cashiers/check-out lanes at a supermarket, the additional "servers" available do not determine how many people wait in line but serve to process those waiting in line more efficiently and quickly. Reduced queues and wait times have been consistently observed at expanded Costco fuel stations constructed with a higher number of fueling positions. The average time it takes for a vehicle to fuel does not significantly change by the addition of more fueling positions but because there are more fueling positions available to process vehicles, all expansion locations were found to have overall more efficient processing of vehicles, shorter wait times, shorter queues, and less idling after the expansion.

Architectural Design

The fuel canopy expansion is designed to match the existing Costco fuel facility and includes a metal-wrapped canopy fascia with metal-wrapped canopy columns.

Lighting and Signage

Under-canopy lighting fixtures and sign lighting fixtures will continue to be Costco's standard CREE LED Lights for the existing canopy and expansion.

The existing canopy signs are approximately 26 square feet in size and will be replaced with one (1) 20-square-foot "Costco Wholesale" sign located and centered on each canopy façade.

Landscaping

The project will remove approximately 2,800 square feet of interior landscape area, including nine (9) trees, for a total of 14.25 percent of interior parking lot landscaping for the overall Costco development. City landscape standards require a minimum of 10 percent of the interior parking area to be landscaped. The site will continue to meet City landscaping requirements after the fueling facility is expanded.

Construction

Construction of the fueling facility expansion will be completed in a single phase and will commence after receipt of the applicable permits and approvals. The existing fuel facility may remain open during construction of the expansion, depending on construction sequencing.

**Purpose of Request**

Site Plan Review

Pursuant to Lehi Development Code Section 8.030, a Site Plan Review for a permitted use shall be approved if the following findings are made:

1) *The project is a permitted use within the district.*

   **Response:** The subject site is zoned Commercial (C) under the City Code and the fuel facility is permitted as an accessory use to the Costco warehouse. The project will not change the existing use of the site as a fuel facility and is consistent with the allowed uses of the Commercial district.

2) *The project complies with the requirements for the district with respect to area, yard, setback, height, buffer and landscape, coverage, parking and unloading, and all other requirements applicable to the district.*

   **Response:** The expansion of the fuel facility does not change the current use of the site. The expansion will comply with all applicable development standards for the Commercial district, as indicated in the table below:

| Development Standard | Requirement | Response |
|---|---|---|
| Setbacks | Minimum Street Side: 0 feet<br>Minimum Side Setback: 60 feet to adjacent structures<br>Minimum Rear Setback: 60 feet to adjacent structures | The project will not encroach into the setback area. |
| Lot Width | Minimum 60 feet | The project will not impact the site's existing lot width. |
| Off-Street Parking | Minimum 1 parking stall/300 square feet of floor area<br>(143,786/300 = 480 stalls) | The project will remove 12 parking stalls for an overall total of 658 parking spaces for the site. |
| Lighting | Lighting must be designed so as not to produce obnoxious and intense glare or direct illumination across the boundary property line or to create a nuisance or detract from the use or enjoyment of adjacent property. | The under-canopy lighting and sign lighting will be Costco's standard CREE LED lighting fixtures, which meets these requirements. |
| Signage | A maximum sign area of 15 percent of façade area is allowed.<br>(North/South Facades = 360 square feet, 54 square foot sign allowed)<br>(East/West Facades = 180 square feet, 27 square foot sign allowed) | The new canopy signs include one (1) 20-square-foot "Costco Wholesale" sign on each canopy façade. |
| Landscaping | Minimum of 10 percent landscaping for interior parking areas. | The project will remove approximately 2,800 square feet of interior landscape area, including nine (9) trees, resulting in an overall total of 14.25 percent of interior landscaping. |

3) *The project complies with any architectural design requirements.*

**Response:** The canopy expansion is designed to match the existing structure and main Costco warehouse and will include a tan, metal-wrapped canopy fascia with tan, metal-wrapped canopy columns. City design standards require developments with two or more buildings to contain a similar design theme and that the site be designed cohesively with the overall development. The expansion design complies with City architectural design requirements.

4) *The project does not propose any construction on any critical lands as defined by this Code.*

**Response:** No construction is proposed on any critical lands as defined by the City Code for the fuel facility expansion.

5) *The project has met the level of service standards and adequate public facilities requirements as contained in Chapter 13 of this Code.*

**Response:** The project will not change the existing use of the site as a fuel facility. The site contains adequate utilities to meet the level of service standards and public facilities requirements as contained in Chapter 13 of the City Code.

6) *The project complies with all dedication requirements of the City and provides the necessary infrastructure.*

**Response:** The fuel facility expansion will be located within Costco property boundaries and no dedication is required. Infrastructure necessary for the expansion currently exists on the Costco property and no additional infrastructure is required.

7) *The project shall comply with the provisions of the International Building Code.*

**Response:** The fueling facility expansion will comply with all applicable provisions of the currently adopted International Building Code.

**Conclusion:**

The responses above and application materials demonstrate that the expansion of the fuel facility meets the criteria for Site Plan approval. The City's approval of this application is respectfully requested.

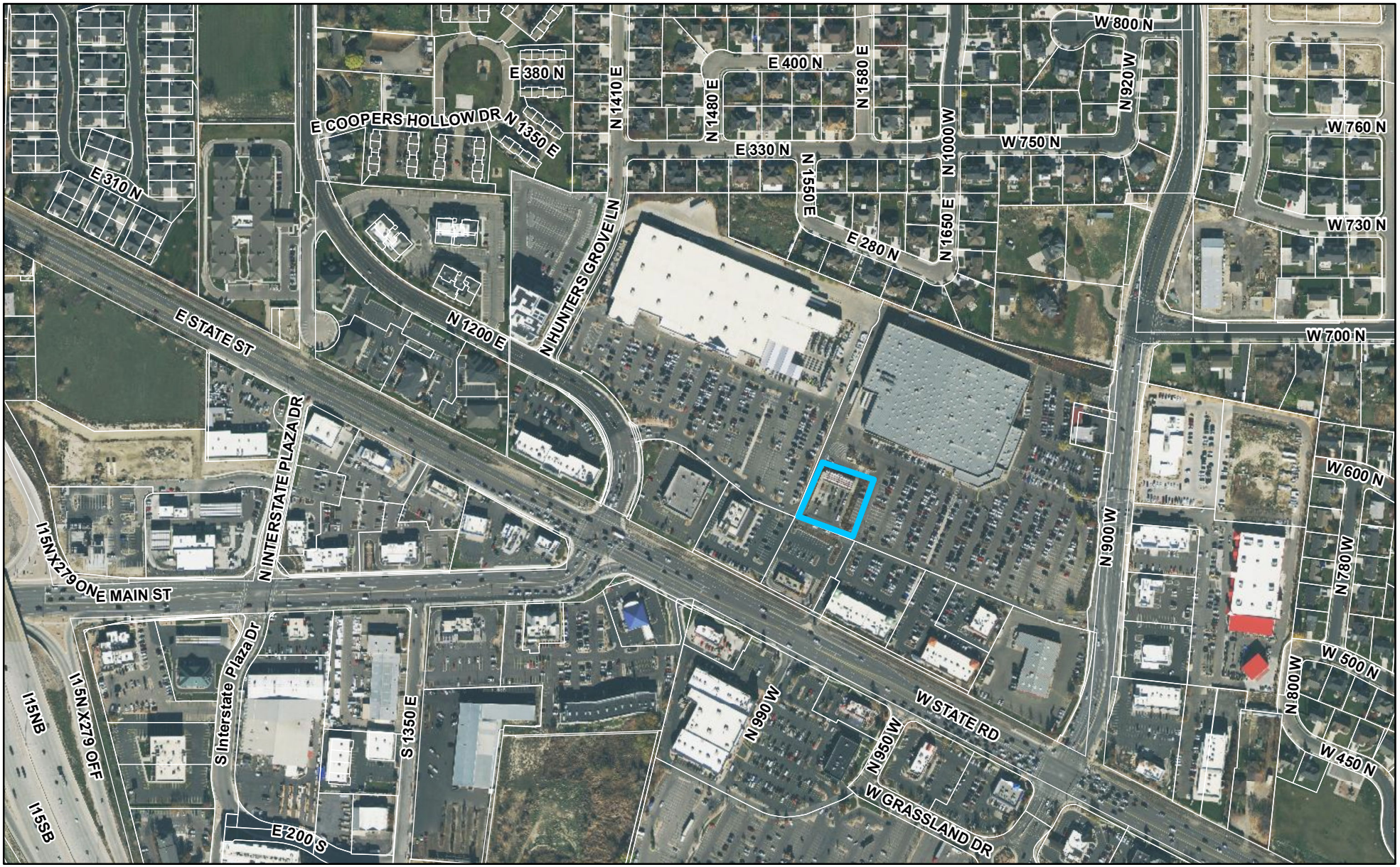

COSTCO GASOLINE
13'6"


COSTCO GASOLINE


COSTCO GASOLINE

# Costco Fuel Expansion

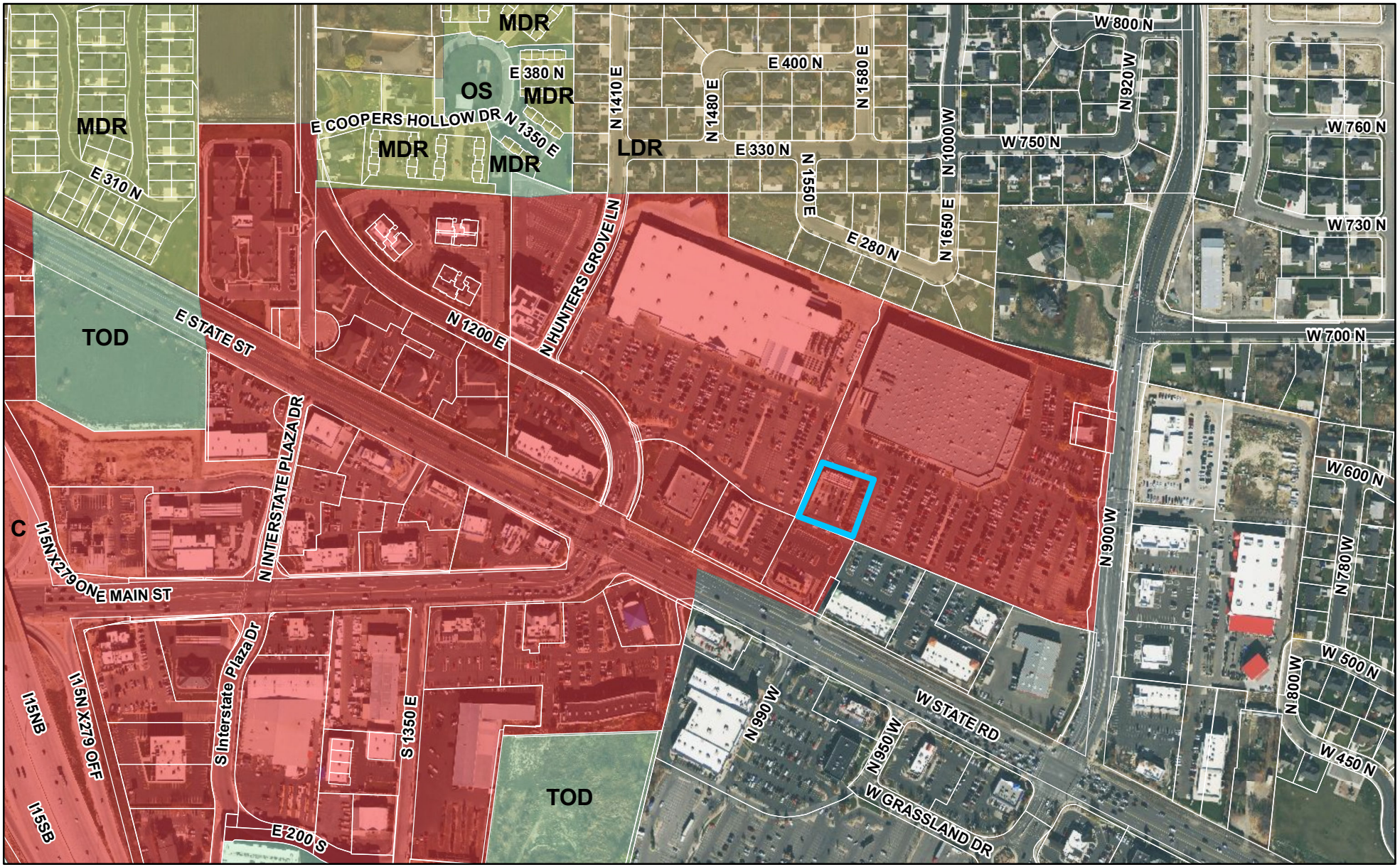
Aerial




LEHI CITY

# Costco Fuel Expansion

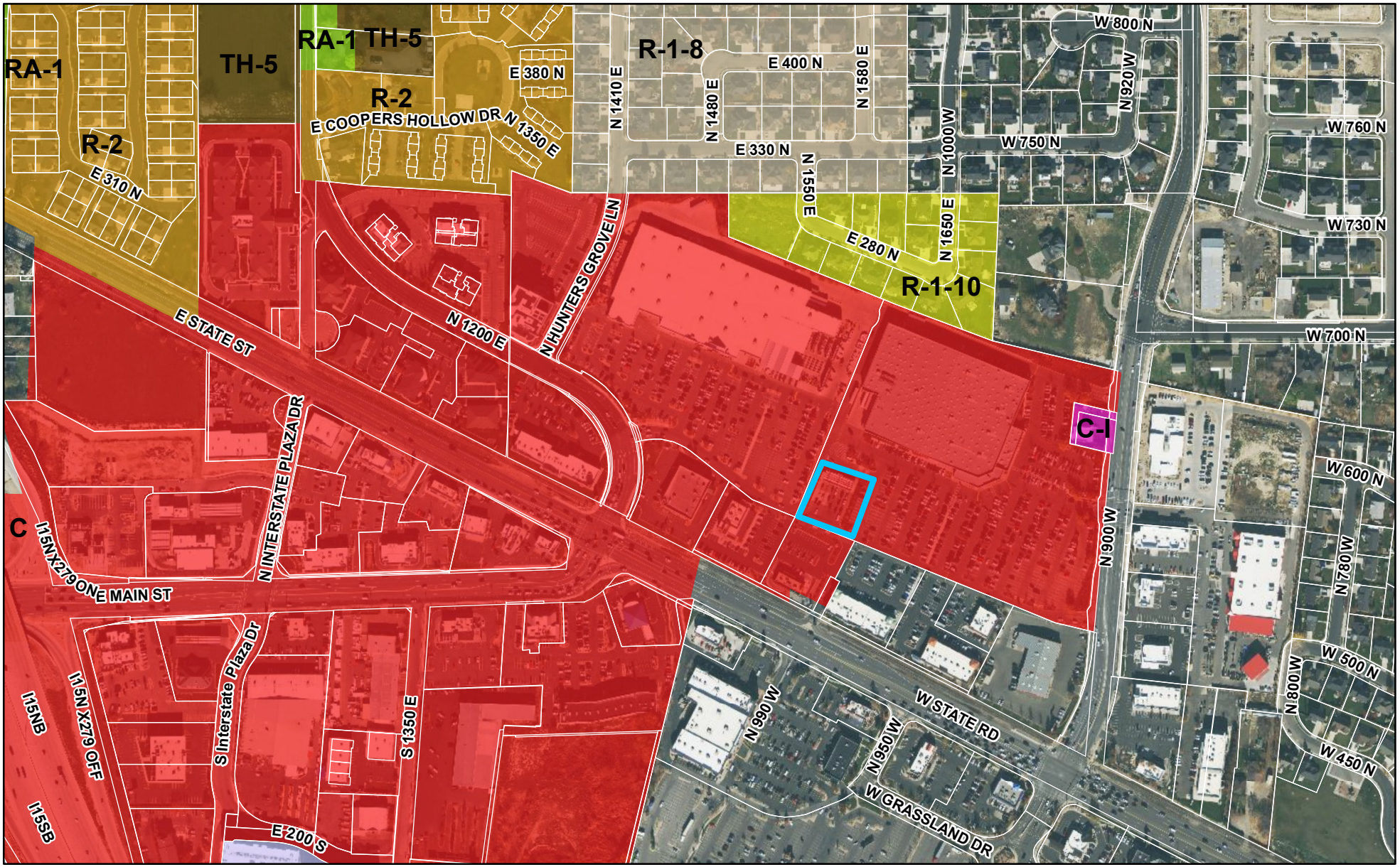
General Plan




LEHI CITY

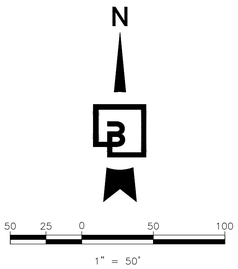
# Costco Fuel Expansion

Zoning



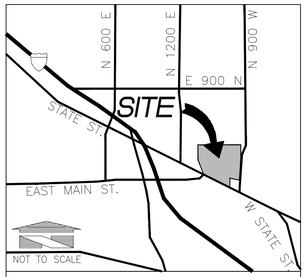

0 490 980 Feet

LEHI CITY









Vicinity Map

# PROJECT DATA

| | |
|---|---|
| CLIENT: | COSTCO WHOLESALE<br>999 LAKE DRIVE<br>ISSAQUAH, WA 98027 |
| PROJECT ADDRESS: | 198 N. 1200 E.<br>LEHI, UTAH 84043 |
| ZONING: | COMMERCIAL (C) |
| SITE AREA: | 13.78 ACRES ( 600,300 S.F.) |
| JURISDICTION: | CITY OF LEHI |
| BOUNDARIES INFORMATION: | THIS PLAN HAS BEEN PREPARED BY USING AN ALTA SURVEY PROVIDED BY SUNRISE ENGINEERING DATED 12/15/04. |

| BUILDING DATA: | |
|---|---|
| BUILDING AREA | 143,786 S.F. |
| TIRE CENTER | 5,200 S.F. |
| TOTAL BUILDING | 148,986 S.F. |

| PARKING DATA: | |
|---|---|
| EXISTING PARKING: | |
| (#) 10' WIDE STALLS | 655 STALLS |
| (#)HC ACCESSIBLE STALLS | 16 STALLS |
| TOTAL PARKING | 670 STALLS |
| NO. OF STALLS PER 1000 SF OF BUILDING AREA: | 4.51 STALLS |
| PROPOSED PARKING: | |
| (#) 10' WIDE STALLS | 642 STALLS |
| (#)HC ACCESSIBLE STALLS | 16 STALLS |
| TOTAL PARKING | 658 STALLS |
| NO. OF STALLS PER 1000 SF OF BUILDING AREA: | 4.42 STALLS |

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

## NOTES

1. THIS PRELIMINARY SITE PLAN IS BASED ON ALTA SURVEY BY SUNRISE ENGINEERING, DATED 12/15/04. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY.
2. THE BUILDING SQUARE FOOTAGE AND PARKING SHOWN ON THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER AND/OR OTHERS AND HAS NOT BEEN VERIFIED.

No. | Date | By | Ckd. | Appr. | Revision

Title: OVERALL SITE PLAN
198 NORTH 1200 EAST
LEHI, UT 84043
LOCATION #733

For: COSTCO WHOLESALE GAS STATION ADDITION
999 LAKE DRIVE
ISSAQUAH, WASHINGTON 98027

Scale: Horizontal –, Vertical –
Designed | Drawn | Checked | Approved | Date

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 12098
Sheet DD-1

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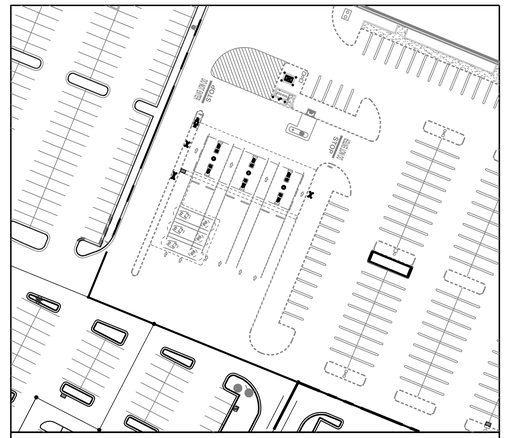


# PROJECT DATA

| | |
|---|---|
| CLIENT: | COSTCO WHOLESALE<br>999 LAKE DRIVE<br>ISSAQUAH, WA 98027 |
| PROJECT ADDRESS: | 198 N. 1200 E.<br>LEHI, UTAH 84043 |
| ZONING: | COMMERCIAL (C) |
| SITE AREA: | 13.78 ACRES ( 600,300 S.F.) |
| JURISDICTION: | CITY OF LEHI |
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| BUILDING DATA: | |
|---|---|
| BUILDING AREA | 143,786 S.F. |
| TIRE CENTER | 5,200 S.F. |
| TOTAL BUILDING | 148,986 S.F. |

| PARKING DATA: | |
|---|---|
| EXISTING PARKING: | |
| (#) 10' WIDE STALLS | 655 STALLS |
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| PROPOSED PARKING: | |
| (#) 10' WIDE STALLS | 642 STALLS |
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2. THE BUILDING SQUARE FOOTAGE AND PARKING SHOWN ON THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER AND/OR OTHERS AND HAS NOT BEEN VERIFIED.

