Lehi Planning Commission Meeting
Agenda
August 13, 2026

7:00 PM - Lehi City Council Chambers, (131 N. 100 E., Lehi, UT 84043)

1. Call to Order

2. Consent Agenda

   2.1. Approval of the minutes from the July 9, 2026 meeting.

   pz 07.09.26.docx

3. Regular Agenda

   3.1. Public hearing and consideration of JDH Development's request for approval of the Vivian Estates 5B preliminary subdivision including 10 single family lots located at approximately 600 East and 300 East. (Tabled at the July, 9 2026 meeting)
   Vivian Estates 5B 1.pdf
   Vivian Estates 5B 2.pdf

   3.2. Public hearing and consideration of Bryan & Adrianne Summers' request for approval of an exception for the Shuman Homes' 8-foot fence located on the western property line at 1749 W 525 S. -- Item Withdrawn
   Shuman 1.pdf
   Shuman 2.pdf

   3.3. Public hearing and consideration of Mike Greene's request for approval of a conditional use permit for the Greene Flag Lot located at 2001 W 1500 N.
   Greene 1.pdf
   Greene 2.pdf

   3.4. Public hearing and consideration of Nathan McBride's request for conditional use approval of a flag lot located at 1175 East 900 North in the RA-1 and R-1-8 zones.
   McBride 1.pdf
   McBride 2.pdf

3.5. Public hearing and recommendation of Perry Commercial's request for review of an amendment to the Traverse Mountain Area Plan changing approximately 5 acres located at Timpanogos Highway and Mountain View Road from High Density Residential to Highway Commercial.
Traverse Mountain 1.pdf
Traverse Mountain 2.pdf

3.6. Public hearing and consideration of Kairos Land Development's request for review of the Belmont Flex Suites Condo Plat, condominimizing a building into 10 individual units located at 1552 North Boston Street.
Belmont 1.pdf
Belmont 2.pdf

3.7. Public hearing and consideration of Brent Ventura's request for approval The Temple View Villas Plat B flag lot conditional use and preliminary subdivision for 2 single family lots located at 337 East Ohana Way in the RA-1 zone.
Temple B 1.pdf
Temple View B 2.pdf

3.8. Public hearing and consideration of Brent Ventura's request for approval The Temple View Villas Plat C flag lot conditional use and preliminary subdivision for 2 single family lots located at 326 East Ohana Way in the RA-1 zone.
Temple View C1.pdf
Temple View C 2.pdf

3.9. Public hearing and recommendation of Lehi City's request for review of the Nancy Walker Development Agreement on 2.581 acres of property located at 915 W State Street, allowing certain restricted Heavy Commercial uses on the property and other site restrictions for commercial development.
Walker 1.pdf
Walker 2.pdf

3.10. Public hearing and recommendation of Lehi City's request for the Jay Peterson Zone Change changing 0.406 acres located at 3455 N Center Pointe Drive from Public Facility (PF) to Transitional Holding (TH-5).
Peterson 1.pdf
Peterson 2.pdf

3.11. Public hearing and consideration of Lehi City's request for approval of an exception to the Water Department Storage Building located at 2548 North 300 West requesting an exception to the glass requirement.
Water Storage 1.pdf
Water Storage 2.pdf

3.12. Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 19, Renewable Energy Systems, updating the maximum allowed kW for residential systems.
Chapter 19 1.pdf

3.13. Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Table 37.080, Table of Off-Street Parking Requirements, adding new parking requirements for preschools and daycares offering specialized therapy with higher student/teacher ratios.
Table 37.080 (1).pdf

4. City Business

5. Adjournment

- Public is invited to attend all open meetings
- In compliance with the Americans with Disabilities Act, the City of Lehi will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 385-201-2269
- This Agenda has been posted in accordance with Utah Code §§ 63G-30-102
- Agendas may be amended up to 24 hours prior to a meeting
- A Closed Meeting may be called to order pursuant to Utah Code §§ 52-4-204 & 52-4-205
- The order of agenda items may change to accommodate the needs of the legislative body, staff, or the public
- Electronic participation may be permitted for one or more members of the legislative body and staff

Agenda Item No: 2.1

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:

Approval of the minutes from the July 9, 2026 meeting.

Summary:

Attachments:

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **July 9, 2026**, in the **Lehi City Hall** located at **131 North 100 East**.

Members Present: Tyson Eyre, Commission Chair
Nicole Kunze, Commission Vice Chair
Gregory Jackson, Commissioner
Ken Roberts, Commissioner
Beau Jones, Commissioner
Stephen Su'a-Filo, Commission Alternate

Members Absent: Lindsay Gehman, Commission Alternate

Others Present: Gary Ellis, City Engineer; Mike West, Planning Manager; Katie Bussell, City Planner; Nate Purser, Assistant City Attorney; Kate Morgan, Deputy City Recorder.

Regular Session, 7:00 p.m.

1. Call to Order

Commission Chair Eyre welcomed everyone to the meeting.

2. Consent Agenda

2.1) Approval of the minutes from the June 4, 2026 meeting.

2.2) Approval of the minutes from the June 11, 2026 meeting.

Motion: Commissioner Roberts moved to approve the minutes as presented. Commissioner Jones seconded.

Vote: Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

3. Regular Agenda

3.1) Consideration of Trademark Visual's request for conditional use approval of two pylon signs for The Collective commercial development located at 3700 North Morning Vista Road and requesting an exception for greater height and sign area. (Tabled from 6/11/26 meeting)

DRAFT

Reductions in the size and height of the signs have taken place since the last time this item was seen.

Justin Grub, the applicant, was present.

The Commission discussed the possibility of a shut-off time, the locations and directionality of the signs, the possibility of a dimmer, and the minimum needed height for the sign to be effective. Commissioners gave feedback on preferred sign designs.

> **Motion:** Commissioner Jackson moved to approve the signage up to 40 feet with the condition that the east side of the east sign closest to and facing the condominium complex will be off between the hours of 10:00 P.M. and 6:00 A.M. based on the findings that the applicant provided enough justification for the increased sign height and size, the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity, the proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code, and that the property on which the use 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 in the area. He included all DRC comments. Commissioner Jones seconded.
>
> **Vote:** Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.2) Public hearing and consideration of Andrew Ward's request for approval of an exception for an 8-foot fence located at 1337 S 1880 W.

Andrew Ward, the applicant, was present.

The Commission discussed potential building materials for the fence, the noise reduction aspect, and the DRC comments clarifying that the property does not qualify as having a grading issue that would justify the fence.

Commission Eyre opened and closed public comment.

The Commission discussed the purpose of the fence, the buffer requirements for fences, and the abandoned lot adjacent to the property.

> **Motion:** Commissioner Jones moved to approve the proposed exception to the fence height with the findings being that the proposed eight foot fence will allow the applicant added enjoyment of their yard, that the applicant provided adequate justification for why the eight-foot fence is wanted and needed, and that it will not have a negative impact on the neighborhood or community. He included all DRC comments. Commission Jackson seconded.

DRAFT

Vote: Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, no.

Motion passed, four in favor, one against.

3.3) Public hearing and consideration of JDH Development's request for approval of Vivian Estates Phase 5A preliminary subdivision including 2 single family lots located at 2070 North 600 East in the RA-1 Zone.

The applicant was not present.

Commissioner Eyre opened and closed public comment.

The Commission discussed access points, and frustration about the applicant not being present.

Motion: Commissioner Jackson moved to approve the subdivision with the findings that there is no public concern expressed and the applicant is in complete compliance with code. He included all DRC comments. Commissioner Roberts seconded

Vote: Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

3.4) Public hearing and consideration of JDH Development's request for approval of the Vivian Estates 5B preliminary subdivision including 10 single family lots located at approximately 600 East and 300 East.

The Commission discussed the DRC redline comments.

The applicant was not present.

Commissioner Eyre opened public comment.

Ben Smith, representing Robert Smith and other neighbors, has concerns about construction specifics.

Sarah Christensen wanted to know if the park space would be located on the north or south side of the creek and had concerns about road connections and runoff.

Commissioner Eyre closed public comment.

City Staff explained that runoff will be contained within the neighborhood and that the park space will be located on the north side of the development.

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Motion: Commissioner Jackson moved to table the item until the August 13, 2026 meeting with the finding that there are a number of questions that the applicant is needed to speak to, including, but not limited to, the availability of sewer development, road impacts, plans for retention and slopes, and any other questions that may arise on a reappraisal. Commissioner Jones seconded.

Vote: Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

3.5) Public hearing and consideration of Kevin and Sarah Gordon's request for approval of the Lehi Childcare Facility Site Plan located at 808 North 2300 W and requesting exceptions for buffering standards and building footprint size.

The Commission discussed the legal rights and obligations of the body when it comes to approvals, including whether they are all or nothing, or if they had some leeway to specify which aspects are being approved.

The applicants, Sarah and Kevin Gordon, were present.

The Commission discussed the updated floorplan, and the potential consequences of the properties being sold at some point in the future.

Commissioner Eyre opened and closed public comment.

The Commission discussed the intention behind the buffering requirements, and the purpose of the request for an exception, and the possibility of increasing the footprint by adding an additional floor instead. They discussed the lack of negative public comment.

Motion: Commissioner Jones moved to approve the item with both exceptions with the findings that the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience, that the proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code, and that the property on which the building 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 in the area. He included all DRC comments. Commissioner Jackson seconded.

Vote: Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, no. Commissioner Roberts, yes.

Motion passed with four in favor, one against.

DRAFT

3.6) Public hearing and recommendation of Symphony Home's request for review of the Fox Trail Subdivision Concept Plan, now requesting nine lots and a development agreement, located at 2850 West 1500 North.

The applicant was present.

The Commission discussed the potential powers and responsibilities of the HOA.

Commissioner Eyre opened public comment.

Neil Farrell foresees issues with the project.

Candace Jones is against smaller lot sizes and likes the nine lot plan.

Janessa Baker thinks the traffic ramifications will not be as bad as others are making them out to be. She appreciates that the developers worked with residents on the plan.

Katie Beckham is opposed.

There were six online comments in favor and eight online comments opposed to the project.

Commissioner Eyre closed public comment.

The Commission discussed the methodology of the HOA polling that took place, the difference in public attitude from previous times this piece of property has been brought, the purview of the Commission as far as involvement with HOAs goes, and what benefits the city would bet based on this agreement.

> **Motion:** Commissioner Roberts moved to give a positive recommendation to the Lehi City Council with the findings that there is outstanding community support, benefit to the neighborhood and benefits to Lehi City including the maintenance of the park strip, trail connections. He included all DRC comments. Commissioner Jones seconded.
>
> **Vote:** Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.7) Public hearing and recommendation of Gardner-Plumb Group's request for review of an amendment to the Gardner Plumb Development Agreement, requesting to transfer 124 equivalent residential units from the northern portion of the development agreement to the southern.

The applicant, Steve Maddings, was present. He went over the 15 year history of the agreement.

DRAFT

Commissioner Eyre opened public comment.

Kyle Sheffield is against the item.

Lisa Harman is in favor of moving the ERUs to maintain the feel of the north part of the development.

Dennis Bade is against the item due to traffic concerns.

There was one online comment in support of the item and six against it.

Commissioner Eyre closed public comment.

The Commission discussed the use of ERUs in commercial development, such as hotels, and the potential densities of various setups.

> **Motion:** Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the proposed Development Agreement aligns with the goals and policies of the General Plan. She included all DRC comments.

The Commission discussed the need for specificity in the motion, and the responsibilities of the Commission versus the City Council in deciding requirements for Development Agreements.

> **Amended Motion:** Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the proposed Development Agreement aligns with the goals and policies of the General Plan. She included that the Willow Park development will be required to have adequate parking. She included all DRC comments. Commissioner Jones seconded.
>
> **Vote:** Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

> **Motion:** Commissioner Eyre moved for a three minute recess. Commissioner Jackson seconded.
>
> **Vote:** Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

Meeting reconvened at approximately 10:02 P.M.

DRAFT

3.8) Public hearing and recommendation of Lehi City's request for review of a comprehensive Development Code Amendment to Chapter 23, Signs updating requirements and simplifying the text.

The Commission discussed past code issues that will no longer be recurring due to this amendment.

Commissioner Eyre opened and closed public comment.

> **Motion:** Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with the findings that the proposed Development Code Amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. HE included all DRC comments. Commissioner Kunze seconded.
>
> **Vote:** Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.9) Public hearing and recommendation of Lehi City's request for review of an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual adding Section 3.08- Temporary Construction Site Safety Measures for commercial and residential construction projects.

Commissioner Eyre opened and closed public comment.

> **Motion:** Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the proposed amendment to the Design Standards and Public Improvement Specifications Manual seeks to keep people safe during construction activities. She included all DRC comments. Commissioner Jackson seconded.
>
> **Vote:** Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.10) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 11 Development Application requirements, updating requirements for site plans, infrastructure site plans, preliminary and final subdivisions.

Outdated requirements were removed, and the process was simplified.

Commissioner Eyre opened and closed public comment.

DRAFT

Motion: Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the findings that the proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. Commissioner Roberts seconded.

Vote: Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

3.11) Public hearing and recommendation of Lehi City's request for review of updates to the Lehi Storm Water Management Plan 2026.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Roberts moved to give a positive recommendation with he findings that the proposed amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. He included all DRC comments. Commissioner Kunze seconded.

Vote: Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

3.12) Public hearing and recommendation of Lehi City's request for review of an amendment to Chapter 38 updating requirements for the Mixed-Use Zone.

The Commission discussed the specifics of clause G, and the DRC comments.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Roberts moved to recommend approval to the Lehi City Council with the stipulation that the language in clause G be reassessed, with the findings that the proposed Development Code amendment requires greater commercial uses in the city, and that the proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. Commissioner Kunze seconded.

Vote: Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

4. City Business

DRAFT

There will be no second meeting in July due to its proximity to the holiday. The next meting will be the August work session, during which the updated bike and pedestrian plan may be presented. Commissioner Eyre requested statistics on 700 south relating to the plan.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Jackson moved to adjourn the meeting. Commissioner Roberts seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:27 p.m.

Approved: July 23, 2026 Attest:

_____ _____

Tyson Eyre, Commission Chair Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 3.1

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of JDH Development's request for approval of the Vivian Estates 5B preliminary subdivision including 10 single family lots located at approximately 600 East and 300 East. (Tabled at the July, 9 2026 meeting)

Summary:

Attachments:

Vivian Estates 5B 1.pdf

Vivian Estates 5B 2.pdf

VIVIAN ESTATES PHASE 5B PRELIMINARY SUBDIVISION

PLANNING COMMISSION REPORT

Applicant	JDH Development		
Meeting Date	August 13, 2026		
Requested Action/Purpose	Public hearing, review, and approval of a preliminary subdivision		
Decision Type	Administrative		
Location	Approximately 300 East and 600 East		
Existing General Plan Designation	Very Low Density Residential (VLDR)		
Existing Zoning	RA-1		
Existing Land Use	Undeveloped		
Number of Lots/Units	10 single family lots		
Adjacent Zoning and Land Use	*North*	RA-1	Vivian Estates Phase 3
	South	PF/A-1	Family Park and Single Family Homes
	West	RA-1	Vivian Estates Phase 4
	East	Public Facility	Future Phase of Family Park
Date of DRC Review	June 10, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Final approval
City Council	No action required

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Reviewing Departments, and review and approval by the Planning Commission following a public hearing.

Section 11.100. Effect of Preliminary Subdivision Plat Approval.
A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the Planning Commission, the applicant may file an application for final subdivision plat approval.

PROPERTY HISTORY

March 22, 2017 Property came into the City as part of the Vivian Carter Addition and included a concept plan for this area.

REPORT ANALYSIS

The applicant requests approval of the Vivian Estates Phase 5B Preliminary Subdivision located at approximately the intersection of 300 East and 600 East in the RA-1 zone. The proposed subdivision includes 10 single family lots. The lots all exceed the 15,000 square foot size requirement in the RA-1 zone. The smallest lot is over 20,700 square

feet and the largest lot is over 64,000 square feet. All of the lots also exceed the 100-foot frontage requirement.

This proposed subdivision also includes Parcel A and B. Parcel B includes Dry Creek, the Dry Creek Trail, and a small park space which will be dedicated to Lehi City. Parcel A is the triangular piece where 300 East and 600 East intersect.

The Planning Commission previously reviewed this subdivision on July 9, 2026 and tabled the subdivision at that meeting. No updates have been made following the original Planning Commission review.

The Reviewing Departments had 25 comments though most of them were informational for the final subdivision. Some comments of interest include:

1. Add note to all grading sheets: Water and fire protection must be provided during all grading activities within this wildland urban interface.
2. Hatch all lots that butt up to the natural vegetation and provide note stating these lots will require fire sprinklers or a 100' buffer.
3. Organic mulch shall be used within 3 feet of tree trunks to avoid scalding of trees.
4. This back section of lot 502 should be part of parcel B, to include the trail and sewer.
5. Add Lehi City Trail detail TR-01 to the site plan and note that the trail is to be constructed with this phase.
6. These type of areas (trail and creek) are notorious for property owners encroaching onto Lehi City property. Please take precautions to prevent encroachment.
7. Show benches with gazebo.
8. Add a note to the plat describing what is happening with parcel A and B.
9. Are there areas of steep slopes greater than 30%? If so, need to identify them on the plan, and they would be subject to Chapter 12-A, Hillside Preservation.

Please include all DRC comments in your motion.

SCOPE OF APPROVAL

Subdivisions are administrative items. If they meet the Code requirements they must be approved.

The public may speak to this item but they should recognize that this item will not be denied. The public may want to bring up concerns or items the Planning Commission may not be aware of.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or approve with Code required changes the proposed preliminary subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision includes dedicating Dry Creek and a trail to Lehi City as well as park space.
2. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
3. Other findings based upon information presented at the public hearing.

Vivian Estates Phase 5B Subdivision Review
DRC Redline Comments

JDH Development- requests preliminary subdivision review of Vivian Estates Phase 5B including 10 single family lots located at approximately 600 East and 300 East.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Nacia Franco and Austin White
Date of Plans Reviewed: 6/2/26
Time Start: 2:03pm
Time End: 2:32pm

DRC REDLINE COMMENTS:

Glade – Power:

1. Show existing power equipment. (F5-J21; near the intersection).

Dillon – Fiber:

For Final Plat Prior to Precon: The communication plan must be included with the final plan set and overlaid on the utility sheet. The communication plan will be provided by Lehi City Fiber.

Garion – Fire:

2. Add note to all grading sheets: Water and fire protection must be provided during all grading activities within this wildland urban interface.
3. Hatch all lots that butt up to the natural vegetation and provide note stating these lots will require fire sprinklers or a 100' buffer.

Ryan – Water/Sewer:

4. Provide hammer head turn around for 70,000 vac truck.
5. Provide access road for 70,000 lb vac truck.

James – Parks:

6. Organic mulch shall be used within 3 feet of tree trunks to avoid scalding of trees.
7. Show approved Lehi City Detail sheet "CO" showing required WeatherTrak subscription.
8. This back section of lot 502 should be part of parcel B, to include the trail and sewer.
9. Add Lehi City Trail detail TR-01 to the site plan and note that the trail is to be constructed with this phase.
10. These type of areas (trail and creek) are notorious for property owners encroaching onto Lehi City property. Please take precautions to prevent encroachment.
11. Show benches with gazebo.

Gary S. – Building/Inspections:

12. A soil report will be required with final plat

Shelbey – Public Works:

13. Show extents of 100-year floodplain for Dry Creek. Any work in the floodplain will need a floodplain development permit prior to precon

Gary E. – Engineering:

14. Remove the Parcel A and B notations that are a part of Phase 3 and 4 (Plat)
15. Add a note to the plat describing what is happening with parcel A and B.
16. A 20' sewer easement will be needed between lots 510 and 511 as well as the off site sewer centered over the sewer line.
17. Only a 10' PU&RCE is required for road sections with park strips
18. 5' walk, 7' planter
19. This development will need to detain on site and release at a rate of 0.20 cfs/ac
20. Will the bridge and supporting documents to cross the creek be submitted later?
21. A wall cannot be built within the easement space for the sewer line.
22. Access road will need to meet Lehi standard detail RD-14 with adequate radius at bends and turn-a-round for a 70' vac truck.
23. Add gas easement to plat if not vacated

Matt – Traffic: No comments

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

Kim – Planning:

24. Label plat in plan set as a preliminary plat
25. Are there areas of steep slopes greater than 30%? If so, need to identify them on the plan, and they would be subject to Chapter 12-A, Hillside Preservation.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

THE CHECK-OFF PROCESS WILL TAKE AT LEAST FOUR WEEKS FROM THE TIME PLANS AND COST ESTIMATE ARE RECEIVED. IT IS THE APPLICANTS RESPONSIBIILTY TO ALLOCATE AN APPROPRIATE AMOUNT OF TIME.

APPLICANT

1. For checkoff plans, a full plan submission is required including, where applicable: erosion control plan with BMPS, landscape plans, civil plans, building elevations, power plans, etc.
2. 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)
3. 10% Warranty 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).
4. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
5. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
1. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com). More information available at https://www.lehi-ut.gov/departments/water/storm-water/
8. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
9. 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.

STAFF

10. Address any comments or conditions from Planning Commission approval of the preliminary
11. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
12. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

RECORDING OF A PLAT WILL TAKE AT LEAST TWO WEEKS FROM THE TIME THE MYLAR IS RECEIVED IN PERSON.

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to the planner over the project for review.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

STAFF

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.

6. Send a digital copy of the plat to the County for review prior to accepting printed mylar.

DRC GENERAL COMMENTS:

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 9th AND NEEDS NOTICE ENVLOPES

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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
SUBDIVISION
NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission at the Lehi City Council Chambers, 153 N. 100 E., Lehi, Utah, on July 9, 2024, at 7:00 p.m. for the purpose of viewing General Plan Amendment and Development approval for Summit at Traverse Ridge, an 19.00 acre development located in approximately 800 E and 300 E.
You can view the meeting live and submit comments online at https://www.lehicity.org/meetings/public-meetings.
All documents are available for review at the Lehi City Planning Division, 153 N 100 E. Telephone: 801-768-7100.
Or by scanning the QR Code below.

PUBLIC
HEARING
SUBDIVISION
NOTICE is hereby given that a Public Hearing before the Lehi City
Planning Commission at the Lehi City Council Chambers, 131 N
100 E on July 9, 2024 at 7:00 p.m.
comment on IDH Development's request for review of Vivian
Estates SB, an 10-lot residential development located at
approximately 600 E and 300 E.
You can view the meeting live and submit comments online at
https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning
Division, 153 N 100 E. Telephone 385-201-1000.
Or by scanning the QR Code below.

STOP
SWPPP
PUBLIC
HEARING
SUBDIVISION

Vivian Estates Phase 5B

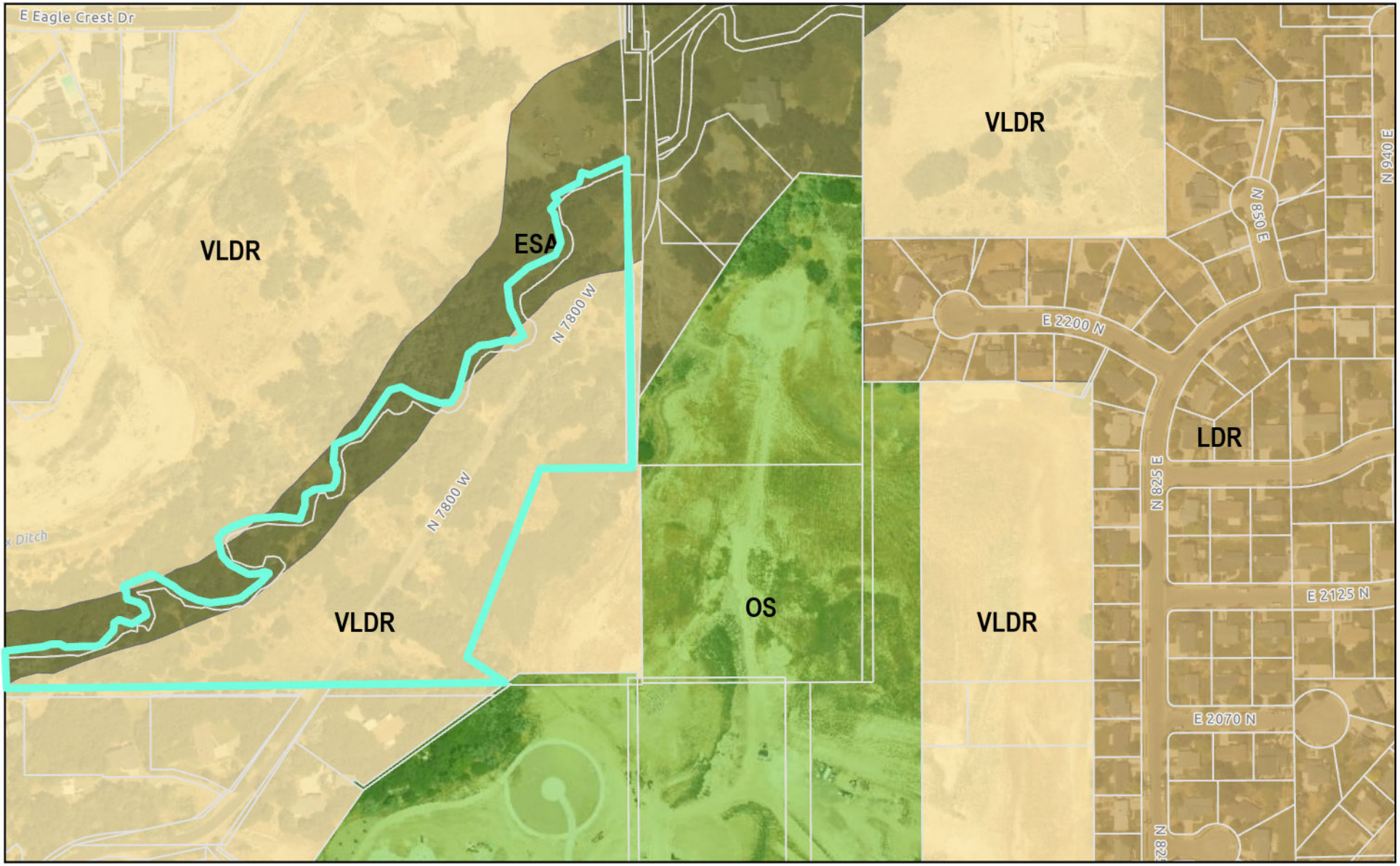
Aerial

0 370 740 1,480 Feet

LEHI CITY

Vivian Estates Phase 5B

General Plan

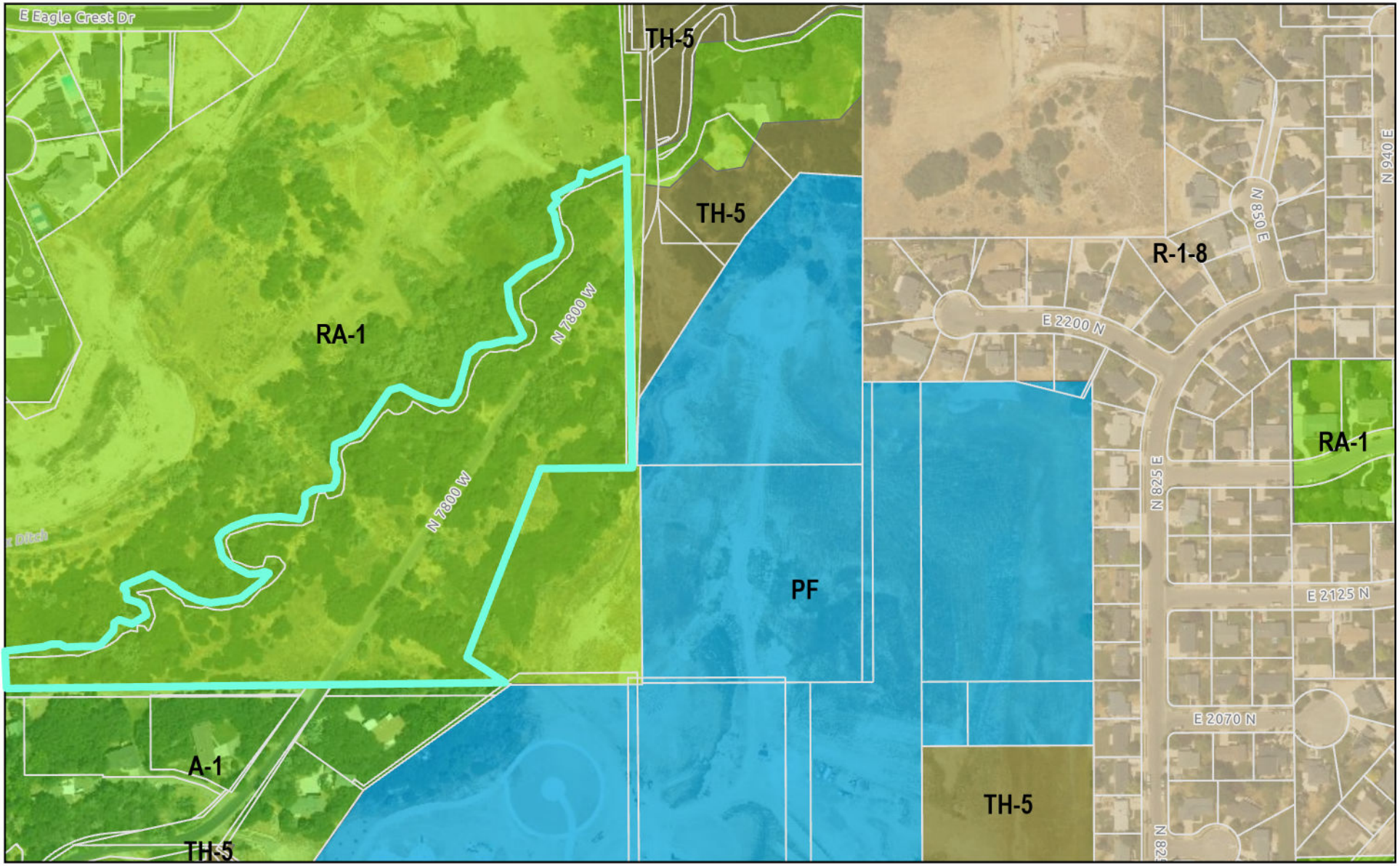


0 370 740 1,480 Feet

LEHI CITY

Vivian Estates Phase 5B

Zoning

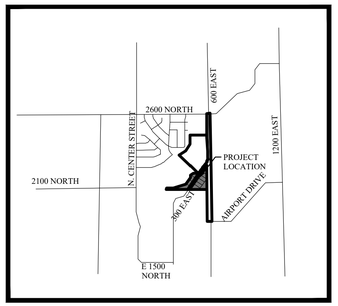


0 370 740 1,480 Feet

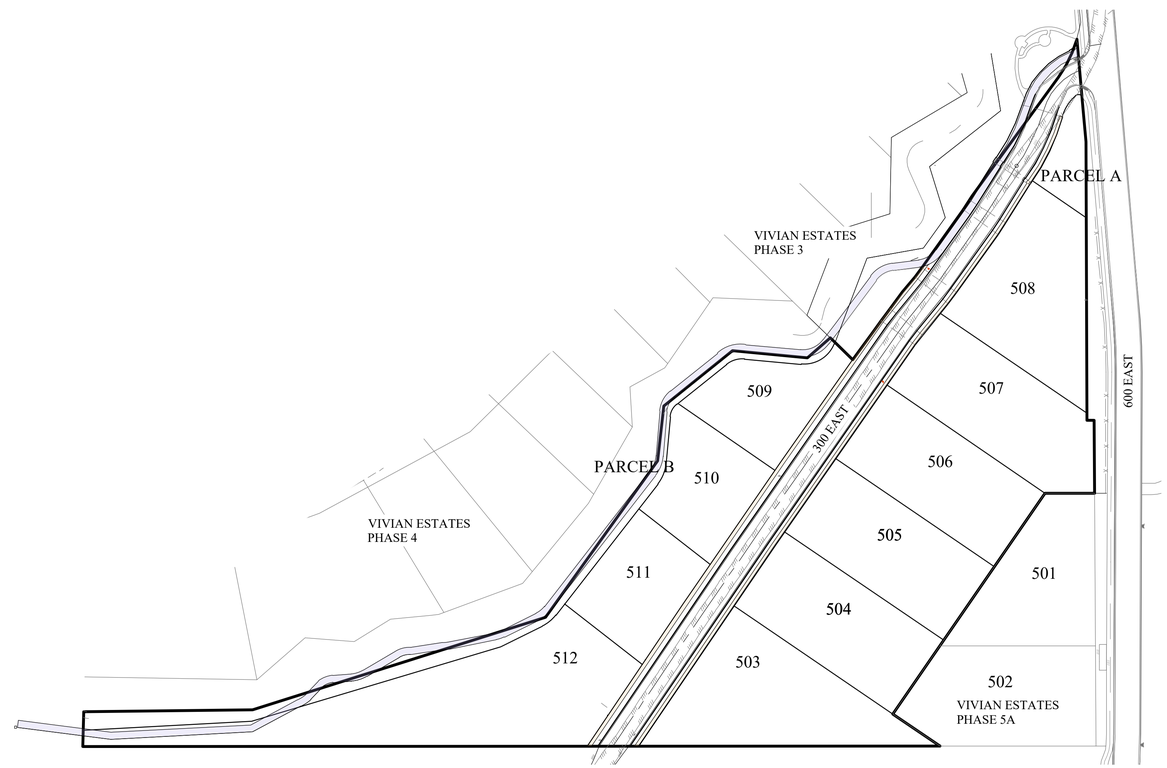
LEHI CITY

VIVIAN ESTATES PHASE 5B PRELIMINARY

PREPARED FOR:
JDH DEVELOPMENT
LOCATED IN:
LEHI, UT



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C3	SITE PLAN
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING & DRAINAGE PLAN
C4.3	GRADING PLAN
C5	SEWER PLAN
C6	WATER PLAN
C7	POWER PLAN
C8	CONNECTIVITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	OVERALL IRRIGATION PLAN
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION PLAN

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO LEHI CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: AUSTIN WHITE
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
JDH DEVELOPMENT
1450 W 1850 N
LEHI, UTAH 84043
(559) 367-3134
CONTACT: AUSTIN COOPER

BENCHMARK
NORTH 1/4 CORNER OF SECTION 4
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4783.87
DATUM: NGVD29

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

N
S

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100ft.