No. | Date | By | Ckd. | Appr. | Revision
- | - | - | - | - | -

Title: DETAILED SITE PLAN
198 NORTH 1200 EAST
LEHI, UT 84043
LOCATION #733

For: COSTCO WHOLESALE GAS STATION ADDITION
999 LAKE DRIVE
ISSAQUAH, WASHINGTON 98027

Scale: Horizontal –, Vertical –
Designed CSF, Drawn JAS, Checked CSF, Approved —, Date —

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
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Job Number 12098
Sheet DD-2

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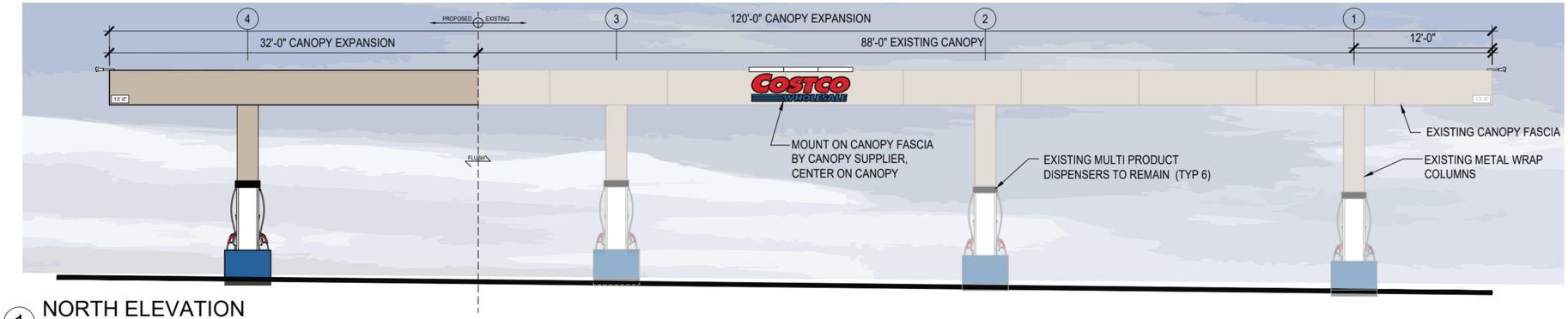
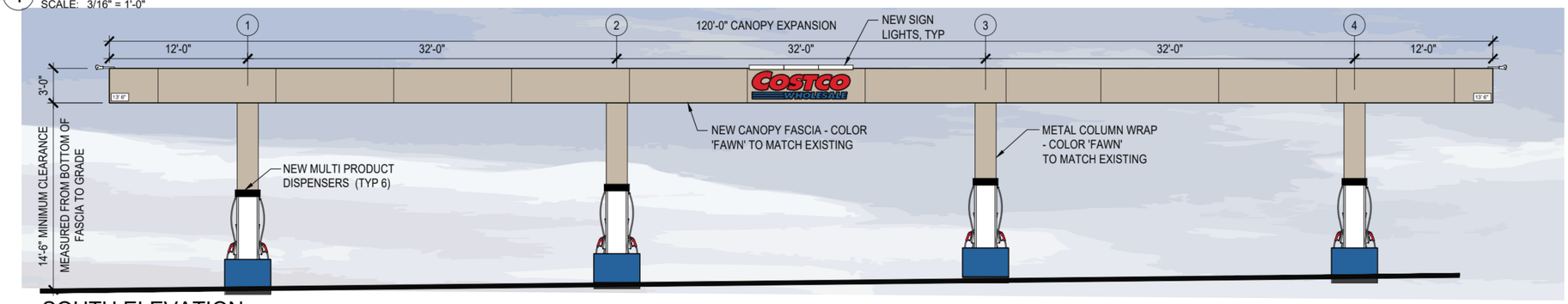



## 1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

0618




## 2 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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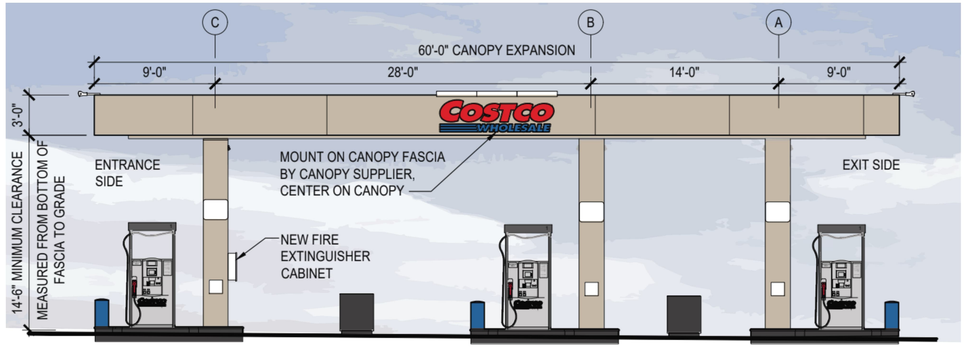


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SCALE: 3/16" = 1'-0"

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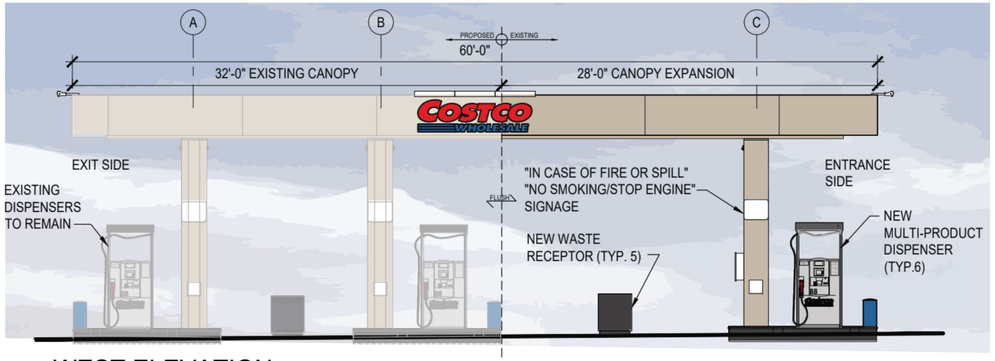



## 4 WEST ELEVATION

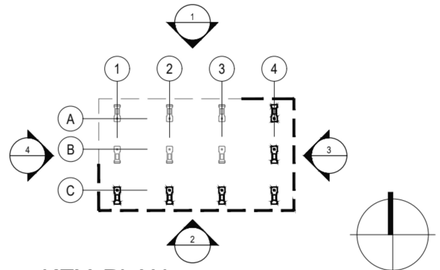
SCALE: 3/16" = 1'-0"

0618




## 5 CANOPY SIGN

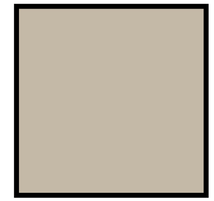
SCALE: 1/2" = 1'-0"




## KEY PLAN

SCALE: NOT TO SCALE

| SIGNAGE AREA TABULATION (WALL SIGNS) | | | | |
|---|---|---|---|---|
| QTY. | SIGN | SIZE | AREA (S.F.) EA. | TOTAL S.F. |
| 4 | COSTCO WHOLESALE | 2'-5 1/4" x 8'-6 5/8" | 20.85 S.F. | 83.38 S.F. |
| | | | TOTAL SIGNAGE AREA | 83.38 S.F. |



METAL PANELS
FAWN



SIGNAGE
COSTCO BLUE



SIGNAGE
COSTCO RED

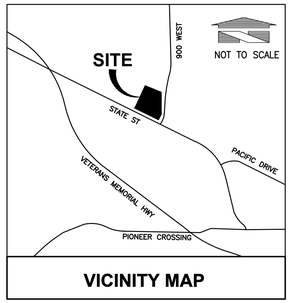
MG2

APRIL 12, 2023
PROJECT# 04-1343-07
LEHI, UT

# CONCEPT FUEL ELEVATIONS

COSTCO WHOLESALE

# CONCEPTUAL LANDSCAPE EXHIBIT
## COSTCO WHOLESALE FUEL FACILITY EXPANSION
## 198 NORTH 1200 EAST
## LEHI, UT 84043
## COSTCO WHOLESALE FACILITY #733

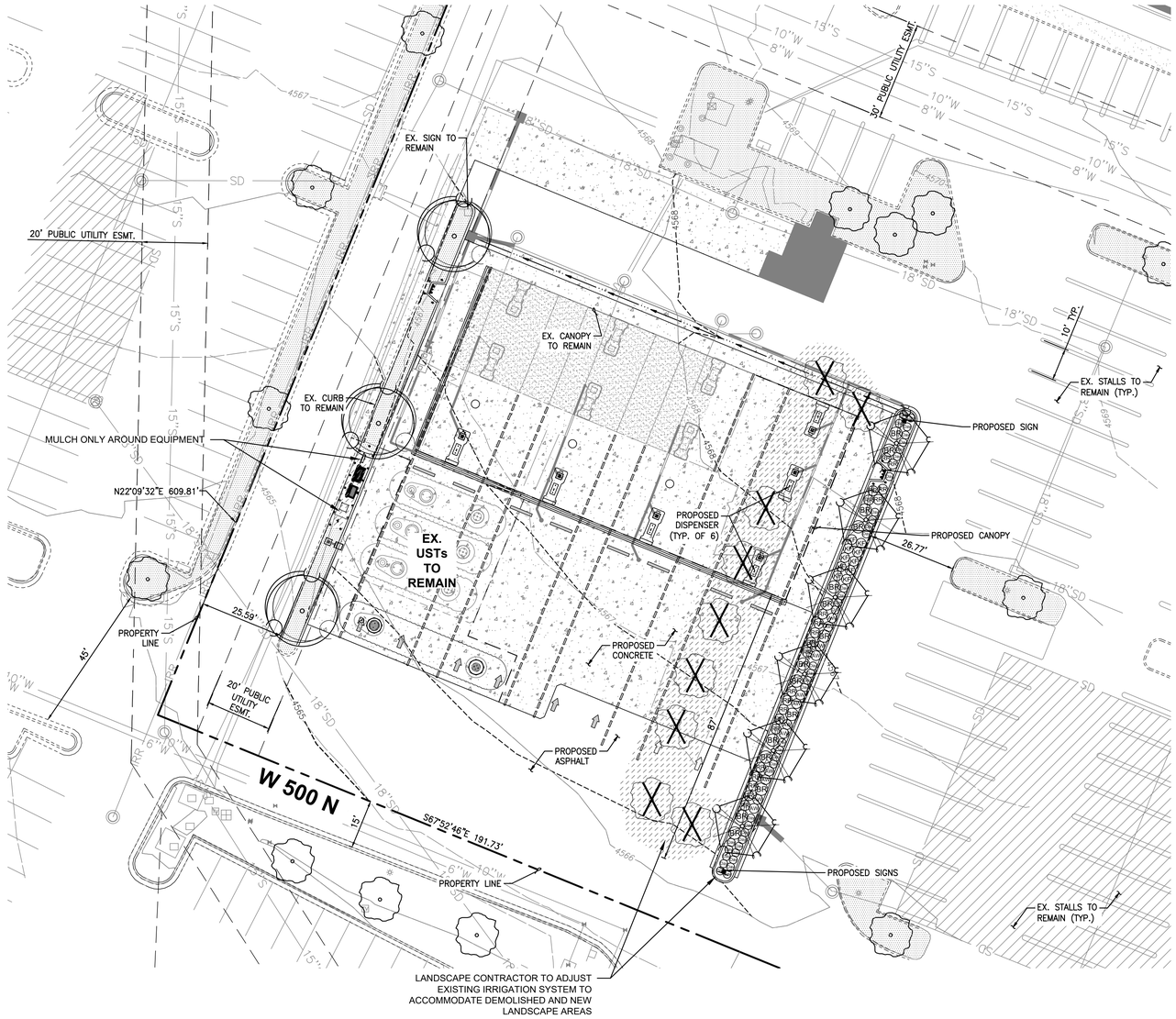



VICINITY MAP

N

0 10' 20' 40'

SCALE: 1"=20'




## LEGEND

- EXISTING LANDSCAPING TO BE RETAINED
- EXISTING LANDSCAPING TO BE REMOVED
- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING TREE TO BE REMOVED

## PLANT SCHEDULE

| SYMBOL | BOTANICAL / COMMON NAMES | SIZE CONDITION | SPACING | QUANTITY | REMARKS |
|---|---|---|---|---|---|
| | TREES: | | | | |
| | KOELREUTERIA PANICULATA / GOLDEN RAIN TREE | 2" CAL B & B | AS SHOWN | 6 | STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 5' |
| | GLEDITSIA TRI. INERMIS 'MORAINE' / THORNLESS HONEYLOCUST | 2" CAL B & B | AS SHOWN | 3 | STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 5' |
| | SHRUBS: | | | | |
| KF | CALAMAGROSTIS ACUT. 'KARL FOERSTER' / FEATHER REED GRASS | 1 GAL | AS SHOWN | 10 | FULL AND BUSHY |
| RR | CISTUS HYBRIDUS / ROCKROSE | 1 GAL | AS SHOWN | 21 | FULL AND BUSHY |
| BR | BERBERIS THUNBERGII 'ROSY GLOW' / REDLEAF BARBERRY | 1 GAL | AS SHOWN | 15 | FULL AND BUSHY |
| Day | HEMEROCALLIS SP. 'STELLA D'ORO' / DAYLILY | 1 GAL | AS SHOWN | 39 | FULL AND BUSHY |
| AW | SPIRAEA JAPONICA 'ANTHONY WATERER' / SPIRAEA | 1 GAL | AS SHOWN | 12 | FULL AND BUSHY |

## UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

811 Know what's below. Call before you dig. Dial 811 Or 1-800-662-4111

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|

Title: CONCEPTUAL LANDSCAPE EXHIBIT
198 NORTH 1200 EAST
LEHI, UT 84043
COSTCO WHOLESALE FACILITY #733

For: COSTCO WHOLESALE
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

State of Utah — Jason Nowlin — No. 9234-5301 — Landscape Architect
EXPIRES 5/31/2024

Scale: Horizontal 1" = 20' Vertical N/A

Designed JMV Drawn JMV Checked JMV Approved JMV Date 4/12/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 12098

Sheet L-1 of 2

P:\12000s\12098\exhibit\2023 EXPANSION\12098 – Landscape Exhibit.dwg 5/1/2023 12:09 PM JWARLEY

**Agenda Item No: 2.2**

# Planning Commission Agenda Item Report

Meeting Date: June 8, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

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**Subject:**
Public hearing and consideration of Boyer Company's request for conditional use approval of the Holbrook Industrial Building 5 Site Plan located at approximately 4886 West Hudson Way.

**Suggested Action:**

**Attachments:**

Holbrook Industrial 1.pdf

Holbrook Industrial 2.pdf

# HOLBROOK INDUSTRIAL BUILDING 5
# CONDITIONAL USE AND SITE PLAN
## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Boyer | | |
| **Meeting Date** | June 8, 2023 | | |
| **Requested Action/Purpose** | Approval of a proposed site plan | | |
| **Decision Type** | Administrative | | |
| **Location** | 4886 West Hudson Way | | |
| **Project Area** | 17.6 acres | | |
| **Existing Zoning** | Planned Community | | |
| **General Plan Land Use Designation** | C-H – Heavy Commercial | | |
| **Existing Land Use** | Vacant | | |
| **Adjacent Zoning and Land Use** | *North* | Planned Community | Holbrook Industrial Building 4 |
| | *South* | Commercial | Commercial |
| | *East* | Planned Community | Future Holbrook commercial |
| | *West* | Saratoga Springs | Mountain View Corridor |
| **Date of DRC Review** | April 26, 2023 | | |
| **Assigned Planner** | Katie Bussell | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | 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 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.

**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-thru's 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.

## PROPERTY HISTORY

**July 1, 2020** Boyer Holbrook Farm LC bought the property.

## REPORT ANALYSIS

The applicant requests approval of the Holbrook Industrial Building 5 Site Plan located at approximately 4886 West Hudson Way in a Planned Community zone. The proposed use of office/warehouse is a conditional use within the Holbrook Farms Area Plan. This report will discuss the site layout, architectural standards, and DRC comments.

**Site Layout**
The site consists of four separate parcels that will be combined into a single parcel under a final subdivision application. The layout of the site meets all required setbacks for commercial buildings under the Holbrook Farms Area Plan, and meets all requirements of the Development Code. There was concern over the driveway throat length due to the possibility of traffic queuing back from the road that would block internal traffic from entering and exiting. The draft standard is 75 feet instead of 50 feet for driveway throat length on commercial buildings. However, because it is a draft standard, the applicant is not required to increase the driveway throat length. Therefore, they meet the requirements of the Development Code.

The proposed use is a conditional use within the Holbrook Farms Area Plan. However, office/warehouse is an appropriate use for this site as the surrounding parcels are also industrial in use. Holbrook Industrial Building 4 is just to the north of this parcel, and UDOT is planning to extend the Mountain View Corridor to the west of this parcel.

**Architectural Standards**
The architectural elevations meet the requirements of the State Highway Design District. Each façade has three required architectural features including a change in material, roof-line variations, decorative lighting, decorative cornice, and awnings. The first floor also meets the 20% glass requirement, and an increase in glass at the building entrance.

**DRC Comments**
The DRC had 10 comments for the applicant, mostly relating to utilities. A few are listed below:

1. If retaining wall requires connection to storm drain system, they need to submit that to Lehi City for review.
2. The pedestrian access must match the width of the trail it is connecting to. Can be asphalt if preferred. This is contingent upon the trail connection being approved by UDOT.

Please consider all DRC comments in your motion.

## SCOPE OF APPROVAL

Conditional use applications are an administrative action, which means if they meet Code the Planning Commission must approve it. 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.

## 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.

**Holbrook Industrial Building 5 Site Plan**
**DRC Redline Comments**

*Boyer- requests review of the Holbrook Industrial Building 5 Site Plan, a 17.64-acre industrial development located at approximately Redwood Road and Hudson Way.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, James Farnsworth
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Travis Benson, Bryan Wilson
Date of Plans Reviewed: 4/18/23
Time Start: 11:05 AM
Time End: 11:35 AM

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comment.
**Garion – Fire:** No comment.
**Ryan – Water/Sewer:**
1. label install new 10" blue C-900
2. Move valve symbol to tee
3. SD 06 change on all sheets.
4. Stub 8" Pi main and 8" Culinary main past curb line for future connection across red wood road. End PI main with 2" temporary blow off. 8" valve flanged to tee on 8" pi main. End Culinary wit a 4" Blow off.
5. Is this 6" lateral for Process water or tied to the floor drain? if so it needs TSSD approval. It will require a Grease trap and sample MH.
    a. Add note to the plat saying any changes to the sewer system will require TSSD and Lehi City approval.
6. Two 8" water mains going to be able to provide flows for development across 2100 north?
7. Use solid pipe in this section of drain so water does not affect utility trenches. change on all sheets
8. Add note to all plans to clay dam behind this MH

**James – Parks:** No comments.
**Gary – Building/Inspections:** No comments.
**Jacob – Public Works:** No comments.
**Ross – Engineering:**
9. If retaining wall requires connection to storm drain system, they need to submit that to Lehi City for review.

**Luke – Traffic:** No comments.
**Kim – Planning:**
10. The ped access must match the width of the trail it is connecting to. Can be asphalt if preferred. If trail connection is approved by UDOT.

**General Comments:**
11. The driveway throat length, distance from a road to an internal intersection, is only 50 ft. Our draft access management manual requires 75 ft for industrial buildings. The issue is that traffic queuing back from the road will block this internal connection for both exiting and entering traffic.

**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. Class V UIC injection well permit required for stormtech systems and sumps.
3. Provide approval from canal company for work within their easement
4. Coordinate with Ross/UDOT on lighting on Redwood Road
5. Need to file a 1 lot final subdivision application.
6. Need to include the landscaping plans with the set of site plan drawings. The Development Code requires landscape boulders and varying types of ground cover plants as part of any area that is Xeriscaped.
7. An access permit will be required to be approved through UDOT for the 2100 N access and trail access.

**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.**

8. 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).
9. Provide a title report to be reviewed by Staff.
10. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
11. Surveyor's and engineer's stamps on construction drawings.
12. Provide signed easement verification sheet.
13. Need Irrigation Company signature on the construction drawings for the irrigation piping.
14. Off-site easements (turnarounds, utilities, power, etc).
15. Provide a copy of any necessary boundary line agreement(s).
16. Provide required licenses from UDOT.
17. 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).
18. 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.
19. 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.
20. Provide approval letter from the State (UDEQ) for Class V UIC Injection Well.
21. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
22. Address comments from Planning Commission approval.
23. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled.
24. Planner needs to sign off on building plans prior to the precon meeting.

**DRC GENERAL COMMENTS:**

1. Provide details on the connection to 2100 N. This access exceeds the maximum 36'.
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.

**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.**

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.**




PUBLIC
HEARING

# Holbrook Industrial Building 5 Site Plan

Aerial

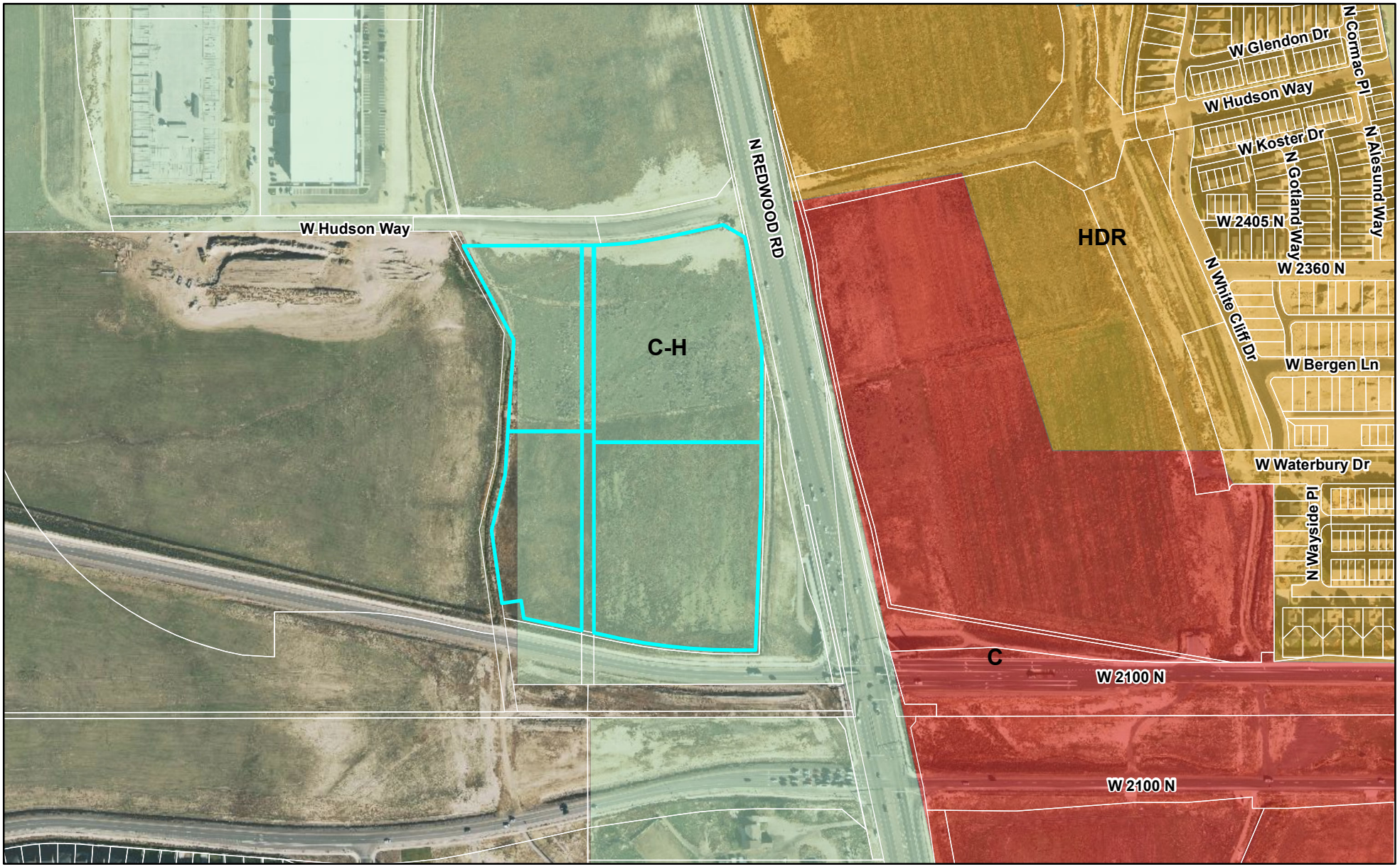



0 450 900 Feet

LEHI CITY

# Holbrook Industrial Building 5 Site Plan

## General Plan

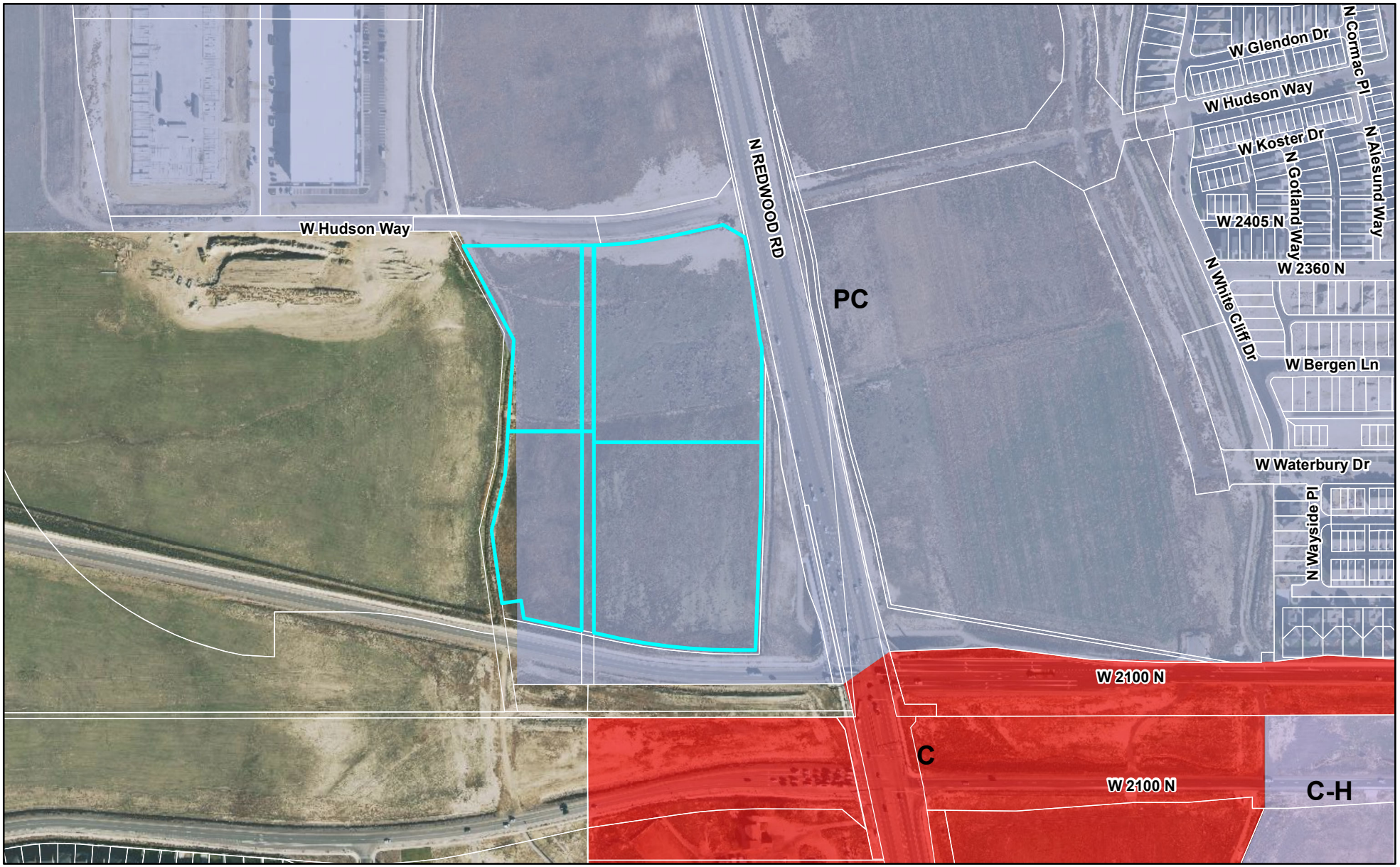



0 450 900 Feet

LEHI CITY

# Holbrook Industrial Building 5 Site Plan

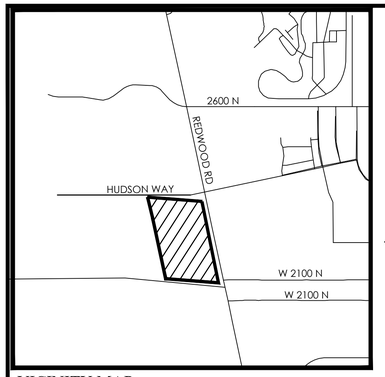
Zoning




LEHI CITY

# HOLBROOK INDUSTRIAL SUBDIVISION PHASE 3

LOCATED IN THE NE 1/4 OF SECTION 3 AND THE NW 1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH




VICINITY MAP
N.T.S

## LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

## NOTES

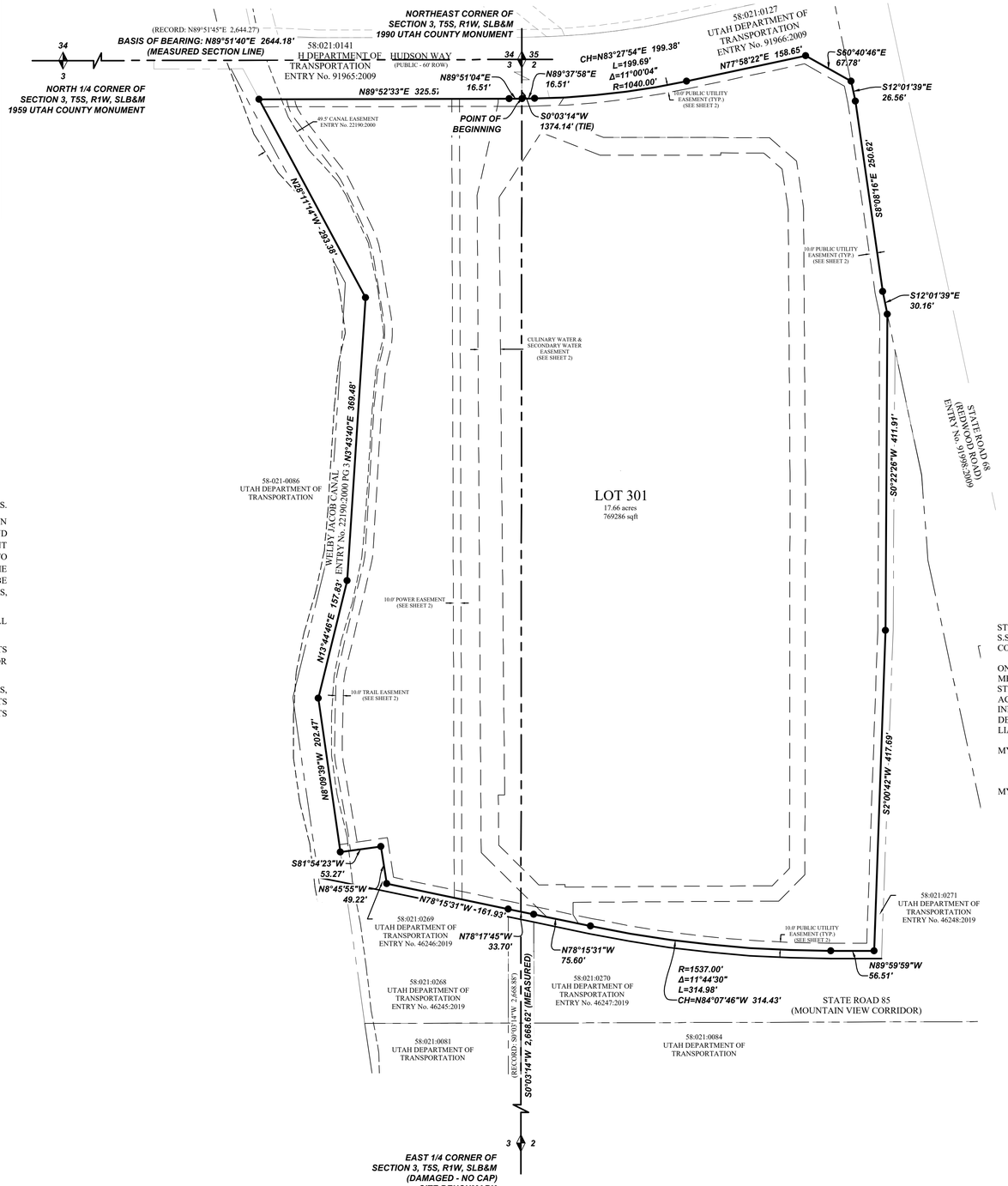
1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

3. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

4. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.

5. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.







GRAPHIC SCALE

80 0 40 80 160 320

( IN FEET )
1 inch = 80 ft.

## SURVEYOR'S CERTIFICATE

"I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

PRELIMINARY FOR REVIEW

Justin Lundberg
Professional Land Surveyor
License No. 12554439

Date

## BOUNDARY DESCRIPTION

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

Beginning at a point located along the easterly Right-of-Way line of Welby Jacob Canal, Entry No. 3179:1918; said point also being S 00°03'14" W 1374.14 feet along the Section line from the Northeast Corner of Section 3, T5S, R1W, SLB&M; running thence along said Right-of-Way line the following four (4) courses; (1) N89°37'58"E 16.51 feet; (2) thence Easterly along the arc of a non-tangent curve to the left having a radius of 1,040.00 feet (radius bears: N01°00'59"W) a distance of 199.68 feet through a central angle of 11°00'04" Chord: N83°28'59"E 199.38 feet; (3) thence N77°58'22"E 158.65 feet; (4) thence S60°40'46"E 67.78 feet to the Westerly Right-of-Way line of Redwood Road conveyed to Utah Department of Transportation by Warranty Deed recorded as Entry No.91998:2009; thence along said deed the following three (3) courses; (1) S12°01'39"E 26.56 feet; (2) thence S08°08'16"E 250.62 feet; (3) thence S12°01'39"E 30.16 feet to the Northwest corner of the property conveyed to Utah Department of Transportation by Warranty Deed recorded as Entry No. 46248:2019; thence along said deed the following five (5) courses; (1) S00°22'26"W 411.91 feet; (2) thence S02°00'42"W 417.69 feet; (3) thence N89°59'59"W 56.51 feet; (4) thence Westerly along the arc of a non-tangent curve to the right having a radius of 1,537.00 feet (radius bears: N00°00'01"W) a distance of 314.98 feet through a central angle of 11°44'30" Chord: N84°07'46"W 314.43 feet; (5) thence N78°15'31"W 75.60 feet to the Southeast Corner of the property conveyed to ICO Multifamily Holdings, LLC by Special Warranty Deed recorded as Entry No. 208384:2020; thence along said deed N78°17'45"W 33.70 feet to the Northwest Corner of the property conveyed to Utah Department of Transportation by Warranty Deed recorded as Entry No. 46246:2019; thence along said deed the following three (3) courses; (1) N78°15'31"W 161.93 feet; (2) thence N08°45'55"W 49.22 feet; (3) thence S81°54'23"W 53.27 feet to the easterly Right-of-Way line of Welby Jacob Canal, Entry No. 3179:1918; thence along said Right-of-Way the following four (4) courses; (1) thence N08°09'39"W 202.47 feet; (2) thence N13°44'46"E 157.83 feet; (3) thence N3°43'40"E 369.48 feet; (4) thence N28°11'14"W 293.38 feet to a point along the southerly line of the property conveyed to Utah Department of Transportation by Warranty Deed recorded as Entry No. 91965:2009; thence along said deed the following two (2) courses; (1) N89°52'33"E 325.57 feet; thence (2) N89°37'58"E 16.51 feet to the point of beginning.

Contains: 17.66 acres+/-

## OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

BOYER HOLBROOK FARM, L.C.

BY:_____
(PRINTED NAME)

ITS:_____

ICO MULTIFAMILY HOLDINGS, LLC

BY:_____
(PRINTED NAME)

ITS:_____

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF VALUE INNOVATIONS HB IND II, LLC, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF BOYER HOLBROOK INDUSTRIAL 4, L.C., A UTAH L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY 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 PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20__

APPROVED BY MAYOR

ATTEST: _____
CLERK/RECORDER (SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

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

CHAIR, PLANNING COMMISSION

# HOLBROOK INDUSTRIAL SUBDIVISION PHASE 3

LOCATED IN THE NE 1/4 OF SECTION 3 AND THE NW 1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | PRELIMINARY FOR REVIEW |

SHEET 1 OF 2

04/18/2023

OWNER/DEVELOPER
BOYER HOLBROOK INDUSTRIAL L.C.
101 SOUTH 200 EAST #200
SALT LAKE CITY, UTAH 84101
(801) 366-7110
CONTACT: SPENCER MOFFAT
EMAIL: SMOFFAT@BOYERCOMPANY.COM

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

Z:_2022\22-0312 Holbrook Industrial Bldg 5\design 22-0312\dwg\sheets\C2 - FINAL PLAT.dwg

BOYER HOLBROOK INDUSTRIAL LC

HUDSON WAY

REDWOOD ROAD

UDOT

UDOT

EXISTING POWER BOX FOR HOLBROOK BUILDING 4

EXISTING TRANSFORMER FOR HOLBROOK BUILDING 4

2' HIGH BACK CURB&GUTTER PER LEHI STD. RD-05

5' SIDEWALK PER LEHI STD. RD-05

ADA RAMP#102 PER LEHI CITY STANDARD RD-08

ADA RAMP#112 PER LEHI CITY STANDARD RD-08

PROPOSED HIGHBACK CURB AND GUTTER PER LEHI CITY STANDARD RD-05

CONCRETE WATERWAY LEHI STD. RD-05

EXISTING CURB/GUTTER & SIDEWALK

ADA RAMP#111 PER LEHI CITY STANDARD RD-08

PASS THROUGH CURB&GUTTER BEHIND ALL LANDSCAPE ISLANDS (TYP.)

ADA RAMP#103 PER CITY STANDARD RD-06

POWER TRANSFORMER

ADA RAMP#106 PER LEHI CITY STANDARD RD-08

PROPOSED PED CROSSING SIGN

PROPOSED 4' METAL FENCE ON TOP OF RETAINING WALL

5' CONCRETE SIDEWALK PER LEHI STD. RD-05

The driveway throat length, distance from a road to an internal intersection, is only 50 ft. Our draft access management manual requires 75 ft for industrial buildings. The issue is that traffic queuing back from the road will block this internal connection for both exiting and entering traffic.

Is there an agreement with UDOT for the signal at Hudson and Redwood Road?

STREET LIGHT SEE LIGHT PLAN FOR DETAILS(TYP.)