FOCUS©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

FOR REVIEW ONLY

VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
COVER

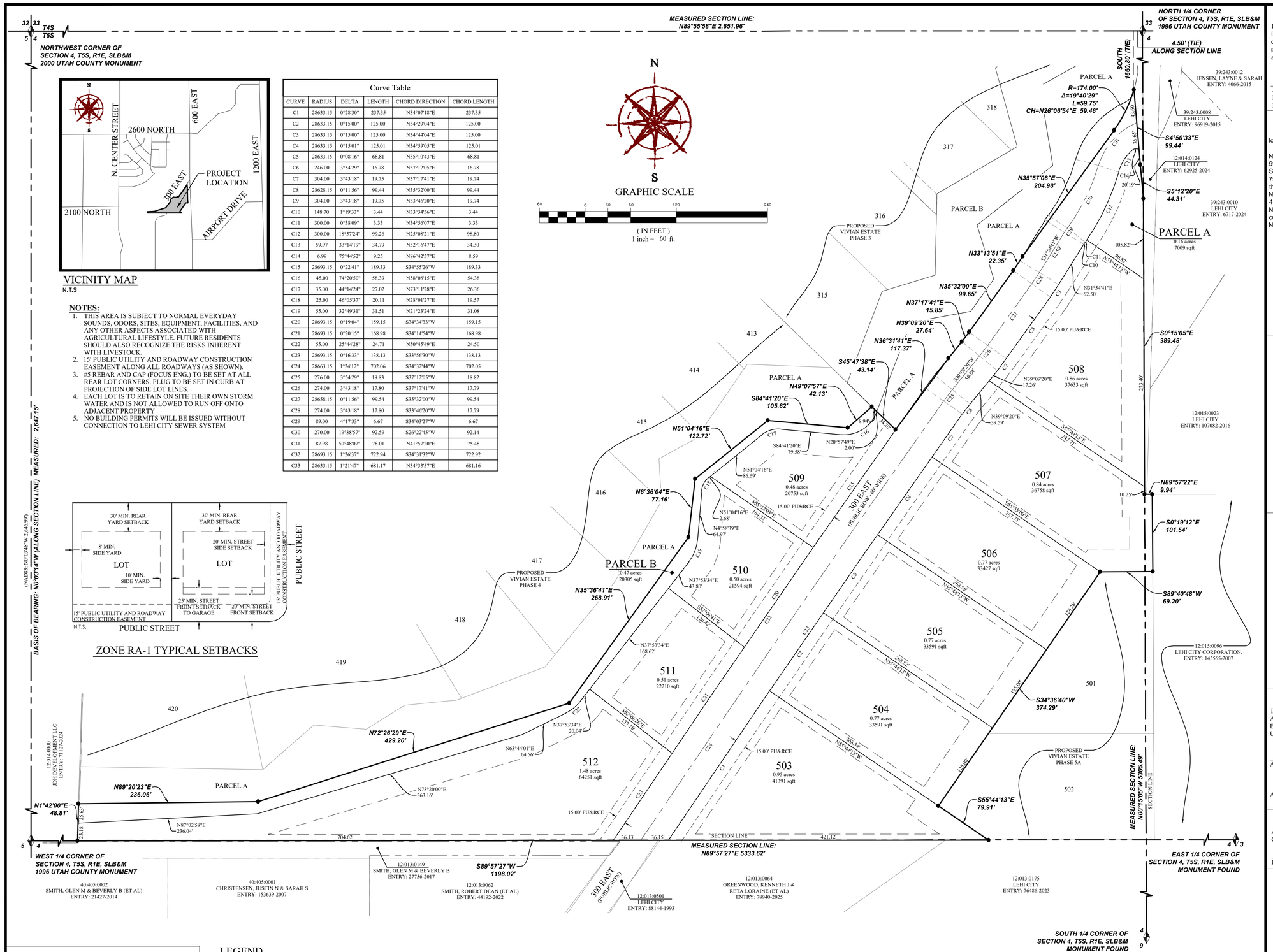
REVISION BLOCK

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

COVER

Scale:	1"=100'	Drawn:	ATW
Date:	6/02/2026	Job #:	21-0574
Sheet:	C1		

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574\dwg\sheets\PHASE 5B\C1 - Cover.dwg



VICINITY MAP
N.T.S

NOTES:

1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. 15' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT ALONG ALL ROADWAYS (AS SHOWN).
3. #5 REBAR AND CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
4. EACH LOT IS TO RETAIN ON SITE THEIR OWN STORM WATER AND IS NOT ALLOWED TO RUN OFF ONTO ADJACENT PROPERTY
5. NO BUILDING PERMITS WILL BE ISSUED WITHOUT CONNECTION TO LEHI CITY SEWER SYSTEM

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28633.15	0°28'30"	237.35	N34°07'18"E	237.35
C2	28633.15	0°15'00"	125.00	N34°29'04"E	125.00
C3	28633.15	0°15'00"	125.00	N34°44'04"E	125.00
C4	28633.15	0°15'01"	125.01	N34°59'05"E	125.01
C5	28633.15	0°08'16"	68.81	N35°10'43"E	68.81
C6	246.00	3°54'29"	16.78	N37°12'05"E	16.78
C7	304.00	3°43'18"	19.75	N37°17'41"E	19.74
C8	28628.15	0°11'56"	99.44	N35°32'00"E	99.44
C9	304.00	3°43'18"	19.75	N33°46'20"E	19.74
C10	148.70	1°19'33"	3.44	N33°34'56"E	3.44
C11	300.00	0°38'09"	3.33	N34°56'07"E	3.33
C12	300.00	18°57'24"	99.26	N25°08'21"E	98.80
C13	59.97	33°14'19"	34.79	N32°16'47"E	34.30
C14	6.99	75°44'52"	9.25	N86°42'57"E	8.59
C15	28693.15	0°22'41"	189.33	S34°55'26"W	189.33
C16	45.00	74°20'50"	58.39	N58°08'15"E	54.38
C17	35.00	44°14'24"	27.02	N73°11'28"E	26.36
C18	25.00	46°05'37"	20.11	N28°01'27"E	19.57
C19	55.00	32°49'31"	31.51	N21°23'24"E	31.08
C20	28693.15	0°19'04"	159.15	S34°34'33"W	159.15
C21	28693.15	0°20'15"	168.98	S34°14'54"W	168.98
C22	55.00	25°44'28"	24.71	N50°45'49"E	24.50
C23	28693.15	0°16'33"	138.13	S33°56'30"W	138.13
C24	28663.15	1°24'12"	702.06	S34°32'44"W	702.05
C25	276.00	3°54'29"	18.83	S37°12'05"W	18.82
C26	274.00	3°43'18"	17.80	S37°17'41"W	17.79
C27	28658.15	0°11'56"	99.54	S35°32'00"W	99.54
C28	274.00	3°43'18"	17.80	S33°46'20"W	17.79
C29	89.00	4°17'33"	6.67	S34°03'27"W	6.67
C30	270.00	19°38'57"	92.59	S26°22'45"W	92.14
C31	87.98	50°48'07"	78.01	N41°57'20"E	75.48
C32	28693.15	1°26'37"	722.94	S34°31'32"W	722.92
C33	28633.15	1°21'47"	681.17	N34°33'57"E	681.16

ZONE RA-1 TYPICAL SETBACKS

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-73-504 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg
Professional Land Surveyor
License No. 12554439

Date 06/02/26

BOUNDARY DESCRIPTION

A portion of the NW and NE 1/4 of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located S89°55'58"W 4.50 feet along the Section line and South 1660.80 feet from the North 1/4 Corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S04°50'33"E 99.44 feet; thence S05°12'20"E 44.31 feet; thence S00°15'05"E 389.48 feet; thence N89°57'22"E 9.94 feet; thence S00°19'12"E 101.54 feet; thence S89°40'48"W 69.20 feet; thence S34°36'40"W 374.29 feet; thence S55°44'13"E 79.91 feet; thence S89°57'27"W 1,198.02 feet; thence N01°42'00"E 48.81 feet; thence N89°20'23"E 236.06 feet; thence N72°26'29"E 429.20 feet; thence N35°36'41"E 268.91 feet; thence N06°36'04"E 77.16 feet; thence N51°04'16"E 122.72 feet; thence S84°41'20"E 105.62 feet; thence N49°07'57"E 42.13 feet; thence S45°47'38"E 43.14 feet; thence N36°31'41"E 117.37 feet; thence N39°09'20"E 27.64 feet; thence N37°17'41"E 15.85 feet; thence N35°32'00"E 99.65 feet; thence N33°13'51"E 22.35 feet; thence N35°57'08"E 204.98 feet; thence along the arc of a curve to the left with a radius of 174.00 feet a distance of 59.75 feet through a central angle of 19°40'29" Chord: N26°06'54"E 59.46 feet to the point of beginning.

Containing 10.07 acres +/-

OWNER'S DEDICATION

KNOW BY ALL 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 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__

BY:_____
(PRINTED NAME)

ITS:_____

CORPORATE 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 _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID 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

APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

PHASE 5B
VIVIAN ESTATES
RESIDENTIAL SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 4, T5S, R1E, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LEGEND

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

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

TABULATIONS:

CURRENT ZONE:	RA-1
TOTAL AREA:	10.07 ACRES
SINGLE FAMILY LOTS:	10
OPEN SPACE:	0.63 ACRES
DENSITY:	0.99 UNITS/ACRE
ROADWAY AREA:	1.52 ACRES
ROADWAY LENGTH:	1152.64 FEET

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL
PROFESSIONAL LAND SURVEYOR 06/02/26 No. 12554439 JUSTIN LUNDBERG STATE OF UTAH			

Z:_2021\21-0574 Vivian Estates Phase 5\design\21-0574\dwg\sheets\PHASE 5B\C2 FINAL PLAT 5B.dwg

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- x — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- 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
- o XXXX.XX — SPOT ELEVATION

60' RIGHT OF WAY
N.T.S.

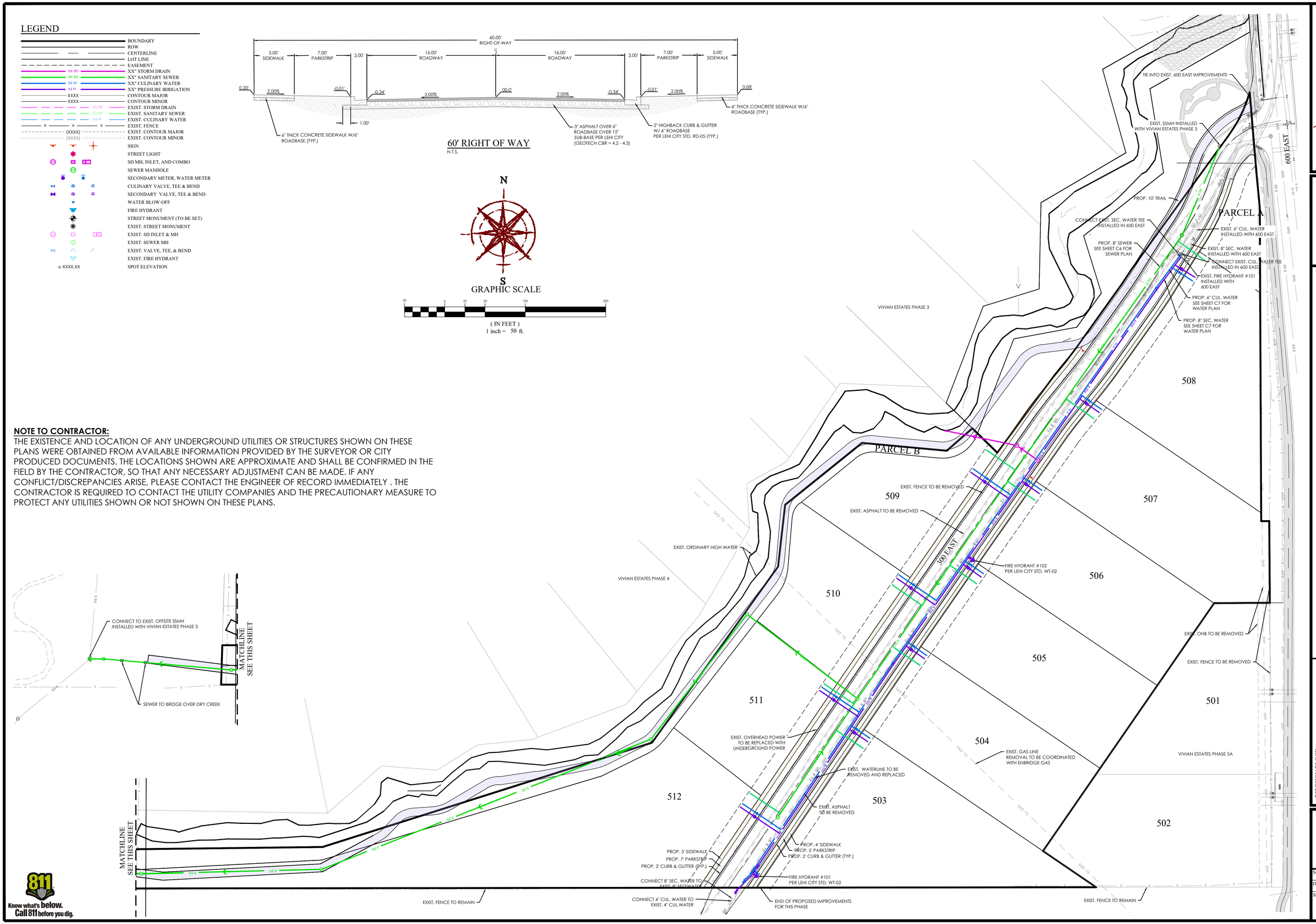
N
S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTE TO CONTRACTOR:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY . THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



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

FOCUS© CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

FOR REVIEW ONLY

VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
SITE PLAN

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

SITE PLAN

Scale:	1"=50'	Drawn:	ATW
Date:	6/02/2026	Job #:	21-0574
Sheet:	C3		

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574\dwg\sheets\PHASE 5B\C3 - Site Plan.dwg

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
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- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
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- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

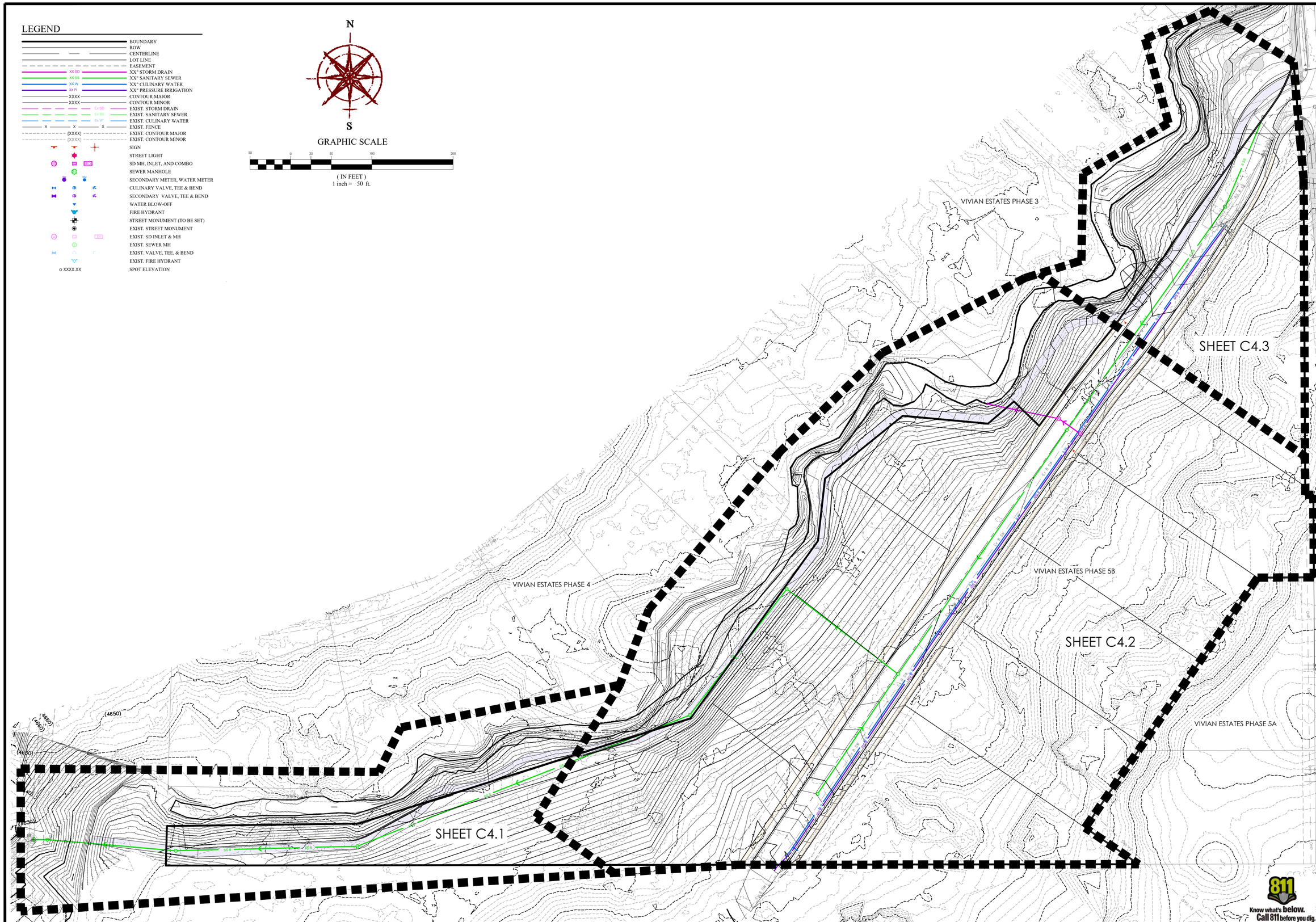
N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



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FOR REVIEW ONLY

VIVIAN ESTATES PHASE 5B PRELIMINARY

LEHI, UT

OVERALL GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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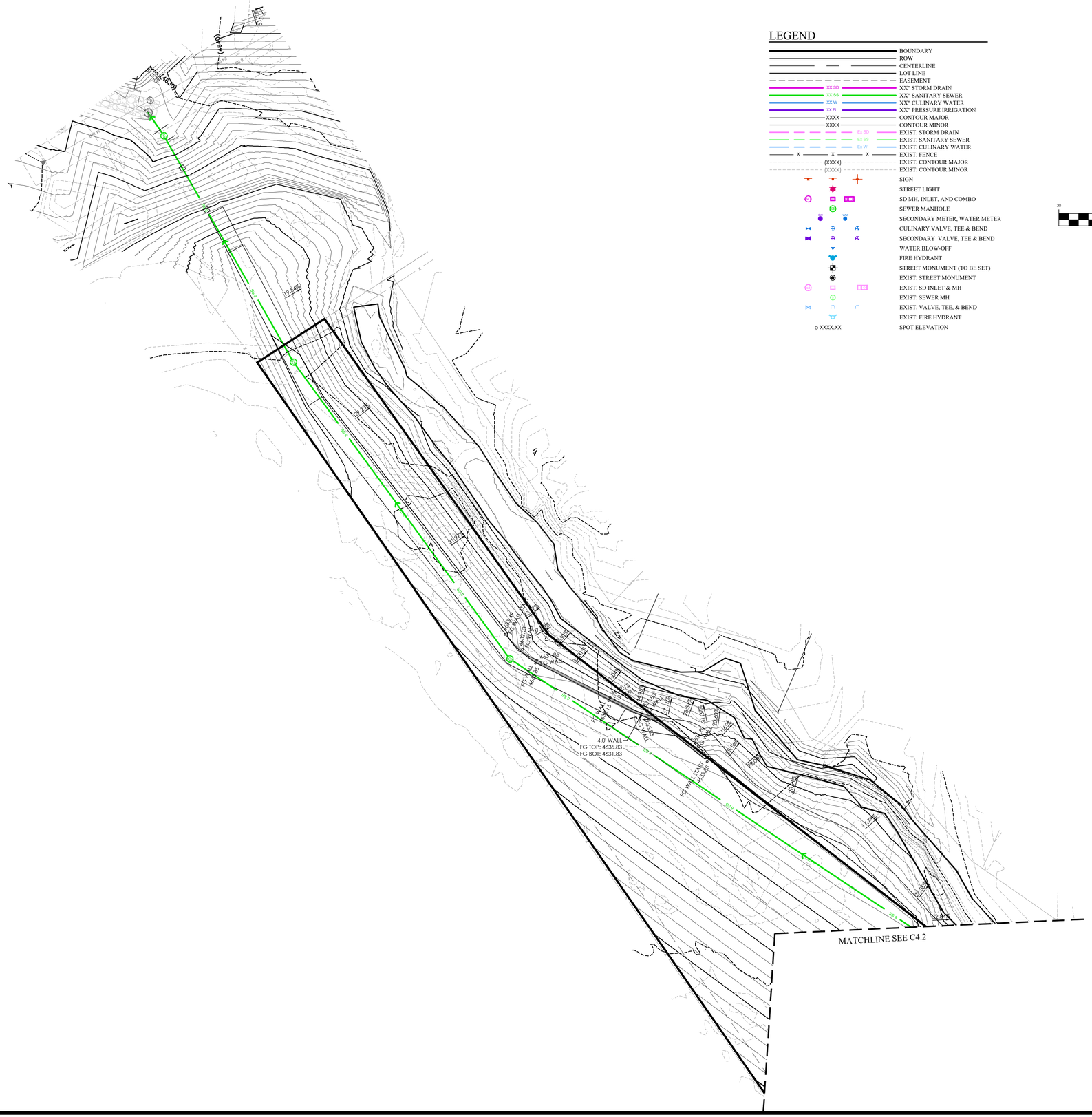
OVERALL GRADING PLAN

Scale:	1"=50'	Drawn:	ATW
Date:	6/02/2026	Job #:	21-0574
Sheet:	C4.0		

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

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574\dwg\sheets\PHASE 5B\C4.0 - Grading Plan.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
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- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
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- 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
- o XXXX.XX SPOT ELEVATION

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
GRADING PLAN

REVISION BLOCK

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GRADING PLAN

Scale:	1"=30'	Drawn:	ATW
Date:	6/02/2026	Job #:	21-0574
Sheet:	C4.1		

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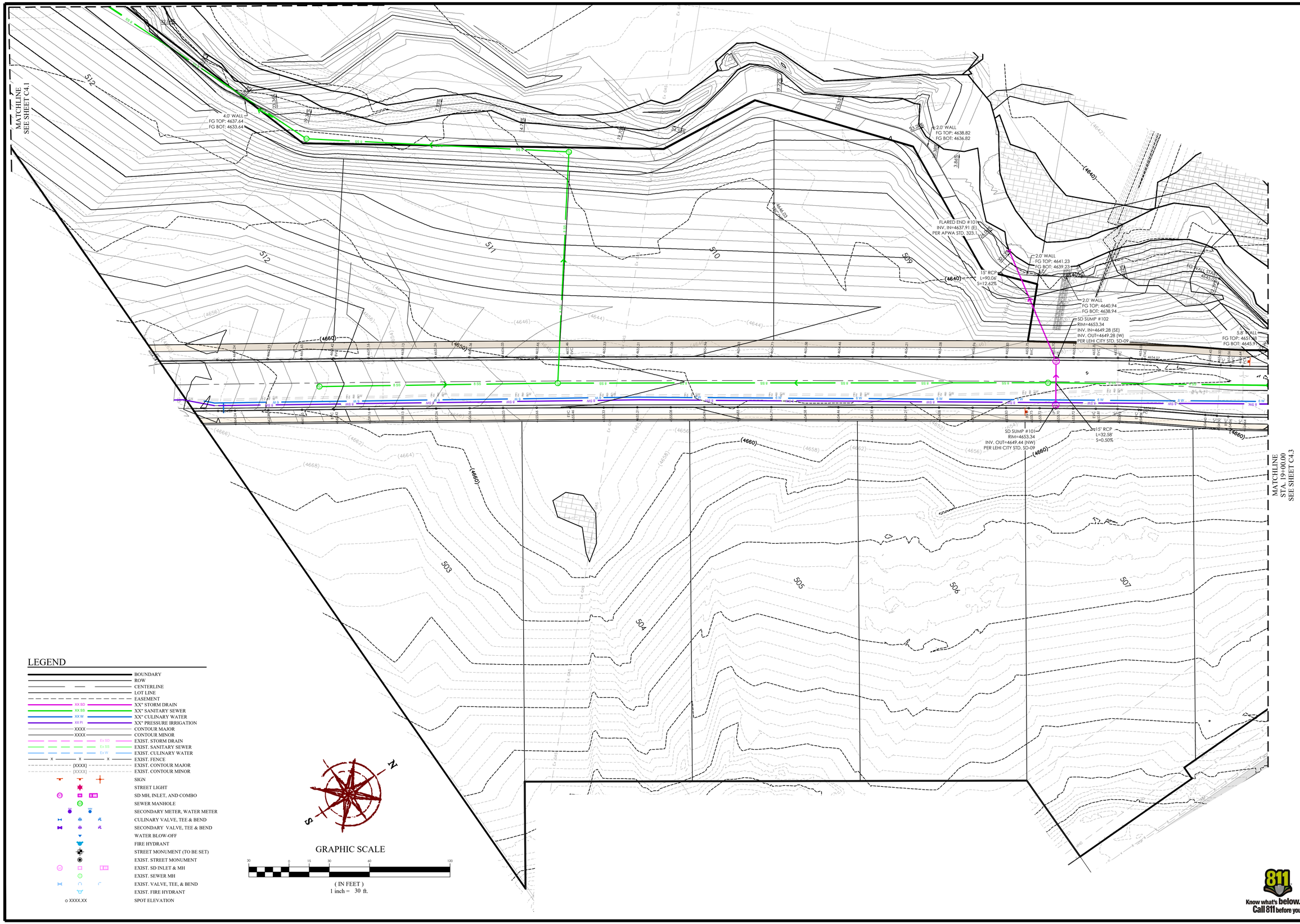

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VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
GRADING & DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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GRADING & DRAINAGE PLAN

Scale:	1"=30'	Drawn:	ATW
Date:	6/02/2026	Job #:	21-0574
Sheet:	C4.2		

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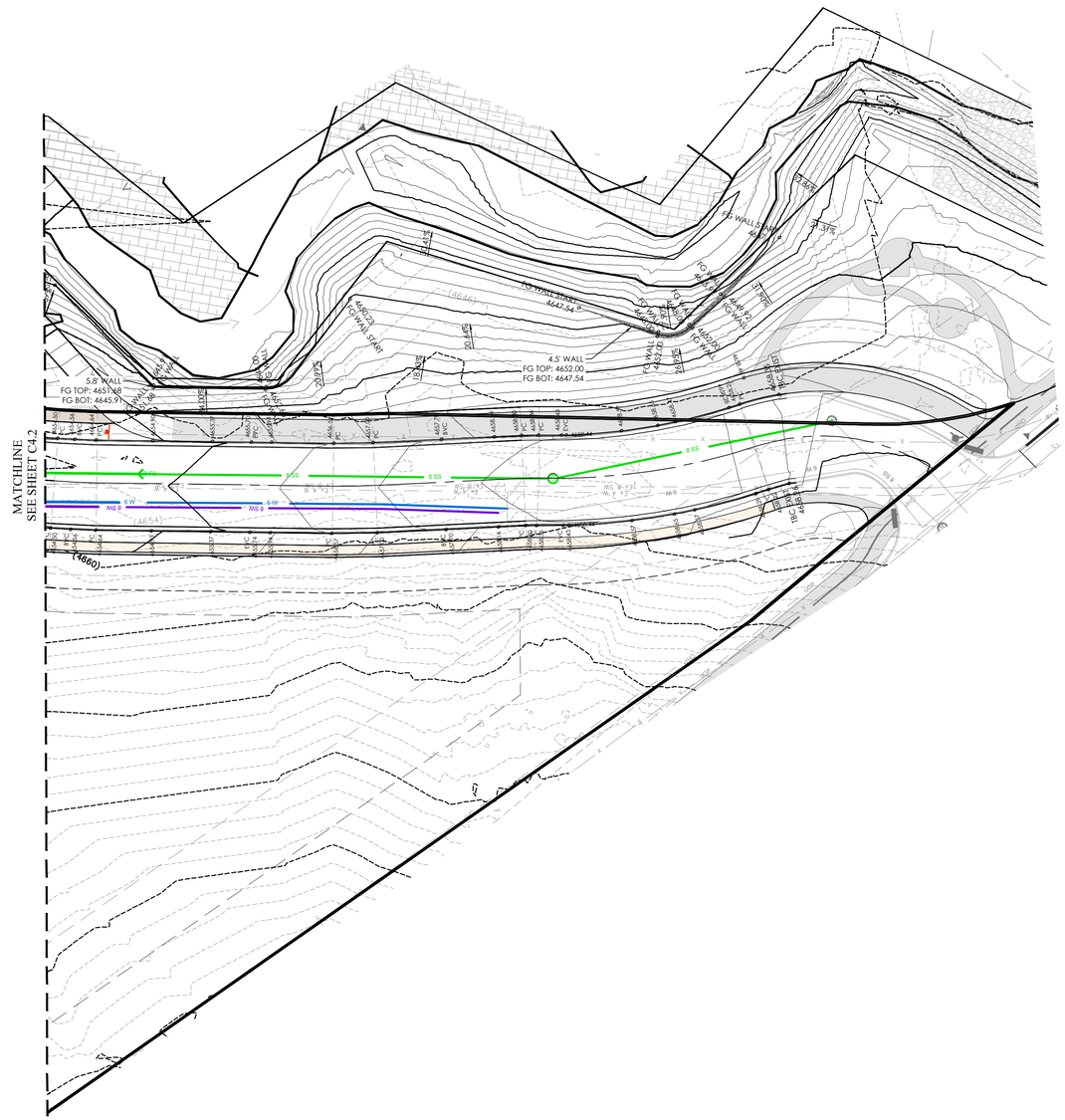
MATCHLINE
SEE SHEET C4.2
5.8' WALL
FG TOP: 4651.68
FG BOT: 4645.9
4.5' WALL
FG TOP: 4652.00
FG BOT: 4647.54
FG WALL START
4647.54
FG WALL START
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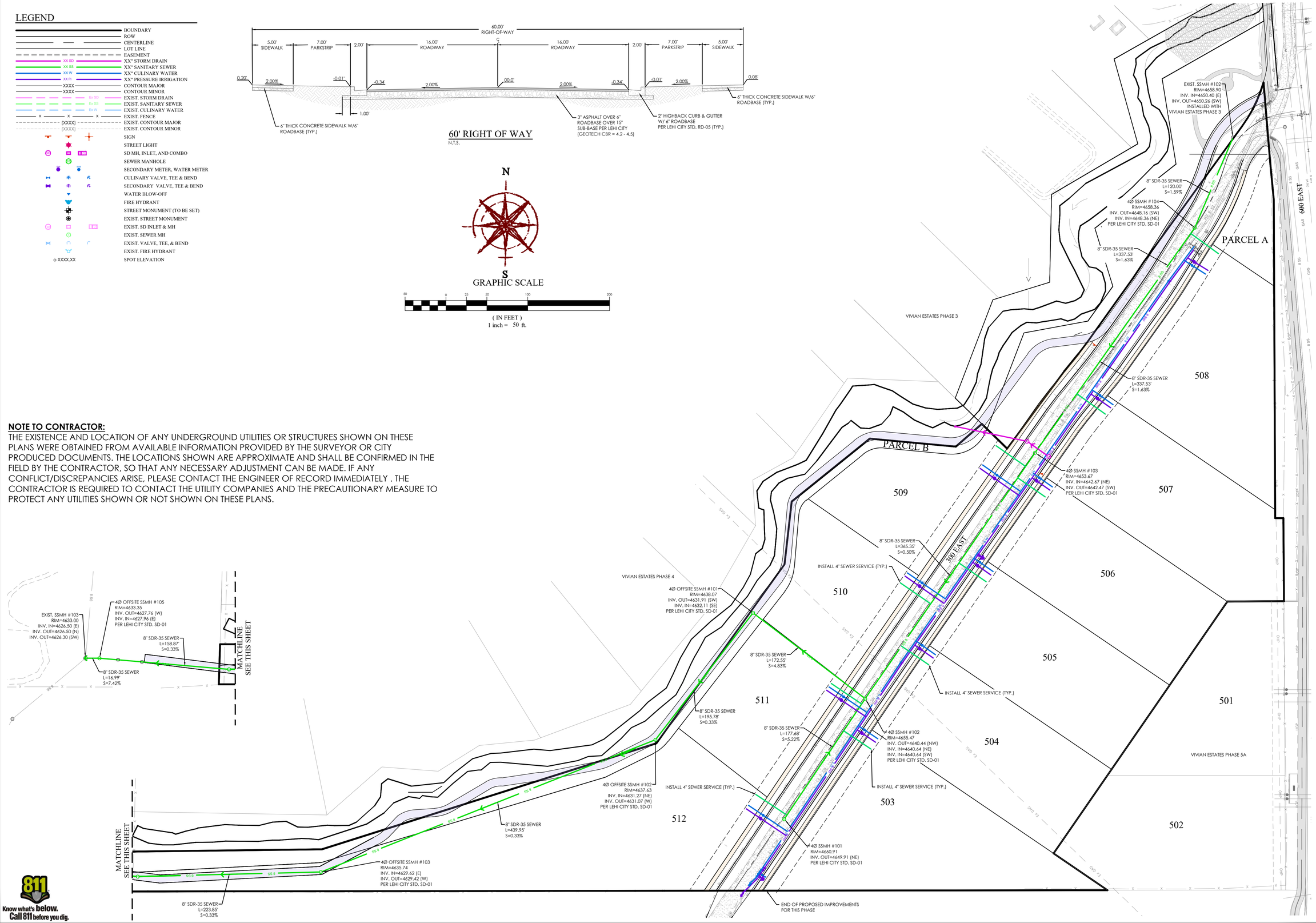
- o XXXX.XX — SPOT ELEVATION

60' RIGHT OF WAY
N.T.S.