EXISTING IRRIGATION CANAL

RAMP UP TO MAN DOORS

SAFETY RAIL SEE ARCH

PED CROSSING SIGN

ELEC. SERVICE PANEL 277/480V, 3 PHASE 3500 AMP

NO TRUCK SIGNAGE

ADA RAMP#101 PER LEHI CITY STANDARD RD-08

ADA RAMP#110 PER LEHI CITY STANDARD RD-08

BIKE RACK

PROPOSED REVERSE SLOPE CURB AND GUTTER PER LEHI CITY STANDARD RD-05. SEE D2.0

TRUCK LOADING DOCKS

PROPOSED DUMPSTER TO MEET LEHI CITY STO AS A MIN. REF. LEHI DETAIL TE-01. SEE ARCHITECTURAL FOR FULL DESIGN

COMMERCIAL TRUCK PARKING

RETAINING WALL SEE GRADING PLAN FOR WALL HEIGHT

SEE RD. DRAWINGS PER UDOT IMPROVEMENTS

TIE CURB TO EXIT. CURB

ADA RAMP#109 PER LEHI CITY STANDARD RD-08

5.0' SIDEWALK

MATCH SHEET C3.1

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SDR 35 SANITARY SEWER
- 8" PVC C900 CULINARY WATER
- 8" PVC C900 SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

## SITE TABULATIONS

| SITE IMPROVEMENTS | SITE |
|---|---|
| PAVEMENT, SIDEWALK, CURB: | 260,037 SF |
| ROOF TOP AREA: | 248,186 SF |
| LANDSCAPED AREA: | 261,063 SF |
| LANDSCAPE OUTSIDE PARCEL: | 106,834 SF |
| TOTAL: | 876,120 SF 20.11 ACRES |

| PARKING PROVIDED | |
|---|---|
| CAR PARKING: | 268 STALLS |
| TRUCK PARKING: | 68 STALLS |
| ADA PARKING: | 6 STALLS |
| ADA/VAN PARKING: | 2 STALLS |
| BIKE PARKING: | 16 STALLS |
| TOTAL PROVIDED PARKING: | 344 STALLS |

Include size of building and number of required stalls in tabulation.

UTILITY CONNECTIONS:

| | |
|---|---|
| CULINARY WATER: | 2" WATER METER |
| | 2" WATER SERVICE |
| | 10" FIRE LINE |
| SECONDARY WATER: | |
| | 1 1/2" PI METER |
| | 1 1/2" PI SERVICE |
| SEWER: | 8" MAIN |
| | 6" SEWER SERVICE |
| | 6" SEWER PROCESS SERVICE |

CONTRACTOR NOTES:

1. JOINTS FOR CONCRETE PAVEMENT SHOULD BE LAID OUT IN A SQUARE OR RECTANGULAR PATTERN. JOINT SPACING SHOULD NOT EXCEED 30 TIMES THE THICKNESS OF THE PAVEMENT

2. PERMANENT RETENTION FACILITY (STORMTECH) 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.

N

S

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

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

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

FOR REVIEW ONLY

# HOLBROOK INDUSTRIAL BUILDING 5

LEHI, UTAH

SITE PLAN

REVISION BLOCK

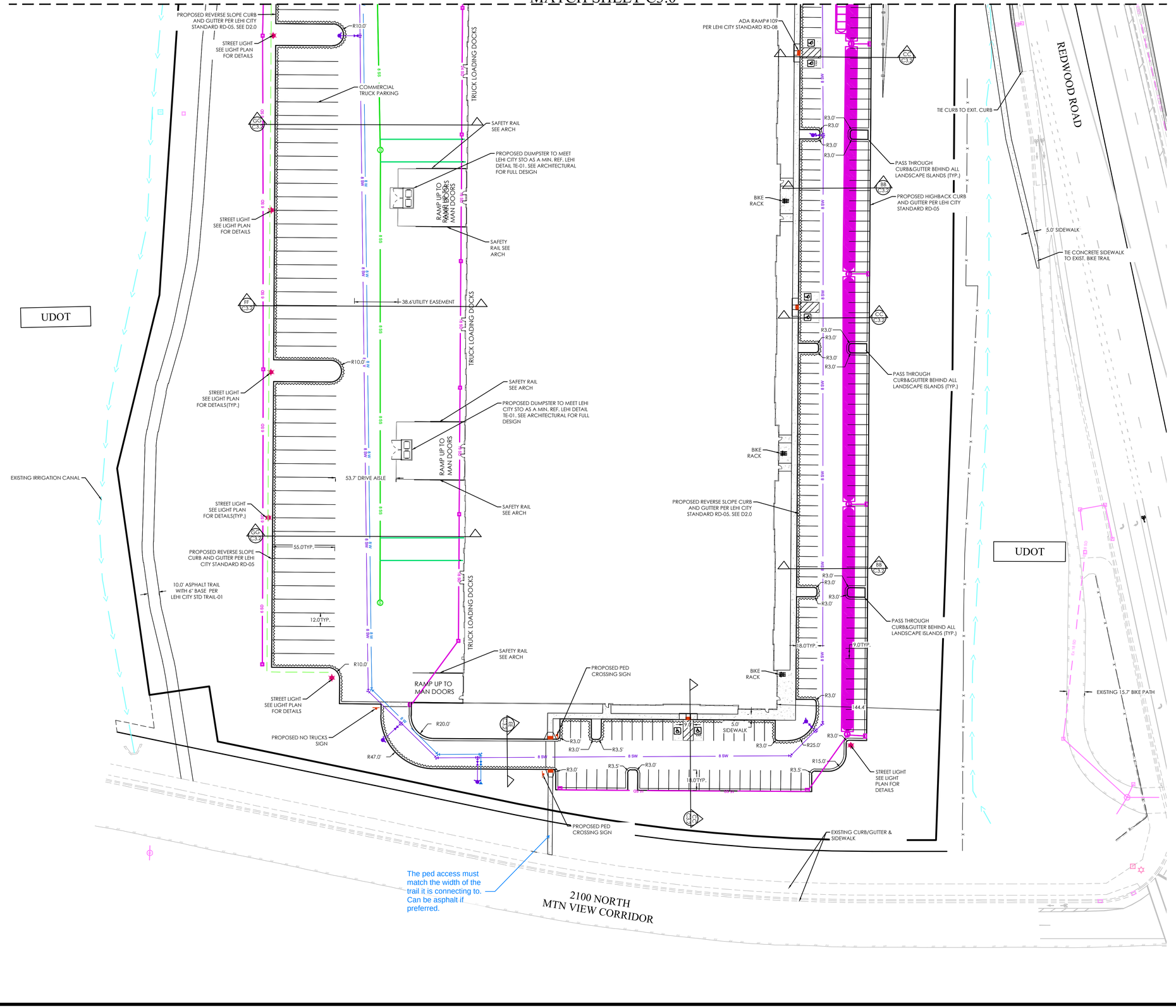
| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SITE PLAN

Scale: 1"=40' Drawn: KJ
Date: 4/18/2023 Job #: 22-0312
Sheet: C3.0

Z:_2022\22-0312 Holbrook Industrial Bldg 5\design 22-0312\dwg\sheet\C3.0 SITE PLAN.dwg

# MATCH SHEET C3.0




## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SDR 35 SANITARY SEWER
- 8" PVC C900 CULINARY WATER
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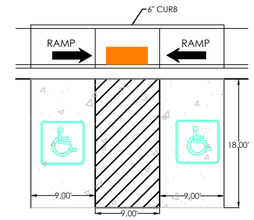
- EXIST. FIRE HYDRANT
- SPOT ELEVATION




TYP ADA PARKING DETAIL




GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

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www.focusutah.com

FOR REVIEW ONLY

# HOLBROOK INDUSTRIAL BUILDING 5

LEHI , UTAH

## SITE PLAN

REVISION BLOCK

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

SITE PLAN

| | |
|---|---|
| Scale: 1"=40' | Drawn: KJ |
| Date: 4/18/2023 | Job #: 22-0312 |
| Sheet: C3.1 | |

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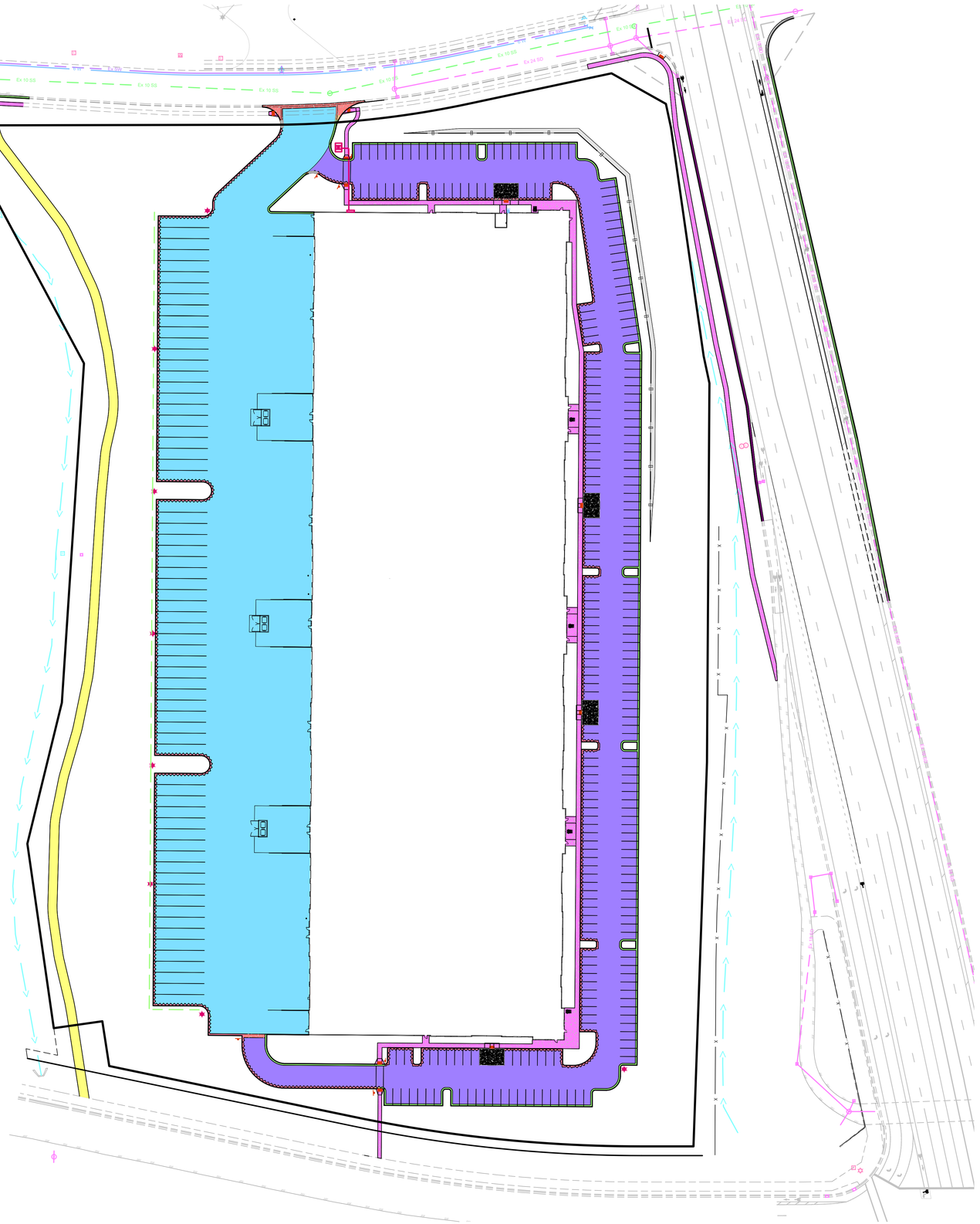
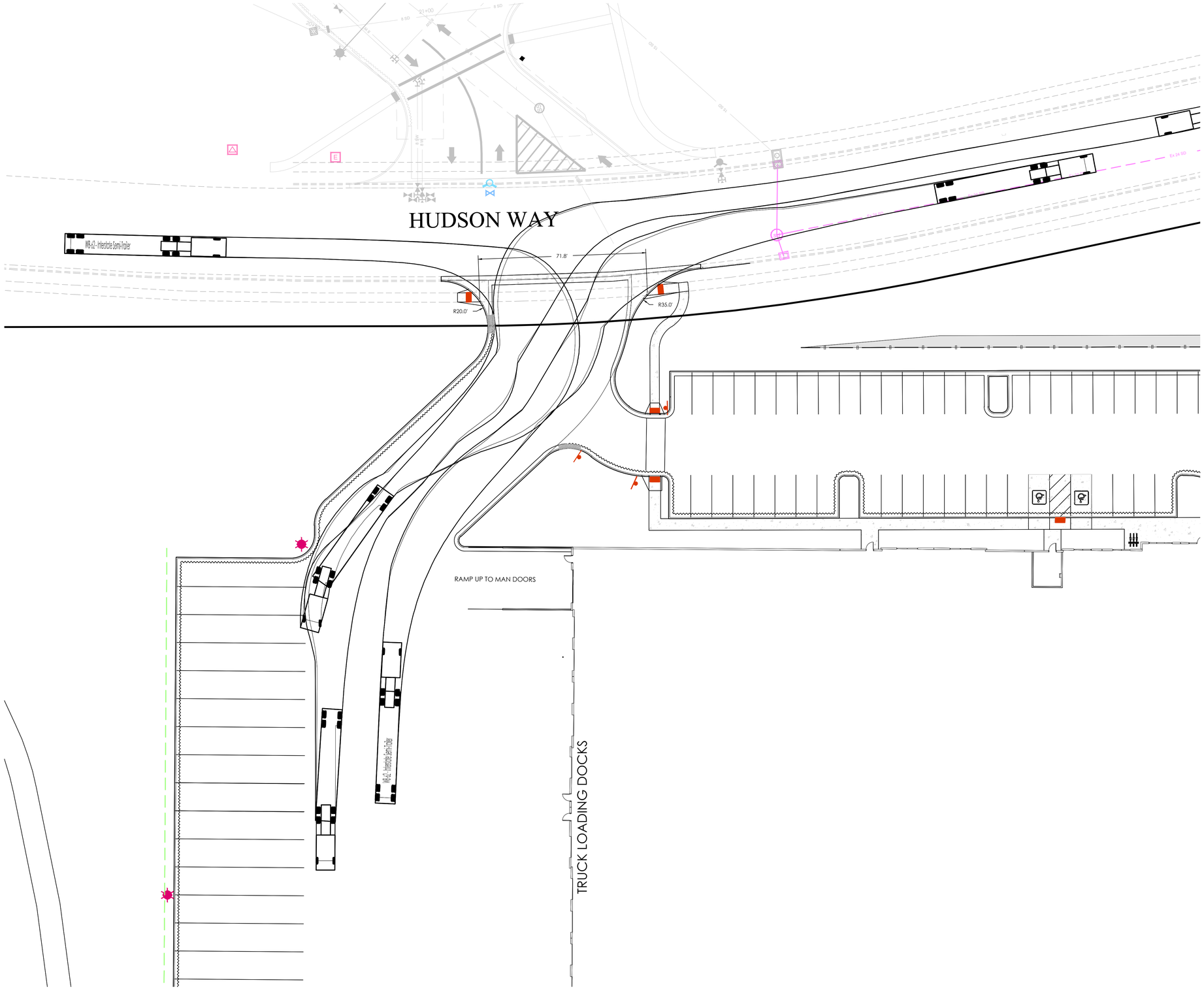

Ex 10 SS
Ex 10 SS
Ex 10 SS
Ex 10 SS
Ex 10 SS
Ex 24 SD
Ex 10 SS
Ex 10 SS
Ex 24 SD
Ex 10 SS
Ex 10 SS
Ex 10 SS
Ex 10 SS




## LEGEND

- BOUNDARY
- ROW
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- LOT LINE
- EASEMENT
- 15" STORM DRAIN
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- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N

S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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FOR REVIEW ONLY

# HOLBROOK INDUSTRIAL BUILDING 5

LEHI, UTAH

TURN EXHIBIT

REVISION BLOCK

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

TURN EXHIBIT

| | | | |
|---|---|---|---|
| Scale: | 1"=40' | Drawn: | KJ |
| Date: | 4/18/2023 | Job #: | 22-0312 |
| Sheet: | C3.4 | | |

Z:_2022\22-0312 Holbrook Industrial Bldg 5\design 22-0312\dwg\sheet\C3.4 TURN EXHIBIT.dwg

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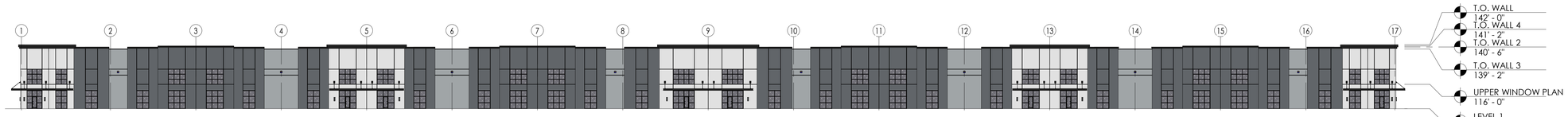
2 PR201 **NORTHEAST PERSPECTIVE - 1**

## ELEVATION LEGEND

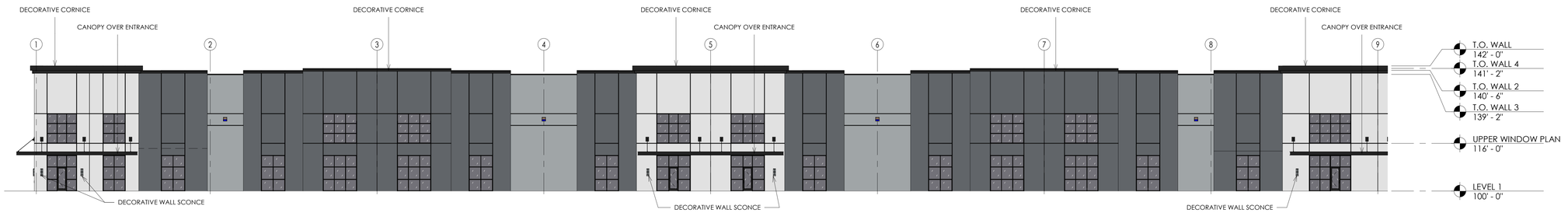
- = PAINTED TILT-UP CONCRETE PANEL BENJAMIN MOORE: DISTANT GRAY 2124-70
- = PAINTED TILT-UP CONCRETE PANEL BENJAMIN MOORE: CHEATING HEART 1617
- = PAINTED TILT-UP CONCRETE PANEL BENJAMIN MOORE: GRAYTINT 1611
- = BLACK ACM METAL PANELS (CANOPIES, CORNICES, PARAPET CAP)
- = BLACK ANODIZED ALUMINUM WINDOW MULLIONS

## GENERAL EXTERIOR FINISH NOTES:

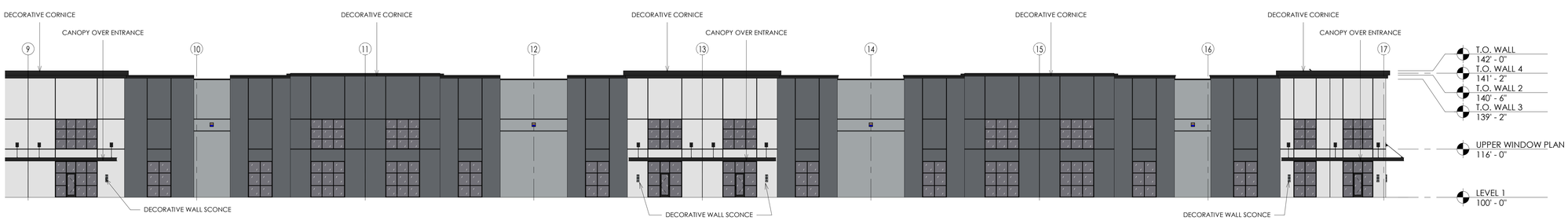
1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A501 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED COLOR MATCHING POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.