N
S
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTE TO CONTRACTOR:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY . THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



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VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
SEWER PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
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SEWER PLAN

Scale:	1"=50'	Drawn:	ATW
Date:	6/02/2026	Job #:	21-0574
Sheet:	C5		

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60' RIGHT OF WAY
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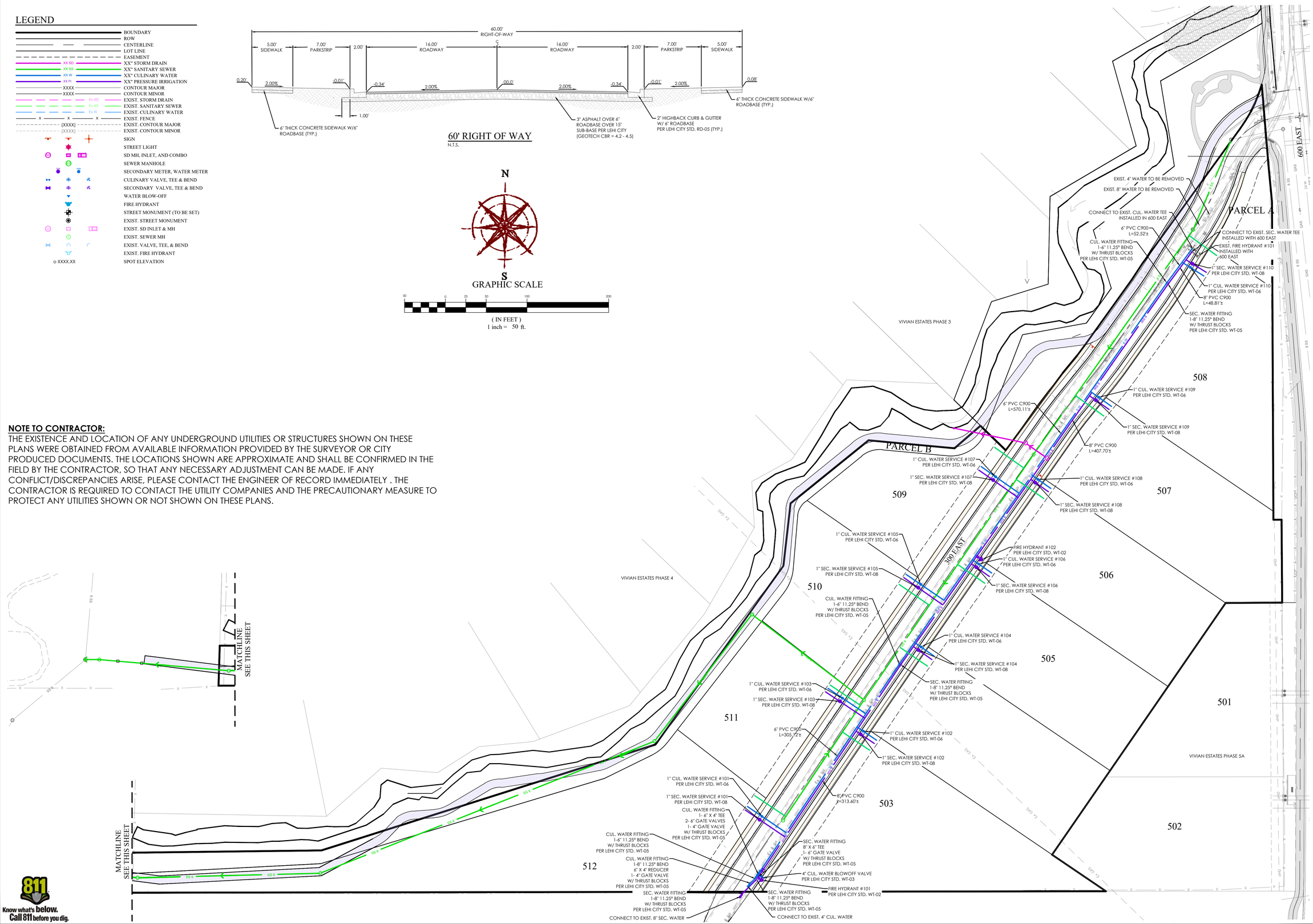

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VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
WATER PLAN

REVISION BLOCK

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WATER PLAN

Scale: 1"=50'	Drawn: ATW
Date: 6/02/2026	Job #: 21-0574
Sheet: C6	

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574\dwg\sheets\PHASE 5B\C6 - Water Plan.dwg

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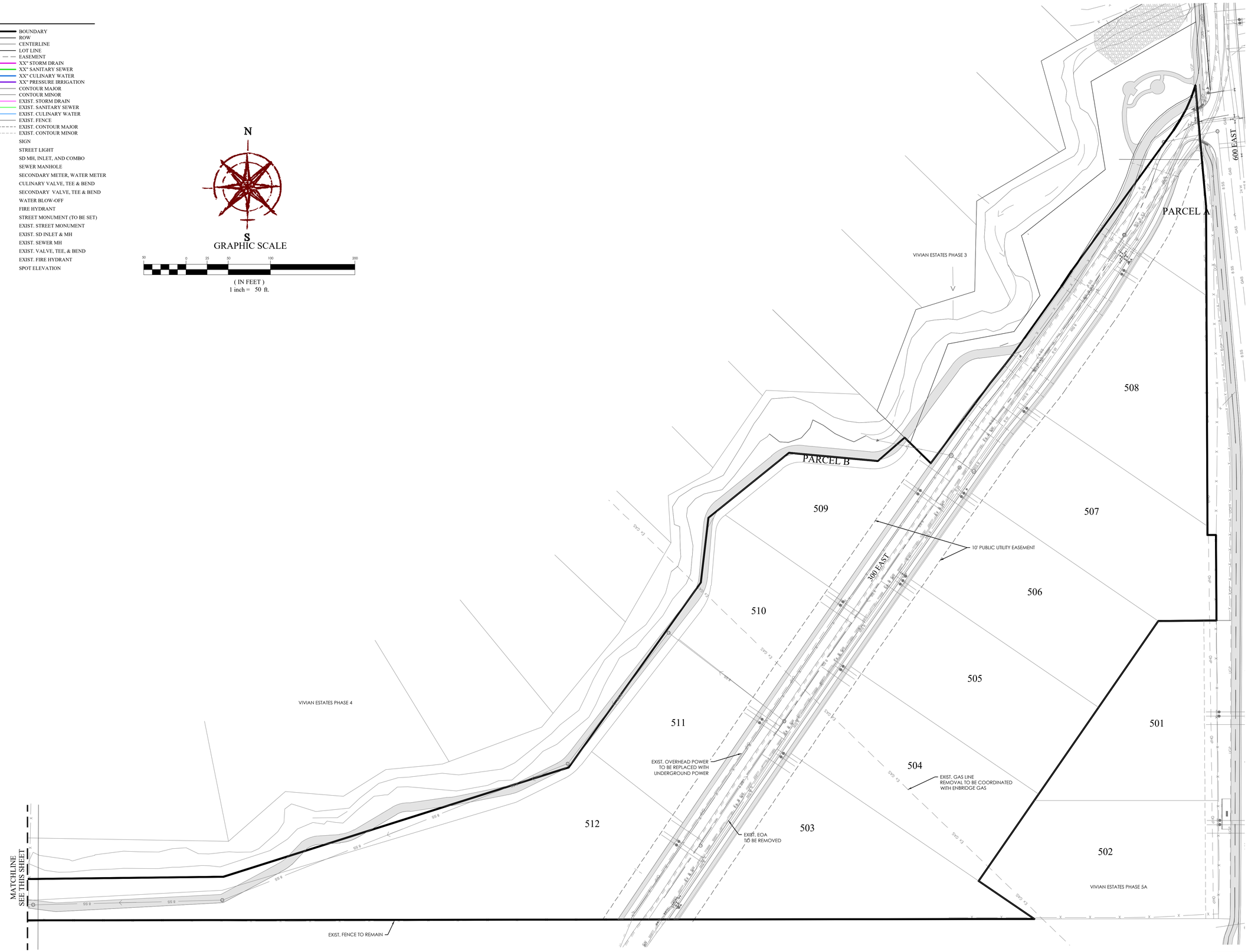
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



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VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
POWER PLAN

REVISION BLOCK

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POWER PLAN

Scale:	1"=50'	Drawn:	ATW
Date:	6/02/2026	Job #:	21-0574
Sheet:	C7		

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574.dwg\sheets\PHASE 5B\C7 - Power Plan.dwg

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GRAPHIC SCALE

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(IN FEET)
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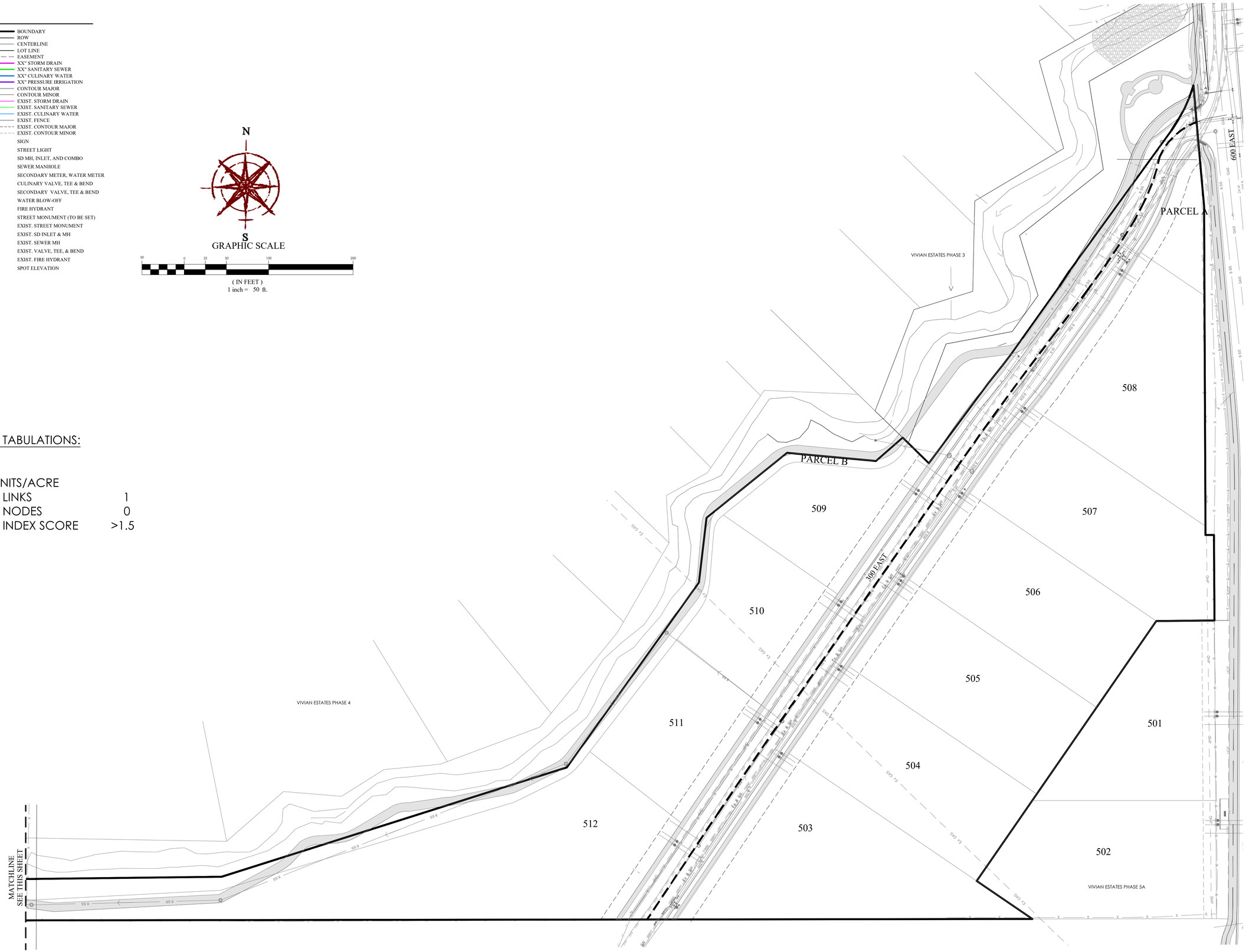
CONNECTIVITY TABULATIONS:

ZONE: RA-1	
DENSITY: 1.19 UNITS/ACRE	
CONNECTIVITY LINKS	1
CONNECTIVITY NODES	0
CONNECTIVITY INDEX SCORE	>1.5



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VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
CONNECTIVITY PLAN

REVISION BLOCK

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CONNECTIVITY PLAN

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Sheet:	C8		

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574\dwg\sheets\PHASE 5B\C8 - Connectivity Plan.dwg

PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AC	Abies concolor 'Candicans'	Candicans White Fir	6` Ht.	6
	AP	Acer platanoides 'Crimson King'	Crimson King Norway Maple	1.5" Cal.	2
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.	8
	QS	Quercus macrocarpa	Bur Oak	1.5" Cal.	3
	TG	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	1.5" Cal.	5
SHRUBS					
	BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush	5 gal.	4
	CCF	Caryopteris x clandonensis `First Choice`	First Choice Bluebeard	2 gal.	7
	POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	16
	PMM	Pinus mugo `Mops`	Mugo Pine	5 gal.	2
	RMF	Rosa x `Meipsidue` Fire Meidiland	Fire Red Meidiland Rose	5 gal.	4
ORNAMENTAL GRASSES					
	CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	10
	HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	45
PERENNIALS					
	HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	9
	NW	Nepeta x `Walker`s Low`	Walker`s Low Catmint	1 gal.	27

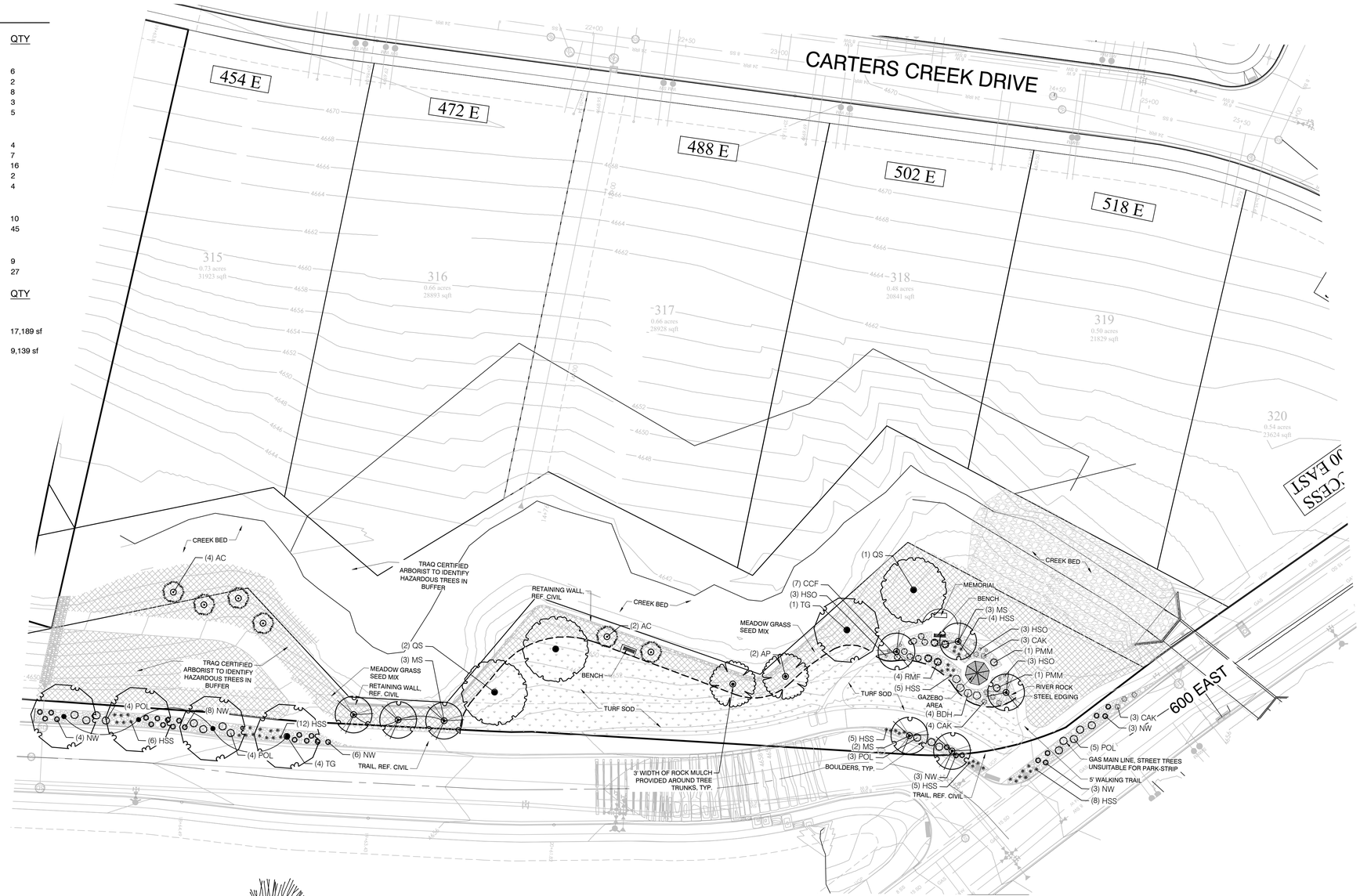
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GROUND COVERS					
	MG2	MEADOW GRASS SEED MIX		seed	17,189 sf
	PP2	Poa pratensis	Kentucky Bluegrass	sod	9,139 sf

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	ROCK MULCH, TBD	3,235 sf

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. ROCK SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.
7. TREE AND PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY PARKS DEPARTMENT. PLANT MATERIAL AND TREES MUST BE APPROVED PRIOR TO INSTALLATION. TWO DAY NOTICE MUST BE PROVIDED FOR INSPECTIONS. FAILURE TO FOLLOW PROPER PROCEDURES CAN RESULT IN THE REPLACEMENT OF PLANT MATERIAL AND TREES AT CONTRACTOR'S EXPENSE.
8. A 3' RING OF WOOD MULCH TO BE PROVIDED AROUND THE PERIMETER OF TREE TRUNKS AT EACH TREE LOCATION.



GRAPHIC SCALE

30 0 15 30 60 120

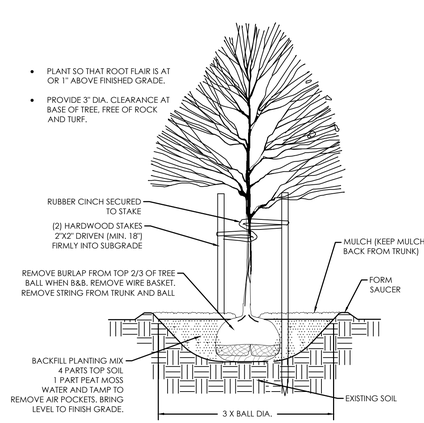
(IN FEET)
1 inch = 30 ft.

MEADOW GRASS SEED MIX

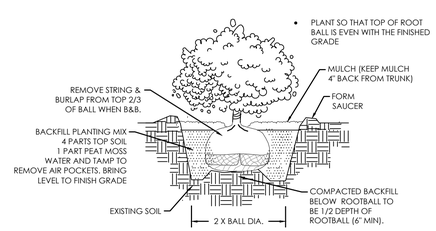
NAME	SCIENTIFIC NAME
HARD FESCUE	FESTUCA BREVIPILA
CHEWING FESCUE	FESTUCA RUBRA COMMUTATA
RED FESCUE	FESTUCA RUBRA
	TOTAL

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.

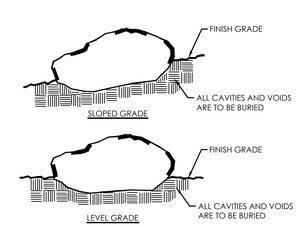


A TREE PLANTING & STAKING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE

BOULDER NOTES:
1. INSTALLER IS TO BE RESPONSIBLE TO PREVENT ANY SEVERE CHIPPING OR DAMAGE TO BOULDERS DURING THE PLACEMENT PROCESS.
2. BOULDERS ARE TO BE PLACED USING CABLES FROM A LOADER BOOM OR A BOULDER PLACEMENT BOOM.
3. BOULDER IS TO ULTIMATELY BE SET TO A MINIMUM OF 1/3 BURIED (SEE DETAIL).
4. ALL CAVITIES AND VOIDS NEAR THE BOTTOM OF THE BOULDER ARE TO BE SET BELOW FINISH GRADE.



NOTE: BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS

C BOULDER DETAIL
NOT TO SCALE

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VIVIAN ESTATES MEMORIAL PARK
LEHI, UTAH
LANDSCAPE PLAN

REVISION BLOCK

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

LANDSCAPE PLAN

Scale: 1"=30'	Drawn: AH
Date: 6/02/2026	Job #: 20-0567
Sheet: L1.0	

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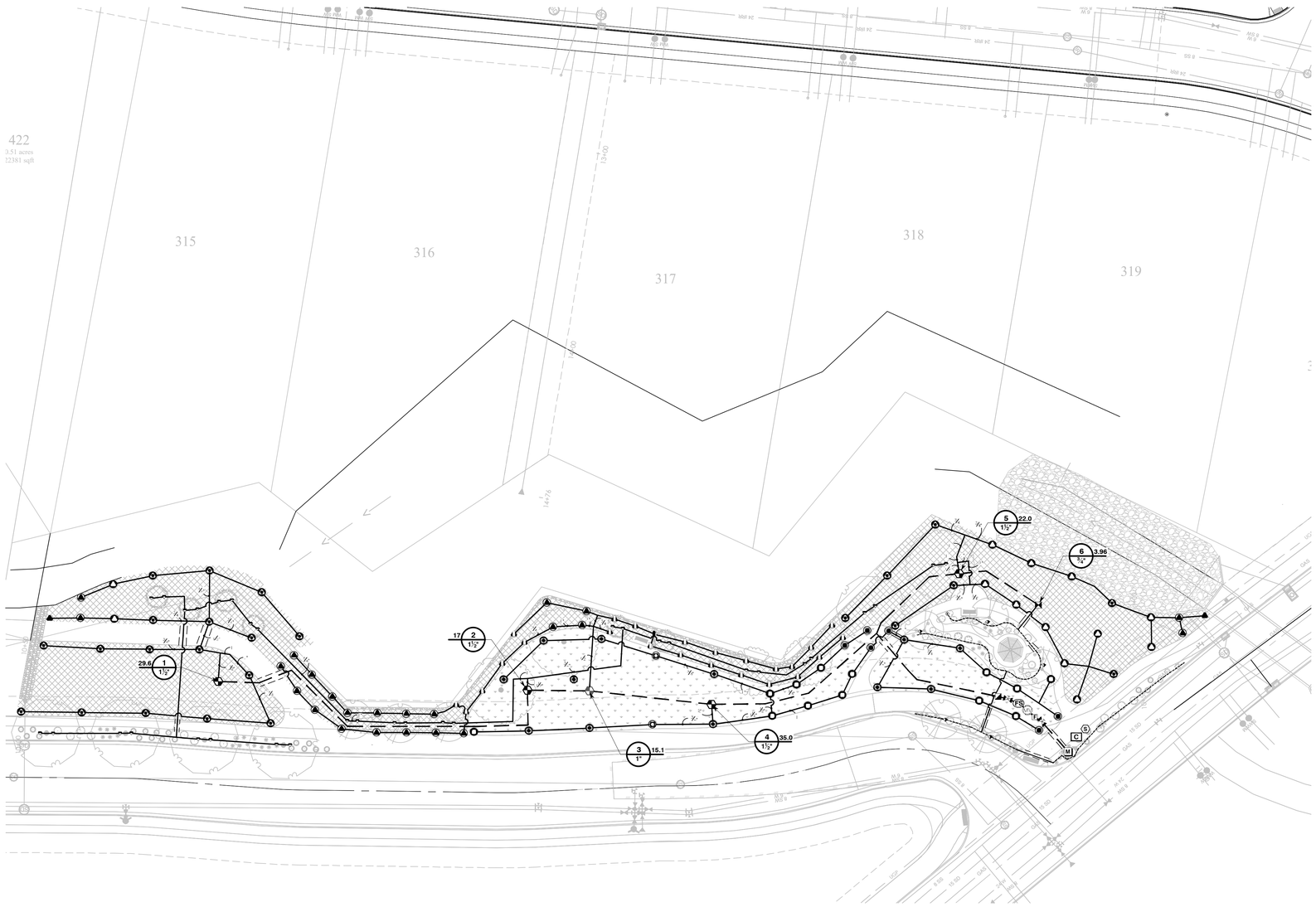

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
.000	Hunter MP1000 PROS-06-PRS40-CV-F Turf Rotator, 6' pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	6
2000	Hunter MP2000 PROS-06-PRS40-CV-F Turf Rotator, 6' pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	13
3000	Hunter MP3000 PROS-06-PRS40-CV-F Turf Rotator, 6' pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	12
3500	Hunter MP3500 PROS-06-PRS40-CV-F Turf Rotator, 6' Pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LB=light brown adjustable arc, 90-210.	2
CORNER	Hunter MP Corner PROS-12-PRS40-CV-F Shrub Rotator, 12" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.	2
LST SST RST	Hunter MP Strip PROS-12-PRS40-CV-F Shrub Rotator, 12" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip, on PRS40 body.	25
.000	Hunter MP1000 PROS-12-PRS40-CV-F Shrub Rotator, 12" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	23
2000	Hunter MP2000 PROS-12-PRS40-CV-F Shrub Rotator, 12" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body.	13
3000	Hunter MP3000 PROS-12-PRS40-CV-F Shrub Rotator, 12" pop-up with check valve, floguard, pressure regulated to 40 psi, MP rotary nozzle. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc on PRS40 body.	24
25 50 10 20	Hunter PROS-04-PCN Flood Bubbler, 4in. pop-up.	34

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ACZ-075-25 3/4" Drip control kit featuring a 3/4in. PGV-ASV valve, with 3/4in. HY075 filter system, and 25psi pressure regulated. Flow range: 0.5 GPM to 15 GPM. With 150 mesh stainless steel screen.	1
0.5 1.0 2.0 4.0	Hunter MPE 6 ports in total but can be limited by plugging the unused ports. Blue color used for 0.5 GPH, black for 1 GPH, red for 7.6 LPH|2 GPH and tan for 4 GPH.	5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G (ZONE VALVE) 1-1/2" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, with Filter Sentry	4
	Hunter ICV-G (ZONE VALVE) 1" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, with Filter Sentry	1
	Hunter HQ-44LRC-R 1" Quick coupler valve, purple rubber locking cover for reclaimed water use, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	1
	Stop & Waste Valve 2" Mueller Mark II Onseal S&W Valve Model H-10288	2
MV	Hunter ICV-G (MASTER VALVE) 1-1/2" 2" Plastic Electric Master Valve, Globe Configuration, with filter sentry	1
C	Hydro Point WTPRO3-C-18-SPT WeatherTrak ET Pro03, 18 Station Controller, 14-gauge stainless steel, NEMA 3R rated slope, top-entry enclosure w/ key lock entry to upper and lower compartments. Strongbox meter enclosure stainless steel NEMA type 3R MPE-SERIES 0-100AMP service.	1
FS	Hunter HFS-200 Flow Sensor for use with ACC controller, 2in. Schedule 40 Sensor Body, 24 VAC, 2 amp.	1
F	Amiad 2-A-MSIG-Steel Screen 200mm Amiad 2" Mini Sigma, Angled Self-Cleaning Filter w/300 Micron Screen. BSPT or NPT inlet-outlet. Stainless Steel Weavewire Screen Element. ADI-P Bluetooth Range Controller. Maximum working pressure 116psi. Filter to be installed in stainless steel strong box enclosure	1
M	Water Meter 2"	1
	Irrigation Lateral Line: PVC Schedule 40	233.1 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,395 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	299.1 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	126.4 lf
	Irrigation Lateral Line: PVC Schedule 40 2"	11.9 lf
	Irrigation Mainline: PVC Schedule 40	585.8 lf
	Irrigation Mainline: PVC Schedule 40 1 1/2"	9.3 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	95.9 lf

Valve Callout

Valve Number

Valve Flow

Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. ALL IRRIGATION WIRE TO BE INSTALLED INSIDE CONDUIT.
5. INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
6. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
7. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
8. XBS TUBING SHALL BE INSTALLED UNDER ROCK MULCH.
9. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
10. DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH)XERI-BUG EMITTER, 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.
11. RAINBIRD MULTI-OUTLET XERI-BUG EMITTER XB-20-6 (12 GPH) SHALL BE USED ON TREES IN PLANTING BEDS WITH DIFFUSER BUG CAP AT ENDS OF TUBING. DISTRIBUTE EMITTERS AROUND ROOTBALL OF TREE.
12. IRRIGATION EQUIPMENT AND QUANTITIES TO BE VERIFIED BY CONTRACTOR. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES SHOWN ON PLANS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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VIVIAN ESTATES MEMORIAL PARK
LEHI, UTAH
OVERALL IRRIGATION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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OVERALL IRRIGATION PLAN

Scale: 1"=30'
Drawn: BW
Date: 6/02/2026
Job #: 20-0567
Sheet: L2.0

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\L2.0-L1.XX IRRIGATION PLAN.dwg

IRRIGATION SYSTEM GENERAL NOTES:

1. ALL IRRIGATION SYSTEM COMPONENTS SHALL BE COMMERCIAL GRADE, NAME BRAND PRODUCTS AS DEEMED ACCEPTABLE BY LEHI CITY PARKS DEPT. ALL PRODUCTS MUST BE APPROVED PRIOR TO DESIGN AND INSTALLATION. THIS IS REQUIRED FOR STANDARDIZATION AND INVENTORY CONTROL. PRODUCT GUIDE CAN BE FOUND AT: https://www.lehi-ut.gov/landscaping/
2. IRRIGATION SYSTEMS SHALL BE CONSTRUCTED TO THE SIZES, GRADES AND LOCATIONS STATED HEREIN. CONTRACTOR SHALL COORDINATE WITH PARKS DEPT. FOR ALL CONTROLLER AND FILTER DESIGN. LOCATIONS OF IRRIGATION HEADS SHALL BE SUBJECT TO PARKS DEPARTMENT APPROVAL.
3. THE CONSTRUCTION OF SPRINKLER SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLING & PRESSURE TESTING OF ALL PIPE AND EQUIPMENT IN ACCORDANCE WITH BEST INDUSTRY STANDARD PRACTICES. THE REMOVAL AND/OR RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION, BACKFILL AND ALL OTHER WORK SHALL BE IN ACCORDANCE WITH LEHI CITY STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL ADEQUATELY PROTECT THE WORK, ADJACENT PROPERTY AND THE PUBLIC–AND SHALL BE RESPONSIBLE FOR ANY DAMAGE, INJURY OR LOSS DUE TO NEGLECT.
5. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN SAFE PEDESTRIAN AND VEHICULAR WAYS AROUND ALL CONSTRUCTION AREAS. THIS MAY REQUIRE SIGNAGE, FENCING, BARRICADES OR OTHER APPROVED DEVICES AS REQUIRED BY THE PUBLIC WORKS OR PARKS DEPARTMENTS.
6. THE CONTRACTOR SHALL CONTACT PARKS DEPARTMENT FOR INSPECTION PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOT ALLOW ANY OF THE WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE PARKS DEPARTMENT. SHOULD ANY OF THE WORK BE ENCLOSED PRIOR TO PROPER APPROVAL, THE CONTRACTOR SHALL UNCOVER AND RESTORE THE WORK AT HIS/HER OWN EXPENSE. RESTORATION SHALL INCLUDE ALL REPAIRS WITH SAME MATERIALS AND WORKMANSHIP SO THAT ALL WORK APPEARS SAME AND UNIFORM.

IRRIGATION SYSTEM GENERAL NOTES:

1. ORDINANCES & REGULATIONS: ALL LOCAL, MUNICIPAL & STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE TO BE INCORPORATED INTO AND MADE A PART OF ALL PLANS AND SPECIFICATIONS. THE PROVISION OF SUCH SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT / ENGINEER AND CONTRACTORS. ANYTHING CONTAINED IN THESE SPECIFICATION SHALL NOT BE INSTALLED TO CONFLICT WITH ANY OF THE ORDINANCES AND REGULATIONS OF THE CITY OF LEHI. HOWEVER, THESE SPECIFICATIONS TAKE PRECEDENCE OVER THE REQUIREMENT OF SAID RULES AND REGULATIONS WHEN THEY DESCRIBE MATERIALS WORKMANSHIP OR CONSTRUCTION OF A HIGHER STANDARD, BETTER QUALITY OR LARGER SIZE.
2. BONDING AND INSPECTION: THE SPRINKLER SYSTEM INSTALL SHALL BE BONDED AS PART OF THE ENTIRE DEVELOPMENT OR PROJECT. BOND RELEASES SHALL BE HANDLED THROUGH THE LEHI CITY PROJECT MANAGER.
3. MATERIALS: WHENEVER ANY MATERIAL IS SPECIFIED BY NAME, MODEL OR PART NUMBER SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USE FOR THE PURPOSE OF FACILITATING A DESCRIPTION OF THE MATERIALS AND ESTABLISHING QUALITY. NO SUBSTITUTION WILL BE PERMITTED UNLESS APPROVED BY THE PARKS DEPARTMENT IN WRITING.

RECORD DRAWINGS:

1. THE DESIGNER WILL FURNISH THE PARKS DEPARTMENT WITH FOUR PRELIMINARY SETS OF PLANS FOR REVIEW, SHOWING ALL SPRINKLER WORK REQUIRED. AFTER INITIAL REVIEW BY THE CITY, THE DESIGNER SHALL MAKE ALL NOTED CORRECTIONS AS DISCUSSED WITH CITY STAFF. THE DESIGNER SHALL THEN SUBMIT FOUR FINAL SETS OF PLANS.
2. UPON COMPLETION OF INSTALLATION, THE CONTRACTOR / DEVELOPER SHALL SUBMIT TO THE PARKS DEPARTMENT ONE SET OF RED-LINED AS-BUILT PLANS, BOTH IN PAPER COPY AND ELECTRONIC PDF FORM. ALL MAJOR COMPONENTS OF IRRIGATION SYSTEM SHALL BE SHOWN AS INSTALLED, WITH DIMENSIONS OFF OF HARD FEATURES. THE PROJECT WILL NOT BE ACCEPTED, OWEN OCCUPANCY, OR RECEIVE RETENTION UNTIL AS-BUILTS ARE COMPLETE AND ACCEPTED BY THE PARKS DEPARTMENT.

01 IRRIGATION STANDARDS

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
32860.0 IRRIGATION STANDARDS
SCALE : NO SCALE
DATE: 05/01/2020
REVISION:
REVISION DATE:

INSPECTIONS AND PROCEDURES:

1. THE IRRIGATION CONTRACTOR SHALL SET UP AN INSPECTION SCHEDULE WITH THE OAR. PRIOR TO EACH INSPECTION, THE CONTRACT SHALL GIVE NOTICE OF 24 HOURS / ONE BUSINESS DAY AS A REMINDER.
2. IN THE THE CONTRACTOR REQUESTS INSPECTION OF WORK AND SAID WORK IS SUBSTANTIALLY INCOMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RE-SCHEDULING OR RE-INSPECTION FEES.
3. UPON COMPLETION OF THE IRRIGATION SYSTEM AND PASSING OF ALL INSPECTIONS AND PRESSURE TESTING, THE DEVELOPER / GENERAL CONTRACTOR / LANDSCAPE CONTRACTOR SHALL REQUEST A FINAL INSPECTION, APPROVAL AND ACCEPTANCE.
4. FROM THE DATE THE PROJECT IS TERMED SUBSTANTIALLY COMPLETE AND SATISFACTORY BY THE OAR, THE CONTRACTOR SHALL MAINTAIN, REPAIR AND REPLACE THE IRRIGATION SYSTEM COMPONENTS FOR ONE FULL YEAR.
5. AT THE END OF THE ONE YEAR WARRANTY AND MAINTENANCE PERIOD, UPON SATISFACTORY INSPECTION, THE OAR WILL RELEASE THE CONTRACTOR FROM THIS BURDEN AND PAY ANY RETENTION STILL HELD
6. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE PARKS DEPARTMENT OR APPROPRIATE CITY ENTITY, AS SUBSTANTIATED WITH A BOND RELEASE FOR THE COMPLETION OF ALL ITEMS, THAT THE CITY HAS ASSUMED ALL MAINTENANCE AND ALL WORK HAS BEEN SATISFACTORY.

FLUSHING AND TESTING:

1. AFTER ALL NEW IRRIGATION PIPING AND SWING JOINTS ARE INSTALLED, BUT PRIOR TO INSTALLATION OF HEADS AND OR NOZZLES—REMOTE CONTROL VALVES ARE TO BE OPENED AND A FULL HEAD OF WATER FLUSHED THROUGH THE SYSTEM PRIOR TO HEADS AND NOZZLES BEING INSTALLED AND COMPLETED.
2. SPRINKLER MAIN LINE PIPING SHALL BE TESTED AT 100 PSI FOR A PERIOD OF NO LESS THAN 2 HOURS. PRESSURE SHALL BE REACHED BY CONNECTING MOTORIZED PUMP INTO SYSTEM. PRESSURE LOSS SHALL NOT EXCEED 2.5 PSI

IRRIGATION SYSTEM GENERAL NOTES:

1. ALL PLASTIC PIPE FITTINGS SHALL BE SUITABLE FOR EITHER SOLVENT WELD OR THREADED CONNECTION. FITTINGS SHALL BE FACTORY-ASSEMBLED OR APPROPRIATE ALTERNATE. MAIN LINE FITTINGS 1" THROUGH 2" SHALL BE S/80 PVC. MAIN LINE FITTINGS 2-1/2" AND LARGER SHALL BE LEEMCO DUCTILE IRON WITH JOINT RESTRAINT.
2. ALL PVC SOLVENT WELD JOINTS SHALL BE PRIMED PRIOR TO GLUE APPLICATION. PRIMER SHALL BE IPS Weld-On P70, AND GLUE SHALL BE IPS Weld-On 711 NO EXCEPTIONS.

WIRING:

1. WIRING AND PULL BOXES SHALL FOLLOW NEC REQUIREMENTS
2. ALL WIRE RUNS SHALL BE CONTINUOUS (ALSO KNOWN AS 'HOME RUN'), UNLESS APPROVED BY OWNER IN WRITING.
3. ALL WIRING CONNECTIONS SHALL TAKE PLACE IN AN APPROPRIATE SIZED BOX
4. ALL WIRE CONNECTORS SHALL BE 3M DBR/Y-6 OR DBO/B-6, OR APPROVED EQUAL
5. ALL WIRING UNDER PAVING SHALL BE WITHIN GRAY S/40 PVC ELECTRICAL CONDUIT

POINT OF CONNECTION:

1. THE CONTRACTOR / DEVELOPER SHALL BE RESPONSIBLE FOR ANY FEES, PERMITS, ETC REQUIRED BY LEHI CITY.
2. THE CONTRACTOR / DEVELOPER SHALL BE RESPONSIBLE FOR TAP CONNECTION TO LEHI CITY CULINARY OR PRESSURIZED IRRIGATION WATER MAIN, INCLUDING ALL EQUIPMENT, LABOR, MATERIALS, ROAD CUT & REPAIRING, AND TRAFFIC CONTROL, TO PROVIDE IRRIGATION TO PROJECT

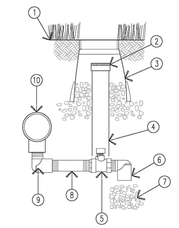
02 IRRIGATION STANDARDS

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
32860.0 IRRIGATION STANDARDS
SCALE : NO SCALE
DATE: 05/01/2020
REVISION:
REVISION DATE:



1. FINISH GRADE
2. IRRICAP
3. CARSON BROOKS 10" ROUND BOX
4. 2" SCH 40 PIPE
5. 3/4" CURB STOP VALVE FORD B11-333M
6. MARLEY STREET ELL
7. 1 CU/FT 3/4" GRAVEL
8. 3/4" X 6" S/80 NIPPLE
9. 3/4" SCH 40 STREET ELL
10. MAIN LINE PIPE

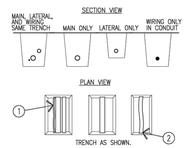
F2 MANUAL DRAIN VALVE–SMALL

SCALE: NTS

SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
MANUAL DRAIN VALVE
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



1. RUN WIRING BENEATH & BESIDE MAINLINE.
2. ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN

NOTES:

1. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE WITHIN.
2. PIPE & WIRE SHALL BE PLACED IN SEPARATE SLEEVES.
3. TRENCHES SHALL BE EXCAVATED 2" BELOW NORMAL TO ALLOW FOR PROPER BEDDING. SELECTED FILL SHALL BE USED IF SOIL CONDITIONS ARE ROCKY.
4. MAIN LINE SHALL HAVE 18–24" COVER, LATERAL LINE SHALL HAVE 8–12" MIN. COVER. 4" OF SCREENED FILL SHALL COVER THE PIPE. THE TOP 6" OF COVER SHALL CONTAIN NO ROCKS 1" OR LARGER. THE REMAINING BACKFILL SHALL CONTAIN NO ROCKS/AGGREGATES LARGER THAN 2".
5. TRENCH FILL SHALL BE THOROUGHLY COMPACTED & LEVELED WITH ADJACENT SOIL.
6. PLASTIC PIPE SHALL BE EXTRUDED FROM PVC 1120–1220 COMPOUND & LABELLED AS SUCH. ALL PVC PIPE SHALL BE SCH. 40. ALL MAINLINE FITTINGS SHALL BE SCH. 80.
7. ALL WIRING SHALL BE ENCLOSED IN CONDUIT: CONTROL WIRE, 2–WIRE, POWER WIRE.

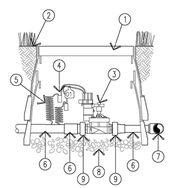
E1 PIPE/WIRE IN TRENCH

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
PIPE/WIRE TRENCH
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. PAIGE WIRE CONNECTORS (2)
5. 14 AWG PE WIRE
6. SCH 40 PIPE & FITTINGS
7. SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. ACTION MANIFOLD FITTINGS (2 EACH) 18011–X, 18012–X

NOTES:

1. VALVES SHALL BE AS SPECIFIED ON DRAWINGS & APPROVED BY THE PARKS DEPARTMENT.
2. VALVES SHALL BE INSTALLED IN A 17 INCH X 11.75 INCH VALVE BOX (NOTE: THIS IS THE MINIMUM SIZE).
3. NO MORE THAN TWO VALVES PER BOX & VALVES MUST BE POSITIONED SUCH THAT THE TOPS OF THE VALVE CAN BE REMOVED WITHOUT REMOVING THE VALVE BOX.

F7 REMOTE CONTROL VALVE

SCALE: NTS

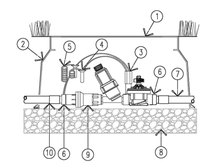
SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
REMOTE CONTROL VALVE
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:

NOTES:

1. ALL "DRIP" SPRINKLER SYSTEMS SHALL BE EQUIPPED WITH A LOW FLOW VALVE & PRESSURE REDUCING FILTER AS APPROVED BY THE LEHI CITY PARKS DEPARTMENT.



1. JUMBO VALVE BOX
2. WRAP BOX IN DEWITT PRO 5, W/4 BRICKS UNDERNEATH
3. DRIP ZONE KIT MODEL PER PLAN TIP FILTER 45 DEGREES
4. PAIGE WIRE CONNECTORS (2) 14 AWG PE WIRE. PLACED INSIDE OF MIN 1-1/2" CONDUIT, 4" ABOVE BOX FLOOR
5. ACTION MANIFOLD FITTINGS
6. MAIN LINE PIPE, SCH 80 FITTINGS
7. 3/4" MINUS WASHED GRAVEL
8. REGULATOR: 25 or 40 PSI
9. LATERAL LINE PIPE, SCH 40 FITTINGS
10.

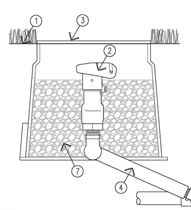
F8 DRIP CONTROL ZONE

SCALE: NTS

SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
DRIP CONTROL ZONE
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



1. FINISH GRADE
2. QUICK COUPLER VALVE
3. 10" ROUND VALVE BOX
4. FACTORY MFG SWING JOINT
5. MAIN LINE TEE OR ELL
6. MAIN LINE PIPE
7. 3/4" MINUS GRAVEL

NOTES:

1. A QUICK COUPLING VALVE SHALL BE INSTALLED ON ALL MAIN LINES IMMEDIATELY AFTER THE BACKFLOW PREVENTION DEVICE. IN ADDITION, A QUICK COUPLING VALVE SHALL BE INSTALLED AT VALVE BOX CLUSTERS PER PLANS (SEE VALVE MANIFOLD DETAILS). ALL QUICK COUPLER VALVES SHALL BE INSTALLED IN A 10 INCH ROUND VALVE BOX.
2. ALL QUICK COUPLING VALVE KEYS SHALL HAVE A HOSE SWIVEL ATTACHED TO THE KEY. ONE KEY TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT AT COMPLETION OF THE PROJECT.

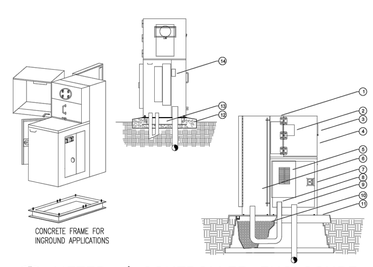
F6 QUICK COUPLER VALVE

SCALE: NTS

SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
QUICK COUPLER
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



1. STRONGBOX METER ENCLOSURE STAINLESS STEEL NEMA TYPE 3R MPE-SERIES 0-100AMP SERVICE.
2. COMMERCIAL METER SOCKET 100A OR 200A WITH TEST BLOCKS.
3. SERVICE METER VIEWING WINDOW.
4. SIDE HINGED REMOVABLE FRONT LID.
5. LOAD CENTER WITH MAIN BREAKER.
6. STRONG BOX CONTROL ENCLOSURE FULL LENGTH FRONT DOOR, PADLOCKABLE, PART# SB-1835SS. 18" X 50" X 12"
7. LOAD CENTER COMPARTMENT, GASKETED DOOR T-HANDLE PADLOCKABLE.
8. LOAD CONDUIT FROM LOAD CENTER SECTION INTO CUSTOMER ENCLOSURE. MINIMUM 2" AS PER POWER COMPANY.
9. SERVICE LINE CONDUIT, 3" FROM UTILITY TRANSFORMER. WIRE SIZE PER NEC STANDARDS FOR AMP LOAD.
10. PEA GRAVEL 3/4 FULL INSIDE QUICKPAD BASE.
11. QUICKPAD MOUNTING PAD, PART #QP-MPE.
12. POURED CONCRETE BASE, 6" MIN THICKNESS. EXTEND BASE 12" WIDER THAN OUTSIDE DIMENSION OF ENCLOSURE ON ALL SIDES.
13. STAINLESS STEEL ANCHOR BASE INSTALLED DURING CONCRETE POUR.
14. UTILITY LANDING LUG COMPARTMENT.

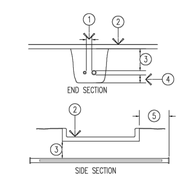
X METER / CONTROLLER ENCLOSURE

SCALE: NTS

SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
32860.0 METER ENCLOSURE
SCALE : NO SCALE
DATE: 04/04/2016
REVISION:
REVISION DATE:



1. 4" MINIMUM CLEARANCE
2. FINISH GRADE
3. 18" MINIMUM, 24" MAXIMUM PIPE COVER
4. 2" MINIMUM, PIPE BEDDING
5. 6" MINIMUM, 18" MAXIMUM

NOTES:

1. SLEEVES TO BE 2X PIPE SIZE WITHIN. JOINTS TO BE WATERTIGHT. MECHANICALLY TAMP TO 95% PROCTOR.
2. ALL PIPE SLEEVING SHALL BE SCH. 40 PVC. PIPING UNDER ROAD TO THE WATER METER BOX MUST BE POLYETHYLENE.
3. CUTTING/BREAKING EXISTING CONCRETE IS NOT PERMITTED UNLESS NO OTHER ALTERNATIVE IS POSSIBLE. PIPING UNDER PAVING SHALL BE INSTALLED BY JACKING, BORING, OR HYDRAULIC DRIVING.
4. DESIGNER/CONTRACTOR SHALL MINIMIZE THE AMOUNT OF SLEEVING REQUIRED UNDER PAVING.
5. ALL WIRE SLEEVING SHALL BE GRAY S/40 ELECTRICAL CONDUIT. NO EXCEPTIONS.

E2 SLEEVING

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
SLEEVING
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:

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VIVIAN ESTATES MEMORIAL PARK
LEHI, UTAH
IRRIGATION DETAILS

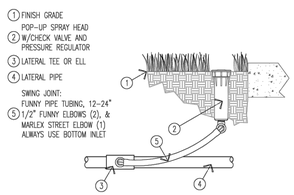
REVISION BLOCK

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

IRRIGATION DETAILS

Scale:	Drawn:
Date: 6/02/2026	Job #: 20-0567
Sheet: L2.1	

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\L2.0-L1.XX IRRIGATION PLAN.dwg



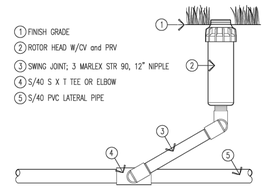
H1 SPRAY HEAD W/FIXED OR ROTARY NOZZLE

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
328432.0 SPRAY HEAD
SCALE: NONE
DATE: 05/01/2020
REVISION:
REVISION DATE:



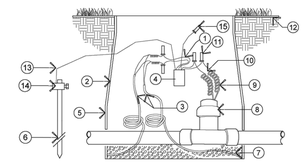
H2 POP UP ROTOR HEAD

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
328435.0 ROTOR HEAD
SCALE:
DATE: 05/01/2020
REVISION:
REVISION DATE:



1 BLUE WIRES TO 2-WIRE COMMUNICATION PATH
2 VALVE BOX
3 2-WIRE PATH *ALL WIRE IN CONDUIT*
4 WT2W-FD (FLOW DECODER)
5 EXTENSION (LENGTH AS REQUIRED)
6 5/8" DIA. X 8' COPPER GROUND ROD DRIVEN INTO GROUND WITH TOP OF ROD A MIN OF 6" BELOW GRADE. 5Ω OR LESS.
7 BWRC
8 FLOW SENSOR
9 EXPANSION COILS
10 RED AND BLACK WIRES TO FLOW SENSOR
11 3M DBR/Y-6 SPLICE
12 FINISH GRADE
13 GREEN/ YELLOW STRIPED WIRES TO GROUNDING ROD
14 CAD WELD CONNECTION
15 SINGLE GREEN WIRE-OPTIONAL LED POWER- CAP WHEN NOT IN USE

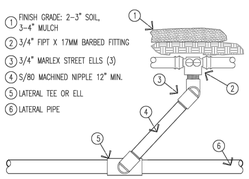
B4 2-WIRE FLOW DECODER WIRING

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
328608.2 2-WIRE FLOW DECODER
SCALE: NONE
DATE: 05/01/2020
REVISION:
REVISION DATE:



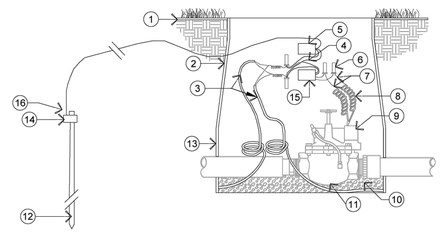
I2 DRIP PVC TO POLY TRANSITION

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
328462.0 PVC-POLY CONNECTION
SCALE: NONE
DATE: 05/01/2020
REVISION:
REVISION DATE:



1 FINISH GRADE
2 VALVE BOX
3 2-WIRE COMMUNICATION PATH *IN CONDUIT*
4 WIRES TO 2-WIRE COMMUNICATION PATH
5 WT2W-H2O-SA SURGE ARRESTOR
6 3M DBR/Y-6 SPLICE
7 WIRES TO SOLENOID
8 EXPANSION COILS
9 SOLENOID
10 GRAVEL
11 ELECTRIC VALVE (SEE OTHER DETAIL)
12 5/8" DIA. X 8' COPPER CLAD GROUND ROD DRIVEN INTO GROUND WITH TOP OF ROD A MIN. OF 6" BELOW GRADE. 1Ω OHMS OR LESS. LOCATE PER WEATHERTRAK REQ'S.
13 EXTENSION (LENGTH AS REQUIRED)
14 CAD WELD CONNECTION
15 TWO WIRE DECODER PER SPECIFICATION
16 GROUND WIRE OF WT2W-H2O-SA CONNECTED TO GROUND ROD.

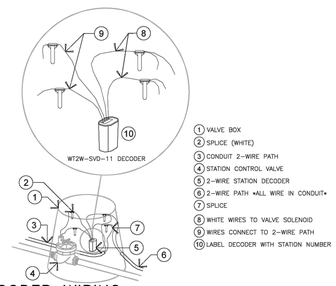
B1 2-WIRE DECODER, SURGE PROTECTOR, GROUNDING

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
328608.0 DECODER-SURGE-GROUND
SCALE: NO SCALE
DATE: 05/01/2020
REVISION:
REVISION DATE:



1 VALVE BOX
2 SPLICE (WHITE)
3 CONDUIT 2-WIRE PATH
4 STATION CONTROL VALVE
5 2-WIRE STATION DECODER
6 2-WIRE PATH *ALL WIRE IN CONDUIT*
7 SPLICE
8 WHITE WIRES TO VALVE SOLENOID
9 WIRES CONNECT TO 2-WIRE PATH
10 LABEL DECODER WITH STATION NUMBER

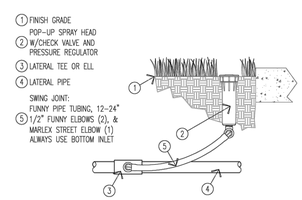
B3 2-WIRE DECODER WIRING

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
328608.2 2-WIRE DECODER WIRING
SCALE: NONE
DATE: 05/01/2020
REVISION:
REVISION DATE:



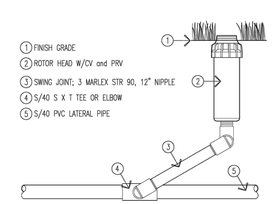
H1 SPRAY HEAD W/FIXED OR ROTARY NOZZLE

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
328432.0 SPRAY HEAD
SCALE : NONE
DATE: 05/01/2020
REVISION:
REVISION DATE:



H2 POP UP ROTOR HEAD

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
328435.0 ROTOR HEAD
SCALE:
DATE: 05/01/2020
REVISION:
REVISION DATE:

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VIVIAN ESTATES MEMORIAL PARK
LEHI, UTAH
IRRIGATION DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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5	----	----
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IRRIGATION DETAILS

Scale:	Drawn:
Date: 6/02/2026	Job #: 20-0567
Sheet: L2.2	

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\Dwg\Sheets\L2.0-L1.XX IRRIGATION PLAN.dwg

Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Bryan & Adrianne Summers' request for approval of an exception for the Shuman Homes' 8-foot fence located on the western property line at 1749 W 525 S. -- Item Withdrawn

Summary:

Attachments:

Shuman 1.pdf

Shuman 2.pdf

SHUMAN 8-FOOT FENCE EXCEPTION

PLANNING COMMISSION REPORT

Applicant	Bryan & Adrianne Summers		
Meeting Date	August 13, 2026		
Requested Action/Purpose	Approval of a proposed site plan with an exception		
Decision Type	Administrative		
Location	1749 W 525 S		
Existing Zoning	R-1-15		
General Plan Designation	LDR		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	R-1-15	Single family residential
	South	R-1-12	Single family residential
	East	R-1-15	Single family residential
	West	R-1-15	Single family residential
Date of DRC Review	July 1, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 12.070. Compatibility Assessment.

A. Fences, Walls and Hedges.

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

(a) An exception will be granted if a fence higher than six feet and no more than eight feet in height is needed to enjoy a similar level of privacy a six-foot fence would normally provide but does not suffice due to differences in grade or if safety conditions require a taller fence. The exception will be reviewed by the reviewing departments and approved by the Zoning Administrator.
(b) An exception can also be granted for other reasons, but the applicant bears the burden of proof that extra height is justified and shall be reviewed by the reviewing departments and may be approved by the Planning Commission following a public hearing.

2 Any fence, wall, hedge, or other material serving as a fence shall not create a sight distance hazard to vehicular or pedestrian traffic as determined by the Zoning Administrator or City Engineer, regardless of whether the fence, wall, or hedge meets the requirements of this section.

PROPERTY HISTORY

May 13, 1997	This property is part of the Frandsen-Powers Annexation.
June 16, 1998	The Stage Coach Crossing Plat A Subdivision was approved and recorded.

REPORT ANALYSIS

The applicant requests approval to install an eight-foot fence on the west side of their property at 1749 W 525 S. The Code allows for exceptions to the six-foot limit on fence height, but this situation requires the applicant provide justification for the request.

The applicant requests the additional height primarily to help with safety for the usability of their back yard. There is a large and aggressive dog on the adjacent property who will jump at and bang against the existing six-foot vinyl fence. The property is a rental home, and the applicant has a family with young children that are preparing to move in. They believe a larger fence will help mitigate the concern and provide peace of mind. The larger fence would be on their side of the property and would be chain link with privacy slats that match the appearance of the existing fence.

The applicant's narrative contains additional details justifying the request.

The Reviewing Departments had three informational comments, including the following:

1. Fences over 7' require a building permit.
2. This doesn't qualify as a grade issue.
   Fences, walls, and hedges shall not exceed six feet in height, unless otherwise required by Code, approval by the Land Use Authority, or an exception is granted according to the following:
   (a) An exception will be granted if a fence higher than six feet and no more than eight feet in height is needed to enjoy a similar level of privacy a six-foot fence would normally provide but does not suffice due to differences in grade or if safety conditions require a taller fence. The exception will be reviewed by the reviewing departments and approved by the Zoning Administrator.
   (b) An exception can also be granted for other reasons, but the applicant bears the burden of proof that extra height is justified and shall be reviewed by the reviewing departments and may be approved by the Planning Commission following a public hearing.

Please consider including all DRC comments in your motion.

SCOPE OF APPROVAL

Fences over six-feet in height require an exception. The public can speak to this item with any concerns or support for the additional height. The Planning Commission may vote to approve the exception or not, but either motion should be based on findings.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed 8-foot fence will/will not allow the applicant added enjoyment of their yard.
2. The applicant provided/ did not provide adequate justification for why they want or need the 8-foot fence.
3. The 8-foot fence will/will not have a negative impact on their neighborhood or the community.

Shuman Homes 8' Fence
DRC Redline Comments

Bryan & Adrianne Summers- request review of the Shuman Homes 8' fence located on the western property line at 1749 W 525 S to mitigate the impact of a neighboring dog.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 6/23/26
Time Start: 1:41 pm
Time End: 1:43 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:
1. The proposed fence does not meet the necessary requirement for an 8' fence to be approved by the DRC.

Gary S. – Building/Inspections:
2. Fences over 7' require a building permit.

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13, 2026.

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

We respectfully request approval for an 8-foot fence along the portion of our property at 1749 W. 525 S. that borders our neighbor's yard to the west.

This request is based primarily on safety concerns involving an aggressive dog on the adjacent property. The neighboring dog is large and has repeatedly jumped at and banged against the existing six-foot vinyl fence. The dog is able to see over the fence and reacts aggressively to activity in our yard, creating a frightening and potentially dangerous situation.

Our property is a rental home, and we have tenants with young children preparing to move in. These children will regularly use the backyard for outdoor play, and we want them to feel safe doing so. A taller, more secure fence would prevent the dog from seeing over it and would provide a substantial physical barrier between the children and the animal, giving both our tenants and the neighbors greater peace of mind.

We originally planned to simply extend the existing vinyl fence by two feet. However, after our fencing contractor observed the dog's behavior firsthand, he advised that the vinyl fence would not withstand the force of the animal and would likely break. His recommendation, and the only structurally sound and financially reasonable option, is to install an 8-foot chain link fence with white privacy slats on our side of the existing fence. Because it sits on our side of the property line, most of the new fence would be hidden behind the existing vinyl. The only visible portion would be the top two feet, which is the height needed to account for how high the dog reaches over the current fence. The white slats would closely match the appearance of the existing white vinyl fence, so the change would blend in and have minimal visual impact.

We also intend to speak with our neighbors about restraining their dog, and we hope they will take steps on their end as well. In the meantime, a structurally secure and taller fence is a practical measure we can take on our own property to protect the family living in our home and to maintain a safe, peaceful environment for everyone nearby.

Because the increased height is limited to the fence line between our two yards and serves a clear safety purpose, we believe it represents a reasonable and appropriate accommodation. It addresses a genuine concern without negatively affecting the surrounding neighborhood.

Thank you for your consideration.

Shuman Homes 8 Foot Fence

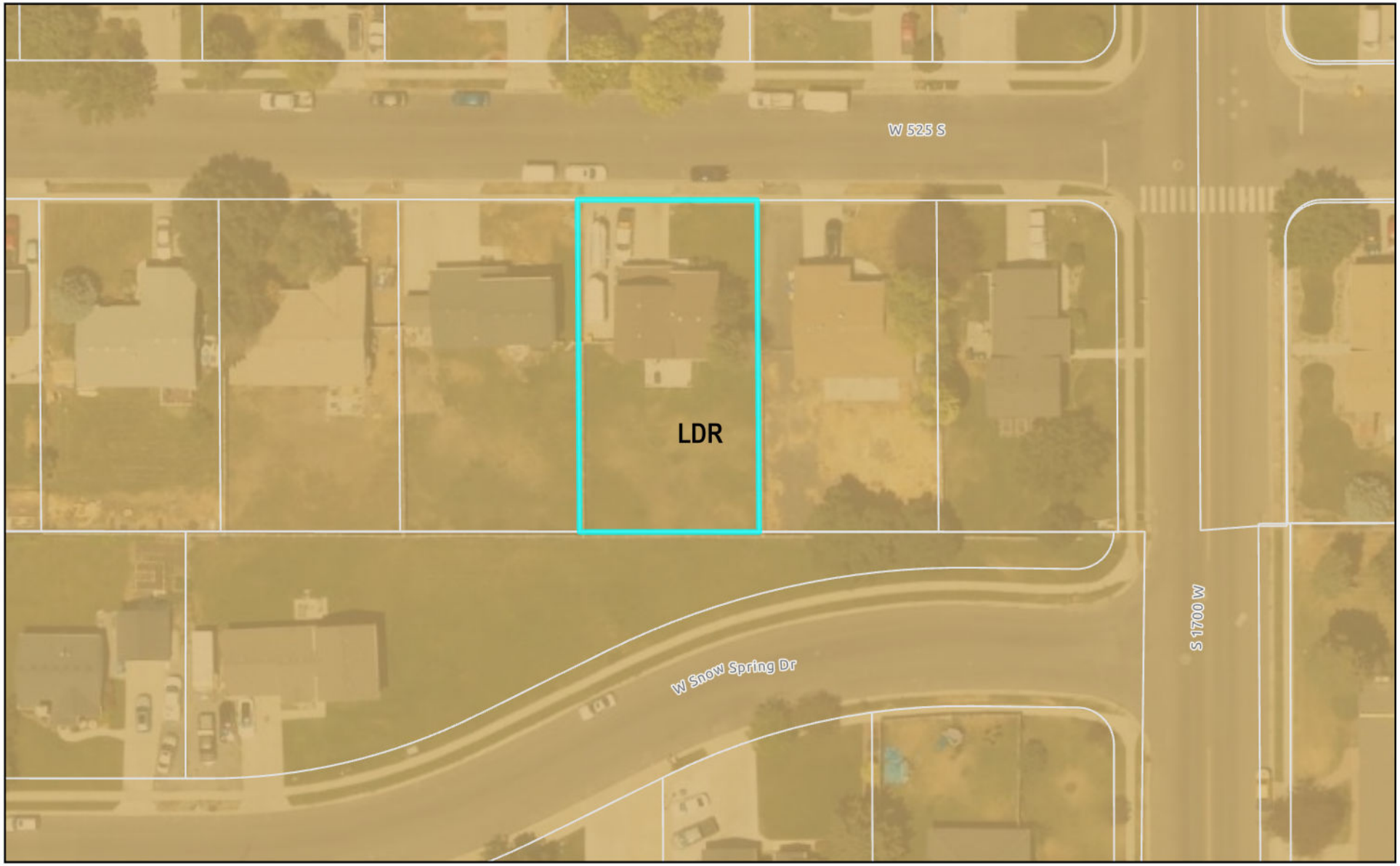
Aerial

0 70 140 280 Feet

LEHI CITY

Shuman Homes 8 Foot Fence

General Plan



0 70 140 280 Feet

LEHI CITY

Shuman Homes 8 Foot Fence

Zoning

0 70 140 280 Feet

LEHI CITY

N
1765
1749 W 525 S
Recently viewed
1763
Google Maps

Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Mike Greene's request for approval of a conditional use permit for the Greene Flag Lot located at 2001 W 1500 N.

Summary:

Attachments:

Greene 1.pdf

Greene 2.pdf

GREENE FLAG LOT CONDITIONAL USE

PLANNING COMMISSION REPORT

Applicant	Mike Greene		
Meeting Date	August 13th, 2026		
Requested Action/Purpose	Public hearing and approval of a proposed flag lot conditional use		
Decision Type	Administrative		
Location	2001 W 1500 N		
Existing Zoning	R-1-22		
General Plan Designation	Very Low-Density Residential Agriculture		
Existing Land Use	Residential		
Adjacent Zoning and Land Use	*North*	A-1	Single Family Home
	South	A-1	Single Family Home
	East	A-1	Single Family Home
	West	A-1	Place of Worship/Church
Date of DRC Review	July 15th, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

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

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

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

Section 12.210. Flag Lot Standards

1. The pole portion of the lot shall have at least 20 feet of frontage on a dedicated public street, which frontage serves as access only to the subject lot.

2. The flag lot shall have a hard surfaced driveway from the public street to the required parking area for the flag lot with a minimum 20-foot wide drivable surface from lip of gutter to lip of gutter, per the cross section in this subsection (See Figure 5). Adequate provisions as determined by the City Engineer shall be made for drainage of the driveway such as curb and gutter, berming, swales, or underground piping. Curb and gutter shall be constructed in conformance with the Road-5 standard drawing in the Lehi City Design Standards and Public Improvements Specifications manual.

3. Not more than one flag lot shall be created from an existing lot or parcel.

4. The remainder of the lot or parcel from which the flag lot is being divided shall maintain all of the required zoning standards, including frontage.

5. A flag lot cannot be created as part of a subdivision where there are more than two lots in the subdivision or from an illegally divided lot.

6. Only one single family dwelling shall be allowed on a flag lot.

7. The width of the pole of the flag lot shall be not less than 20 feet of drivable surface unless otherwise recommended by the City Engineer and Fire Marshal and approved by the Planning Commission.

8. The pole portion shall maintain the required width for its entire length and a vertical clearance of thirteen and one half feet high.

9. The single family dwelling unit shall be located within 250 feet of a fire hydrant measured along the curb line, in accordance with the City's latest Design Standards and Public Improvement Specifications.

10. The flag portion of the lot shall meet the minimum square footage and width requirements of the applicable zone.

11. Front, rear, and side yard setback requirements of the flag portion of the lot shall be the same as required in the applicable zone.

12. The shape of a flag lot shall be approved by the Planning Commission as part of the subdivision approval. Doglegs and jagged, irregular shapes may not be acceptable.

13. The pole portion of the lot shall be part of the lot, not an access easement, and shall be designated as a public utility easement.

14. "No parking" signs may be required on the pole portion of the lot as deemed necessary by the Planning Commission.

15. The street address for the flag lot shall be clearly identified so that it is visible from the public street with either an address label on the mailbox or a separate address marker.

16. All applicable street improvements including curb, gutter, and sidewalk shall be installed along the frontage of both the flag lot and the lot or parcel from which it is being subdivided.

17. No accessory building shall be allowed on the flagpole portion of the lot. This subsection shall not be interpreted to prohibit aesthetic entry features, such as archways, decorative mailboxes, raised landscape beds, or similar structures.

18. The Planning Commission may impose additional conditions on flag lots including:
    (a) location and height of the dwelling;
    (b) compatibility of the proposed project with existing conditions; and
    (c) screening and landscaping.

19. When the flag lot area is less than 10,000 square feet, five feet of landscaping including evergreens or other tall shrubs that provide a visual barrier and a six-foot sight-obscuring fence shall be required along the perimeter of the flag lot to screen the flag lot from neighboring properties.

B. Approval Process. The Planning Commission shall have authority to approve a flag lot as a conditional use in accordance with the requirements of this Section and Chapter 9, Conditional Uses, of this Code. Requests for a flag lot are also subject to the subdivision requirements and approval process as per Chapter 11, Development Application Requirements, of this Code.

PROPERTY HISTORY

December 11, 1978 – This property was annexed as part of Lehi Meadows Addition.

REPORT ANALYSIS

The applicant is requesting approval of the use of a flag lot for the building of a second home on their property located at 2001 W 1500 N. The resulting lots of this flag lot subdivision will be 0.63 acres for Lot 1 with the existing home, and 0.79 acres for the newly created second lot. Both lots meet the 22,000 square foot minimum for single family dwellings in the R-1-22 zone. All frontage requirements and setback requirements are met.

The DRC reviewed the proposed flag lot and had one comment on the conditional use that pertained more to the future two-lot subdivision. The only comment from that review is the following:

1. Crushed asphalt is not an approved material [for the access]. Must be asphalt, concrete, pavers, or another approved permanent hard surface.

Please consider the DRC comments in the motion.

SCOPE OF APPROVAL

Conditional Use applications are an administrative item. This means if they meet the Code and there are no obvious negative impacts they must be approved. However, the Planning Commission can put reasonable conditions on the use that are related to potential negative impacts. These conditions could include things like the orientation of the home, fencing or landscaping requirements.

The public can speak to this item. Comments focused on negative impacts and potential solutions that could mitigate these impacts are helpful.

POSSIBLE MOTIONS AND FINDINGS

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

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

Greene Flag Lot Conditional Use
DRC Redline Comments

Mike Greene- requests review of a conditional use permit for the Greene Flag Lot located at 2001 W 1500 N.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Mike Greene
Date of Plans Reviewed: 7/7/26
Time Start: 1:12 pm
Time End: 1:13 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire:
1. Crushed asphalt is not an approved material. Must be asphalt, concrete, pavers, or other approved permanent hard surface.

Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13, 2026.

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

I am requesting the use of a flag lot for the building of a second home.
My address is 2001 W 1500 N
The zoning has been changed to R-1-22 allowing for building on .5 acre.
the existing lot is 1.57 acres, allowing for ample off street parking for both homes.
The pole of the flag will be wider than the required width reducing any vehicle access issues.
I don't believe there will be any negative impacts to surrounding properties, the pole of the flag lot will be on the west side of the lot with an LDS church parking lot next to it minimizing any impact to neighbors.

Thank you for your consideration.
Sincerely,
Mike Greene

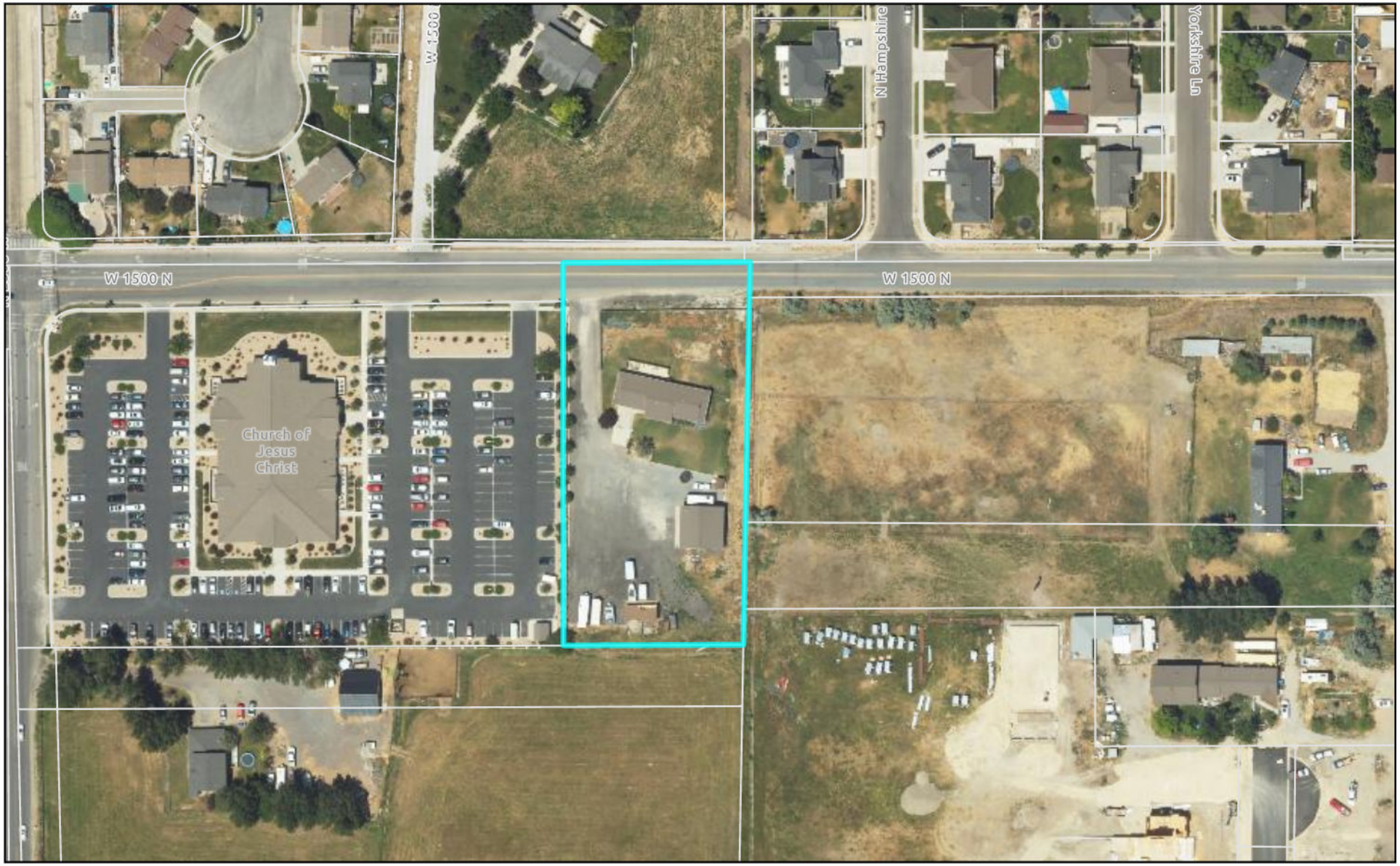
EX200LC
PUBLIC
HEARING
CONDITIONAL USE

PUBLIC
HEARING
CONDITIONAL USE

EX200LC
PUBLIC HEARING
CONDITIONAL USE
NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held on August 13, 2026 at 7:00 p.m. in the Council Chambers, Municipal Building, 131 North 100 East, Lehi, Utah for the purpose of receiving comment on Mike Greene's request for approval of the Greene Flag Lot located at 2001 W 1500 N.
You can view the meeting live and submit comments online at https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning Division, 153 North 100 East. Telephone 385-201-1000.
Or by scanning the QR Code below.