1 PR201 **EAST ELEVATION - 1**
1/32" = 1'-0"




1-A PR201 **ENLARGED - EAST ELEVATION - A - 1**
1/16" = 1'-0"




1-B PR201 **ENLARGED - EAST ELEVATION - B - 1**
1/16" = 1'-0"

aeurbia
architects and engineers
909 West South Jordan Parkway
south jordan, utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

LICENSED ARCHITECT
174600
JAMES MICHAEL
STATE OF UTAH

2/15/2023 1:45:58 PM

# HOLBROOK INDUSTRIAL LEHI - BLDG 5

**BOYER COMPANY**

Lehi UT

| Revision Schedule | | |
|---|---|---|
| MARK | DESCRIPTION | Revision Date |

**AE2022.052**

**ELEVATIONS**

DATE: **11-17-2021**

SHEET #:

**PR201**

2/15/2023 1:45:58 PM SITE PLANNING COMMENTS

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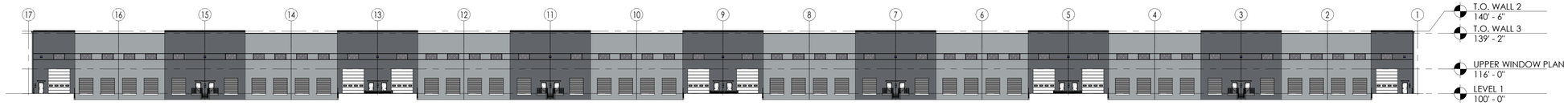
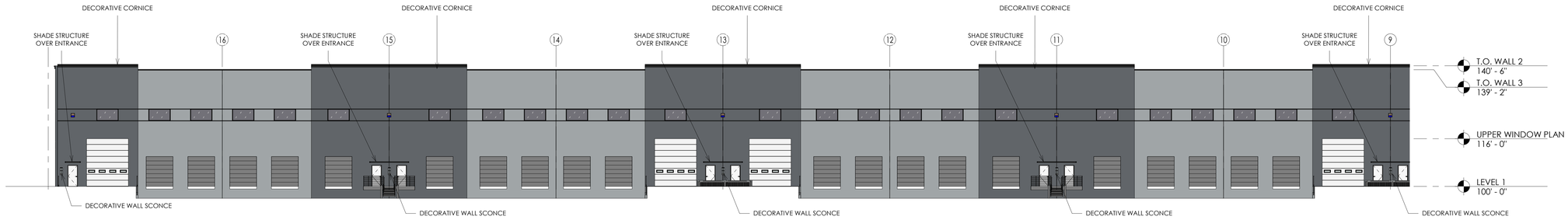
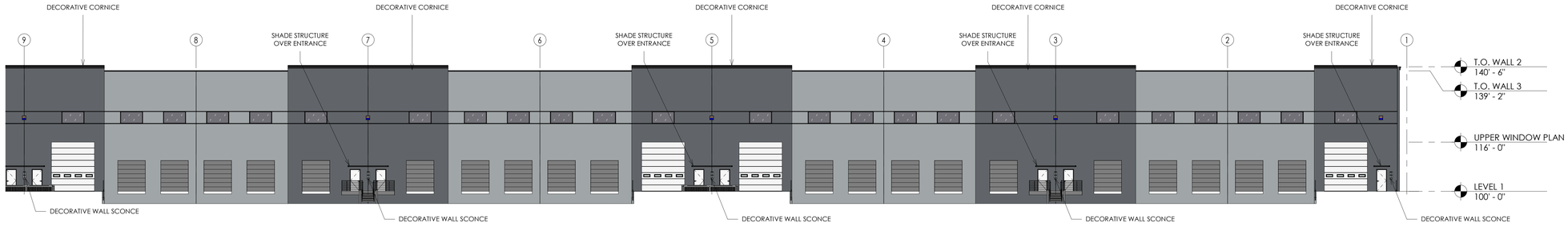


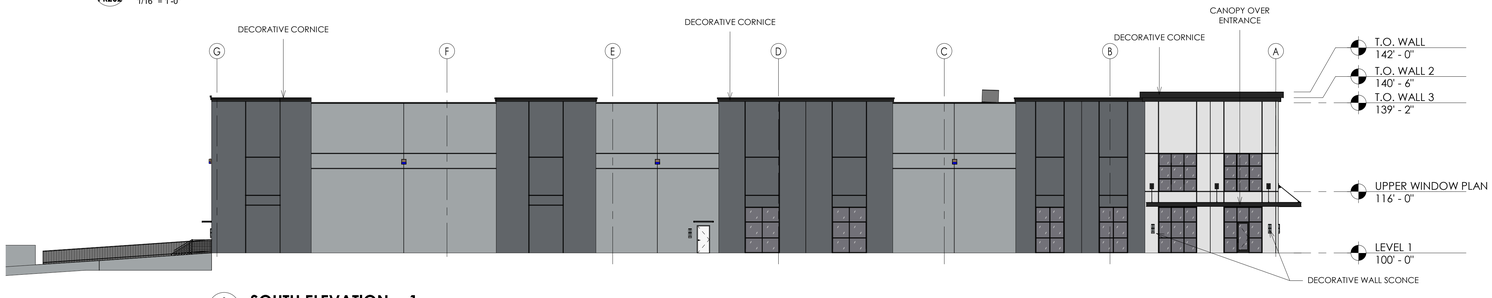

1 PR202 **WEST ELEVATION - 1**
1/32" = 1'-0"



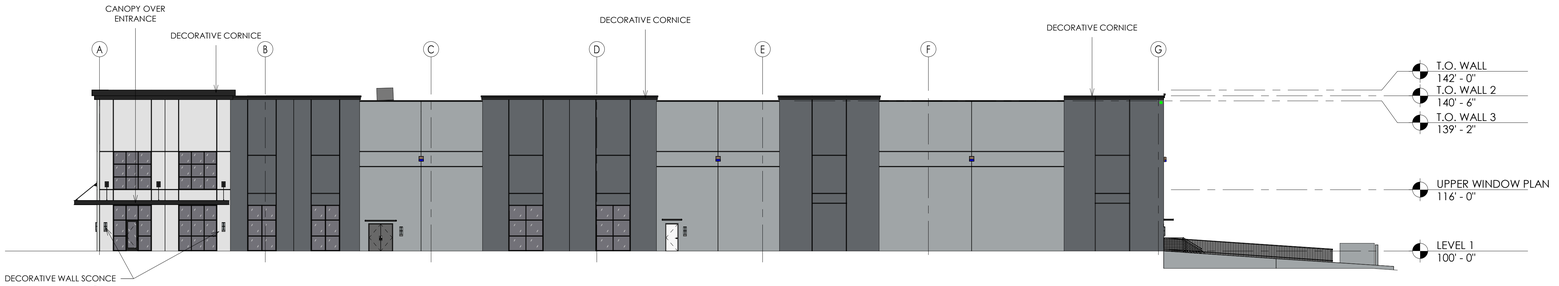

1-A PR202 **WEST ELEVATION ENLARGED - A - 1**
1/16" = 1'-0"




1-B PR202 **WEST ELEVATION ENLARGED - B - 1**
1/16" = 1'-0"




2 PR202 **SOUTH ELEVATION - 1**
1/16" = 1'-0"




3 PR202 **NORTH ELEVATION - 1**
1/16" = 1'-0"

## ELEVATION LEGEND

- = PAINTED TILT-UP CONCRETE PANEL BENJAMIN MOORE; DISTANT GRAY 2124-70
- = PAINTED TILT-UP CONCRETE PANEL BENJAMIN MOORE; CHEATING HEART 1617
- = PAINTED TILT-UP CONCRETE PANEL BENJAMIN MOORE; GRAYTINT 1611
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- = BLACK ANODIZED ALUMINUM WINDOW MULLIONS

## GENERAL EXTERIOR FINISH NOTES:

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A501 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
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webpage: aeurbia.com

LICENSED ARCHITECT 174600 JAMES MICHAEL STATE OF UTAH
2/15/2023 1:46:08 PM

# HOLBROOK INDUSTRIAL LEHI - BLDG 5
## BOYER COMPANY
Lehi UT

| Revision Schedule | | |
|---|---|---|
| MARK | DESCRIPTION | Revision Date |

AE2022.052

**ELEVATIONS**

DATE: **11-17-2021**

SHEET #:

**PR202**

SITE PLANNING COMMENTS
2/15/2023 1:46:08 PM

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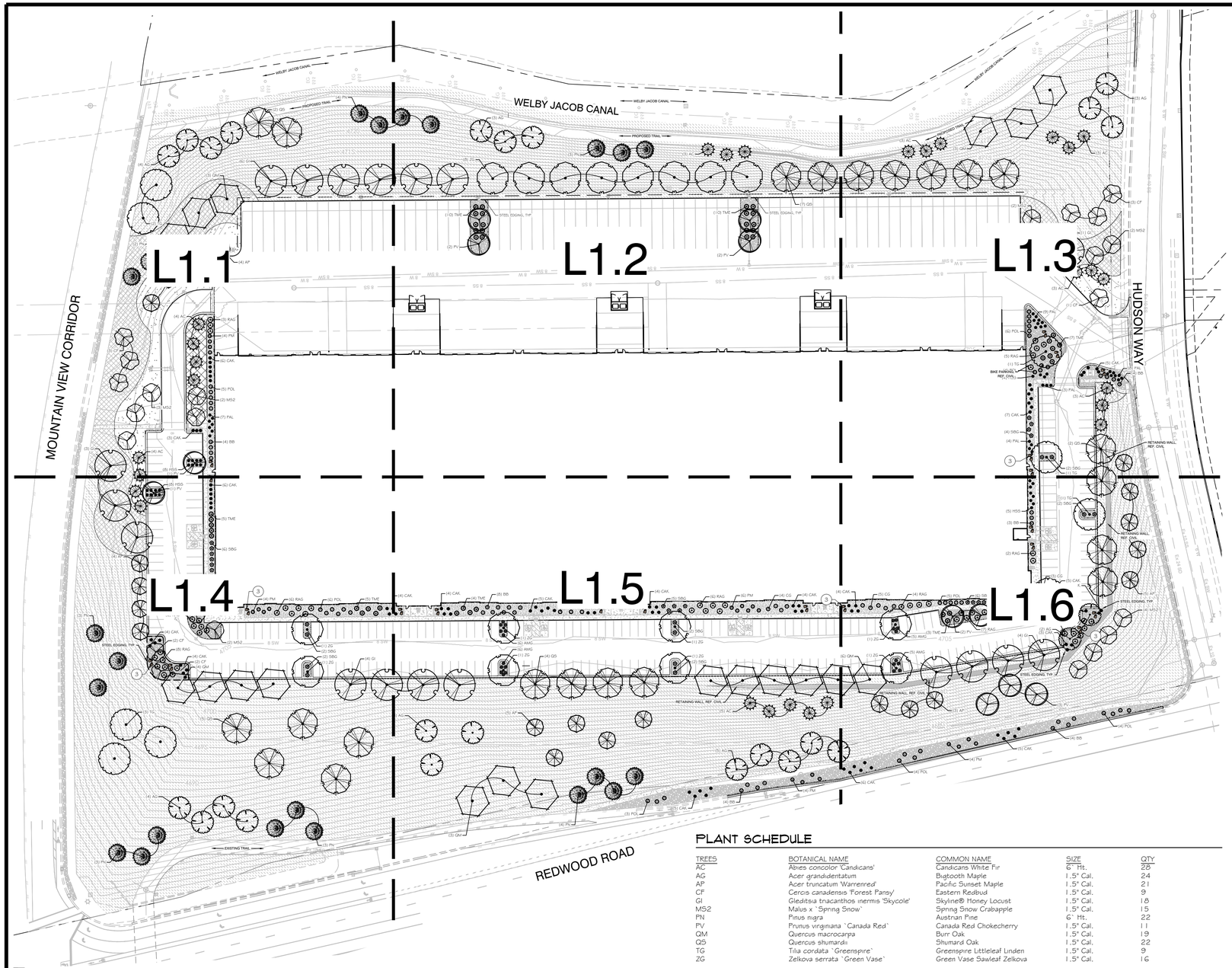


## PROPERTY OVERVIEW

| | |
|---|---|
| TOTAL ACREAGE | ±17.6 ACRES |
| CURRENT ZONING | PC |
| TOTAL LANDSCAPE AREA | 8.45 ACRES (367,897 SF) |

## LEHI CITY-

***STATE HIGHWAY DISTRICT INDUSTRIAL LANDSCAPE REQUIREMENTS***

1. THERE SHALL BE A MINIMUM OF A 20' LANDSCAPED BUFFER ADJACENT TO THE REDWOOD ROAD. THE BUFFER SHALL INCLUDE A WATER-WISE LANDSCAPE WITH TREES AND SHRUBS.
2. EACH SITE SHALL PROVIDE A MINIMUM 50% WATER-WISE LANDSCAPING.
3. PROVIDE 30 TREES PER ACRE OF OVERALL LANDSCAPE AREA. 8.45 ACRES X 30 = 253 REQUIRED
4. ALLOWED A 22% REDUCTION IN TREES OF OVERALL LANDSCAPE AREA.
   198 REQUIRED PROVIDED 214

## LANDSCAPE TABLE

| ITEM | AMOUNT | % |
|---|---|---|
| TOTAL LANDSCAPE AREA | 375,800 SQ.FT. | 100 |
| LAWN (TURF GRASS) | 12,085 SQ.FT. | 3% |
| NATIVE/MEADOW SEED MIX | 325,085 SQ.FT. | 87% |
| ROCK/ BARK MULCH AT PLANTING BEDS | 38,630 SQ.FT. | 10% |

## NATIVE CABIN GRASS BLEND (NON-IRRIGATED)

| SPECIES | PLS/ACRE |
|---|---|
| MOUNTAIN BROME (BROMUS MARGINATUS) | 7.50 |
| SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS) | 6.25 |
| SANDBERG BLUEGRASS (POA SECUNDA SSP. SANDBERGII) | 1.25 |
| BIG BLUEGRASS (POA SECUNDA SSP. AMPLA) | 1.25 |
| SHEEP FESCUE (FESTUCA OVINA) | 1.25 |
| WESTERN WHEATGRASS (PASCOPYRUM SMITHII) | 5.00 |
| BEARDLESS BLUEBUNCH WHEATGRASS (PSEUDOROERIA SPICATA SSP. INERMIS) | 2.50 |
| TOTAL | 25.00 LBS. |

APPLICATION:

1. APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL TO DISTURBED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
2. APPLY SEED MIX AT A RATE OF TWENTY FIVE POUNDS PER ACRE (25 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL.
3. AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDED AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
4. SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH
5. SEED MIX TO BE NON-IRRIGATED

## MEADOW GRASS SEED MIX (NON-IRRIGATED

| NAME | SCIENTIFIC NAME | PLS % |
|---|---|---|
| HARD FESCUE | FESTUCA BREVIPILA | 40% |
| CHEWING FESCUE | FESTUCA RUBRA COMMUTATA | 30% |
| RED FESCUE | FESTUCA RUBRA | 30% |
| | TOTAL | 100% |

APPLY 6 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED. APPLY SEED MIX AT A RATE OF 20 POUNDS PER ACRE. APPLY SEED MIX BY HYDRO-SEEDING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

MEADOW GRASS CARE:
MOW REGULARLY SO THAT NOT MORE THAN 1/3 OF THE LEAF IS REMOVED EACH TIME. MOST GRASSES, ESPECIALLY BLUEGRASS AND FESCUES SHOULD BE MOWED AT A HEIGHT OF 2.5 TO 3 INCHES TO PROVIDE FOR HEALTHY ROOT GROWTH AND TO HELP COMPETE WITH WEEDS. PROVIDE ADEQUATE WATER, BUT AVOID OVERWATERING. FERTILIZE 2 TO 3 TIMES PER YEAR, ONCE IN EARLY SPRING, ONCE IN LATE SPRING AND ONCE IN FALL. AERATE ONCE A YEAR, ESPECIALLY IN COMPACTED SOILS. DETHATCHING IS NOT NECESSARY.

## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| AC | Abies concolor 'Candicans' | Candicans White Fir | 6` Ht. | 28 |
| AG | Acer grandidentatum | Bigtooth Maple | 1.5" Cal. | 24 |
| AP | Acer truncatum 'Warrenred' | Pacific Sunset Maple | 1.5" Cal. | 21 |
| CF | Cercis canadensis 'Forest Pansy' | Eastern Redbud | 1.5" Cal. | 9 |
| GI | Gleditsia tricanthos inermis 'Skycole' | Skyline® Honey Locust | 1.5" Cal. | 18 |
| MS2 | Malus x `Spring Snow` | Spring Snow Crabapple | 1.5" Cal. | 15 |
| PN | Pinus nigra | Austrian Pine | 6` Ht. | 22 |
| PV | Prunus virginiana `Canada Red` | Canada Red Chokecherry | 1.5" Cal. | 11 |
| QM | Quercus macrocarpa | Burr Oak | 1.5" Cal. | 19 |
| QS | Quercus shumardii | Shumard Oak | 1.5" Cal. | 22 |
| TG | Tilia cordata `Greenspire` | Greenspire Littleleaf Linden | 1.5" Cal. | 9 |
| ZG | Zelkova serrata `Green Vase` | Green Vase Sawleaf Zelkova | 1.5" Cal. | 16 |
| **SHRUBS** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | **QTY** |
| AMG | Aronia melanocarpa `Ground hog` | Gound Hog Aronia | 5 gal. | 22 |
| BB | Buddleja davidii 'TOBUD1202' | Buzz™ Hot Raspberry Butterfly Bush | 5 gal. | 30 |
| CG | Caragana frutex `Globosa` | Globe Russian Peashrub | 5 gal. | 12 |
| POL | Physocarpus opulifolius `Donna May` TM | Little Devil Ninebark | 5 gal. | 42 |
| PM | Pinus mugo | Mugo Pine | 5 gal. | 22 |
| RAG | Rhus aromatica `Gro-Low` | Gro-Low Fragrant Sumac | 5 gal. | 54 |
| SBG | Spiraea x bumalda `Goldflame` | Goldflame Spirea | 5 gal. | 33 |
| TME | Taxus x media `Everlow` | Everlow Yew | 5 gal. | 44 |
| **ORNAMENTAL GRASSES** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | **QTY** |
| CAK | Calamagrostis x acutiflora `Karl Foerster` | Karl Foerster Feather Reed Grass | 1 gal. | 91 |
| HSS | Helictotrichon sempervirens `Sapphire` | Sapphire Blue Oat Grass | 1 gal. | 31 |
| **PERENNIALS** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | **QTY** |
| PAL | Perovskia atriplicifolia `Little Spire` | Little Spire Russian Sage | 2 gal. | 35 |

| GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|---|
| | GM | GRASS MEADOW SEED MIX | | seed | 300,918 sf |
| | NR | NATIVE GRASS SEED MIX | | seed | 24,167 sf |
| | PP2 | Poa pratensis | Kentucky Bluegrass | sod | 12,085 sf |

## REFERENCE NOTES SCHEDULE

| SYMBOL | | DESCRIPTION | QTY |
|---|---|---|---|
| | 1 | SOUTH TOWN RIVER COBBLE, SIZE: 2-3", FROM ROCK UTAH OR APPROVED EQUAL. | 23,991 sf |
| | 2 | DARK BROWN FINELY SHREDDED BARK MULCH | 13,080 sf |
| | 3 | LANDSCAPE BOULDER, ROMAN BOULDER, SIZE: 2-3`, FROM ROCK UTAH OR APPROVED EQUAL. | 40 |

## LANDSCAPE & IRRIGATION NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH OR RIVER COBBLER, SEE REFERENCE NOTES SCHEDULE AND PLAN FOR TYPE AND LOCATIONS. PLACE MULCH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS AND BETWEEN PLANTING BEDS AND NATIVE GRASS.
4. REFERENCE NATIVE AND MEADOW SEED GRASS MIX AND APPLICATION RATES IN SCHEDULE ABOVE.
5. RAIN SENSOR TO BE INSTALLED AS PART OF IRRIGATION SPRINKLER SYSTEM.
6. ALL TREES IN NATIVE & MEADOW GRASS AREAS TO RECEIVED BUBBLER HEADS ON THEIR SEPARATE ZONES, TURF GRASS AND TREES LOCATED IN TURF GRASS TO RECEIVE SPRAY HEADS. ALL SHRUB PLANTER BEDS TO RECEIVE DRIP IRRIGATION.
7. NO LANDSCAPING OR OTHER OBSTRUCTION IN EXCESS OF 3 FEET ABOVE FINISHED GRADE SHALL BE ALLOWED IN THE VISIBILITY TRIANGLE CLEAR VIEW AREA.

GRAPHIC SCALE
60 0 30 60 120 240
( IN FEET )
1 inch = 60 ft.