Greene Flag Lot Conditional Use

Aerial

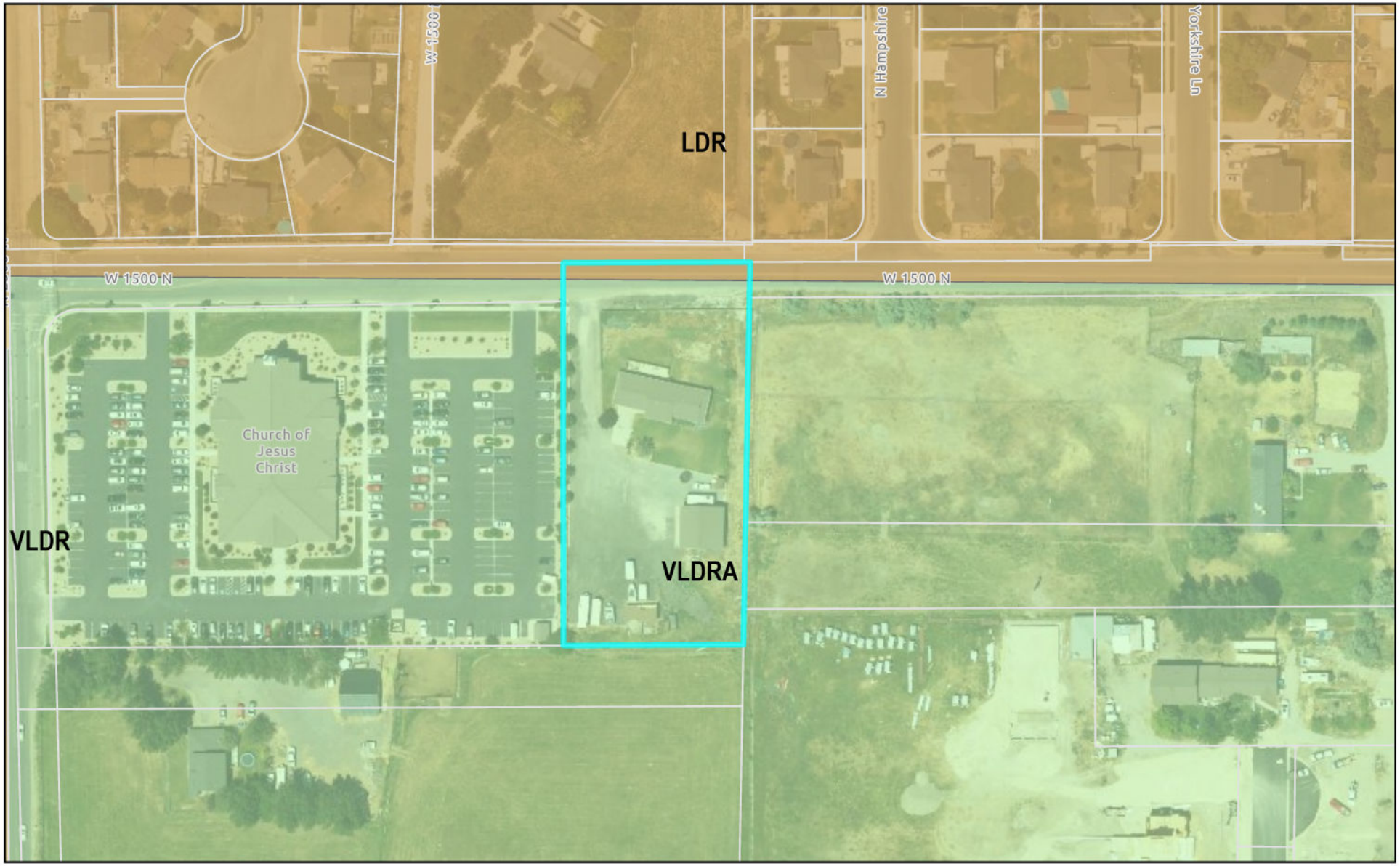


0 175 350 700 Feet

LEHI CITY

Greene Flag Lot Conditional Use

General Plan



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LEHI CITY

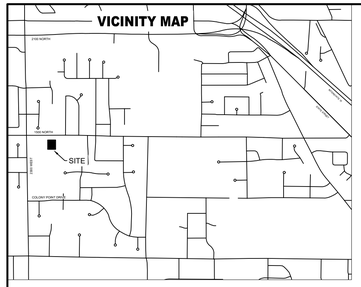
Greene Flag Lot Conditional Use

Zoning

0 175 350 700 Feet

LEHI CITY

VICINITY MAP



NOTES:

1. RESIDENTIAL BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
   FRONT - 25'
   REAR - 30'
   SIDE - 10'
2. PUBLIC UTILITY EASEMENTS ARE 5'-10' UNLESS NOTED OTHERWISE.
3. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
4. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
5. 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.
6. ZONE IS R-1-22

LEDGEND

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

MIKE GREENE

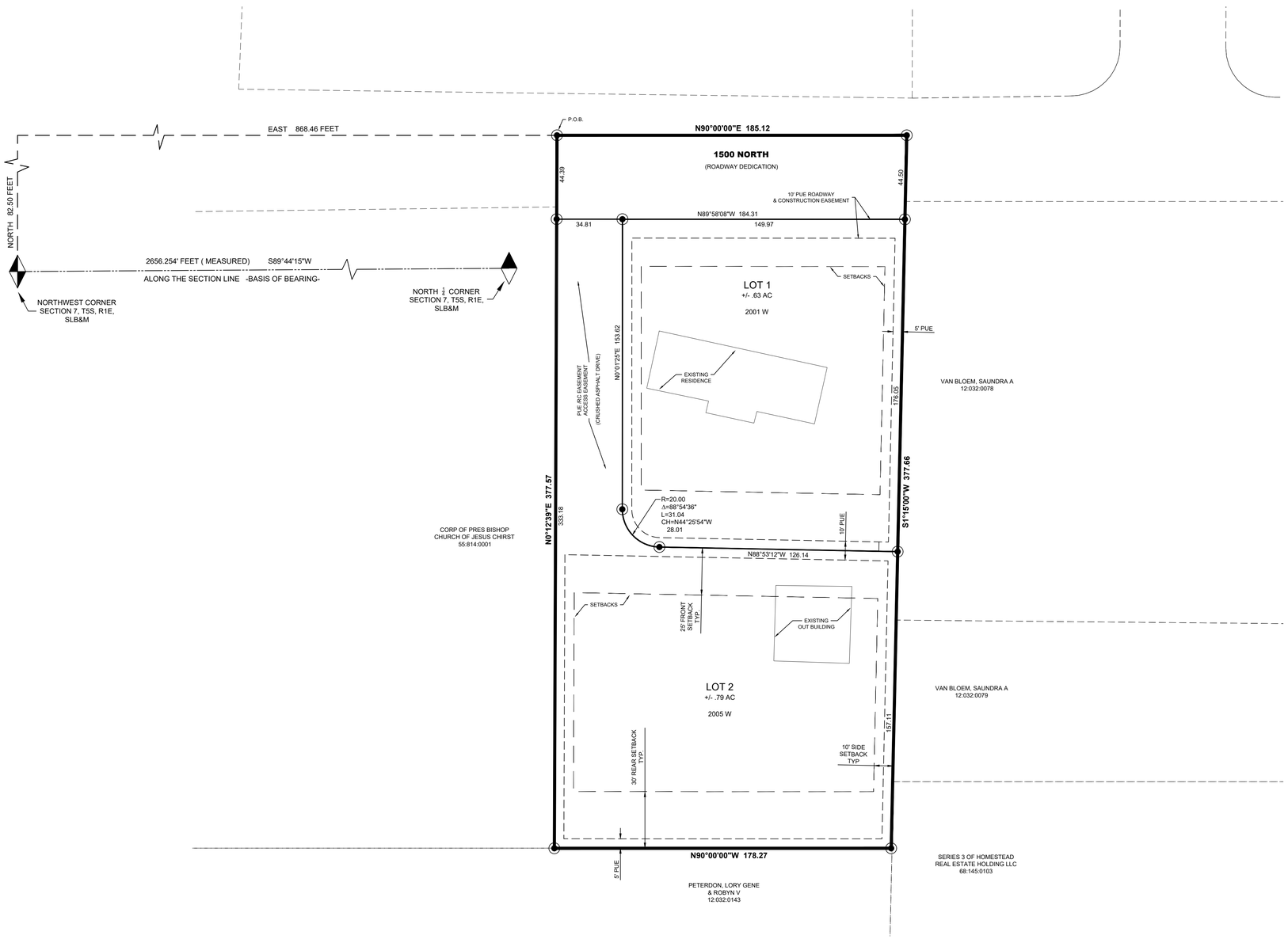
PLAT "A"

A SINGLE FAMILY RESIDENTIAL SUBDIVISION PLAT
A MINOR SUBDIVISION PLAT

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

NORTH

SCALE: 1" = 30'
30 15 0 30



SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH LIES NORTH 82.50 FEET AND EAST 868.46 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE CONTINUING EAST 185.12 FEET; THENCE S1°15'00"W 377.66 FEET; THENCE WEST 178.27 FEET; THENCE N0°12'39"E ALONG A MASONRY WALL 377.57 FEET, RETURNING TO THE POINT OF BEGINNING.

AREA +/- 1.57 AC

BASIS OF BEARING - S89°44'15"W BETWEEN THE NORTH ¼ CORNER AND NORTHEAST CORNER OF SECTION7, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDAIN

PROFESSIONAL LAND SURVEYOR
TRAVIS R. WARREN
No. 10795900
10-22-2025
STATE OF UTAH

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

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

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

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE_____DAY OF_____, A.D. 20__, PERSONALLY APPEARED BEFORE ME _____, _____ OF SKULL VALLEY PROPERTIES LLC, TWHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTED THE AFORMENTIONED INSTRUMENT ON BEHALF OF SAID LLC AND SAID LLC EXECUTED THE SAME.

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

ACCEPTANCE BY LEGISLATIVE BODY

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

CHIEF BUILDING OFFICIAL

APPROVED _____ ENGINEER (See Seal Below)

ATTEST_____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, PLANNING COMMISSION

PLAT "A"

MIKE GREENE

A SINGLE FAMILY RESIDENTIAL SUBDIVISION PLAT
A MINOR SUBDIVISION PLAT

LOCATED WITH THE NORTHWEST QUARTER
OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

LEHI — UTAH COUNTY, UTAH

SCALE: 1" = 30'

CITY RECORDERS SEAL	CITY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Nathan McBride's request for conditional use approval of a flag lot located at 1175 East 900 North in the RA-1 and R-1-8 zones.

Summary:

Attachments:

McBride 1.pdf

McBride 2.pdf

NATHAN MCBRIDE FLAG LOT CONDITIONAL USE

PLANNING COMMISSION REPORT

Applicant	Nathan McBride		
Meeting Date	August 13, 2026		
Requested Action/Purpose	Public hearing and approval of a proposed flag lot conditional use		
Decision Type	Administrative		
Location	1175 East 900 North		
Project Area	1.6 acres		
Existing Zoning	R-1-8 and RA-1		
General Plan Designation	Low Density Residential (LDR)		
Existing Land Use	Single Family Home		
Adjacent Zoning and Land Use	*North*	R-1-15	Single Family Homes
	South	R-1-8	Single Family Homes and church
	East	RA-1 and R-1-8	Single Family Homes
	West	RA-1 and R-1-8	Single Family Homes
Date of DRC Review	July 8, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

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

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

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

Section 12.210. Flag Lot Standards.

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

B. Purpose. Flag lots are intended to apply only to exceptionally deep or odd shaped parcels that are isolated from public streets and would be difficult to develop or utilize in any other way. The applicant shall demonstrate that a flag lot is the most appropriate development option and that it will not detract from the surrounding neighborhood.

C. Minimum Requirements. A flag lot shall meet the following minimum requirements:

1. The pole portion of the lot shall have at least 20 feet of frontage on a dedicated public street, which frontage serves as access only to the subject lot.

2. The flag lot shall have a hard surfaced driveway from the public street to the required parking area for the flag lot with a minimum 20-foot wide drivable surface from lip of gutter to lip of gutter, per the cross section in this subsection (See Figure 5). Adequate provisions as determined by the City Engineer shall be made for drainage of the driveway such as curb and gutter, berming, swales, or underground piping. Curb and gutter shall be constructed in conformance with the Road-5 standard drawing in the Lehi City Design Standards and Public Improvements Specifications manual.

3. Not more than one flag lot shall be created from an existing lot or parcel.

4. The remainder of the lot or parcel from which the flag lot is being divided shall maintain all of the required zoning standards, including frontage.

5. A flag lot cannot be created as part of a subdivision where there are more than two lots in the subdivision or from an illegally divided lot.

6. Only one single family dwelling shall be allowed on a flag lot.

7. The width of the pole of the flag lot shall be not less than 20 feet of drivable surface unless otherwise recommended by the City Engineer and Fire Marshal and approved by the Planning Commission.

8. The pole portion shall maintain the required width for its entire length and a vertical clearance of thirteen and one half feet high.

9. The single family dwelling unit shall be located within 250 feet of a fire hydrant measured along the curb line, in accordance with the City's latest Design Standards and Public Improvement Specifications.

10. The flag portion of the lot shall meet the minimum square footage and width requirements of the applicable zone.

11. Front, rear, and side yard setback requirements of the flag portion of the lot shall be the same as required in the applicable zone.

12. The shape of a flag lot shall be approved by the Planning Commission as part of the subdivision approval. Doglegs and jagged, irregular shapes may not be acceptable.

13. The pole portion of the lot shall be part of the lot, not an access easement, and shall be designated as a public utility easement.

14. "No parking" signs may be required on the pole portion of the lot as deemed necessary by the Planning Commission.

15. The street address for the flag lot shall be clearly identified so that it is visible from the public street with either an address label on the mailbox or a separate address marker.

16. All applicable street improvements including curb, gutter, and sidewalk shall be installed along the frontage of both the flag lot and the lot or parcel from which it is being subdivided.

17. No accessory building shall be allowed on the flagpole portion of the lot. This subsection shall not be interpreted to prohibit aesthetic entry features, such as archways, decorative mailboxes, raised landscape beds, or similar structures.

18. The Planning Commission may impose additional conditions on flag lots including:
    (a) location and height of the dwelling;
    (b) compatibility of the proposed project with existing conditions; and
    (c) screening and landscaping.

19. When the flag lot area is less than 10,000 square feet, five feet of landscaping including evergreens or other tall shrubs that provide a visual barrier and a six-foot sight-obscuring fence shall be required along the perimeter of the flag lot to screen the flag lot from neighboring properties.

D. Approval Process. The Planning Commission shall have authority to approve a flag lot as a conditional use in accordance with the requirements of this Section and Chapter 9, Conditional Uses, of this Code. Requests for a flag lot are also subject to the subdivision requirements and approval process as per Chapter 11, Development Application Requirements, of this Code.

PROPERTY HISTORY

April 21, 1961 Property was annexed into the City as part of the Fourth Ward Addition

REPORT ANALYSIS

The applicant requests approval of a conditional use flag lot located at 1175 East 900 North in the R-1-8 and RA-1 zones. The front portion of this lot containing the existing home has R-1-8 zoning. The back portion of the lot has RA-1 zoning. The split between the existing home and proposed flag lot will be roughly but not exactly on this zoning boundary line. There are no real concerns with this, as the more restrictive zoning is applied.

The owner currently owns an adjacent parcel with access onto 1200 East. This parcel will provide the flag stem portion of the flag lot. The remaining lot is approximately 1.27 acres in size. Though large, the lot is long and narrow which will provide some constraints for the future construction of a home. The applicant proposes facing the home to the south which will allow the smaller side yard setbacks on the narrow sides.

The Reviewing Departments had comments related to the future two-lot subdivision. One thing to note is that a no climb agriculture fence will be required on the west side next to the large lot RA-1 property, but not on the east side as those properties are too small for larger animal rights. However, with this being a conditional use, the Planning Commission could require a fence on the east side as a condition of approval.

SCOPE OF APPROVAL

Flag lots are a conditional use, this means they are allowed but the Planning Commission may choose to require reasonable conditions as part of their approval process. If they include conditions their motion needs to provide justification for why the condition is required.

The public can speak to this item. Comments centered around conditions to prevent negative impacts are the most helpful.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed flag lot meets the requirements for a flag lot conditional use.
2. The proposed flag lot represents the only way to subdivide this property.
3. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity.
4. Additional findings based upon information presented during the public hearing.

1175 East 900 North Flag Lot Conditional Use
DRC Redline Comments

Nathan McBride- requests review of the 1175 E 900 North Flag Lot Conditional Use

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Nathan McBride
Date of Plans Reviewed: 6/30/26
Time Start: 2:13pm
Time End: 2:24pm

DRC REDLINE COMMENTS:
Glade – Power:
Will require an easement for power along the driveway. (A line extension will be required).
Brad – Fiber: No comments
Garion – Fire:
Flag lot will require a 20' hard surface fire access road.
Ryan – Water/Sewer:
Provide utility sheet for flag lot with two lot subdivision
James – Parks:
Because the proposed flag lot is adjacent to RA zoned property, a 6' no climb fence is required.
Gary S. – Building/Inspections: No comments
Shelbey – Public Works:
FYI, when the flag lot is developed, it will require a SWPPP
Gary E. – Engineering: No comments
Matt – Traffic: No comments
Kim – Planning:
1. Which direction are you planning to orient the home? The current buildable area does not seem to include any side yard setbacks.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13th AND WE WILL NEED NOTICE ENVELOPES FOR EVERYONE WITHIN 300-FEET

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
CONDITIONAL USE
NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held on August 13, 2026 at 7:00 p.m. in the Council Chambers, Municipal Building, 131 North 100 East, Lehi, Utah for the purpose of receiving comment on Nathan McBride's request for approval of a Flag Lot located at 1175 E 900 N in the RA-1 and R-1-8 zones.
You can view the meeting live and submit comments online at https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning Division, 153 North 100 East. Telephone 385-201-1000.
Or by scanning the QR Code below.
Scan for Engage Lehi
Scan for Public Meetings & Notices

PUBLIC
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All documentation is available for review at the Lehi City Planning Division, 153 North 100 East. Telephone 385-201-1000.
Or by scanning the QR Code below.

Nathan McBride Flag Lot Conditional Use

Aerial

0 175 350 700 Feet

LEHI CITY

Nathan McBride Flag Lot Conditional Use

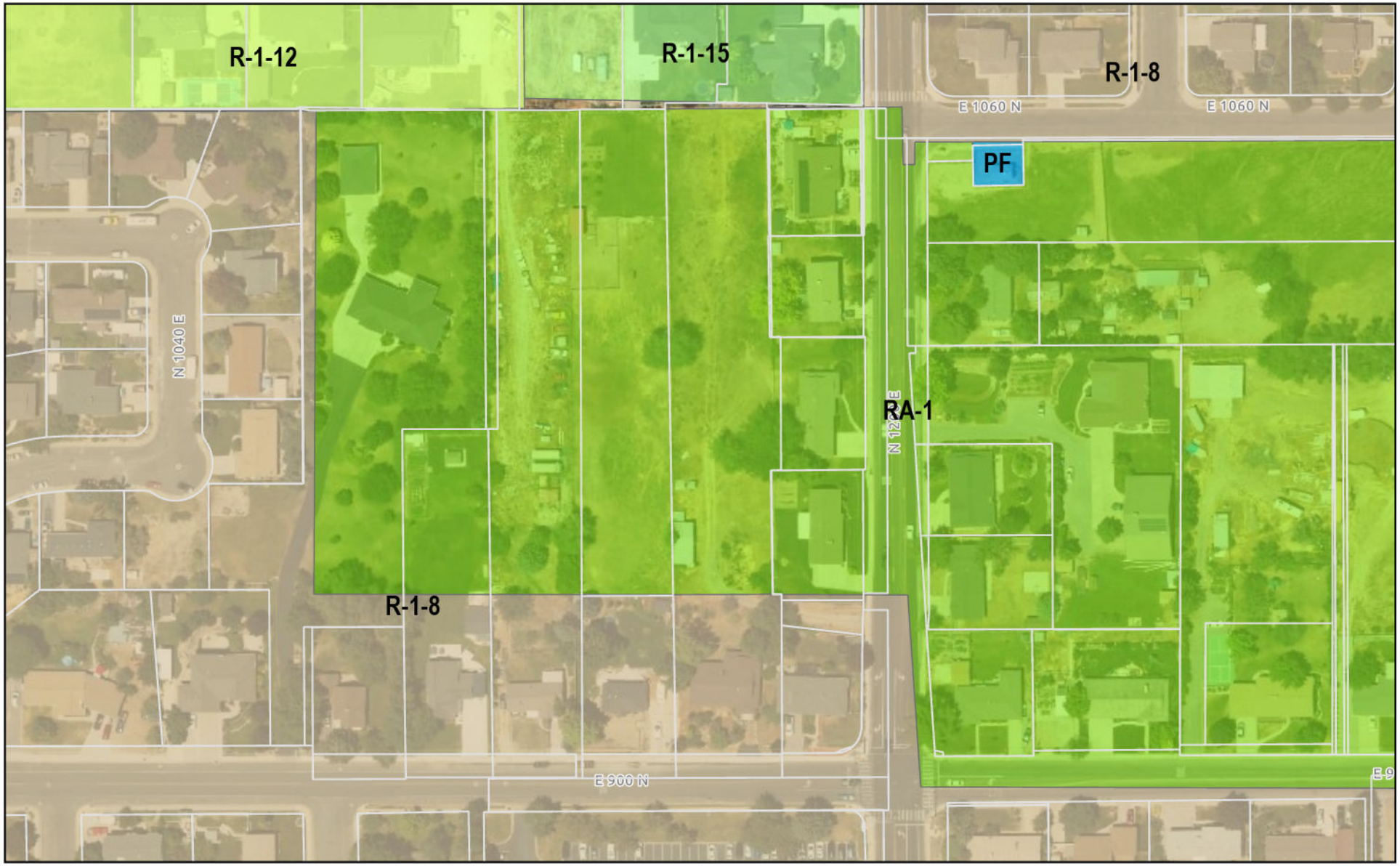
General Plan

0 175 350 700 Feet

LEHI CITY

Nathan McBride Flag Lot Conditional Use

Zoning



0 175 350 700 Feet

LEHI CITY

1175 EAST 900 NORTH - TWO-LOT SUBDIVISION WITH FLAG LOT

PROPOSED LOTS

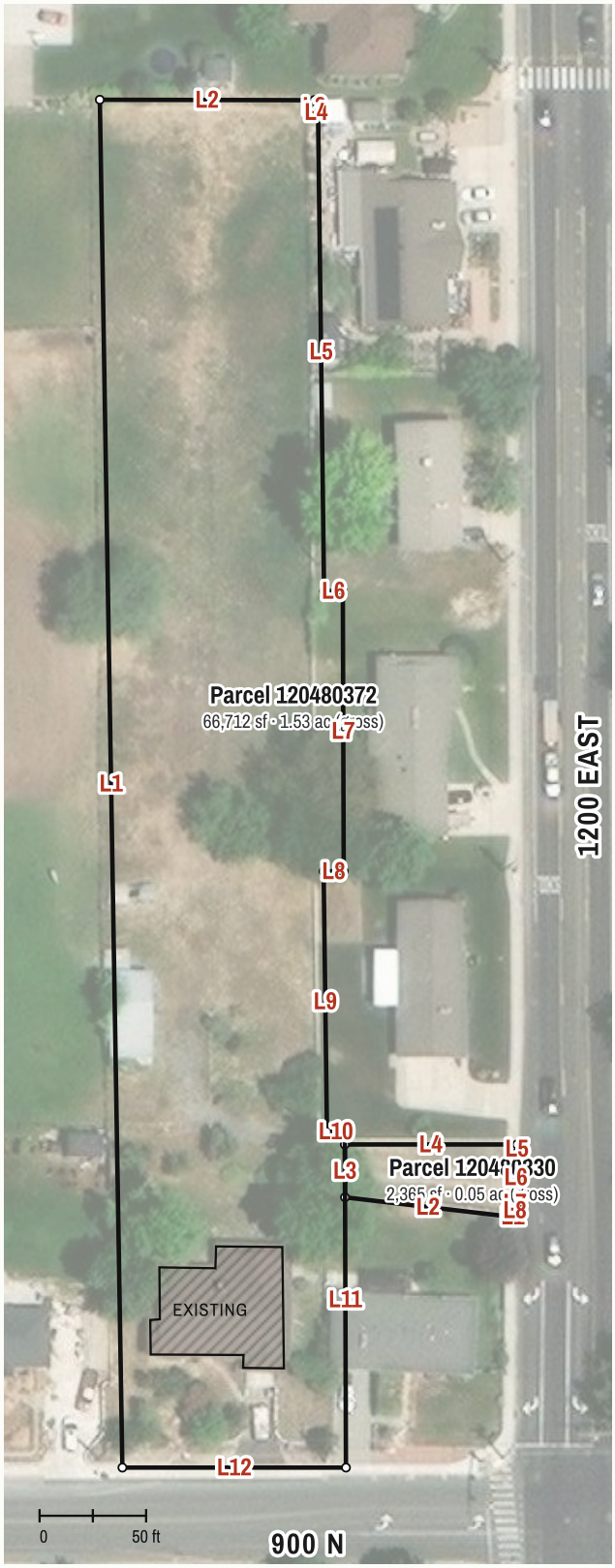
LEGEND

- PROPOSED LOT LINE
- SHARED LOT DIVISION
- EACH LOT TINTED
- BUILDABLE ENVELOPE
- EXISTING STRUCTURE
- ROAD / RIGHT-OF-WAY
- BOUNDARY CORNER

SCALE	DATE	SHEET
1" = 100'	Jul 17, 2026	1 of 4

1175 EAST 900 NORTH - TWO-LOT SUBDIVISION WITH FLAG LOT

EXISTING CONDITIONS



LEGEND

- EXISTING PARCEL LINE
- EXISTING STRUCTURE
- BOUNDARY CORNER

EXISTING PARCELS

PARCEL	ZONE	GROSS
Parcel 120480330	R-1-8	0.05 ac
Parcel 120480372	RA-1	1.53 ac

BOUNDARY LINE TABLE

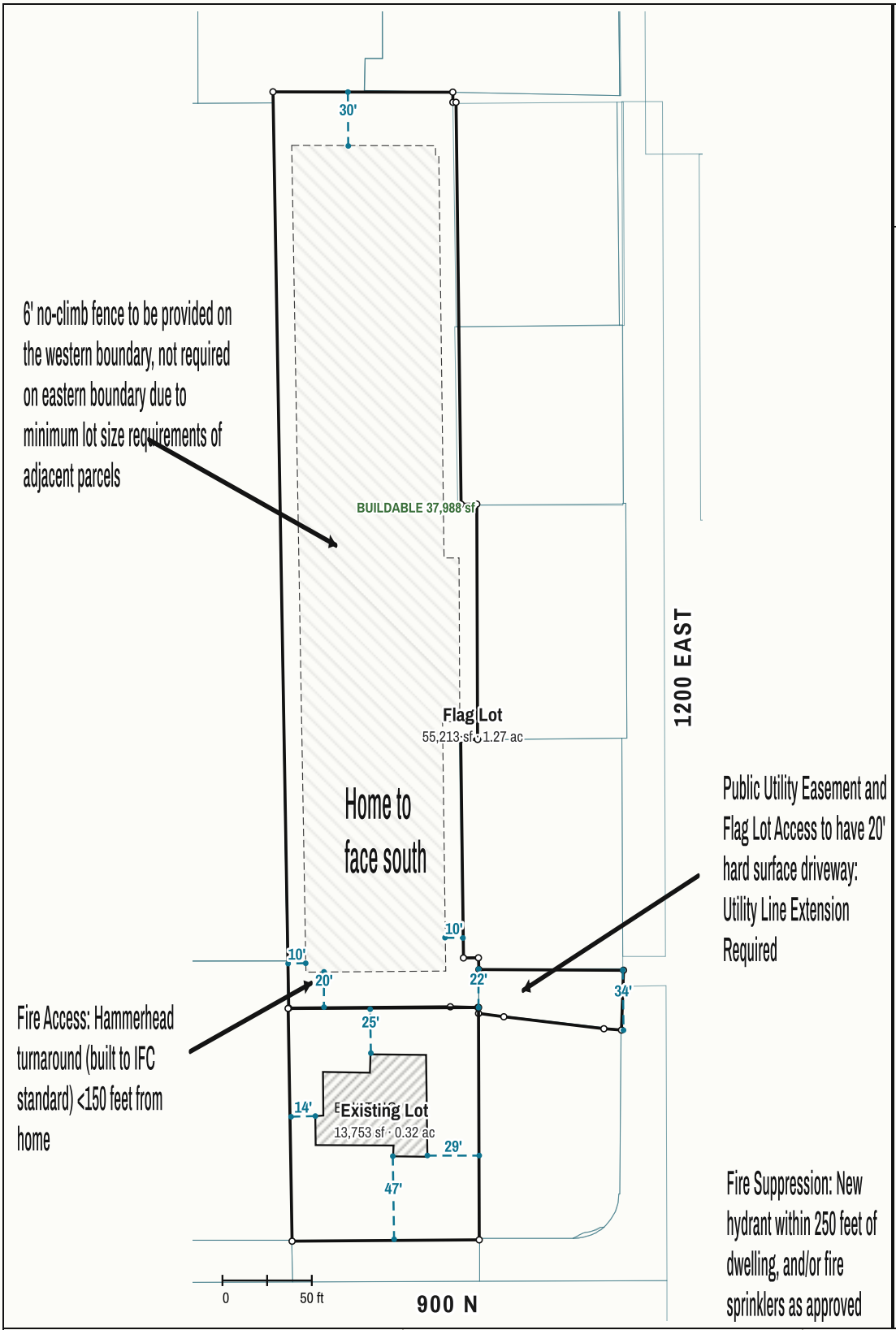
PARCEL 120480330		
LN	BEARING	DIST
L1	S89°27'26"W	1.9'
L2	N83°21'24"W	78.3'
L3	N0°12'40"W	24.8'
L4	S89°58'57"E	80.8'
L5	S0°12'22"E	3.9'
L6	S2°23'37"W	22.9'
L7	S0°27'35"E	1.1'
L8	S0°22'17"W	5.9'

PARCEL 120480372		
LN	BEARING	DIST
L1	N0°56'49"W	642.6'
L2	S89°53'52"E	100.6'
L3	S0°38'05"E	5.7'
L4	N89°47'17"E	1.8'
L5	S0°43'56"E	225.0'
L6	N89°34'41"E	8.7'
L7	S0°12'39"E	131.7'
L8	S89°34'38"W	9.5'
L9	S0°43'56"E	122.2'
L10	N89°34'50"E	8.4'
L11	S0°12'39"E	157.9'
L12	N89°59'59"W	104.9'

SCALE	DATE	SHEET
1" = 100'	Jul 17, 2026	2 of 4

1175 EAST 900 NORTH - TWO-LOT SUBDIVISION WITH FLAG LOT

LOT REQUIREMENTS



FLAG LOT — RA-1

REQUIREMENT	REQ'D	PROV.	
Lot area	15,000 sf	55,213 sf	✓
Front setback	20 ft	20 ft	✓
Side setback	10 ft	10 ft	✓
Rear setback	30 ft	30 ft	✓

Buildable envelope: **37,988 sf**

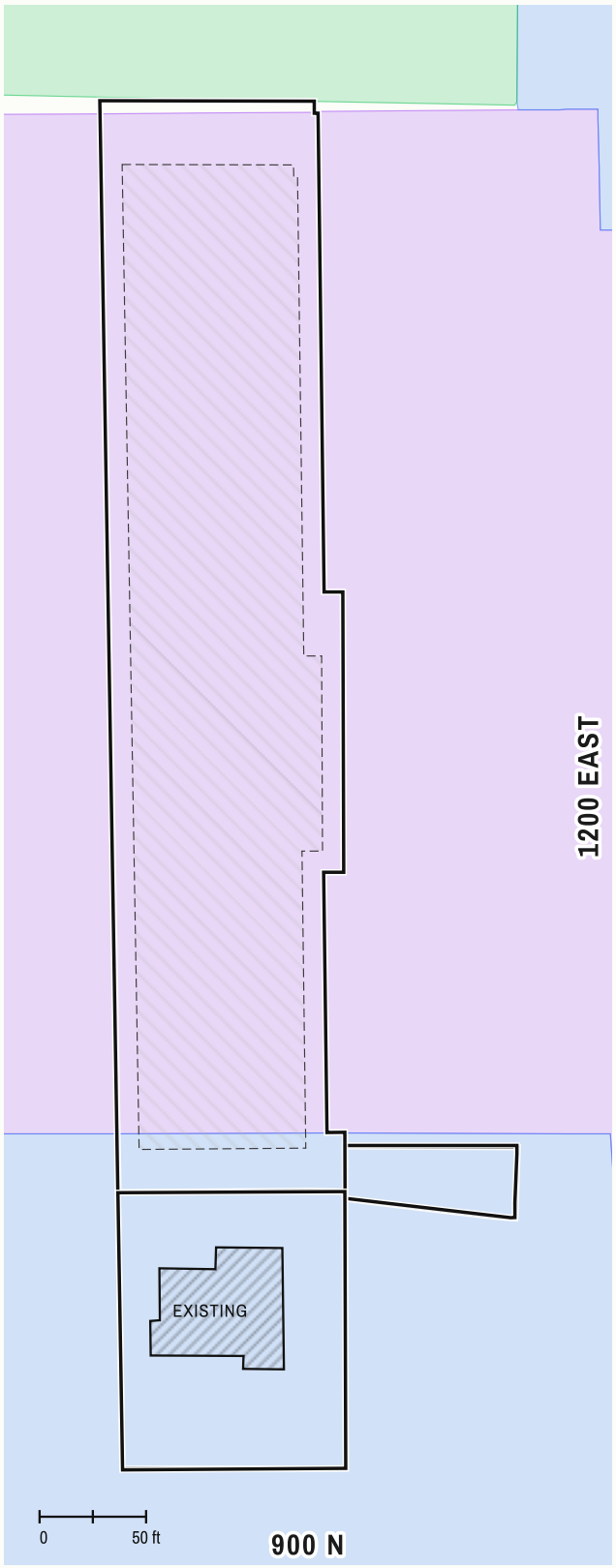
EXISTING LOT — R-1-8

REQUIREMENT	REQ'D	PROV.	
Lot area	8,000 sf	13,753 sf	✓
Front setback	15 ft	15 ft	✓
Side setback	8 ft	8 ft	✓
Rear setback	25 ft	25 ft	✓

SCALE	DATE	SHEET
1" = 100'	Jul 17, 2026	3 of 4

1175 EAST 900 NORTH - TWO-LOT SUBDIVISION WITH FLAG LOT

ZONING



ZONING

- RA-1
- R-1-12
- R-1-8
- R-1-15
- PF
- R-1-FLEX

SITE

- PROPOSED PARCEL LINE
- BUILDABLE ENVELOPE
- EXISTING STRUCTURE

SCALE	DATE	SHEET
1" = 100'	Jul 17, 2026	4 of 4

Agenda Item No: 3.5

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Perry Commercial's request for review of an amendment to the Traverse Mountain Area Plan changing approximately 5 acres located at Timpanogos Highway and Mountain View Road from High Density Residential to Highway Commercial.

Summary:

Attachments:

Traverse Mountain 1.pdf

Traverse Mountain 2.pdf

TRAVERSE MOUNTAIN AREA PLAN AMENDMENT

PLANNING COMMISSION REPORT

Applicant	Perry Commercial
Meeting Date	August 13, 2026
Requested Action/Purpose	Public hearing, review and recommendation of a proposed area plan amendment
Decision Type	Legislative
Location	Approximately 633 West Sunrise Way
Date of DRC Review	July 15, 2026
Assigned Planner	Brittney Harris

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 15.040. Effect of Area Plan Approval.
An Area Plan shall remain in effect as adopted by the City unless and until amended by an action of the City following the procedures for a General Plan amendment as identified in Chapter 04 of this Code. Further, and at the discretion of the City, an Area Plan may be adopted by the City, with an accompanying Development Agreement pursuant to Chapter 29 of this Code, identifying the terms of the agreement, including the effective period of the Area Plan and review and amendment procedures.

REPORT ANALYSIS

The applicant requests review and recommendation of a proposed area plan amendment to the Traverses Mountain Area Plan changing approximately five acres from High Density Residential to Highway Commercial at approximately 633 West Sunrise Way.

The other parcels on Sunrise Way are commercial uses including a bank and office building. This location off of Timpanogos Highway represents a good location for commercial uses.

The applicant is not proposing changing any other areas in the Traverse Mountain Area Plan.

SCOPE OF APPROVAL

Area Plan Amendments are legislative item which means the Planning Commission and City Council have full discretion in approving them,

The public can also speak to this item and share any support or concerns with the proposal.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may recommend approval or denial on the proposed Traverse Mountain Area Plan Amendment. Any motion should include findings. Possible findings include:

1. The proposed area plan amendment will change land next to Timpanogos Highway to Commercial.
2. The proposed area plan amendment is consistent with land uses to the east.
3. The proposed concept does/ does not conform to the goals and policies of the General Plan.
4. Other findings based upon information presented at the public hearing.

Traverse Mountain Area Plan Amendment Highway Commercial
DRC Redline Comments

Perry- requests review of a proposed amendment to the Traverse Mountain Area Plan changing the area located at Timpanogos Highway and Mountain View Road to Highway Commercial

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: none
Date of Plans Reviewed: 7/6/26
Time Start: 1:11pm
Time End: 1:11pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:
This will change land currently designated as High Density Residential to Commercial.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13th

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

PROPOSED AMENDMENT

Traverse Mountain Area Plan

Perry Planning Area Modifications

Summary

This minor Amendment to the Traverse Mountain Area Plan will provide more commercially zoned land with accompanying tax revenue for Lehi City. This change will provide a commercial user's services/goods to the Traverse Mountain community. This change will make the land use consistent to the parcel to the East.

1. Modifications to Perry D Planning Area

A new commercial component of Perry D shall be called Perry D2 Highway Commercial. This new portion of land is identified in Exhibit A.

The land use designation for Perry D2 shall be amended to:

- Highway Commercial

2. Superseding Language

All other provisions of the Traverse Mountain Area Plan shall remain in full force and effect.

PUBLIC
HEARING
AREA PLAN AMENDMENT
NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held on August 13, 2024 at 7:00 p.m. in the Council Chambers, Municipal Building, 153 North 100 East, Lehi, Utah for the purpose of receiving comment on Parry Concentra's request for review of the Forest Mountain Area Plan Amendment, changing approximately 5 acres located at Timpanogos Highway and Mountain View Road from High Density Residential to Highway Commercial.
You can view the meeting live and submit comments online at https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1000.
Or by scanning the QR Code below.

LEHI CITY
PLANNING & ZONING
PUBLIC
HEARING
AREA PLAN AMENDMENT

Traverse Mountain Area Plan Amendment- Perry Highway Commercial

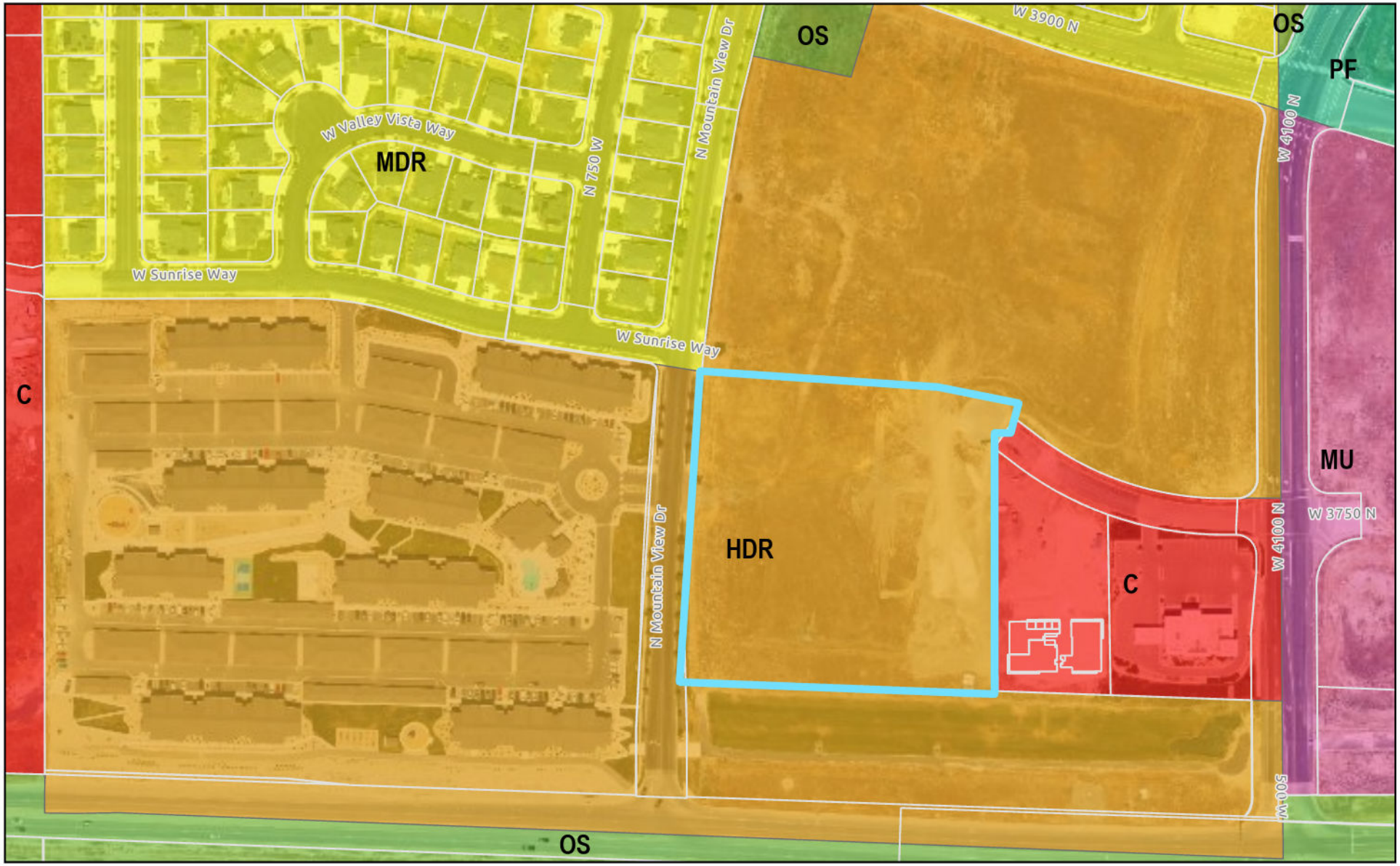
Aerial

0 275 550 1,100 Feet

LEHI CITY

Traverse Mountain Area Plan Amendment- Perry Highway Commercial

General Plan



0 275 550 1,100 Feet

LEHI CITY

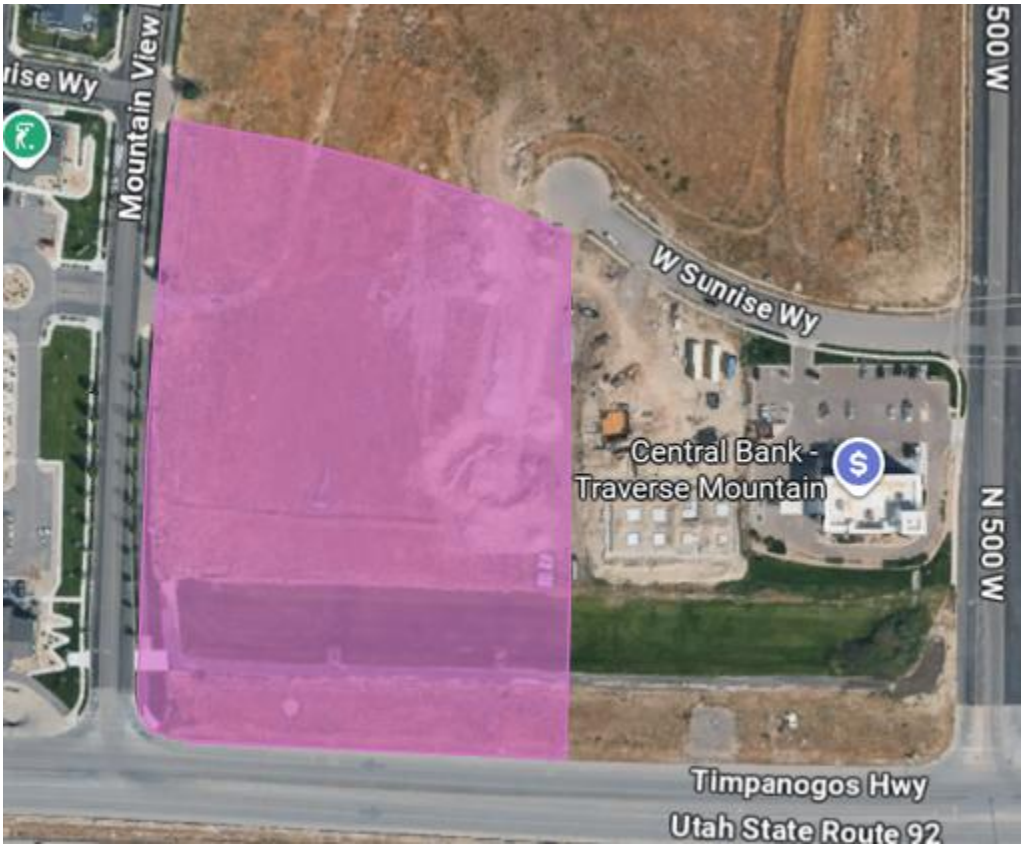
Traverse Mountain Area Plan Amendment- Perry Highway Commercial

Zoning

0 275 550 1,100 Feet

LEHI CITY

Exhibit A – Perry D2 Planning Area Boundary



Agenda Item No: 3.6

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Kairos Land Development's request for review of the Belmont Flex Suites Condo Plat, condominimizing a building into 10 individual units located at 1552 North Boston Street.

Summary:

Attachments:

Belmont 1.pdf

Belmont 2.pdf

BELMONT FLEX SUITES CONDO

PLANNING COMMISSION REPORT

Applicant	Kairos Land Development		
Meeting Date	August 13th, 2026		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	1552 North Boston Street		
Existing General Plan Designation	Light Industrial (LI)		
Existing Zoning	Light Industrial (LI)		
Existing Land Use	Office/warehouse		
Number of Lots/Units	11 units		
Adjacent Zoning and Land Use	*North*	Light Industrial	Office/warehouse
	South	R-2	Single-family residential
	East	R-3	Townhomes
	West	Light Industrial	Landscaping company
Date of DRC Review	July 29th, 2026		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.330. Condominium Plats.
(Amended 07/10/12; 01/23/24)

A. Condominium plats shall follow all requirements in Utah State Code Section 57-8.

B. The review and approval process for condominium plats shall include review of a preliminary plat or site plan by the Reviewing Departments, and approval by the Planning Commission, following a public hearing. Final plat approval requires review by the Reviewing Departments and approval by the Zoning Administrator.

C. Where an existing building is being converted to a condominium, the approval process shall include review by the Reviewing Departments and final approval by the Zoning Administrator.

REPORT ANALYSIS

The applicant is requesting approval of a condominium plan for the Belmont Flex Suites located at 1552 North Boston Street. The applicant has an approved site plan for office/warehouse use. The applicant is requesting the condominium plat be subdivided into 11 lots. This is to give individual ownership over each unit. The parking area will be common space and managed by an HOA.

A site plan was previously approved for this area. This is that same project. Both the site plan and the condo plat meet all requirements of the Lehi Development Code.

The DRC had four redline comments, including:
1. North arrow contradicts
2. Remove existing street width dimensions
3. Add “Amending Parcel 5B of The Hub Business Park, First Amendment”
4. Follow our standard plat template.

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision meets/does not meet the requirements of the Development Code.
2. Other findings based upon information presented at the public meeting.

Belmont Flex Suites Condo Plat
DRC Redline Comments

*Kairos- Requests review of the **Belmont Flex Suites Condo Plat**, subdividing one building into 11 units located at 1552 North Boston Street.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal, Brad Wilbur
Assigned Planner: Katie
Representatives of the Applicant Present: Dustin Carr
Date of Plans Reviewed: 7/21/26
Time Start: 1:50 PM
Time End:

DRC REDLINE COMMENTS:
Glade – Power:
1. North arrow contradicts.

Brad – Fiber: No comments.
Garion – Fire: No comment
Ryan – Water/Sewer: No comments.
James – Parks: No comment
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comment
Gary E. – Engineering:
2. Remove the existing street width dimensions
3. Add "Amending Parcel 5B of The Hub Business Park, First Amendment"

Matt – Traffic: No comments.
Kim – Planning:
4. Follow our standard plat template

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION (PENDING ENVELOPES).

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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

PUBLIC
HEARING
NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission at the Lehi City Council Chambers, 131 N 100 E on August 13, 2026 at 7:00 p.m. for the purpose of receiving comment on Karlos Land Development's request for review of Belmont Flats Suites Condo Plat, condominiumizing a building into 10 individual units located at 1552 North Boston Street.
You can view the meeting live and submit comments online at https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1000.
Or by scanning the QR Code below.

PUBLIC
HEARING

PUBLIC
HEARING

Belmont Flex Suites

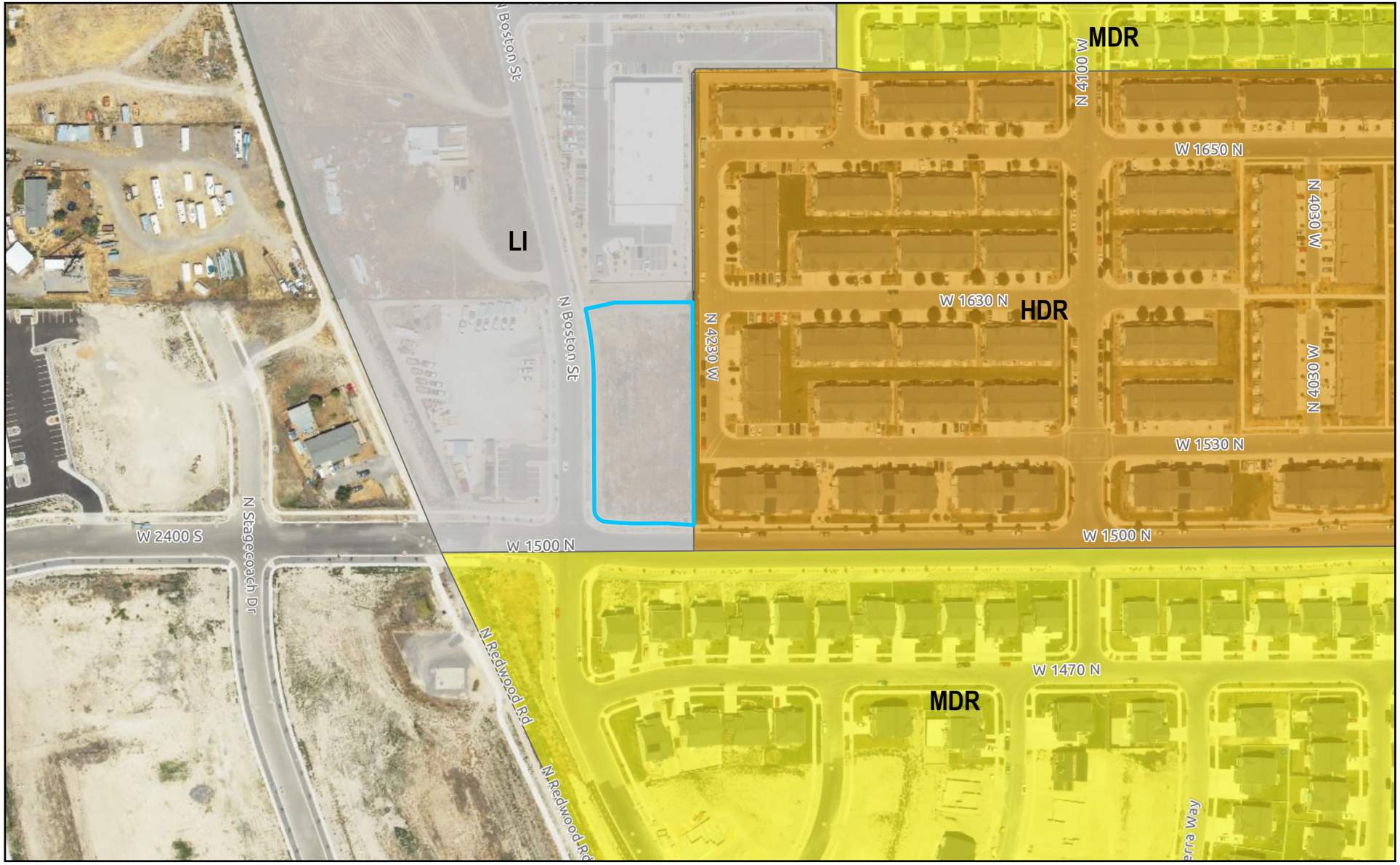
Aerial

0 245 490 980 Feet

LEHI CITY

Belmont Flex Suites

General Plan

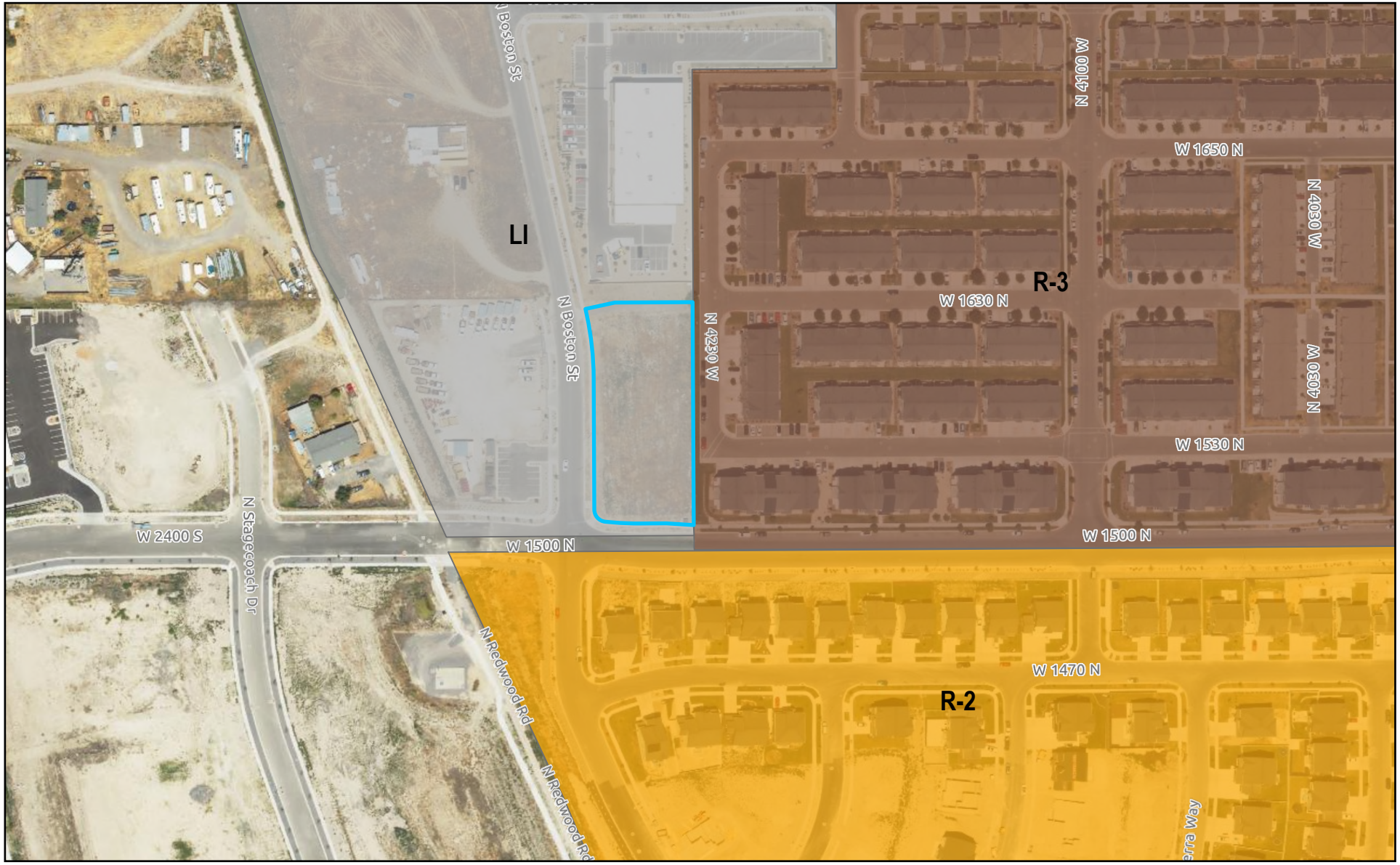


0 245 490 980 Feet

LEHI CITY

Belmont Flex Suites

Zoning



0 245 490 980 Feet

LEHI CITY

BELMONT FLEX SUITES
PLAT 'A'

SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI, UTAH COUNTY, UT

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- CALCULATED POINT (NOT SET)
- SHARED ACCESS/UTILITY EASEMENT

ZONING INFORMATION

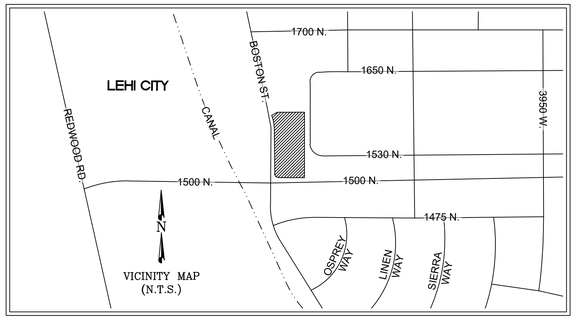
THIS PROJECT IS LOCATED WITHIN THE LI (LIGHT INDUSTRIAL) ZONE.

REFERENCE DOCUMENTS

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY: _____

FLOODPLAIN INFORMATION

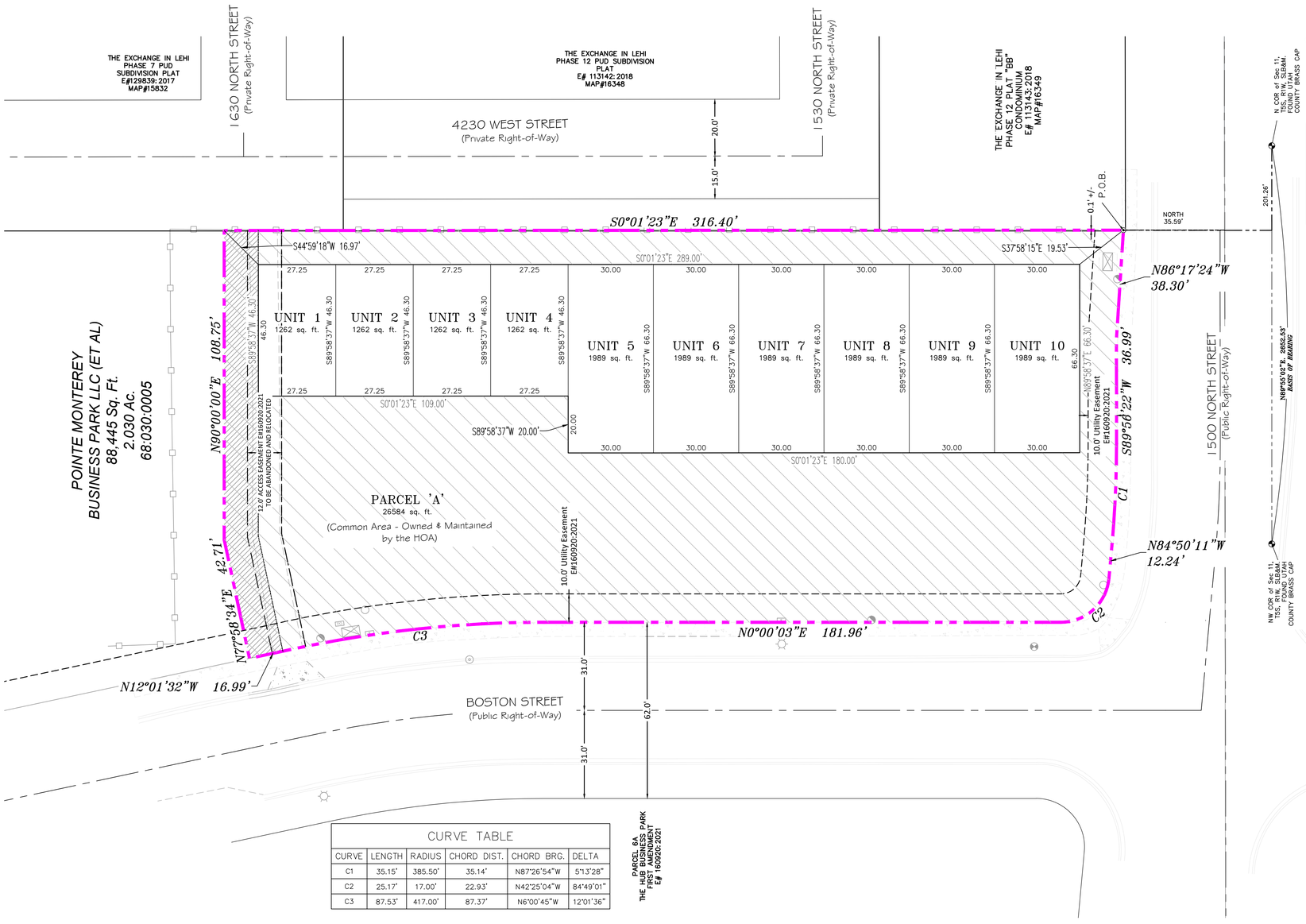
FEMA FLOOD NOTES
ZONE X – AREA OF MINIMAL FLOOD HAZARD



NORTH

0 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	35.15'	385.50'	35.14'	N87°26'54"W	5°13'28"
C2	25.17'	17.00'	22.93'	N42°25'04"W	84°49'01"
C3	87.53'	417.00'	87.37'	N6°00'45"W	12°01'36"

PROJECT STATISTICS		
ZONE		LI
TOTAL AREA	43565 sf	(1.0 ac.)
COMMON AREA	26584 sf	(0.6 ac.)
UNIT AREA	16981 sf	(0.4 ac.)
UNITS		10 units

PROJECT DEVELOPER

Dustin Carr
Belmont Flex Suites, LLC
Cell: 385.900.9360

PROJECT SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

HOA

Belmont Flex Suites HOA
Member/Manager: Dustin Carr

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, IN ACCORDANCE WITH SECTION 17-73-504, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTS PLACED AS REPRESENTED ON THE PLAT.

Boundary Description

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1500 NORTH, SAID POINT ALSO BEING S.89°55'02"W. ALONG THE SECTION LINE 201.26 FEET AND NORTH 35.59 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 11;

THENCE, N 86° 17' 24" W FOR A DISTANCE OF 38.29 FEET TO A POINT ON A LINE. THENCE, S 89° 56' 22" W FOR A DISTANCE OF 36.99 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 13' 28", HAVING A RADIUS OF 385.50 FEET, AND WHOSE LONG CHORD BEARS N 87° 26' 54" W FOR A DISTANCE OF 35.14 FEET. THENCE, N 84° 50' 11" W FOR A DISTANCE OF 12.24 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 84° 49' 01", HAVING A RADIUS OF 17.00 FEET, AND WHOSE LONG CHORD BEARS N 42° 25' 04" W FOR A DISTANCE OF 22.93 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 00° 00' 03" E FOR A DISTANCE OF 181.96 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 01' 36", HAVING A RADIUS OF 417.00 FEET, AND WHOSE LONG CHORD BEARS N 06° 00' 45" W FOR A DISTANCE OF 87.37 FEET. THENCE, N 12° 01' 32" W FOR A DISTANCE OF 16.99 FEET TO A POINT ON A LINE. THENCE, N 77° 58' 34" E FOR A DISTANCE OF 42.71 FEET TO A POINT ON A LINE. THENCE, N 90° 00' 00" E FOR A DISTANCE OF 108.75 FEET TO A POINT ON A LINE. THENCE S 00° 01' 23" E A DISTANCE OF 316.40 FEET TO THE POINT OF BEGINNING

CONTAINS 1.00 ACRES (43565± SQ FT) AND 10 UNITS

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

PROFESSIONAL LAND SURVEYOR No. 368356 ROBBIN J. MULLEN STATE OF UTAH

July 8, 2026
DATE

SURVEYOR

OWNERS DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20 ____

Dustin Carr, Manager,
Belmont Flex Suites, LLC

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS_____ DAY OF_____, A.D. 20____, _____ PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE BELMONT FLEX SUITES PLAT 'A' SUBDIVISION PLAT.

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HERBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____.

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

BELMONT FLEX SUITES
PLAT 'A'

LEHI UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

CITY CLERK SEAL		UTAH COUNTY RECORDER SEAL

This form approved by Utah County and the municipalities therein.

Agenda Item No: 3.7

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Brent Ventura's request for approval The Temple View Villas Plat B flag lot conditional use and preliminary subdivision for 2 single family lots located at 337 East Ohana Way in the RA-1 zone.

Summary:

Attachments:

Temple B 1.pdf

Temple View B 2.pdf

TEMPLE VIEW VILLAS PLAT B FLAG LOT CONDITIONAL USE

PLANNING COMMISSION REPORT

Applicant	Brent Ventura		
Meeting Date	August 13, 2026		
Requested Action/Purpose	Public hearing and approval of a proposed flag lot conditional use		
Decision Type	Administrative		
Location	337 E Ohana Way		
Project Area	1.042 acres		
Existing Zoning	RA-1 Zone		
General Plan Designation	Very Low Density Residential (VLDR)		
Existing Land Use	Single Family Lot (Undeveloped)		
Adjacent Zoning and Land Use	*North*	Public Facility	Skyridge High School
	South	RA-1	Proposed flag lot
	East	RA-1	Single Family Homes
	West	RA-1	Temple View Villas lots
Date of DRC Review	July 1,r 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

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

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

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

Section 12.210. Flag Lot Standards.

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

B. Purpose. Flag lots are intended to apply only to exceptionally deep or odd shaped parcels that are isolated from public streets and would be difficult to develop or utilize in any other way. The applicant shall demonstrate that a flag lot is the most appropriate development option and that it will not detract from the surrounding neighborhood.

C. Minimum Requirements. A flag lot shall meet the following minimum requirements:

1. The pole portion of the lot shall have at least 20 feet of frontage on a dedicated public street, which frontage serves as access only to the subject lot.

2. The flag lot shall have a hard surfaced driveway from the public street to the required parking area for the flag lot with a minimum 20-foot wide drivable surface from lip of gutter to lip of gutter, per the cross section in this subsection (See Figure 5). Adequate provisions as determined by the City Engineer shall be made for drainage of the driveway such as curb and gutter, berming, swales, or underground piping. Curb and gutter shall be constructed in conformance with the Road-5 standard drawing in the Lehi City Design Standards and Public Improvements Specifications manual.

3. Not more than one flag lot shall be created from an existing lot or parcel.

4. The remainder of the lot or parcel from which the flag lot is being divided shall maintain all of the required zoning standards, including frontage.

5. A flag lot cannot be created as part of a subdivision where there are more than two lots in the subdivision or from an illegally divided lot.

6. Only one single family dwelling shall be allowed on a flag lot.

7. The width of the pole of the flag lot shall be not less than 20 feet of drivable surface unless otherwise recommended by the City Engineer and Fire Marshal and approved by the Planning Commission.

8. The pole portion shall maintain the required width for its entire length and a vertical clearance of thirteen and one half feet high.

9. The single family dwelling unit shall be located within 250 feet of a fire hydrant measured along the curb line, in accordance with the City's latest Design Standards and Public Improvement Specifications.

10. The flag portion of the lot shall meet the minimum square footage and width requirements of the applicable zone.

11. Front, rear, and side yard setback requirements of the flag portion of the lot shall be the same as required in the applicable zone.

12. The shape of a flag lot shall be approved by the Planning Commission as part of the subdivision approval. Doglegs and jagged, irregular shapes may not be acceptable.

13. The pole portion of the lot shall be part of the lot, not an access easement, and shall be designated as a public utility easement.

14. "No parking" signs may be required on the pole portion of the lot as deemed necessary by the Planning Commission.

15. The street address for the flag lot shall be clearly identified so that it is visible from the public street with either an address label on the mailbox or a separate address marker.

16. All applicable street improvements including curb, gutter, and sidewalk shall be installed along the frontage of both the flag lot and the lot or parcel from which it is being subdivided.

17. No accessory building shall be allowed on the flagpole portion of the lot. This subsection shall not be interpreted to prohibit aesthetic entry features, such as archways, decorative mailboxes, raised landscape beds, or similar structures.

18. The Planning Commission may impose additional conditions on flag lots including:
    (a) location and height of the dwelling;
    (b) compatibility of the proposed project with existing conditions; and
    (c) screening and landscaping.

19. When the flag lot area is less than 10,000 square feet, five feet of landscaping including evergreens or other tall shrubs that provide a visual barrier and a six-foot sight-obscuring fence shall be required along the perimeter of the flag lot to screen the flag lot from neighboring properties.