N S

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FOR REVIEW ONLY

# HOLBROOK INDUSTRIAL BUILDING 5
LEHI, UTAH
# LANDSCAPE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
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LANDSCAPE PLAN

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| Scale: | 1"=60' | Drawn: | DW |
| Date: | 04/25/2023 | Job #: | 22-0312 |
| Sheet: | L1.0 | | |

Z:_2022\22-0312 Holbrook Industrial Bldg 5\design 22-0312\dwg\sheets\L1.0 LANDSCAPE PLAN.dwg




## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| AC | *Abies concolor 'Candicans'* | Candicans White Fir | 6` Ht. | 28 |
| AG | *Acer grandidentatum* | Bigtooth Maple | 1.5" Cal. | 24 |
| AP | *Acer truncatum 'Warrenred'* | Pacific Sunset Maple | 1.5" Cal. | 21 |
| CF | *Cercis canadensis 'Forest Pansy'* | Eastern Redbud | 1.5" Cal. | 9 |
| GI | *Gleditsia tnacanthos inermis 'Skycole'* | Skyline® Honey Locust | 1.5" Cal. | 18 |
| MS2 | *Malus x `Spring Snow`* | Spring Snow Crabapple | 1.5" Cal. | 15 |
| PN | *Pinus nigra* | Austrian Pine | 6` Ht. | 22 |
| PV | *Prunus virginiana `Canada Red`* | Canada Red Chokecherry | 1.5" Cal. | 11 |
| QM | *Quercus macrocarpa* | Burr Oak | 1.5" Cal. | 19 |
| QS | *Quercus shumardii* | Shumard Oak | 1.5" Cal. | 22 |
| TG | *Tilia cordata `Greenspire`* | Greenspire Littleleaf Linden | 1.5" Cal. | 9 |
| ZG | *Zelkova serrata `Green Vase`* | Green Vase Sawleaf Zelkova | 1.5" Cal. | 16 |

| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
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| CG | *Caragana frutex `Globosa`* | Globe Russian Peashrub | 5 gal. | 12 |
| POL | *Physocarpus opulifolius `Donna May` TM* | Little Devil Ninebark | 5 gal. | 42 |
| PM | *Pinus mugo* | Mugo Pine | 5 gal. | 22 |
| RAG | *Rhus aromatica `Gro-Low`* | Gro-Low Fragrant Sumac | 5 gal. | 54 |
| SBG | *Spiraea x bumalda `Goldflame`* | Goldflame Spirea | 5 gal. | 33 |
| TME | *Taxus x media `Everlow`* | Everlow Yew | 5 gal. | 44 |

| ORNAMENTAL GRASSES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
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| HSS | *Helictotnchon sempervirens `Sapphire`* | Sapphire Blue Oat Grass | 1 gal. | 31 |

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|---|---|---|---|---|
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| GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
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GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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# HOLBROOK INDUSTRIAL BUILDING 5

LEHI, UTAH

## LANDSCAPE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
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LANDSCAPE PLAN

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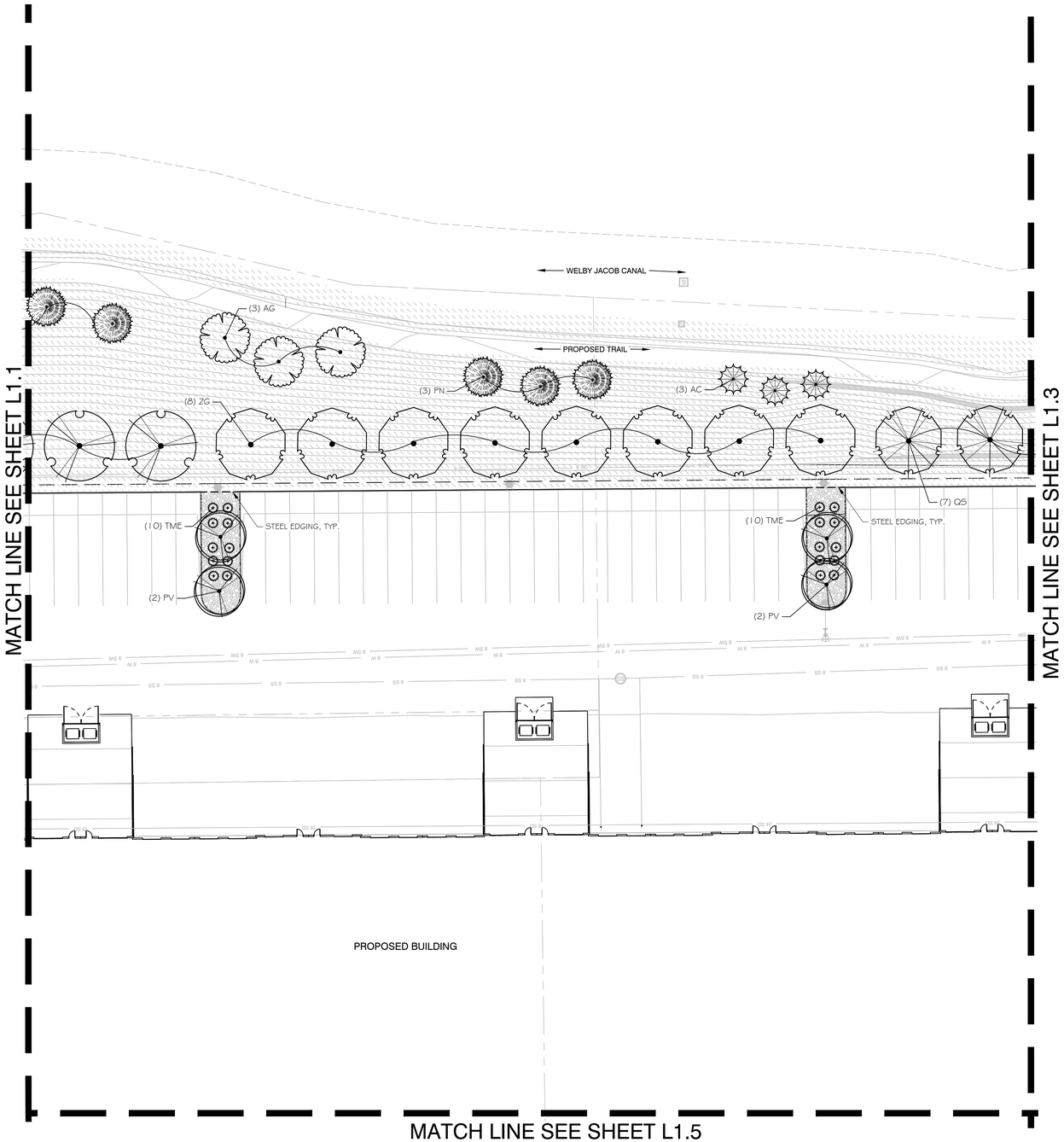
| Scale: 1"=30' | Drawn: DW |
| Date: 04/25/2023 | Job #: 22-0312 |
| Sheet: L1.1 | |

Z:_2022\22-0312 Holbrook Industrial Bldg 5\design 22-0312\.dwg\sheet\L1.0 LANDSCAPE PLAN.dwg




## PLANT SCHEDULE

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|---|---|---|---|---|
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GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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# HOLBROOK INDUSTRIAL BUILDING 5

LEHI, UTAH

## LANDSCAPE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
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LANDSCAPE PLAN

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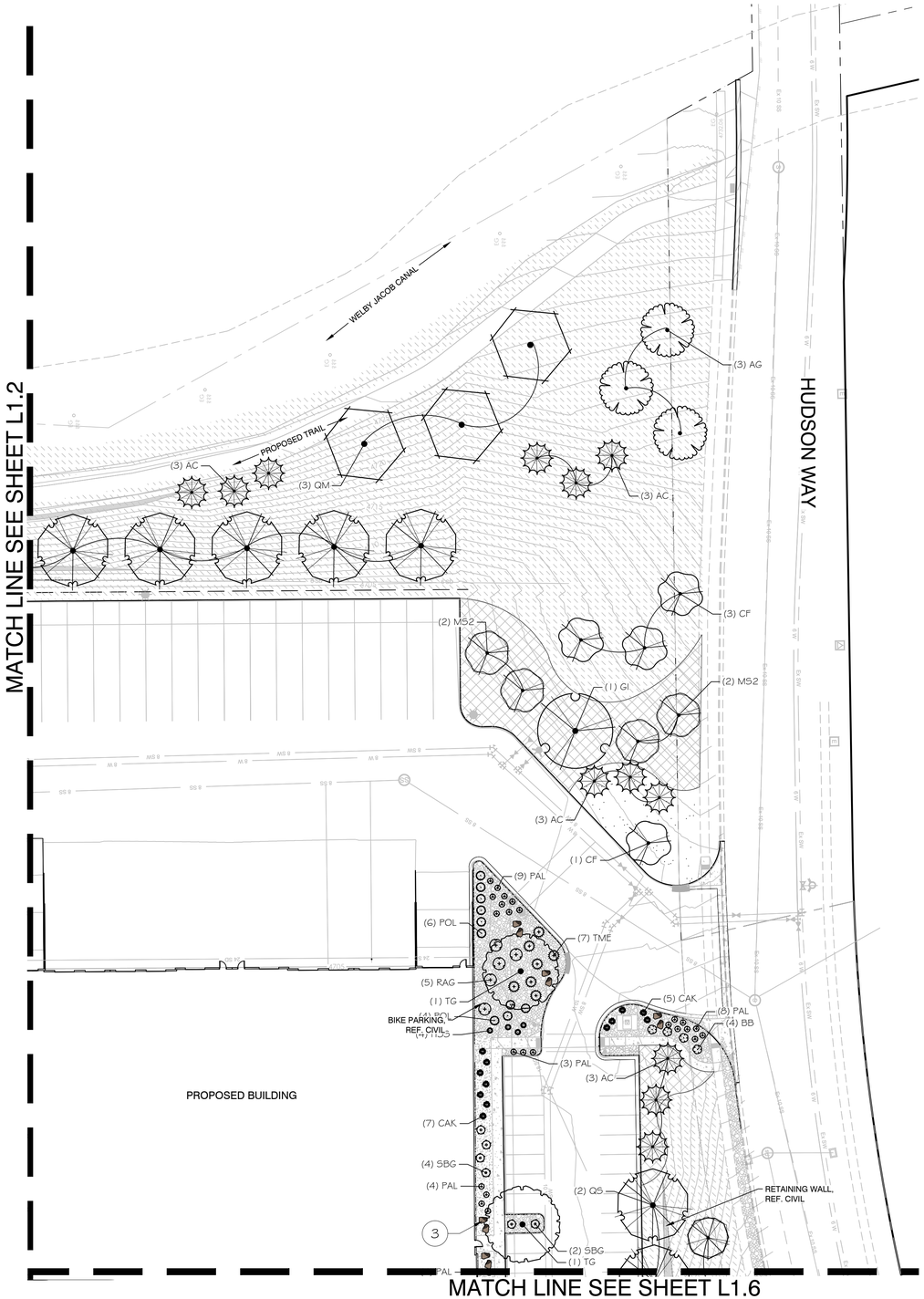
| Scale: | 1"=30' | Drawn: | DW |
| Date: | 04/25/2023 | Job #: | 22-0312 |
| Sheet: | L1.2 | | |

Z:_2022\22-0312 Holbrook Industrial Bldg 5\design\22-0312\dwg\sheet\L1.0 LANDSCAPE PLAN.dwg




## PLANT SCHEDULE

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GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
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FOR REVIEW ONLY

# HOLBROOK INDUSTRIAL BUILDING 5
LEHI, UTAH
LANDSCAPE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
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LANDSCAPE PLAN

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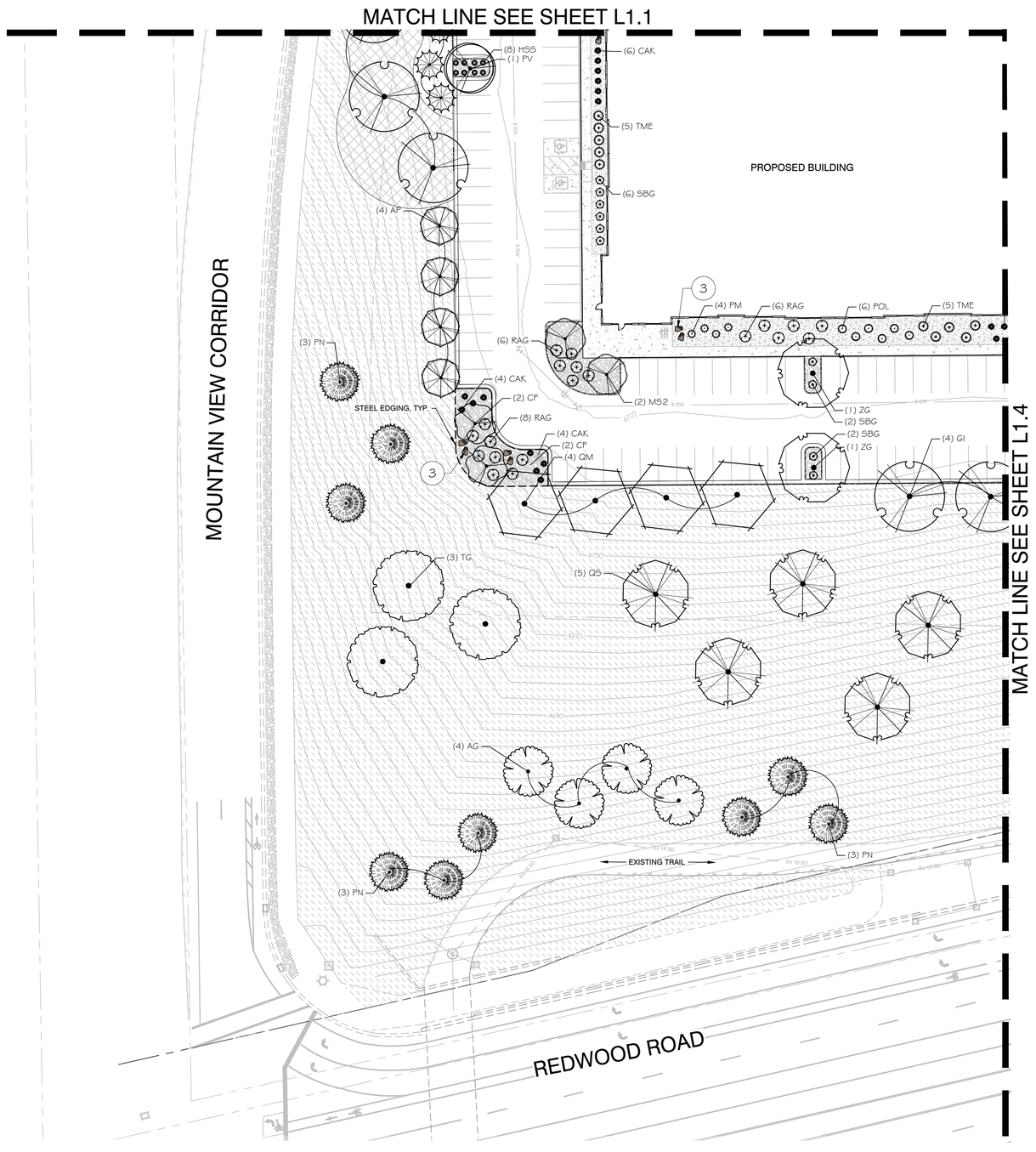
| Scale: | 1"=30' | Drawn: | DW |
| Date: | 04/25/2023 | Job #: | 22-0312 |
| Sheet: | L1.3 | | |

Z:_2022\22-0312 Holbrook Industrial Bldg 5\design 22-0312\dwg\sheets\L1.0 LANDSCAPE PLAN.dwg

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| HSS | Helictotnchon sempervirens `Sapphire` | Sapphire Blue Oat Grass | 1 gal. | 31 |

| PERENNIALS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| PAL | Perovskia atnplicifolia `Little Spire` | Little Spire Russian Sage | 2 gal. | 35 |

| GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|---|
| | GM | GRASS MEADOW SEED MIX | | seed | 300,918 sf |
| | NR | NATIVE GRASS SEED MIX | | seed | 24,167 sf |
| | PP2 | Poa pratensis | Kentucky Bluegrass | sod | 12,085 sf |

## REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 1 | SOUTH TOWN RIVER COBBLE, SIZE: 2-3", FROM ROCK UTAH OR APPROVED EQUAL. | 23,991 sf |
| 2 | DARK BROWN FINELY SHREDDED BARK MULCH | 13,080 sf |
| 3 | LANDSCAPE BOULDER, ROMAN BOULDER, SIZE: 2-3`, FROM ROCK UTAH OR APPROVED EQUAL. | 40 |

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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FOR REVIEW ONLY

# HOLBROOK INDUSTRIAL BUILDING 5

LEHI, UTAH

## LANDSCAPE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
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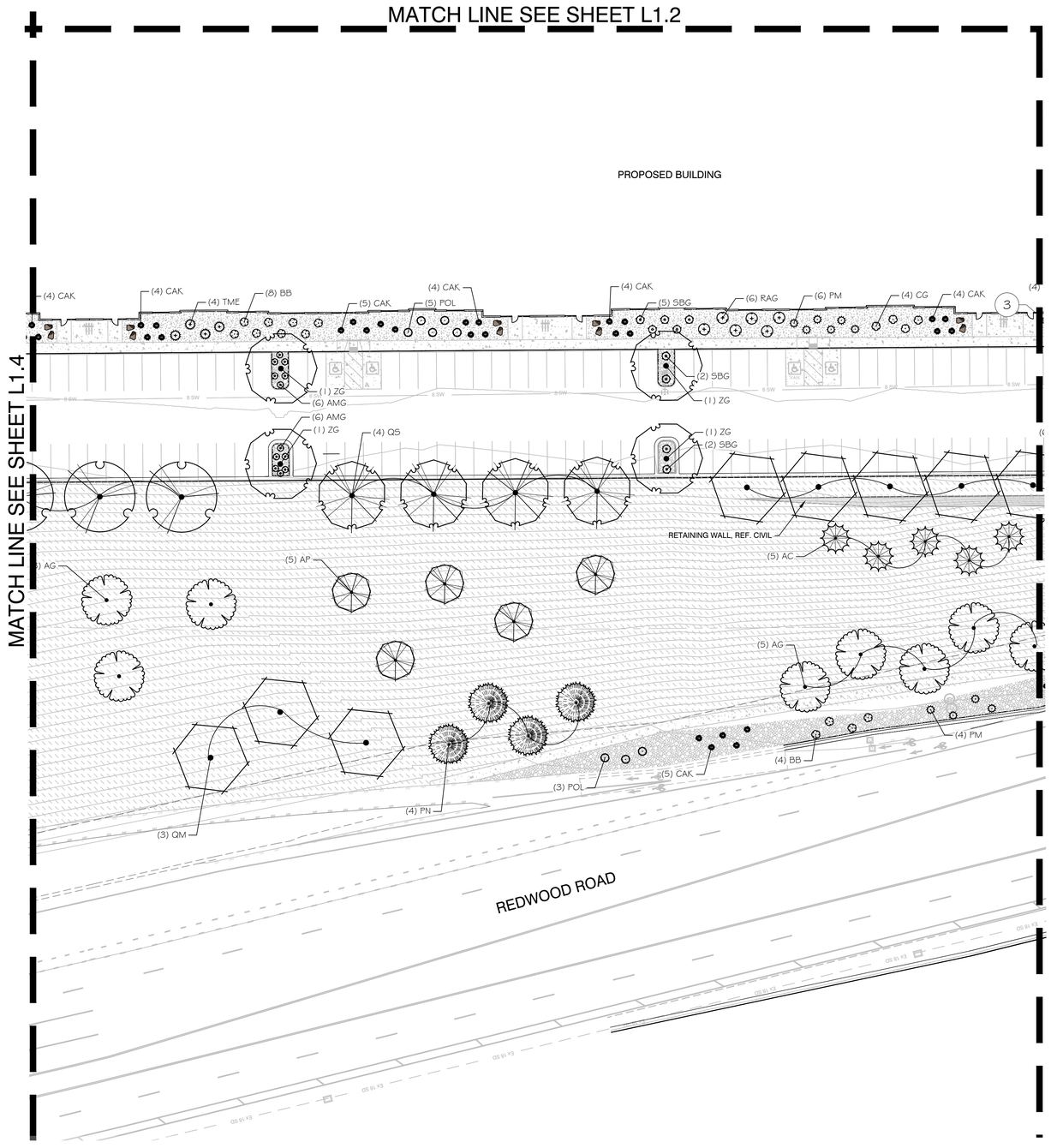
LANDSCAPE PLAN

Scale: 1"=30' | Drawn: DW
Date: 04/25/2023 | Job #: 22-0312
Sheet: L1.4

Z:_2022\22-0312 Holbrook Industrial Bldg 5\design 22-0312\dwg\sheets\L1.0 LANDSCAPE PLAN.dwg




## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| AC | Abies concolor 'Candicans' | Candicans White Fir | 6` Ht. | 28 |
| AG | Acer grandidentatum | Bigtooth Maple | 1.5" Cal. | 24 |
| AP | Acer truncatum 'Warrenred' | Pacific Sunset Maple | 1.5" Cal. | 21 |
| CF | Cercis canadensis 'Forest Pansy' | Eastern Redbud | 1.5" Cal. | 9 |
| GI | Gleditsia triacanthos inermis 'Skycole' | Skyline® Honey Locust | 1.5" Cal. | 18 |
| M52 | Malus x `Spring Snow` | Spring Snow Crabapple | 1.5" Cal. | 15 |
| PN | Pinus nigra | Austrian Pine | 6` Ht. | 22 |
| PV | Prunus virginiana `Canada Red` | Canada Red Chokecherry | 1.5" Cal. | 11 |
| QM | Quercus macrocarpa | Burr Oak | 1.5" Cal. | 19 |
| QS | Quercus shumardii | Shumard Oak | 1.5" Cal. | 22 |
| TG | Tilia cordata `Greenspire` | Greenspire Littleleaf Linden | 1.5" Cal. | 9 |
| ZG | Zelkova serrata `Green Vase` | Green Vase Sawleaf Zelkova | 1.5" Cal. | 16 |

| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| AMG | Aronia melanocarpa `Ground hog` | Gound Hog Aronia | 5 gal. | 22 |
| BB | Buddleja davidii 'TOBUD1202' | Buzz™ Hot Raspberry Butterfly Bush | 5 gal. | 30 |
| CG | Caragana frutex `Globosa` | Globe Russian Peashrub | 5 gal. | 12 |
| POL | Physocarpus opulifolius `Donna May` TM | Little Devil Ninebark | 5 gal. | 42 |
| PM | Pinus mugo | Mugo Pine | 5 gal. | 22 |
| RAG | Rhus aromatica `Gro-Low` | Gro-Low Fragrant Sumac | 5 gal. | 54 |
| SBG | Spiraea x bumalda `Goldflame` | Goldflame Spirea | 5 gal. | 33 |
| TME | Taxus x media `Everlow` | Everlow Yew | 5 gal. | 44 |

| ORNAMENTAL GRASSES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
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GRAPHIC SCALE

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FOR REVIEW ONLY

# HOLBROOK INDUSTRIAL BUILDING 5
LEHI, UTAH
LANDSCAPE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
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LANDSCAPE PLAN

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|---|---|---|---|
| Scale: | 1"=30' | Drawn: | DW |
| Date: | 04/25/2023 | Job #: | 22-0312 |
| Sheet: | L1.5 | | |

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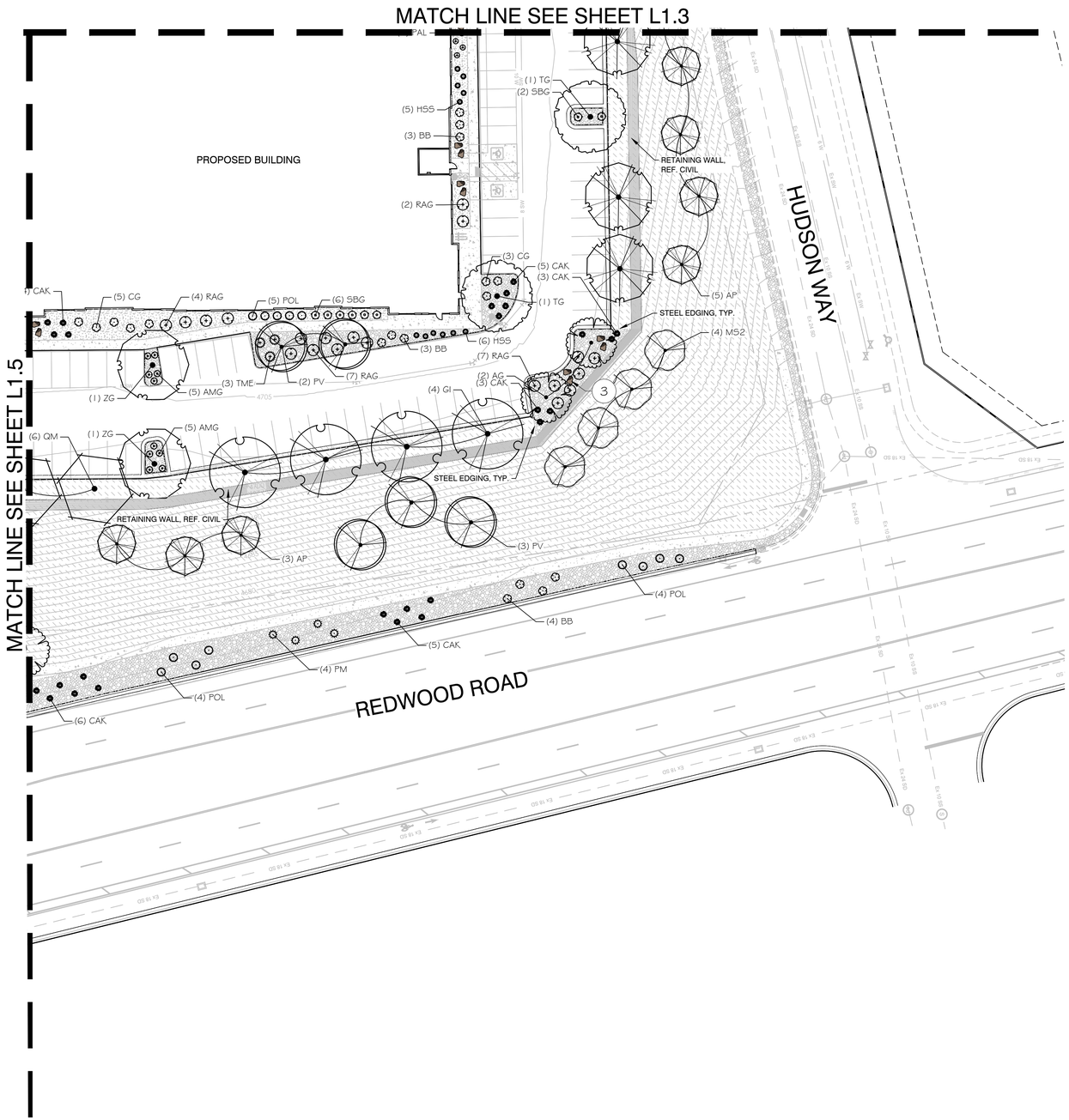


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FOR REVIEW ONLY

# HOLBROOK INDUSTRIAL BUILDING 5
LEHI, UTAH
LANDSCAPE PLAN

REVISION BLOCK

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LANDSCAPE PLAN

Scale: 1"=30' | Drawn: DW
Date: 04/25/2023 | Job #: 22-0312
Sheet: L1.6

Z:_2022\22-0312 Holbrook Industrial Bldg 5\design 22-0312\dwg\sheets\L1.0 LANDSCAPE PLAN.dwg

**Agenda Item No: 2.3**

# Planning Commission Agenda Item Report

Meeting Date: June 8, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

**Subject:**
Public hearing and recommendation of Jeff Olsen's request for review of a Development Code amendment to Chapter 39, Definitions and the 05.030.B, Nonresidential Table of Uses to add Concrete Manufacturing, Small Haul use and definition.

**Suggested Action:**

**Attachments:**

Dev Code - Concrete.pdf

# SMALL HAUL CONCRETE MANUFACTURING DEVELOPMENT CODE AMENDMENT

## PLANNING COMMISSION REPORT

| | |
|---|---|
| **Applicant** | Jeff Olsen/Curb Cart Concrete |
| **Meeting Date** | June 8, 2023 |
| **Requested Action/Purpose** | Review and recommendation on proposed amendments to the Lehi City Development Code |
| **Decision Type** | Legislative |
| **Date of DRC Review** | May 3, 2023 |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

## REPORT ANALYSIS

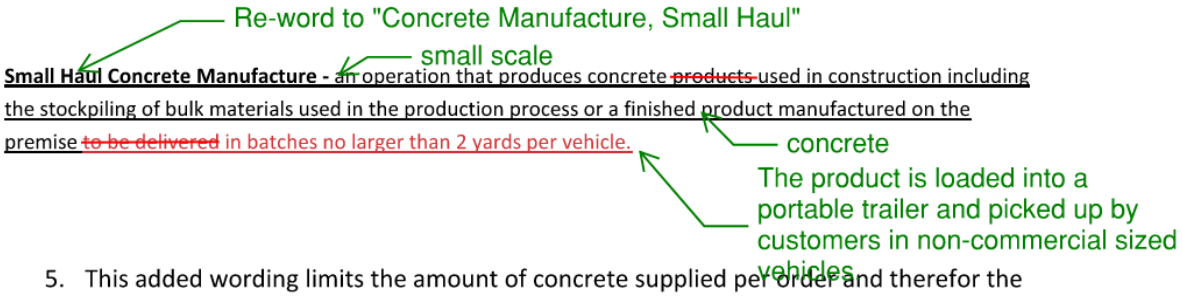
The applicant requests review and recommendation of a proposed development code amendment to Chapter 39 definitions and Table 05.030.B to add a Small Haul Concrete Manufacturing Use. The applicant utilized proposed text for the concrete manufacturing use from the City and then made adjustments to tailor it to the scale of their business.

Per the applicant's narrative, the added wording to the Code limits the amount of concrete supplied per order and therefore will impact the size of truck needed for pickup and the size of the batch plant. It would be inefficient for a standard 80,000 lb. concrete mixing truck which can typically carry 10 yards of concrete to order two yards or less.

The proposed use is shown as being permitted in the Heavy Commercial zone. The applicant recently received approval for a zone change to C-H on two properties located at 830 and 850 W State Street.

The DRC has four comments on the proposed Code amendment, including the following:

1. Recommend that if the new use is approved by the PC and CC that they also included it as a permitted use in Light Industrial
2. Re-word to "Concrete Manufacture, Small Haul"
3. This amendment would provide a needed service within a growing community.
4. Make minor changes to definition as shown in the Bluebeam session (concrete, small scale, The product is loaded into a portable trailer and picked up by customers in non-commercial sized vehicles)




Please consider the DRC comments in the motion.

## SCOPE OF APPROVAL

Development Code Amendments are Legislative items with a high level of discretion. Meaning that the Planning Commission can consider if they want to propose a positive or negative recommendation or include any changes. The City Council ultimately will decide if it gets approved and in what form.

The public can speak on this item. They can share any concerns or support for the proposed amendment. The Planning Commission or City Council may choose to include changes suggested by the public in their motion.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Code amendment would allow for a needed service within a growing community.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

**Chapter 39 Development Code Amendment**
**DRC Redline Comments**

*Jeff Olsen/Curb Cart Concrete- requests review of a Development Code amendment to Chapter 39, Definitions and the 05.030.B, Nonresidential Table of Uses to add a Concrete Manufacturing, Small Haul use and definition.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Randy Yates, Jeff Olsen, Kevin Jackson, Jean Jackson
Date of Plans Reviewed: 4/25/23
Time Start: 1:03 pm
Time End: 1:10 pm

**DRC REDLINE COMMENTS:**
**Glade – Power: No comments**
**Garion – Fire: No comments**
**Ryan – Water/Sewer: No comments**
**James – Parks: No comments**
**Gary – Building/Inspections: No comments**
**Jacob – Public Works: No comments**
**Ross – Engineering:**
1. This amendment would provide a needed service within a growing community.

**Luke- Traffic: No comments**
**Kim – Planning:**
2. Recommend that if the new use is approved by the PC and CC that they also included it as a permitted use in Light Industrial
3. Re-word to "Concrete Manufacture, Small Haul"
4. Make minor changes to definition as shown in the Bluebeam session (concrete, small scale, The product is loaded into a portable trailer and picked up by customers in non-commercial sized vehicles)

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 8, 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.**

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Curb Cart Concrete LLC
4758 Commerce Drive Murray, Utah 84107
385-310-7393
801-698-9583

April 25, 2023
Lehi City
Planning Division
153 North 100 East
Lehi, UT 84043

1. I (We), the undersigned, do hereby respectfully make application and petition the City of Lehi to create a new permitted (P) use in the C-H (Heavy Commercial) zone. The new permitted (P) use proposed is “Small Haul Concrete Manufacturing”. In support of this application, the following facts are shown: The properties sought to be utilized under the new permitted use are located at 830 & 850 W State Lehi Utah, serial numbers 12:020:0020, 12:020:0018 & 12-020-0115 and total 1.10 acres.

2. The property referenced above is owned by: Connie Parkes & Jackie Allen.

3. It is proposed that the property will be the location for a second location for Curb Cart Concrete, providing quality concrete in small “pick-up truck” towable trailers.

4. It is proposed that the definition of “small haul concrete manufacturing” use Lehi’s current definition of “Concrete Manufacturing” with the additional wording as follows in red.

**Small Haul Concrete Manufacture -** an operation that produces concrete products used in construction including the stockpiling of bulk materials used in the production process or a finished product manufactured on the premise to be delivered in batches no larger than 2 yards per vehicle.

5. This added wording limits the amount of concrete supplied per order and therefor the size of truck needed to pick up and deliver the concrete order as well as the size of the batch plant needed to supply smaller batches of concrete (2 yards or less). It would be severely inefficient for an 80,000 lb. concrete mixing truck which typically will carry 10

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yards of concrete to order/deliver 2 yards of concrete or less not to mention difficult if not impossible to load the truck with a smaller batch plant. Additionally, it would be just as inefficient to have a large-scale concrete batch plant that only distributes concrete in batches that are two yards or less. (For additional reference to size of trailers and batch plant see attached pictures of the concrete "carts" and the current "batch plant" operated at the Murray location of Curb Cart Concrete.)

6. Selling concrete in "pick-up" towable trailers with concrete supplied from a small batch plant is a relatively new concept and many cities do not have permitted uses that cover a "Small Haul Concrete Manufacturing" site.

7. Small Haul Concrete Manufacturing according to the above definition would be consistent with the following Permitted (P) and Conditional (C) uses already allowed in the Heavy Commercial zone; Construction Service, Equipment Sales and Rental, Portable Storage Container, Portable Storage Container Sales, Light Manufacturing, Processing, and Assembly, Recycling Collection Center

8. A Small Haul Concrete Manufacturing use fits with Lehi City's Zoning Plan for Heavy Commercial. The suggested property is Bordered by Interstate 15 to the East and State Street to the west, very heavy traffic areas. A Small Haul Concrete Manufacturing facility will only attract "pick-up truck" sized vehicles to tow the small trailers. Giant cement trucks would rarely if ever visit the site. Noise and dust would be very minimal with the size of the operation that is practicable, all inline with a Heavy Commercial Zone.

9. As Mentioned in the last City Planning meeting by a general contractor who happened to be in attendance, there is a huge demand for a Small Haul Concrete Manufacturing site in North Utah County. This service fills a need for small concrete jobs when a giant 40-ton truck is not needed. The current Curb Cart Concrete site in Murray is the closest Location for anyone in Utah Co. needing a small batch of concrete.

10. Beginning in 2015 in Murray Utah, Curb Cart Concrete has seen rapid growth and high demand for their service and is looking to expand into Utah County. Curb Cart Concrete provides a valuable service to the community supplying a towable trailer of quality concrete, replacing the need to hire a full-size concrete truck. The portable "Curb Carts" save the customer $400 "trip fees" required to deliver a full-size concrete truck. Weighing only 10,000 lbs. the carts also cause much less damage to sidewalks,

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driveways, landscaping, asphalt, etc. than their giant 78,000 lb. counterparts. Curb Cart will be a benefit not only to the people of Lehi and Utah Co. but also to Lehi City Public Works. Murray City has become one of Curb Cart's best customers not only because of the cost savings but also due to light impact the smaller carts have on Murray's sidewalks, roads etc. As Curb Cart only needs a small office, one of the existing homes will most likely be used for that purpose. A small "batch plant" is also required. The batch plant has a 9' hopper and an approximate 20' powder tank. To see a photo of the batch plant and for more information about Curb Cart Concrete please see the webpage at www.curbcartconcrete.com





Thank you for your consideration,

Signature of Applicant: DocuSigned by: Jeff Olsen E527B414E3FF41B... _____

Address: 4758 S. Commerce Drive Murray, Utah 84107

Phone Number: 385-310-7393

| USE | DISTRICT | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | NC | C | C-H | CR | C-1 | BP | LI | MU | T/M | PF | HI |
| Pet Grooming Facility | P | P | P | P | | | P | P | | | |
| Pharmacy | P | P | | P | | P | | P | | | |
| Plant Nursery | P | P | P | P | | | P | P | | | |
| Portable Storage Container [See Sec. 12.130-D] | P | P | P | P | P | P | P | P | P | P | P |
| Portable Storage Container Sales [See Sec. 12.130-D] | | | C | | | | C | | | | |
| Research and Development Facilities | | P | P | | | P | P | | P | | |
| Restaurant | P | P | P | P | P | P | P | P | P | | P |
| Retail Facilities and Services accessory to a principal use | P | P | P | P | P | P | P | P | P | | P |
| Retail Sales, General | | P | P | P | P | P | P | P | | | P |
| Schools - Vocational and Technical | | P | P | P | P | P | P | P | P | | |
| Sexually Oriented Businesses (SOB) | | | | | | | P | | P | | |
| Smoke Shop | | | | | | | C | | | | |
| Storage Units, Climate Controlled Indoor | | P | P | P | | | P | | | | |
| Storage Units, Outdoor Access [See Sec.12.130-A] | | | C | | | | C | | | | |
| Storage, Vehicles [See Sec.12.130-A] | | | C | | | | C | | | | |
| Trades Shop | P | P | P | P | | | P | P | | | |
| Towing and Impound Yard [See Sec. 12.130-G] | | | | | | | C | | | | |
| Unoccupied Structures | C | C | C | C | C | C | C | C | C | C | C |
| Veterinary Office | P | P | P | P | P | P | P | P | | | |
| MANUFACTURING | | | | | | | | | | | |
| Cabinet and Woodworking Shop | | | C | | | | P | | | | |
| Cannabis Production | | | | | | | P | | | | |
| Concrete Manufacturing | | | | | | | C | | | | |
| Concrete Manufacturing, Small Haul | | | P | | | | | | | | |
| Contractor's Storage Yard | | | | | | | C | | | | |

Notes:
P = Uses allowed as a Permitted Use.
P[1]= Single family homes that existed at the time this code was adopted (9/11/12) shall continue; however new single-family dwellings shall only be permitted in areas with remaining density per Map 05.010 Maximum TOD and Mixed Use Density Map.
P[2]= Allowed provided there is remaining density as allocated per Map 05.010 Maximum TOD and Mixed Use Density Map.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
[*] All uses in the Planned Community and Resort Community Zones must be authorized through an Area Plan pursuant to Chapter 15or through a Land Use Plan pursuant to Chapters 38 and 39. All uses in the Transit Oriented Development Zone must be authorized by a Land Use Plan pursuant to Chapter 38 and 39.

**Agenda Item No: 2.4**

# Planning Commission Agenda Item Report

Meeting Date: June 8, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

**Subject:**
Public hearing and recommendation of Gardner Company's request for review of the View 21 Flex Office General Plan Amendment from Commercial to Heavy Commercial on 5.7 acres located at 3501 West 1940 North.

**Suggested Action:**

**Attachments:**

View 21 1.pdf

View 21 2.pdf

# VIEW 21 FLEX OFFICE GENERAL PLAN AMENDMENT

## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Gardner | | |
| **Meeting Date** | June 8, 2023 | | |
| **Requested Action/Purpose** | Review and recommendation for an amendment to the General Plan | | |
| **Decision Type** | Legislative | | |
| **Location** | 3501 West 1940 North | | |
| **Acreage** | 5.7 acres | | |
| **Existing Zoning** | Commercial | | |
| **Existing General Plan Land Use Designation** | Commercial | | |
| **Proposed Land Use Designation** | Heavy Commercial | | |
| **Existing Land Use** | Undeveloped | | |
| **Adjacent Zoning and Land Use** | *North* | C | Maverik Gas Station/Tagg N Go Car Wash |
| | *South* | R-3 | Future Jordan Walk Towns Project |
| | *East* | C | Timp Point Condos |
| | *West* | C | Undeveloped |
| **Date of DRC Review** | May 24, 2023 | | |
| **Assigned Planner** | Katie Bussell | | |

## 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

**HEAVY COMMERCIAL (C-H)**
The Heavy Commercial (C-H) classification is intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/ office.

## PROPERTY HISTORY

**September 26, 2008** This Property was incorporated into Lehi City as part of the Holbrook Annexation.

## REPORT ANALYSIS

The applicant is requesting to amend the General Plan land use designation of this property from Commercial to Heavy Commercial on 5.7-acres located at 3501 West 1940 North.