D. Approval Process. The Planning Commission shall have authority to approve a flag lot as a conditional use in accordance with the requirements of this Section and Chapter 9, Conditional Uses, of this Code. Requests for a flag lot are also subject to the subdivision requirements and approval process as per Chapter 11, Development Application Requirements, of this Code.

PROPERTY HISTORY

June 10, 2000	Property came into the City as part of the Lehi Center Street Annexation
May 23, 2023	City Council approved a general plan amendment changing this property from Public Facility to Very Low Density Residential.
October 10, 2023	City Council approved a zone change to RA-1 and a concept plan including 7 residential lots and giving an exception to the planter strip and pedestrian connection to the school.
July 11, 2024	The Planning Commission approved the Temple View Villas Preliminary Subdivision

REPORT ANALYSIS

The applicant requests approval of the Temple View Villas Plat B flag lot located at 33 East Ohana Way in the RA-1 zone.

The Temple View Villas originally came through as the Skyridge Subdivision concept plan which included seven residential lots. When it came through as Temple View Villas for preliminary approval the number of lots had been reduced to five. The applicant now proposes two flag lots on lots 2 and 3 to go back to the original seven. This proposed flag lot is on Lot 3.

The existing lot is 1.042 acres in size, and the two proposed lots are both over half an acre in size. They also meet the frontage and other requirements of the RA-1 zone.

The Reviewing Departments reviewed the proposed subdivision and had eight redline comments that were technical in nature and related to the two-lot subdivision.

SCOPE OF APPROVAL

Flag lots are a conditional use, this means that they are allowed but the Planning Commission may choose to put reasonable conditions on them. This could include the direction the house needs to front or extra screening.

The public can provide comments on this proposal. Comments on potential impacts and conditions that would reduce these impacts are the most beneficial.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or deny the flag lot. Any motion should include findings. Possible findings include:

1. The proposed flag lot meets the requirements of the RA-1 zone and the flag lot requirements in Chapter 12.
2. Additional findings based upon information presented during the public hearing.

Temple View Villas Plat B Flag Lot Conditional Use and Preliminary Subdivision
DRC Redline Comments

Brent Ventura- requests review of Temple View Villas Plat B, conditional use for a flag lot, preliminary and final subdivision including one additional lot located at 337 East Ohana Way in the RA-1 zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Brent Ventura
Date of Plans Reviewed: 6/22/26
Time Start: 1:15pm
Time End: 1:22pm

DRC REDLINE COMMENTS:
Glade – Power:
1. This requires a complete do-over for the power plan. Stop work on all conduit/power related items,
2. Provide a PUE along each flag that is not in the driving surface area.

Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer:
3. Show and label water can location. 1' behind walk.
4. Extend sewer Mh and re-adjust sewer laterals, your design conflicts with existing laterals that have been installed. Sewer does not have 10' separation from culinary main.
5. Show lot lines for flag lots on utility page.
6. Water cans for flag lots need to be installed with traffic rated can and lids. Add this note to plan set.

James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
7. Verify that there is enough width in the "Pole" portion of the flag lot for a 20' hard drivable surface and adequate drainage means along the sides.

Luke – Traffic: No comments
Kim – Planning:
8. Change Lot 2 to 351 East

PRECON MEETING REQUIRED? (TAIILGATE)

ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

THE CHECK-OFF PROCESS WILL TAKE AT LEAST FOUR WEEKS FROM THE TIME PLANS AND COST ESTIMATE ARE RECEIVED. IT IS THE APPLICANTS RESPONSIBIILTY TO ALLOCATE AN APPROPRIATE AMOUNT OF TIME.

APPLICANT
1. For checkoff plans, a full plan submission is required including, where applicable: erosion control plan with BMPS, landscape plans, civil plans, building elevations, power plans, etc.
2. 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)
3. 10% Warranty 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).
4. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.

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.

5. Show lot addresses on the final plat (must coordinate with Planning Division).

STAFF

6. Address any comments or conditions from Planning Commission approval of the preliminary
7. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
8. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

RECORDING OF A PLAT WILL TAKE AT LEAST TWO WEEKS FROM THE TIME THE MYLAR IS RECEIVED IN PERSON.

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

STAFF

4. Send a digital copy of the plat to the County for review prior to accepting printed mylar.

DRC GENERAL COMMENTS:

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

THIS ITEM NEEDS ENVELOPES AND WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13th

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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.

Temple View Villas
Lot 3 Conditional Use Permit Request
Narrative

I am requesting that Lot 3 be reduced to ½ acre and that a new ½ acre flag lot be allowed to be created.

The Temple View Villas subdivision is under construction. No lots have been sold, and no homes have been constructed.

I am simply trying to create a small subdivision that matches the surrounding area in lot size and demographic. The number and size of lots complies with its existing zoning requirements.

We have paused construction so that we can install infrastructure (new utility connections) before we finish installing concrete and asphalt that would need to be cut if connections were installed after the subdivision is completed.

PUBLIC HEARING
CONDITIONAL USE AND 2-LOT SUBDIVISION
NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held on August 13, 2026 at 7:00 p.m. in the Lehi City Council Chambers at 131 N 100 E for the purpose of receiving comment on Brent Ventura's request for approval of the Temple View Villas Plat C flag lot conditional use and preliminary subdivision for 2 single family lots located at 328 East Ohana Way in the RA-1 zone.
You can view the meeting live and submit comments online at https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1000.
Or by scanning the QR Code below.
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Scan for Engage Lehi
Scan for Public Meetings & Minutes
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Scan the Public Meetings & Notices

Temple View Villas Plat B Flag Lot Conditional Use

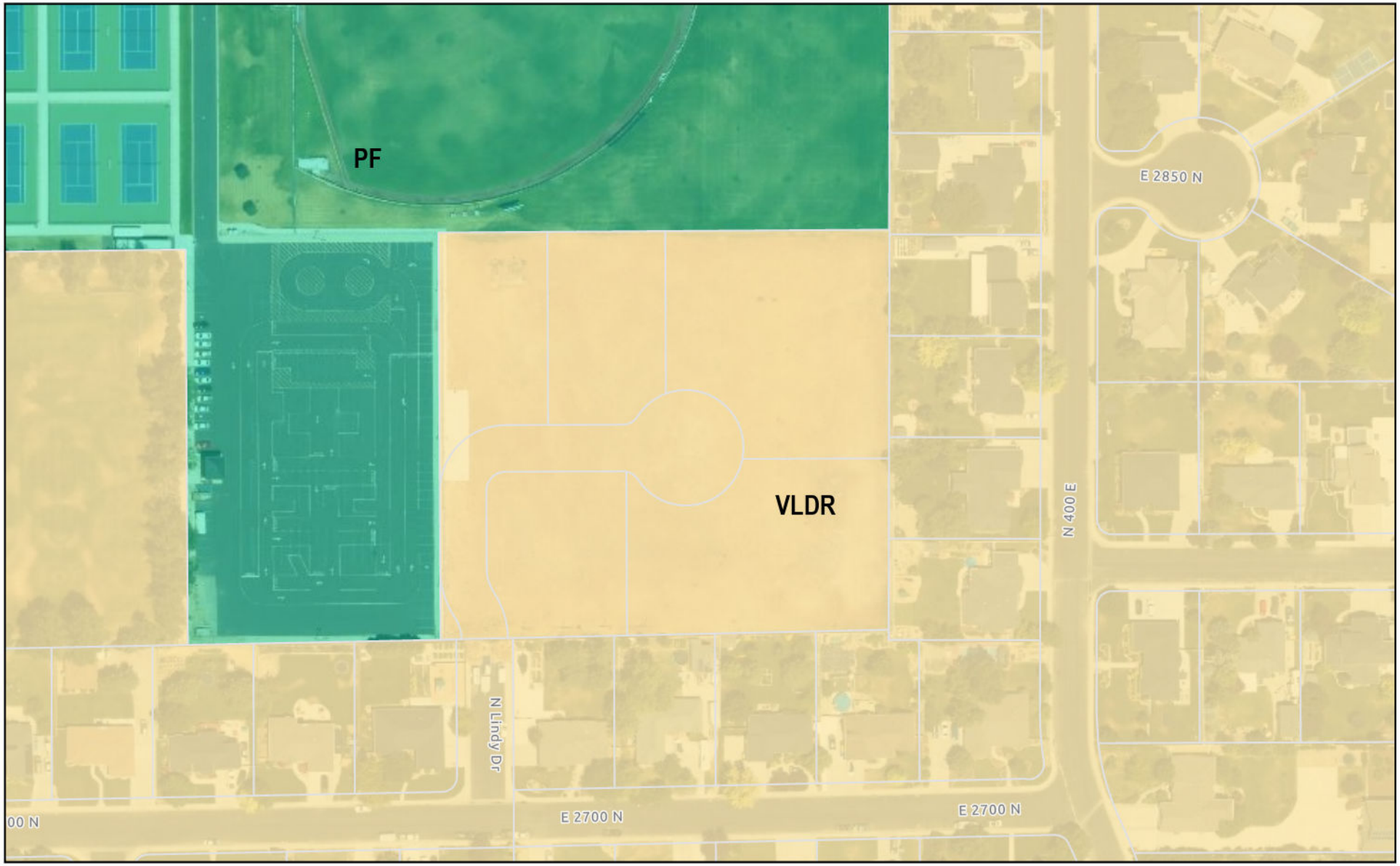
Aerial

0 175 350 700 Feet

LEHI CITY

Temple View Villas Plat B Flag Lot Conditional Use

General Plan



0 175 350 700 Feet

LEHI CITY

Temple View Villas Plat B Flag Lot Conditional Use

Zoning

0 175 350 700 Feet

LEHI CITY

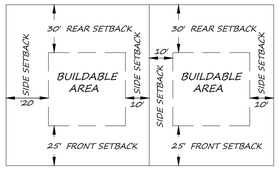
TEMPLE VIEW VILLAS SUBDIVISION PLAT "B"

LOCATED IN SW 1/4 SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M

AMENDING LOT 3, PLAT "A" TEMPLE VIEW VILLAS SUBDIVISION

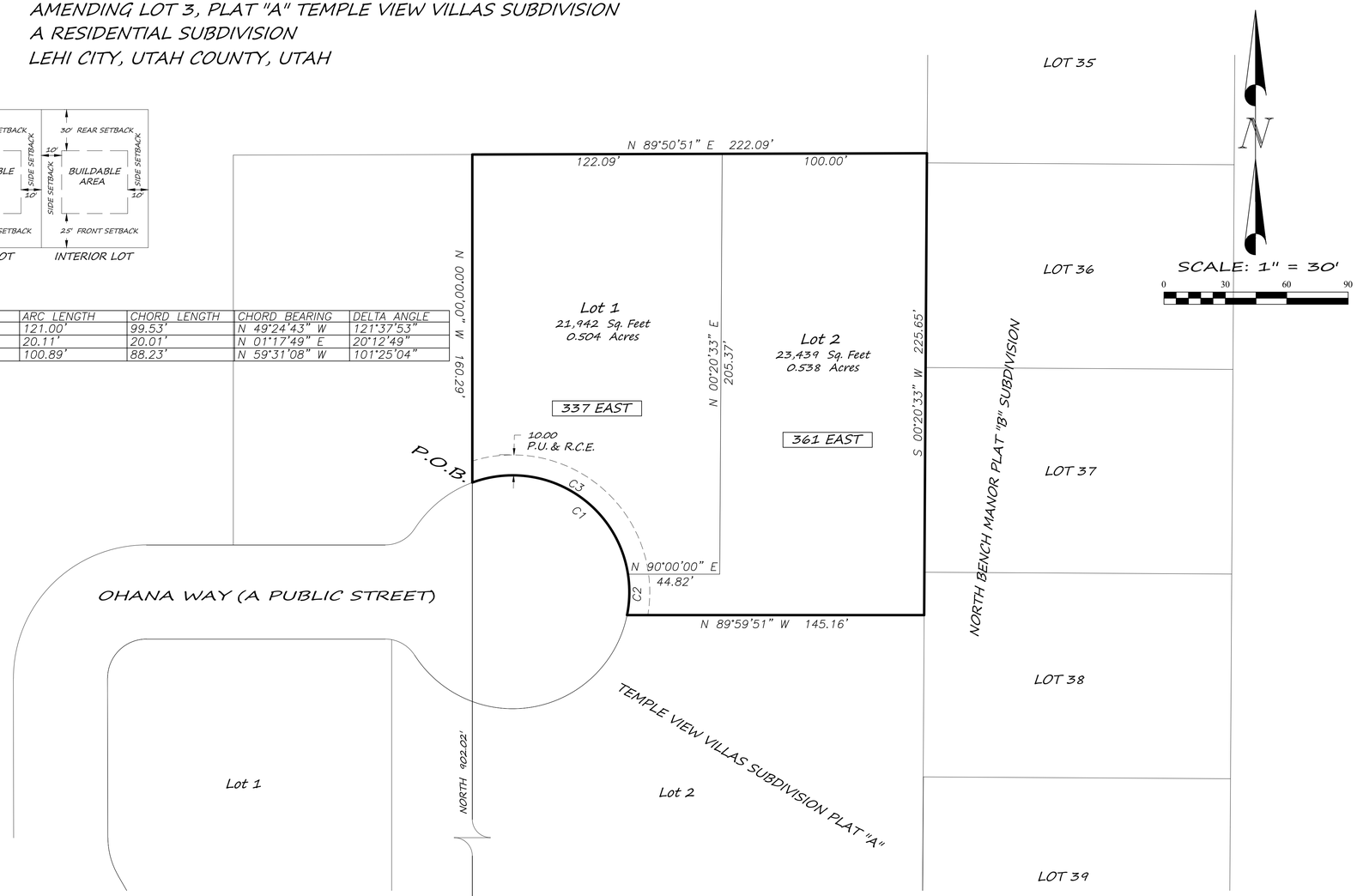
A RESIDENTIAL SUBDIVISION

LEHI CITY, UTAH COUNTY, UTAH



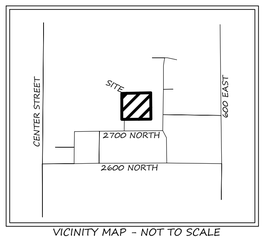
CORNER LOT INTERIOR LOT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	57.00'	121.00'	99.53'	N 49°24'43" W	121°37'53"
C2	57.00'	20.11'	20.01'	N 01°17'49" E	20°12'49"
C3	57.00'	100.89'	88.23'	N 59°31'08" W	101°25'04"



GENERAL NOTES:

1. BRASS PINS TO BE PLACED AT TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE
2. THE PROPERTY IS LOCATED WITHIN THE RA-1 ZONE.
3. OHANA WAY IS A PUBLICLY DEDICATED LEHI CITY STREET.
4. THE FRONT PROPERTY LINE IS LOCATED 5 FEET BEHIND THE TOP BACK OF CURB.
5. IF RETAINING WALL IS OVER 4 FEET, A BUILDING PERMIT WILL BE REQUIRED.



VICINITY MAP - NOT TO SCALE

SOUTHWEST CORNER
SECTION 33
T4S, R1E
FOUND COUNTY BRASS CAP

N89°55'51"E 1398.40'

N89°55'51"E 2652.02' SECTION LINE - BASIS OF BEARINGS

SOUTH QUARTER CORNER
SECTION 33
T4S, R1E
FOUND COUNTY BRASS CAP

AREA TABULATIONS

ITEM	QUANTITY
SIZE OF SUBDIVISION:	1.042 ACRES
RESIDENTIAL LOTS:	2 /1.042 ACRES
OPEN SPACE:	0.00 ACRES
STREET DEDICATION:	0.000 ACRES
NEW LANE MILES:	0.000 MILES

OAK HILLS SURVEYING

Office locations
Springville, UT
American Fork, UT

Ph. (801) 796-3828
kevin.oakhills@gmail.com
oharveying.com

Member UCLS/NSPS

LEGEND

- SECTION CORNER
- 5/8" REBAR, 2' LONG, WITH 2" DIAMETER ALUMINUM OR PLASTIC CAP MARKED OAK HILLS SURVEYING

SURVEYOR'S CERTIFICATE

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6508652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, TEMPLE VIEW VILLAS SUBDIVISION PLAT "A", SAID POINT BEING LOCATED N89°55'51"E 1398.40 FEET ALONG THE SECTION LINE AND NORTH 902.02 FEET FROM THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M; THENCE ALONG THE EAST LINE OF SAID LOT 4 N00°00'00"W 160.29 FEET, THENCE N89°50'51"E 222.09 FEET TO THE EAST LINE OF PLAT "A" TEMPLE VIEW VILLAS SUBDIVISION, THENCE ALONG SUBDIVISION LINE S00°20'33"W 225.65 FEET, THENCE S89°59'51"W 145.16 FEET, THENCE 121.00 FEET ALONG THE ARC OF A 57.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N49°24'43"W 99.53 FEET) TO THE POINT OF BEGINNING.
AREA OF ABOVE DESCRIBED PARCEL CONTAINS 0.932 ACRES

BASIS OF BEARINGS IS N89°55'51"E ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 33 TO THE SOUTH QUARTER CORNER OF SECTION 33.

PRELIMINARY — SURVEYOR
MARCH 17, 2026 — DATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, BRENT VENTURA AM THE OWNER OF ALL OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HEREBY CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS **TEMPLE VIEW VILAS SUBDIVISION PLAT "B"**, AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____ A.D. 2026.

PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____ A.D. 2026, PERSONALLY APPEARED BEFORE ME, THE ABOVE STATED SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

NOTARY PUBLIC COMMISSIONED IN UTAH: _____

RESIDING IN _____ COUNTY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2026 BY THE PLANNING COMMISSION.

DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

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 THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS ___ DAY OF _____ A.D. 2026.

MAYOR: _____

APPROVED: _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST: _____ CLERK / RECORDER

TEMPLE VIEW VILLAS SUBDIVISION PLAT "B"

AMENDING LOT 3, PLAT "A" TEMPLE VIEW VILLAS SUBDIVISION

A RESIDENTIAL SUBDIVISION

LOCATED IN SW 1/4 SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M
LEHI CITY, UTAH COUNTY, UTAH

SURVEYORS SEAL	CITY ENGINEER SEAL	NOTARY PUBLIC	COUNTY RECORDER
PRELIMINARY — KEVIN S BISHOP 6508652 — PROFESSIONAL LAND SURVEYOR — STATE OF UTAH			

Agenda Item No: 3.8

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Brent Ventura's request for approval The Temple View Villas Plat C flag lot conditional use and preliminary subdivision for 2 single family lots located at 326 East Ohana Way in the RA-1 zone.

Summary:

Attachments:

Temple View C1.pdf

Temple View C 2.pdf

TEMPLE VIEW VILLAS PLAT C FLAG LOT CONDITIONAL USE

PLANNING COMMISSION REPORT

Applicant	Brent Ventura		
Meeting Date	August 13, 2026		
Requested Action/Purpose	Public hearing and approval of a proposed flag lot conditional use		
Decision Type	Administrative		
Location	326 East Ohana Way		
Project Area	0.932		
Existing Zoning	RA-1 Zone		
General Plan Designation	Very Low Density Residential (VLDR)		
Existing Land Use	Single Family Lot (Undeveloped)		
Adjacent Zoning and Land Use	*North*	RA-1	Proposed Flag Lot
	South	RA-1	Single Family Homes
	East	RA-1	Single Family Homes
	West	RA-1	Temple View Villas Lots
Date of DRC Review	July 1, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

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

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

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

Section 12.210. Flag Lot Standards.

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

B. Purpose. Flag lots are intended to apply only to exceptionally deep or odd shaped parcels that are isolated from public streets and would be difficult to develop or utilize in any other way. The applicant shall demonstrate that a flag lot is the most appropriate development option and that it will not detract from the surrounding neighborhood.

C. Minimum Requirements. A flag lot shall meet the following minimum requirements:

1. The pole portion of the lot shall have at least 20 feet of frontage on a dedicated public street, which frontage serves as access only to the subject lot.

2. The flag lot shall have a hard surfaced driveway from the public street to the required parking area for the flag lot with a minimum 20-foot wide drivable surface from lip of gutter to lip of gutter, per the cross section in this subsection (See Figure 5). Adequate provisions as determined by the City Engineer shall be made for drainage of the driveway such as curb and gutter, berming, swales, or underground piping. Curb and gutter shall be constructed in conformance with the Road-5 standard drawing in the Lehi City Design Standards and Public Improvements Specifications manual.

3. Not more than one flag lot shall be created from an existing lot or parcel.

4. The remainder of the lot or parcel from which the flag lot is being divided shall maintain all of the required zoning standards, including frontage.

5. A flag lot cannot be created as part of a subdivision where there are more than two lots in the subdivision or from an illegally divided lot.

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7. The width of the pole of the flag lot shall be not less than 20 feet of drivable surface unless otherwise recommended by the City Engineer and Fire Marshal and approved by the Planning Commission.

8. The pole portion shall maintain the required width for its entire length and a vertical clearance of thirteen and one half feet high.

9. The single family dwelling unit shall be located within 250 feet of a fire hydrant measured along the curb line, in accordance with the City's latest Design Standards and Public Improvement Specifications.

10. The flag portion of the lot shall meet the minimum square footage and width requirements of the applicable zone.

11. Front, rear, and side yard setback requirements of the flag portion of the lot shall be the same as required in the applicable zone.

12. The shape of a flag lot shall be approved by the Planning Commission as part of the subdivision approval. Doglegs and jagged, irregular shapes may not be acceptable.

13. The pole portion of the lot shall be part of the lot, not an access easement, and shall be designated as a public utility easement.

14. "No parking" signs may be required on the pole portion of the lot as deemed necessary by the Planning Commission.

15. The street address for the flag lot shall be clearly identified so that it is visible from the public street with either an address label on the mailbox or a separate address marker.

16. All applicable street improvements including curb, gutter, and sidewalk shall be installed along the frontage of both the flag lot and the lot or parcel from which it is being subdivided.

17. No accessory building shall be allowed on the flagpole portion of the lot. This subsection shall not be interpreted to prohibit aesthetic entry features, such as archways, decorative mailboxes, raised landscape beds, or similar structures.

18. The Planning Commission may impose additional conditions on flag lots including:
    (a) location and height of the dwelling;
    (b) compatibility of the proposed project with existing conditions; and
    (c) screening and landscaping.

19. When the flag lot area is less than 10,000 square feet, five feet of landscaping including evergreens or other tall shrubs that provide a visual barrier and a six-foot sight-obscuring fence shall be required along the perimeter of the flag lot to screen the flag lot from neighboring properties.

D. Approval Process. The Planning Commission shall have authority to approve a flag lot as a conditional use in accordance with the requirements of this Section and Chapter 9, Conditional Uses, of this Code. Requests for a flag lot are also subject to the subdivision requirements and approval process as per Chapter 11, Development Application Requirements, of this Code.

PROPERTY HISTORY

June 10, 2000	Property came into the City as part of the Lehi Center Street Annexation
May 23, 2023	City Council approved a general plan amendment changing this property from Public Facility to Very Low Density Residential.
October 10, 2023	City Council approved a zone change to RA-1 and a concept plan including 7 residential lots and giving an exception to the planter strip and pedestrian connection to the school.
July 11, 2024	The Planning Commission approved the Temple View Villas Preliminary Subdivision

REPORT ANALYSIS

The applicant requests approval of the Temple View Villas Plat C flag lot located at 326 East Ohana Way in the RA-1 Zone.

The Temple View Villas originally came through as the Skyridge Subdivision concept plan which included seven residential lots. When it came through as Temple View Villas for preliminary approval the number of lots had been reduced to five. The applicant now proposes two flag lots on lots 2 and 3 to go back to the original seven. This proposed flag lot is on Lot 2.

The total area for existing Lot 2 includes 0.932 acres. The proposed flag lots are above 19,000 square feet in size. They will be the smallest lots in the Temple View subdivision but still exceed the minimum 15,000 square feet for a small subdivision in the RA-1 zone. The lots also meet the frontage and other requirements of the RA-1 zone.

The Reviewing Departments had eight redline comments. All of them were more technical in nature and relate to the two-lot subdivision.

SCOPE OF APPROVAL

Flag lots are a conditional use, this means that they are allowed but the Planning Commission may choose to put reasonable conditions on them. This could include the direction the house needs to front or extra screening.

The public can provide comments on this proposal. Comments on potential impacts and conditions that would reduce these impacts are the most beneficial.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or deny the flag lot. Any motion should include findings. Possible findings include:

1. The proposed flag lot meets the requirements of the RA-1 zone and the flag lot requirements in Chapter 12.
2. Additional findings based upon information presented during the public hearing.

Temple View Villas Plat C Flag Lot Conditional Use and Preliminary Subdivision
DRC Redline Comments

Brent Ventura- requests review of Temple View Villas Plat C, conditional use for a flag lot, preliminary and final subdivision including one additional lot located at 326 East Ohana Way in the RA-1 zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Brent Ventura
Date of Plans Reviewed: 6/22/26
Time Start: 1:15pm
Time End: 1:22 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. This requires a complete do-over for the power plan. Stop work on all conduit/power related items,
2. Provide a PUE along each flag that is not in the driving surface area.

Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer:
3. Show and label water can location. 1' behind walk.
4. Extend sewer Mh and re-adjust sewer laterals, your design conflicts with existing laterals that have been installed. Sewer does not have 10' separation from culinary main.
5. Show lot lines for flag lots on utility page.
6. Water cans for flag lots need to be installed with traffic rated can and lids. Add this note to plan set.

James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
7. Verify that there is enough width in the "Pole" portion of the flag lot for a 20' hard drivable surface and adequate drainage means along the sides.
8. Label as sewer

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

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

THE CHECK-OFF PROCESS WILL TAKE AT LEAST FOUR WEEKS FROM THE TIME PLANS AND COST ESTIMATE ARE RECEIVED. IT IS THE APPLICANTS RESPONSIBIILTY TO ALLOCATE AN APPROPRIATE AMOUNT OF TIME.

APPLICANT
1. For checkoff plans, a full plan submission is required including, where applicable: erosion control plan with BMPS, landscape plans, civil plans, building elevations, power plans, etc.
2. 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)
3. 10% Warranty 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).
4. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.

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.

5. Show lot addresses on the final plat (must coordinate with Planning Division).

STAFF

6. Address any comments or conditions from Planning Commission approval of the preliminary
7. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
8. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

RECORDING OF A PLAT WILL TAKE AT LEAST TWO WEEKS FROM THE TIME THE MYLAR IS RECEIVED IN PERSON.

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

STAFF

4. Send a digital copy of the plat to the County for review prior to accepting printed mylar.

DRC GENERAL COMMENTS:

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

THIS ITEM NEEDS ENVELOPES AND WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13th

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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.

Temple View Villas
Lot 2 Conditional Use Permit Request
Narrative

I am requesting that Lot 2 be reduced to ½ acre and that a new ½ acre flag lot be allowed to be created.

The Temple View Villas subdivision is under construction. No lots have been sold, and no homes have been constructed.

I am simply trying to create a small subdivision that matches the surrounding area in lot size and demographic. The number and size of lots complies with its existing zoning requirements.

We have paused construction so that we can install infrastructure (new utility connections) before we finish installing concrete and asphalt that would need to be cut if connections were installed after the subdivision is completed.

PUBLIC HEARING
CONDITIONAL USE AND 2-LOT SUBDIVISION
NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held on August 13, 2026 at 7:00 p.m. in the Lehi City Council Chambers at 131 N 100 E for the purpose of receiving comment on Brent Ventura's request for approval of the Temple View Villas Plat C flag lot conditional use and preliminary subdivision for 2 single family lots located at 326 East Ohana Way in the RA-1 zone.
You can view the meeting live and submit comments online at https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1000.
Or by scanning the QR Code below.
Scan for Engage Lehi
Scan for Public Meetings & Minutes
PUBLIC HEARING
CONDITIONAL USE AND 2-LOT SUBDIVISION
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You can view the meeting live and submit comments online at https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1000.
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You can view the meeting live and submit comments online at https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1000.
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Scan the Public Meetings & Notices

Temple View Villas Plat C Flag Lot Conditional Use

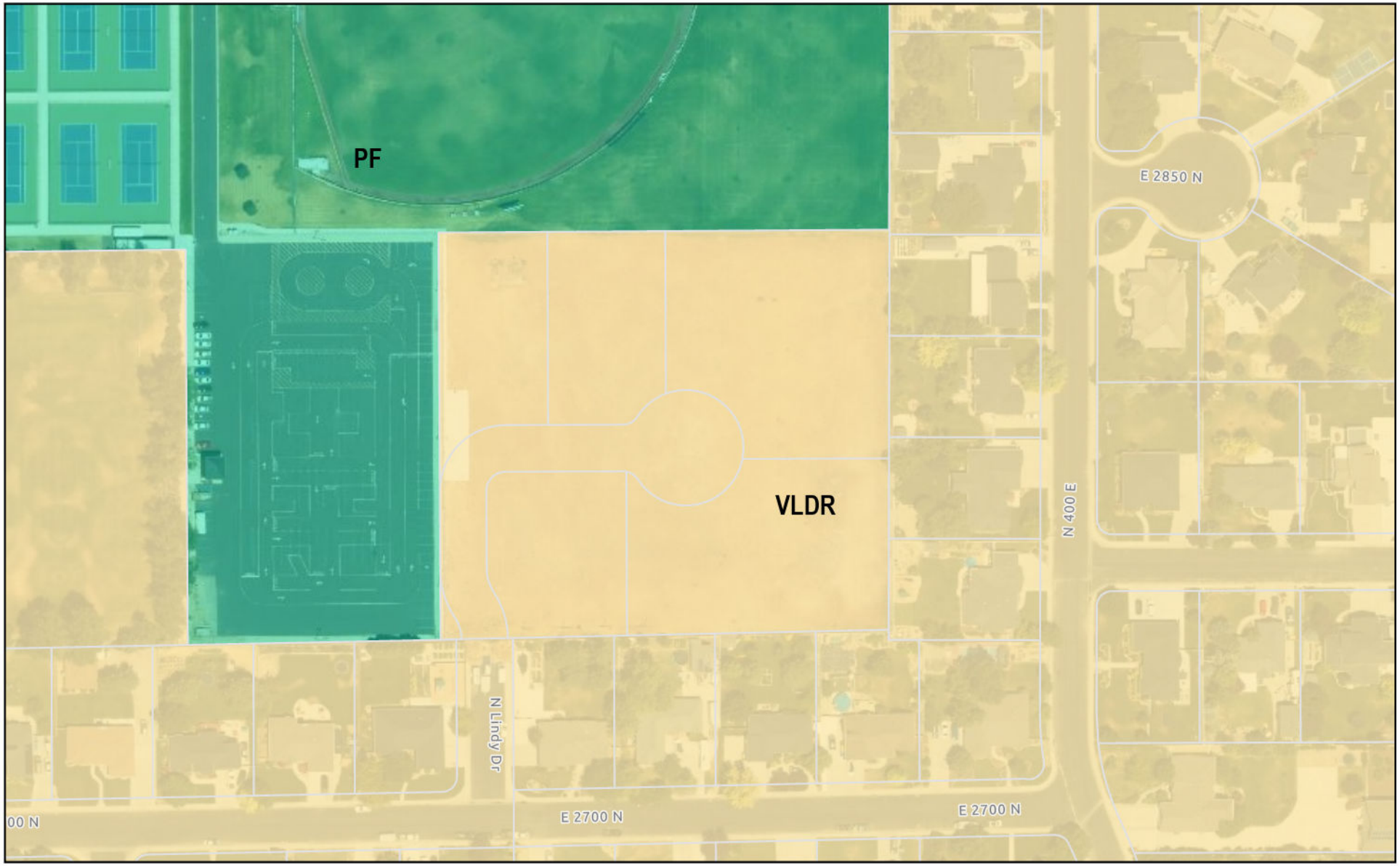
Aerial

0 175 350 700 Feet

LEHI CITY

Temple View Villas Plat C Flag Lot Conditional Use

General Plan



0 175 350 700 Feet

LEHI CITY

Temple View Villas Plat C Flag Lot Conditional Use

Zoning

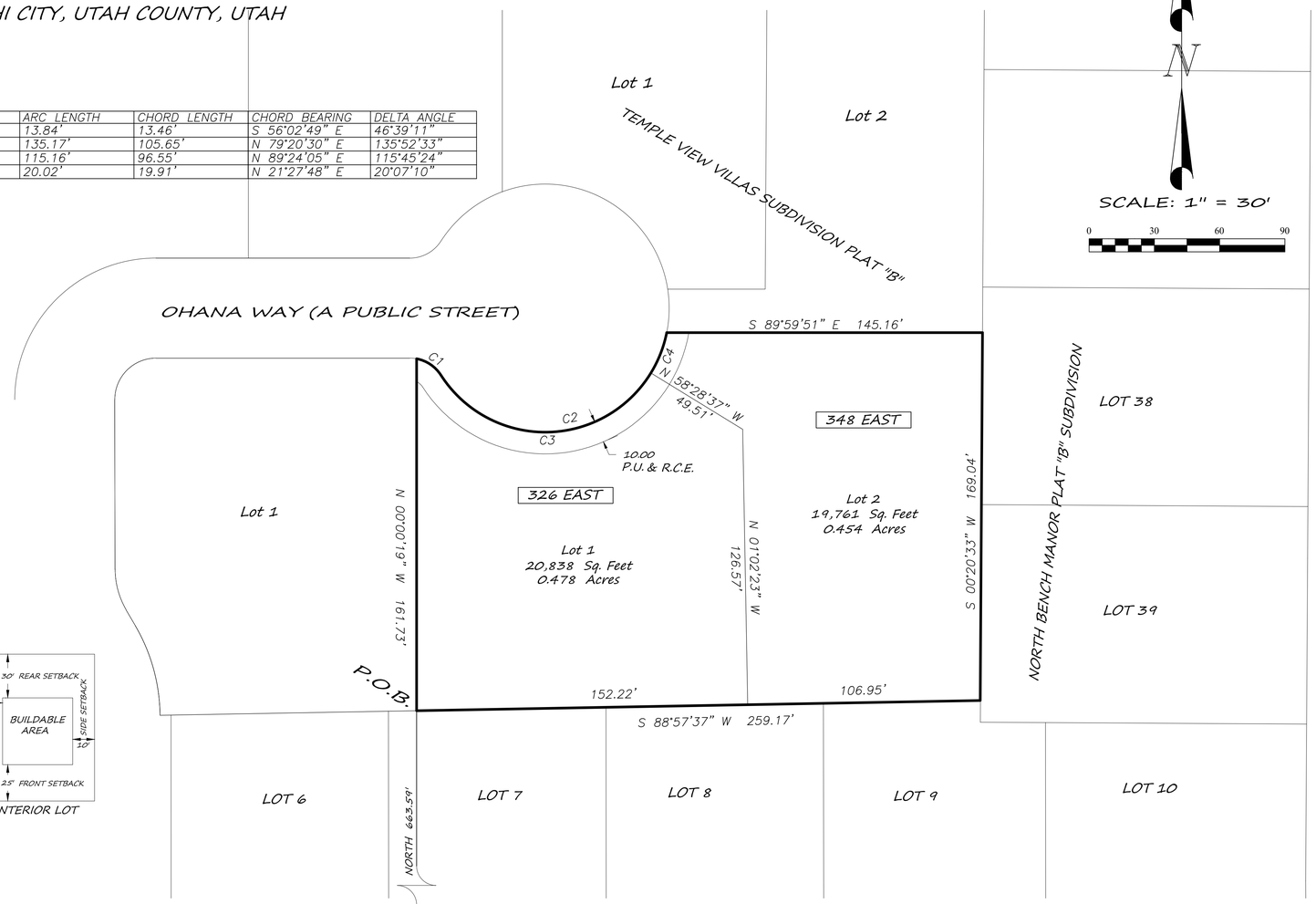
0 175 350 700 Feet

LEHI CITY

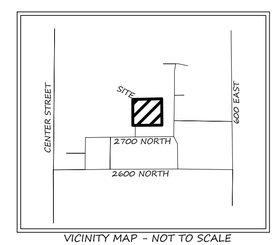
TEMPLE VIEW VILLAS SUBDIVISION PLAT "C"

LOCATED IN SW 1/4 SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M
AMENDING LOT 2, PLAT "A" TEMPLE VIEW VILLAS SUBDIVISION
A RESIDENTIAL SUBDIVISION
LEHI CITY, UTAH COUNTY, UTAH

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	17.00'	13.84'	13.46'	S 56°02'49" E	46°39'11"
C2	57.00'	135.17'	105.65'	N 79°20'30" E	135°52'33"
C3	57.00'	115.16'	96.55'	N 89°24'05" E	115°45'24"
C4	57.00'	20.02'	19.91'	N 21°27'48" E	20°07'10"



GENERAL NOTES:
1. BRASS PINS TO BE PLACED AT TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE
2. THE PROPERTY IS LOCATED WITHIN THE RA-1 ZONE.
3. OHANA WAY IS A PUBLICLY DEDICATED LEHI CITY STREET.
4. THE FRONT PROPERTY LINE IS LOCATED 5 FEET BEHIND THE TOP BACK OF CURB.
5. IF RETAINING WALL IS OVER 4 FEET, A BUILDING PERMIT WILL BE REQUIRED.