Per the applicant's narrative, the request for Heavy Commercial would facilitate Gardner-Plumb being allowed to build multiple flex office buildings that are greater than 30,000 square feet with greater than 50% of the space used for warehouse.

The current Commercial zone does allow for light office warehouse, but that use limits the square footage and percent split on the warehouse and office space. The Commercial zone and the Commercial General Plan Land Use designation are intended to be more compatible with surrounding neighborhoods through the limiting of certain uses deemed more intense.

The Planning Commission should consider the allowed uses in the Heavy Commercial classification and if the expected use is appropriate on the property.

The DRC had three comments on the proposed General Plan amendment.

1. The west side of Lehi already contains many areas that allow for these office-warehouse developments. And this area is surrounded by higher density condos and townhomes. Commercial uses provide needed commodities and services in close proximity to where people live. And will help reduce the traffic congestion of the City.
2. Tilt-up construction is not prohibited in the current Commercial Zone. Update the narrative to clarify that item.
3. If this change is approved, it would be more likely that the buildings would be larger in scale and less compatible with the adjacent residential uses to the west and south.

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. The Commission should consider the impacts on the neighborhood and area if this develops as Heavy Commercial, as well as the impacts to existing and future residents if it develops as Commercial.

## 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.

**View 21 Flex Office General Plan Amendment**
**DRC Redline Comments**

*Gardner- requests review of the View 21 Flex Office General Plan Amendment from Commercial to Heavy Commercial on 5.7 acres located at 3501 West 1940 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Matt Meier, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Howard Cooke and Cole Peterson
Date of Plans Reviewed: 5/9/23
Time Start: 2:11pm
Time End: 2:25pm

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

1. The west side of Lehi already contains many areas that allow for these office-warehouse developments. And this area is surrounded by higher density condos and townhomes. Commercial uses provide needed commodities and services in close proximity to where people live. And will help reduce the traffic congestion of the City.
2. Tilt-up construction is not prohibited in the current Commercial Zone. Update the narrative to clarify that item.
3. If this change is approved, it would be more likely that the buildings would be larger in scale and less compatible with the adjacent residential uses to the west and south.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 8th

**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.**

# Gardner-Plumb Lehi View 21 General Plan Amendment Narrative

Gardner-Plumb is applying to change the General Plan from “Commercial” to “Heavy Commercial” on the approximately 5.74-acre parcel (54:426:0003) located at 3501 West 1940 North. This change in General Plan and eventual zone change enables Gardner-Plumb to build flex office buildings that are greater than 30,000 SF and to allow those buildings to have more than 50% of warehouse space (both of which are prohibited in the Commercial zone). The change to the general plan would also allow us to utilize the tilt-up concrete construction method (something that is also prohibited in the Commercial zone).

We believe that our proposed development of two flex-office buildings is an optimal use for this parcel and is also in line with Lehi’s desired goal for the Heavy Commercial zone which states “*The Heavy Commercial (C-H) District is intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. This district supports opportunities for commercial uses that contribute to the local tax base, and to create high-quality areas for businesses that are more impactful to surrounding areas than retail and office uses. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/office.”*

We feel confident that this development will help contribute to the local tax base, create high-quality areas for businesses and also provide the community/city with additional desirable services. We’d also like to note that as the commercial market continues to evolve we are seeing many retail or office tenants now looking for flex office space as opposed to traditional office or retail space. It would be these types of tenants that we target for this development.

We are mindful of the existing and planned residential areas nearby and intend to design, construct, lease, and manage this development in ways that mitigate any negative impacts on the neighboring residential communities. This will be done through ample landscaping and buffering, residential-friendly architecture, and strategic tenant selection.

We have included our plans for this parcel for reference our vision for this parcel.





# View 21 Flex Office General Plan Amendment

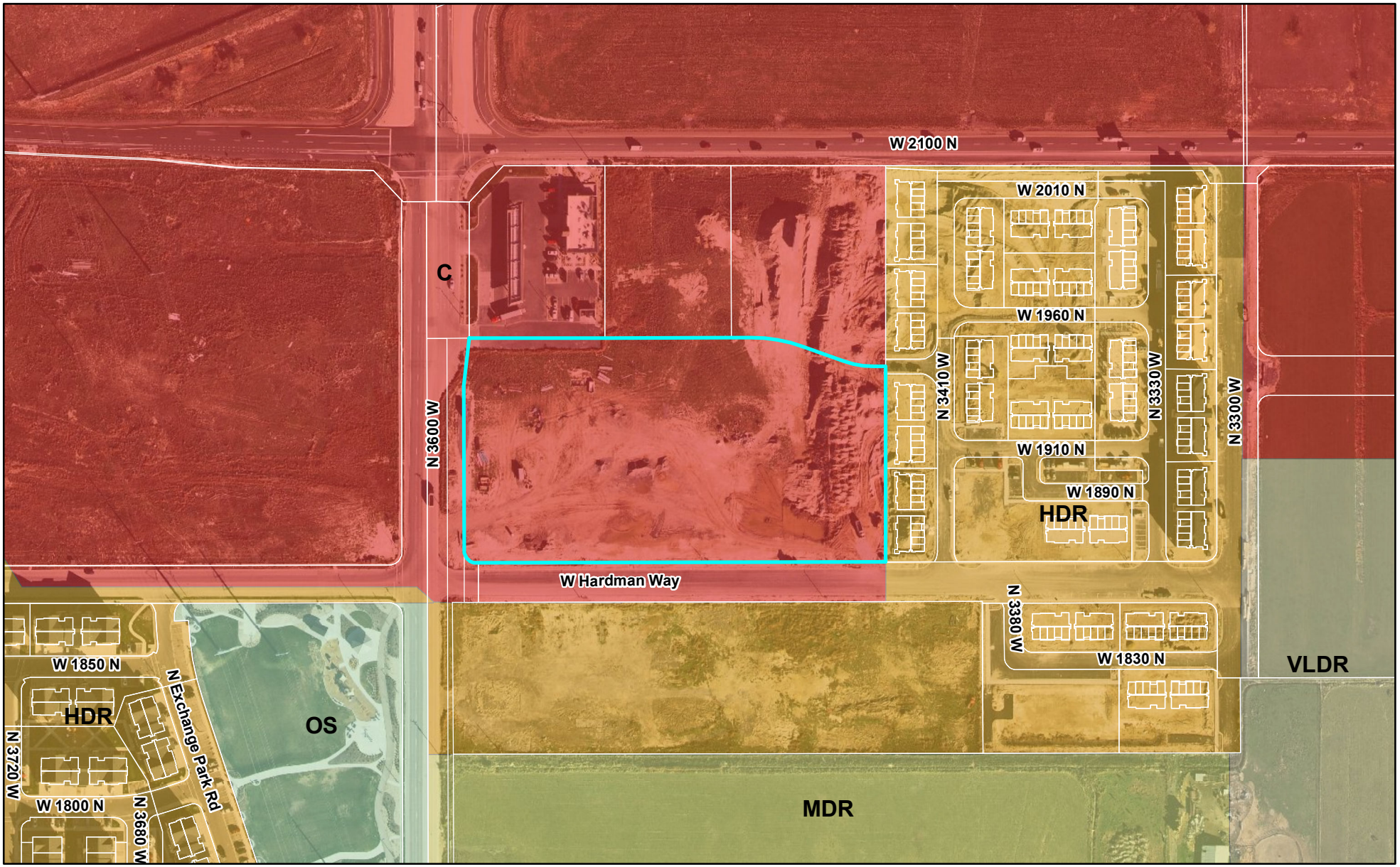
Aerial




LEHI CITY

# View 21 Flex Office General Plan Amendment

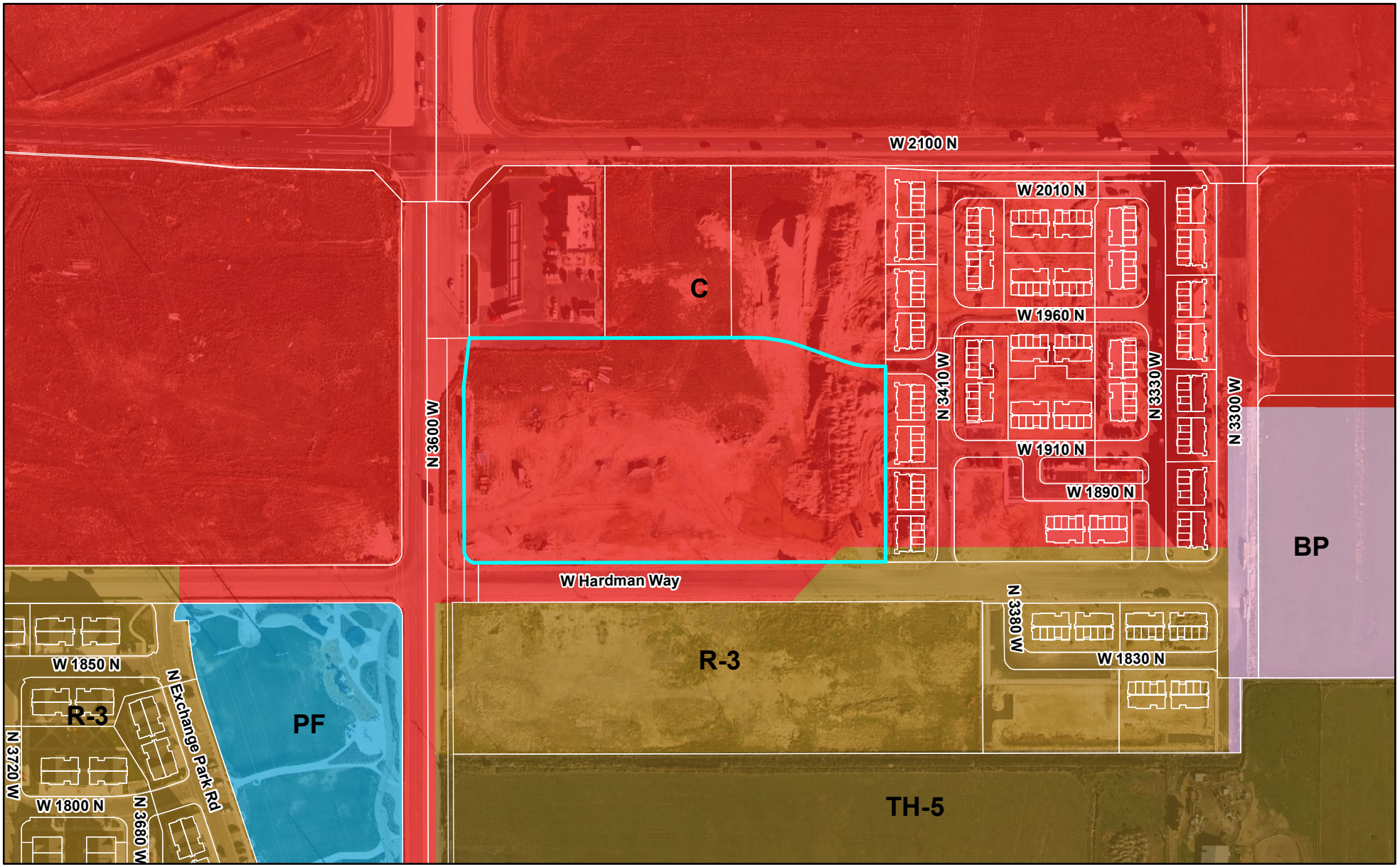
General Plan




LEHI CITY

# View 21 Flex Office General Plan Amendment

Zoning




LEHI CITY




1 A201 **EAST ELEVATION**
1/16" = 1'-0"

514/2362 = 21.7%

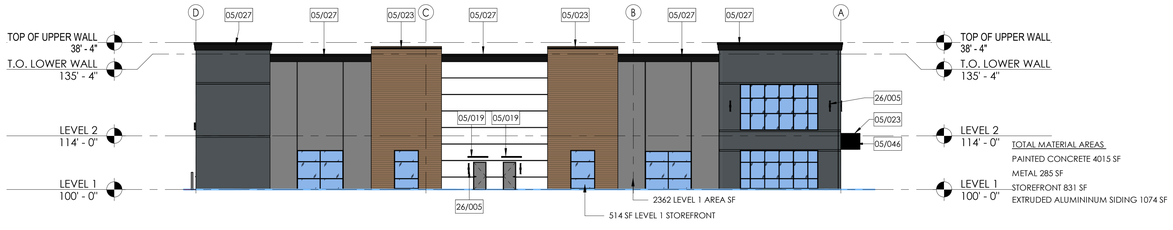
TOTAL MATERIAL AREAS
PAINTED CONCRETE 4015 SF
METAL 285 SF
STOREFRONT 831 SF
EXTRUDED ALUMININUM SIDING 1074 SF




2 A201 **NORTH ELEVATION**
1/16" = 1'-0"




3 A201 **SOUTH ELEVATION**
1/16" = 1'-0"




4 A201 **WEST ELEVATION**
1/16" = 1'-0"

514/2362 = 21.7%

TOTAL MATERIAL AREAS
PAINTED CONCRETE 4015 SF
METAL 285 SF
STOREFRONT 831 SF
EXTRUDED ALUMININUM SIDING 1074 SF

**EXTERIOR ELEVATION COLOR:**

= PAINTED TILT-UP CONCRETE PANEL, COLOR - SW 6258 TRICORN BLACK - EGGSHELL

= PAINTED TILT-UP CONCRETE PANEL, COLOR - SW 7674 PEPPERCORN - EGGSHELL

= PAINTED TILT-UP CONCRETE PANEL, COLOR - SW 7648 BIG CHILL - EGGSHELL

= STOREFRONT/ CURTAINWALL GLAZING

= MULLIONS - DARK BRONZE ALUMINUM

= FAST PLANK ALUMINUM PLANK WOOD TEXTURE

NOTES
1. CONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL.
2. ALL GLAZING WITHIN 24" INCH OF A DOOR/FLOOR SHALL BE TEMPERED.
3. SEE SHEET A702 FOR WINDOW HEADER, JAMB AND SILL DETAILS.
4. ALL EXTERIOR GLASS TO BE DOUBLE PANE TINTED AND TO BE LOW 'E', VERIFY GLASS SPECIFICATIONS WITH COM-CHECK PROVIDED BY MECHANICAL ENGINEER.
5. REFER TO MECHANICAL COMCHECK FOR MINUMUM DESIGN STANDARDS FOR GLAZING.

| Keynote Legend | |
|---|---|
| Key Value | Keynote Text |
| 05/019 | POWDER COATED METAL CANOPY |
| 05/023 | METAL PARAPET WALL CAP - TYPICAL ON ALL WALLS |
| 05/027 | BREAK METAL ARCHITECTURAL CORNICE - COLOR BLACK |
| 05/046 | BLACK ACM WALL FINISH AT MAIN ENTRY CANOPIES - PROVIDE SUBMITTAL FOR APPROVAL |
| 26/005 | LIGHT FIXTURE, SEE ELECTRICAL |

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# VIEW 21 - BUILDING #5a
## GARDNER COMPANY
PROJECT ADDRESS

Revision Schedule

| MARK | DESCRIPTION | Revision Date |
|---|---|---|

**PROJECT #**

**ELEVATION**

PROJECT STATUS

DATE: **PROJECT ISSUE DATE**

SHEET #:

**A201**

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2 A201 **EAST ELEVATION**
1/16" = 1'-0"




1 A201 **NORTH ELEVATION1**
1/16" = 1'-0"

501/2312 = 21.6%

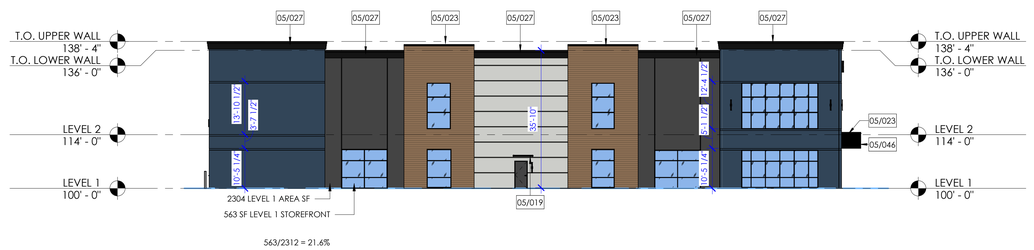
TOTAL MATERIAL AREAS
PAINTED CONCRETE 3603 SF
METAL 285 SF
STOREFRONT 813.5F
EXTRUDED ALUMININUM SIDING 891 SF




3 A201 **SOUTH ELEVATION**
1/16" = 1'-0"

1464/4012 = 36.49%

TOTAL MATERIAL AREAS
PAINTED CONCRETE 5604 SF
METAL 453 SF
STOREFRONT 2626 SF
EXTRUDED ALUMININUM SIDING 1600 SF
ALUMINUM COMPOSITE SIDING 1600 SF




563/2312 = 21.6%

4 A201 **WEST ELEVATION**
1/16" = 1'-0"

TOTAL MATERIAL AREAS
PAINTED CONCRETE 3603 SF
METAL 265 SF
STOREFRONT 949 SF
EXTRUDED ALUMININUM SIDING 1099 SF




## GENERAL EXTERIOR FINISH NOTES

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A501 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHAN SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
6. ALL GLAZING TO MATCH LOOK AND STYLE.

## FOR FUTURE TENANTS

PROVIDE MOUNTING DETAILS FOR WALL MOUNTED EXTERIOR SIGNS. ALL POLE-MOUNTED AND MONUMENT SIGNS EXCEEDING 6 FT TALL MUST BE ENGINEERED. AWNINGS THAT PROJECT 2 FT OR MORE REQUIRE ENGINEERING CALCULATIONS.

## EXTERIOR ELEVATION COLOR:

- = PAINTED TILT-UP CONCRETE PANEL. COLOR - SW 6258 TRICORN BLACK - EGGSHELL
- = PAINTED TILT-UP CONCRETE PANEL. COLOR - SW 7674 PEPPERCORN - EGGSHELL
- = PAINTED TILT-UP CONCRETE PANEL. COLOR - SW 7648 BIG CHILL - EGGSHELL
- = STOREFRONT/ CURTAINWALL GLAZING
- = MULLIONS - DARK BRONZE ALUMINUM
- = FAST PLANK ALUMINUM PLANK WOOD TEXTURE

NOTES
1. CONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL.
2. ALL GLAZING WITHIN 24" INCH OF A DOOR/FLOOR SHALL BE TEMPERED.
3. SEE SHEET A702 FOR WINDOW HEADER, JAMB AND SILL DETAILS.
4. ALL EXTERIOR GLASS TO BE DOUBLE PANE TINTED AND TO BE LOW 'E'. VERIFY GLASS SPECIFICATIONS WITH COM-CHECK PROVIDED BY MECHANICAL ENGINEER.
5. REFER TO MECHANICAL COMCHECK FOR MINUMUM DESIGN STANDARDS FOR GLAZING.

## GLAZING LEGEND:

1. DOUBLE PANE TINTED GLASS - LOW 'E' U-FACTOR: 0.38 MAX, SHGC: 0.38 MIN.
2. DOUBLE PANE CLEAR TEMPERED GLASS - LOW 'E' U-FACTOR: 0.38 MAX, SHGC: 0.38 MIN.
3. SPANDREL GLASS
4. DOUBLE PANE CLEAR GLASS

| KEYNOTE LEGEND | |
|---|---|
| 05/019 | POWDER COATED METAL CANOPY |
| 05/023 | METAL PARAPET WALL CAP - TYPICAL ON ALL WALLS |
| 05/027 | BREAK METAL ARCHITECTURAL CORNICE - COLOR BLACK |
| 05/046 | BLACK ACM WALL FINISH AT MAIN ENTRY CANOPIES - PROVIDE SUBMITTAL FOR APPROVAL |
| 26/005 | LIGHT FIXTURE, SEE ELECTRICAL |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# VIEW 21 - BUILDING #5b

**GARDNER COMPANY**

PROJECT ADDRESS

Revision Schedule

| MARK | DESCRIPTION | Revision Date |
|---|---|---|

**AE2022.146**

**ELEVATION**

DATE: **PROJECT ISSUE DATE**

SHEET #:

**A201**

PROJECT STATUS


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LOGO
LOGO
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**Agenda Item No: 3.1**

# Planning Commission Agenda Item Report

Meeting Date: June 8, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Discussion
Agenda Section: City Business

---

**Subject:**

Presentation and discussion of Dry Creek Village Development (Mixed-use Overlay).

**Suggested Action:**

**Attachments:**