VICINITY MAP - NOT TO SCALE

SOUTHWEST CORNER
SECTION 33
T4S, R1E
FOUND COUNTY BRASS CAP

N89°55'51"E 1359.00'
N89°55'51"E 2652.02' SECTION LINE - BASIS OF BEARINGS

SOUTH QUARTER CORNER
SECTION 33
T4S, R1E
FOUND COUNTY BRASS CAP

AREA TABULATIONS

ITEM	QUANTITY
SIZE OF SUBDIVISION:	0.932 ACRES
RESIDENTIAL LOTS:	2 /0.932 ACRES
OPEN SPACE:	0.00 ACRES
STREET DEDICATION:	0.000 ACRES
NEW LANE MILES:	0.000 MILES

LEGEND

SECTION CORNER
5/8" REBAR, 2' LONG, WITH 2" DIAMETER ALUMINUM OR PLASTIC CAP MARKED OAK HILLS SURVEYING

OAK HILLS SURVEYING
Office locations
Springville, UT
American Fork, UT
Ph. (801) 796-3828
kevin.oakhills@gmail.com
oharveying.com
Member UCLS/NSPS

SURVEYOR'S CERTIFICATE

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6508652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, TEMPLE VIEW VILLAS SUBDIVISION PLAT "A", SAID POINT BEING LOCATED N89°55'51"E 1359.00 FEET ALONG THE SECTION LINE AND NORTH 663.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M; THENCE ALONG THE EAST LINE OF SAID LOT 1 N00°00'19"W 161.73 FEET, THENCE 13.84 FEET ALONG THE ARC OF A 17.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S56°02'49"E 13.46 FEET), THENCE 135.17 FEET ALONG THE ARC OF A 57.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N79°20'30"E 105.65 FEET), THENCE S89°59'51"E 145.16 FEET TO THE EAST LINE OF PLAT "A" TEMPLE VIEW VILLAS SUBDIVISION, THENCE ALONG SUBDIVISION LINE S00°20'33"W 169.04 FEET, THENCE CONTINUE ALONG SUBDIVISION LINE S88°57'37"W 259.17 FEET TO THE POINT OF BEGINNING.
AREA OF ABOVE DESCRIBED PARCEL CONTAINS 0.932 ACRES

BASIS OF BEARINGS IS N89°55'51"E ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 33 TO THE SOUTH QUARTER CORNER OF SECTION 33.

PRELIMINARY — MARCH 17, 2026
SURVEYOR — DATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, BRENT VENTURA AM THE OWNER OF ALL OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HEREBY CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS **TEMPLE VIEW VILAS SUBDIVISION PLAT "C"**, AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____ A.D. 2026.

PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____ A.D. 2026, PERSONALLY APPEARED BEFORE ME, THE ABOVE STATED SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

NOTARY PUBLIC COMMISSIONED IN UTAH: _____
RESIDING IN _____ COUNTY

PLANNING COMMISSION APPROVAL

APPROVED THIS ___ DAY OF _____ A.D. 2026 BY THE PLANNING COMMISSION.

DIRECTOR - SECRETARY — CHAIR, PLANNING COMMISSION

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 THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS ___ DAY OF _____ A.D. 2026.

MAYOR: _____

APPROVED: _____ CITY ENGINEER (SEE SEAL BELOW)
ATTEST: _____ CLERK / RECORDER

TEMPLE VIEW VILLAS SUBDIVISION PLAT "C"

AMENDING LOT 2, PLAT "A" TEMPLE VIEW VILLAS SUBDIVISION

A RESIDENTIAL SUBDIVISION

LOCATED IN SW 1/4 SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M
LEHI CITY, UTAH COUNTY, UTAH

SURVEYORS SEAL	CITY ENGINEER SEAL	NOTARY PUBLIC	COUNTY RECORDER
KEVIN S BISHOP 6508652 PRELIMINARY			

Agenda Item No: 3.9

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of the Nancy Walker Development Agreement on 2.581 acres of property located at 915 W State Street, allowing certain restricted Heavy Commercial uses on the property and other site restrictions for commercial development.

Summary:

Attachments:

Walker 1.pdf

Walker 2.pdf

WALKER DEVELOPMENT AGREEMENT

PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	August 13, 2026
Requested Action/Purpose	Review and recommendation on a proposed Development Agreement
Decision Type	Legislative
Date of DRC Review	July 29, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 29.010. Applicability.
Lehi City may, in the exercise of the legislative powers and at the full discretion of the City Council, enter into a development agreement. Under no circumstances is this required. A development agreement adopted by the City Council may identify terms and conditions which may modify the provisions of this Code and other requirements of the City, provided that the City Council determines the best interests of the City and its residents are advanced by the adoption of such an agreement. Any such development agreement shall constitute a binding contract between the applicant and the city (the "parties") and shall contain such terms and conditions as agreed to by the parties subject to the requirements of this Chapter. The City Attorney or his designee is authorized to negotiate development agreements on behalf of Lehi City.

Section 29.020. Criteria for Entering into a Development Agreement.
The city may enter into a development agreement only if the development agreement:

A. Has been duly adopted by the City Council in accordance with the provisions of this chapter.

B. The proposed development to which the development agreement pertains is in conformity with the general plan, zoning district regulations, and other applicable requirements of the City.

C. The proposed development subject to the agreement contains outstanding features that advance the policies, goals and objectives of Lehi City, or the property owner agrees to provide capital improvements that exceed the development's proportionate share of the costs of the facilities needed to service the development, which hereby advance the provision of facilities to serve Lehi City.

REPORT ANALYSIS

The applicant requests review and recommendation of a development agreement for the property located at 915 W State Street. This is to allow certain uses while limiting others on the property for future heavy commercial development.

The proposed development agreement would allow the property owner to move forward with the zone change to Heavy Commercial while placing limitations on the allowed uses and development of the property. Additionally, vehicular access will be limited to State Street. The agreement includes details on the landscape buffering and provides an allowance for a landscape berm if agreed upon by the adjacent owners on Trinnaman Lane. Finally, the agreement stipulates that a final site plan must be received and approved within two years of the effective date of the development agreement.

The DRC had two redline comments, including:

1. Written approval must be submitted and verified prior to approval. (for landscape berm in 1.4)
2. Is this referring to all neighbors or just the ones the share a property line? (for landscape berm in 1.4)

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

Development Agreements are fully discretionary items. This means the City Council can decide whether or not to enter into them and what elements to include in the agreement. The Planning Commission may provide a positive or negative recommendation and also include any changes or additions they would like included.

The public can give comments in support of or against the proposed development agreement. Focusing comments on specifics of the agreement and their potential impacts often are the most beneficial.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Agreement aligns with the goals and policies of the General Plan.
2. Additional findings based upon information presented during the public hearing.

Walker Development Agreement
DRC Redline Comments

Lehi City – Requests review of the **Nancy Walker Development Agreement** on 2.581 acres of property located at 915 W State Street, allowing certain restricted Heavy Commercial uses on the property and other site restrictions for commercial development.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Lawrence Snow, Debbie Walker
Date of Plans Reviewed: 7/29/26
Time Start: 3:06 pm
Time End: 3:08 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:
1. Written approval must be submitted and verified prior to approval.

Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
2. Is this referring to all neighbors or just the ones the share a property line?

Matt – Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13, 2026.

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

ESTATE OF NANCY ANN WALKER
DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT (the "***Agreement***") effective as of the date the last Party signs below ("***Effective Date***") by and among Lehi City, a political subdivision of the State of Utah ("***City***") and Deborah J. Walker as personal representative of the Estate of Nancy Ann Walker (the "***Owner***"). The City and the Owner are hereinafter referred to individually as a "***Party***" and collectively as the "***Parties***" as the context permits or requires.

RECITALS

A. City, acting pursuant to its authority under Municipal Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, -803, as amended, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations of Lehi City, in the exercise of its legislative discretion, has elected to approve and enter into this Agreement.

B. Owner has a legal interest in certain real property, as described in ***Exhibit "A"*** attached hereto (the "***Property***").

C. On July 14, 2026 the City Council held a discussion regarding uses of the Property and their willingness to pursue a development agreement that would allow uses other than those currently allowed in the R-1-8 Zoning of the property.

D. Owner acknowledges that the Heavy Commercial ("***C-H***") zoning designation is being modified through this Agreement and that the limitations contained herein are material conditions of the zoning amendment.

E. City and the Owner acknowledge that the terms of this Agreement shall be enforceable and the rights of the Owner relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1

1.1 As a condition of this Agreement, the City agrees to process a zoning amendment for the Property from the current R-1-8 Residential Zone to the C-H Zone. The Parties acknowledge and agree that, notwithstanding the C-H zoning designation applied to the Property, the Owner's development rights under this Agreement shall be limited to only those uses specifically identified on ***Exhibit "B"*** attached hereto (the "***Approved Uses***"). No other uses otherwise permitted or conditionally permitted within the C-H Zone shall be allowed on the Property unless this Agreement is amended in writing and approved by the City in accordance with applicable law. The limitation of uses contained herein is intended to mitigate potential impacts

associated with the C-H zoning designation and shall be a condition of the zoning amendment and shall run with the land.

1.2 The City agrees, and this Agreement confirms, that the Approved Uses as shown highlighted on ***Exhibit "B"*** shall be allowed on the Property, subject to the terms and conditions of this Agreement. The Approved Uses do not include any outside storage of materials or goods.

1.3 Vehicular access to Trinnaman Lane or 1850 North shall not be permitted except as may be required by applicable fire code. This limitation is intended to reduce potential impacts to the surrounding residential area.

1.4 Owner shall obtain site plan approval through the City's development process for the Approved Uses and meet all other applicable requirements of the Development Code and Design Standards and Public Improvements Specifications Manual including the buffering and screening requirements found in Chapter 12 of the Lehi City Development Code. Those requirements include, but are not limited to, installation of an 8-foot-tall masonry or concrete wall where the Property is adjacent to an existing residential use, as well as all required landscaping. In lieu of the eight foot wall, a landscape berm may be installed with the approval of the adjacent neighbors on Trinnaman Lane.

1.5 This Agreement and Owner's right to use the Property for the Approved Uses shall begin on the Effective Date and expire only upon termination of this Agreement.

1.6 This Agreement will terminate without further action by either party if Owner has not received site plan approval for the Approved Uses within two years of the Effective Date of this Agreement (the "***Termination Date***").

ARTICLE 2

3.1 Breach and Cure. Any material failure by any Party to perform any term or provision of this Agreement, which breach continues uncured for a period of ten (10) days following written notice of such failure from the non-defaulting Party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged breach and, where appropriate, the manner in which said breach satisfactorily may be cured. If the nature of the alleged breach is such that it cannot reasonably be cured within such 10-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 10-day period. Upon the occurrence of an uncured breach or default under this Agreement as described above, the non-defaulting party may terminate this Agreement by written notice to the breaching party, and the non-defaulting Party may pursue any and all available legal or equitable remedies.

ARTICLE 3

4.1 Indemnification. Owner agrees to indemnify, hold harmless and defend the City from and against any and all loss, damage, or expense which the City may suffer or for which the City may be held liable by reason of any injury (including death) or damage to any property to the

extent arising out of the Owner's breach of this Agreement. This indemnity provision shall not apply to claims arising from or attributable to the negligence or intentional conduct of the City.

4.2 No Agency, Joint Venture or Partnership. It is specifically understood and agreed to by and between the Parties that this Agreement does not create any form of agency relationship, joint venture, or partnership expressed or implied between them.

4.3 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties.

4.4 Other Necessary Acts. Each Party shall execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement.

4.5 Construction/Interpretation. The Parties acknowledge that each has had the opportunity to have this Agreement reviewed and revised by legal counsel and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

4.6 Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

4.7 Waiver. No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement shall not operate or be construed as a waiver by such Party of any subsequent breach, except as outlined in Article 4.1 above.

4.8 Utah Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

4.9 Covenant of Good Faith and Fair Dealing. Each Party shall use its best efforts and take and employ all necessary actions in good faith consistent with this Agreement to ensure that the rights secured by the other Parties through this Agreement can be enjoyed.

4.10 Representations. Each Party hereby represents and warrants to each other Party that the following statements are true, complete and not misleading as regards the representing warranting Party;

(a) Such Party is duly organized, validly existing and in good standing under the laws of the state of its organization.

(b) Such Party has full authority to enter into this Agreement and to perform all of its obligations hereunder. The individual(s) executing this Agreement on behalf of such Party do so with the full authority of the Party that those individual(s) represent.

(c) This Agreement constitutes the legal, valid and binding obligation of such Party enforceable in accordance with its terms, subject to the rules of bankruptcy, moratorium and equitable principles.

4.11 No Third-Party Beneficiaries. This Agreement is between the City and the Owner. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

4.12 Force Majeure. No liability or breach of this Agreement shall result from delay in performance or nonperformance caused, directly or indirectly, by circumstances beyond the reasonable control of the Party affected ("***Force Majeure***"), including, but not limited to, fire, extreme weather, terrorism, explosion, flood, war, power interruptions, pandemics and related governmental restrictions or actions, the act of other governmental bodies, accident, labor trouble or the shortage or inability to obtain material, service, personnel, equipment or transportation, failure of performance by a common carrier, failure of performance by a public utility, or vandalism.

4.13 Notices.

Any notice or communication required hereunder between the parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the City:
The Honorable Mayor Paul Binns
Lehi City
131 North 100 East
Lehi, UT 84043

With Copies to:
Teisha Wilson
Lehi City Recorder
131 North 100 East
Lehi, UT 84043

If to Owner:
Estate of Nancy Walker – Deborah J/ Walker (Personal Representative)
Address?

4.14 Entire Agreement, Counterparts and Exhibits. Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Owner. This Agreement may only be modified as mutually agreed by both Parties in a writing signed by appropriate authorities of City and Owner.

4.15 Non-Assignability; Agreement to Run with the Land. This Agreement shall not be assignable by Owner except upon the express written consent of the City in its reasonable discretion; provided however, that Owner may fully assign this Agreement to its corporate parent, a corporate affiliate or a subsidiary. Notwithstanding the foregoing, once executed, this Agreement will be a covenant that runs with the land and will be recorded against the Property.

[Remainder of page intentionally left blank; signature page to follow]

IN WITNESS WHEREOF, this Agreement has been entered into by and between City, and Owner as of the Effective Date.

LEHI CITY CORPORATION

_____
By: Paul Binns
Its: Mayor

Date:

ATTEST:

_____
Teisha Wilson
City Recorder

The Estate of Nancy Ann Walker

_____
By: Deborah J. Walker
Its: Personal Representative

Date:__

STATE OF UTAH)
ss:
COUNTY OF _____)

On this_____ day of _____, 2026 before me, _____ a notary public, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the _____ of ??? and that said document was signed by him in behalf of said Company by Authority of its operating agreement, or member or manager consent, and said _____ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

_____
Notary Public

(notary seal)

Exhibit "A"

Property Legal Description

COM N 1068.445 FT & W 1451.202 FT FROM THE S 1/4 COR SEC 5, T5S, R1E, SLB&M; S 67 DEG 15' 0" W 363.33 FT; N 23 DEG 0' 0" W 447.966 FT; N 67 DEG 29' 0" E 69.323 FT; S 71 DEG 9' 0" E 49.3 FT; ALONG A TANGENT CURVE TO THE RIGHT (RADIUS = 897.366, ARC = 415.8 FT); S 38 DEG 58' 57" E 80.718 FT TO THE POB. AREA 2.581 AC.
Tax ID #: 12:017:0010

Exhibit "B"

Allowed Uses

USE	C-H
RESIDENTIAL USES	
Dwelling Unit for caretaker/security guard (For caretaker and immediate family only)	P
PUBLIC/CIVIC USES	
Churches (places of worship)	P
Golf Courses, Country Clubs, Driving Ranges, and Putting Greens	P
Parks, Playgrounds, Sports Fields and Courts, Open Space, Trails and Greenways	P
Public/Civic Buildings or Structures	P
Schools	P
Transit Station	P
COMMUNICATION & UTILITIES	
Communication Facilities and Towers [See Sec.12.140]	C
Renewable Energy System (Solar and Small Wind Energy Systems – see Chapter 19)	P
COMMERCIAL/NONRESIDENTIAL USES	
Accessory uses incidental to an authorized use	P
Adult Daycare	P
Artisan Shop	P
Athletic Instruction	P
Automobile Accessories Installation and Service	P
Automobile Service and Repair	P
Bakery, Retail	P
Building and Property Maintenance Services	P
Building Materials Supply Store	P
Check Cashing, Title Loans & other Credit Services [See Section 12.130-F]	C
Commercial Entertainment Facility	C

Commercial Recreational Facility	P
Construction Service	P
Crematory	P
Dog Care Facility	C
Drive through facilities incidental to an allowed use	P
Equipment Sales and Rental	C
Hardware Store	P
Health Care Facility	P
Health/Fitness Club	P
Hobby Garages [See Sec. 12.130-L]	P
Indoor Shooting Range	P
Laboratory - Medical, Dental, Optical	P
Light Office/Warehouse Combination	P
Moving and Storage Facilities	C
Neighborhood Exchange Structures (see Section 12.250)	P
Office/Warehouse with no outside storage	P
Outdoor Sales and Display	P
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)	C
Personal Services	P
Pet Grooming Facility	P
Research and Development Facilities	P
Restaurant	P
Retail Sales, General	P
Schools - Vocational and Technical	P
Veterinary Office	P
MANUFACTURING	
Cabinet and Woodworking Shop	C

Light Manufacturing, Processing, and Assembly	C
Manufacturing, Processing, and Assembly	C
Printing and Publishing Facilities	P
Warehousing and Wholesale Distribution	C
Welding Shop	C
RESOURCE PRODUCTION	
Agriculture (Horticulture)	P

Notes:
P = Uses allowed as a Permitted Use.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.

PUBLIC
HEARING
DEVELOPMENT AGREEMENT

PUBLIC
HEARING
DEVELOPMENT AGREEMENT
NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held on August 13, 2025 at 7:00 p.m. in the Council Chambers, Municipal Building, 153 North 100 East, Lehi, Utah for the purpose of receiving comment on the Estate of Nancy Walker's request for review of the Nancy Walker Development Agreement, affecting 2.381 acres of property located at 515 W State Street, allowing certain restricted Heavy Commercial uses on the property and other site restrictions for commercial development.
You can view the meeting live and submit comments online at: https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1300.
Or by scanning the QR Code below.

PUBLIC
HEARING
DEVELOPMENT AGREEMENT

Walker Development Agreement

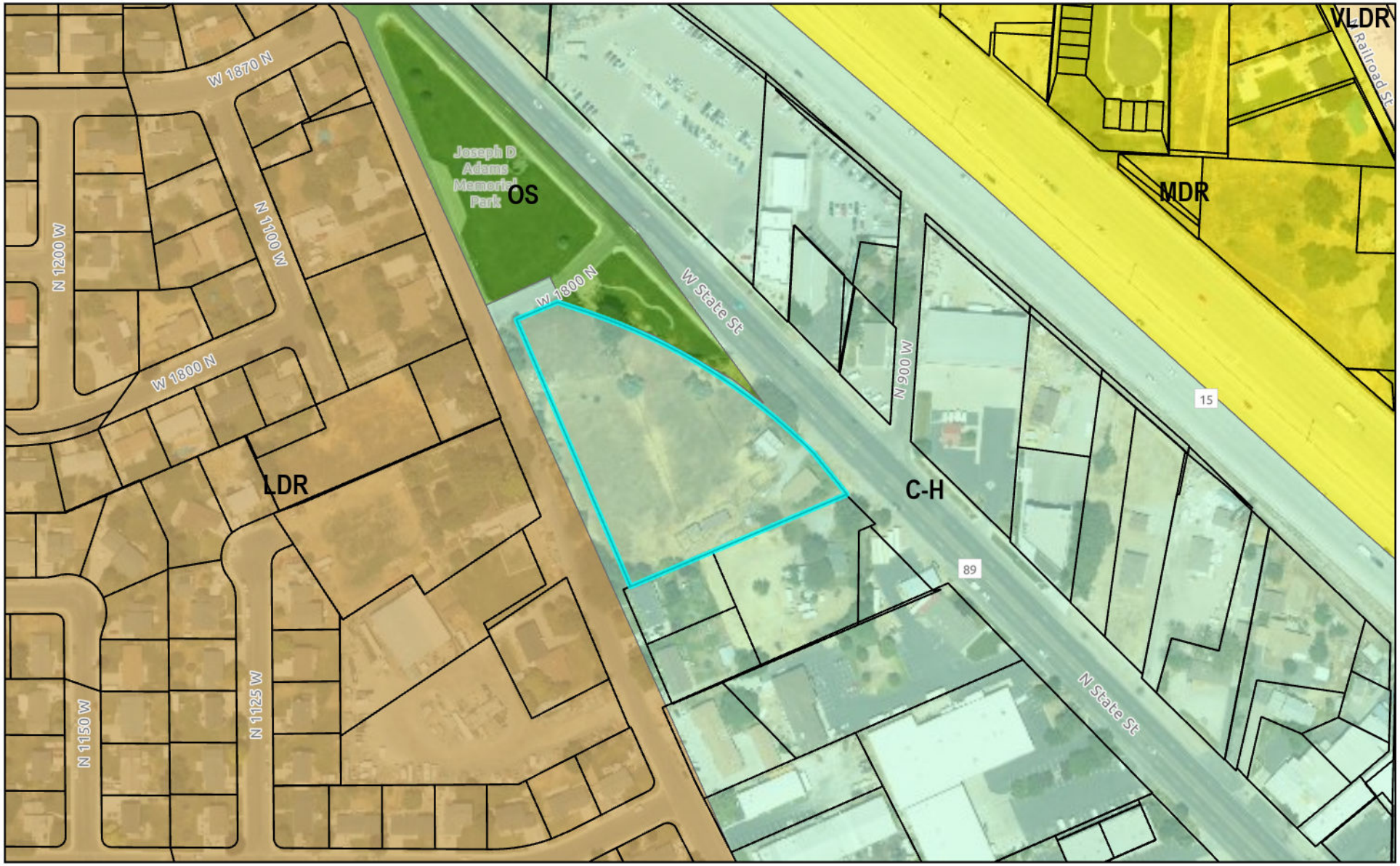
Aerial

0 275 550 1,100 Feet

LEHI CITY

Walker Development Agreement

General Plan



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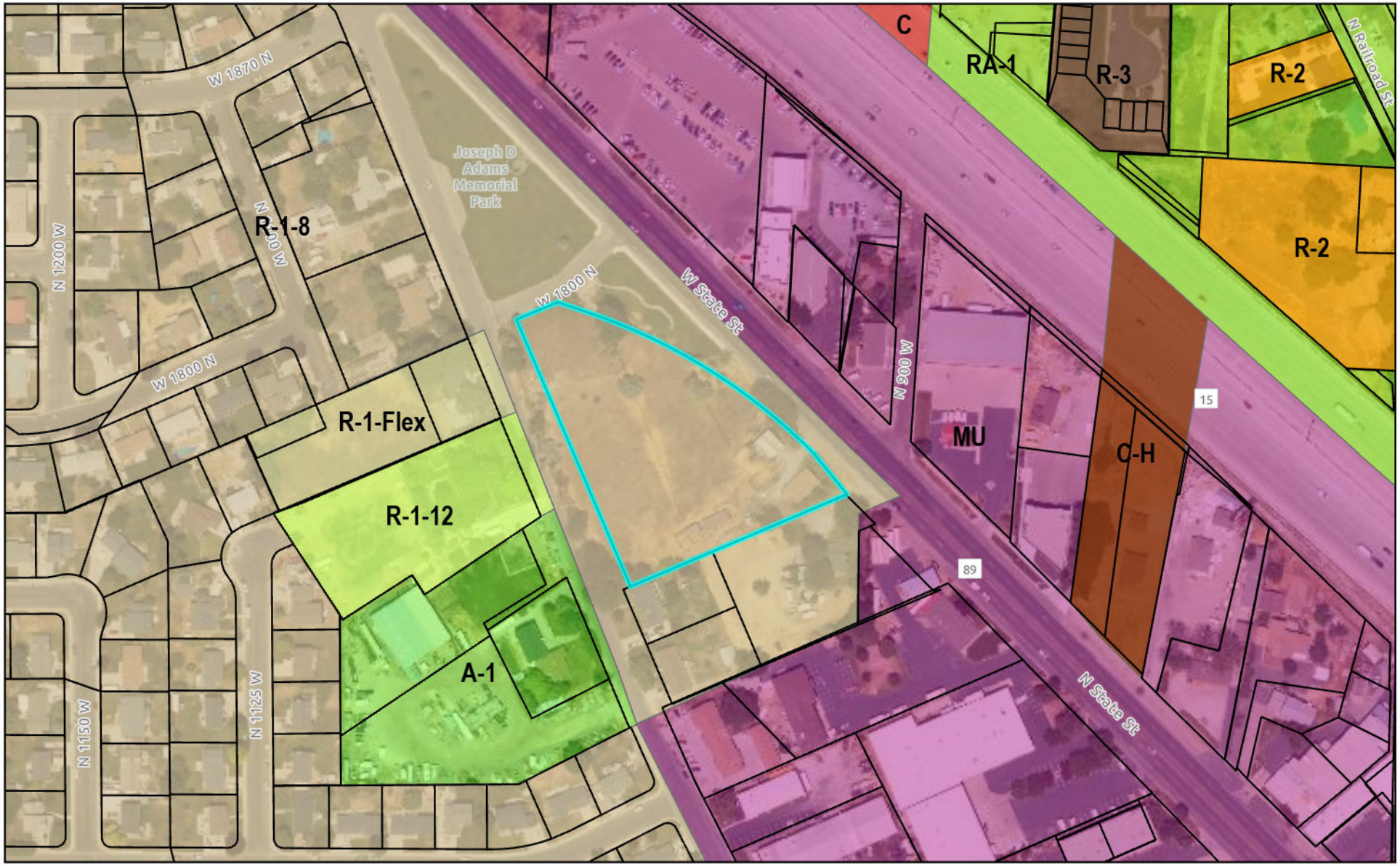
LEHI CITY

Walker Development Agreement

Zoning



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LEHI CITY

Agenda Item No: 3.10

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for the Jay Peterson Zone Change changing 0.406 acres located at 3455 N Center Pointe Drive from Public Facility (PF) to Transitional Holding (TH-5).

Summary:

Attachments:

Peterson 1.pdf

Peterson 2.pdf

JAY PETERSON ZONE CHANGE

PLANNING COMMISSION REPORT

Applicant	Lehi City		
Meeting Date	August 13, 2026		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	3455 N Center Pointe Drive		
Acreage	0.406 acres		
Existing Zoning	Public Facility (PF)		
Existing General Plan Land Use Designation	Commercial		
Proposed Zoning Designation	Transitional Holding (TH-5)		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	PF	Dominion Energy Infrastructure
	South	PF	Dry Creek Reservoir Area
	East	PF	Dry Creek Reservoir Area
	West	Commercial	Center Pointe Shopping Center
Date of DRC Review	July 15, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

COMMERCIAL DEVELOPMENT Provide for a wider range of commercial uses, including local and regional scale development, and bike and pedestrian accessibility to commercial uses throughout Lehi.

Strategy 3 Encourage diverse commercial uses that will serve the needs of the neighborhood, city, and region

PROPERTY HISTORY

May 10, 2018 Property came into the City as part of the Dry Creek Lake Annexation

REPORT ANALYSIS

Lehi City requests review and recommendation of a proposal to change 0.406 acres of property located at 3455 North Center Pointe Drive from Public Facility to Transitional Holding (TH-5) zoning. This property is owned by Jay Peterson and it was erroneously zoned public facility with the rest of the publicly owned property that came into Lehi with the Dry Creek Lake Annexation. This proposal is to clear up this error. The property will be zoned transitional holding until the owner of the property requests a rezone and dedicates water. The property's general plan land use designation is Commercial which will guide rezone requests in the future.

SCOPE OF APPROVAL

Zone changes are a legislative item which mean that the Planning Commission has flexibility in recommending approval or denial and the City Council can choose to approve or deny the proposed zone change.

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

This zone change seeks to respect property rights and clean up a mistake made by the City.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change cleans up a previous mistake in zoning the property Public Facility.
2. The proposed zone change preserves property rights for the owner.
3. The proposed zone change does not remove water dedication requirements in the future.
4. The overall community benefit of the proposed amendment.

Jay Peterson Zone Change
DRC Redline Comments

Lehi City - requests review of the Jay Peterson Zone Change, changing the zoning from Public Facilities (PF) to Transitional Holding (TH-5 agricultural) on .406 acres located at 3455 N Center Pointe Drive.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present:
Date of Plans Reviewed: 7/15/26
Time Start: 1:03pm
Time End: 1:04pm

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13th

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

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development
Department – Planning Division

153 North 100 East
Lehi, UT 84043
Office 385.201.1030
lehi-ut.gov

Jay Peterson Zone Change Narrative

Jay Peterson owns two parcels located at 3455 North Center Pointe Drive. Parcel 11:036:0276 and 11:036:0273. In March 2020 the property came into Lehi City as park of the Dry Creek Lake Boundary Line Adjustment with Highland. The property was zoned Public Facility with the rest of the land owned by North Utah County Water Conservancy District. This property never should have been zoned Public Facility as it is privately owned. The General Plan for Peterson's two parcels is Commercial.

At this time, Lehi City proposes changing Jay Peterson's two parcels from Public Facility to TH-5. TH-5 zoning allows the continued use of the property as it was used before coming into Lehi City. In order to do Commercial or any new use on the property, it will require another zone change request with water dedication.

Code enforcement on the vehicle storage taking place on this property has been on going. This zone change will not allow for vehicle storage.

PUBLIC
HEARING
ZONE DISTRICT
MAP AMENDMENT
NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held at the Lehi City Council Chambers, 131 N 100 E on August 13, 2026 at 7:00 p.m. for the purpose of receiving comment on Lehi City's request for a Zone District & Zone District Map amendment on approximately 0.406 acres of property located at approximately 3455 North Center Pointe Drive changing the zoning from PF (public facility) to TH-5 (transitional holding).
You can view the meeting live and submit comments online at https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1000.
Or by scanning the QR Code below.
Scan for Engage Lehi
Scan for Public Meetings & Notices
Utah
10DM7

PUBLIC
HEARING
ZONE DISTRICT
MAP AMENDMENT

Jay Peterson Property Zone Change

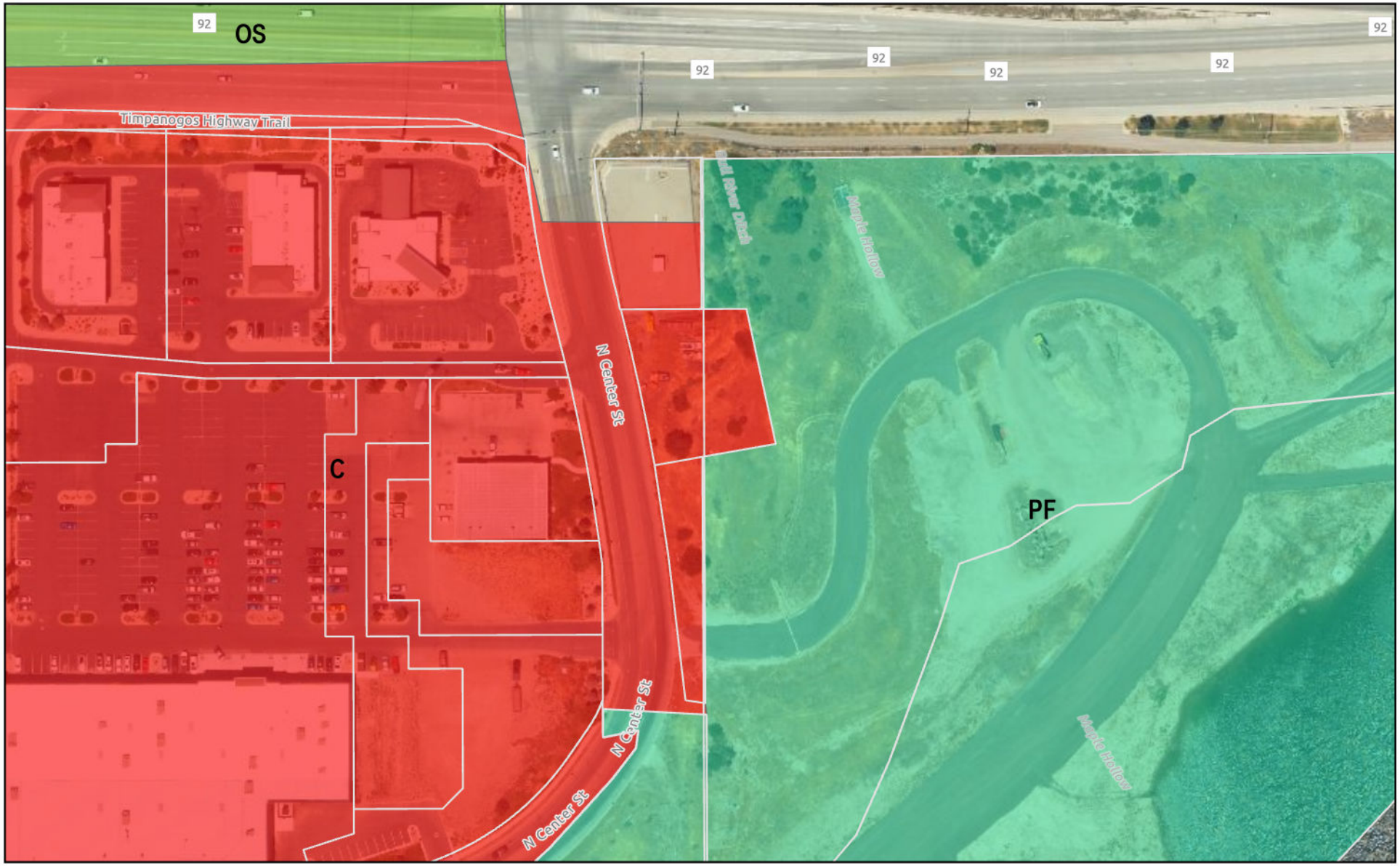
Aerial

0 175 350 700 Feet

LEHI CITY

Jay Peterson Property Zone Change

General Plan



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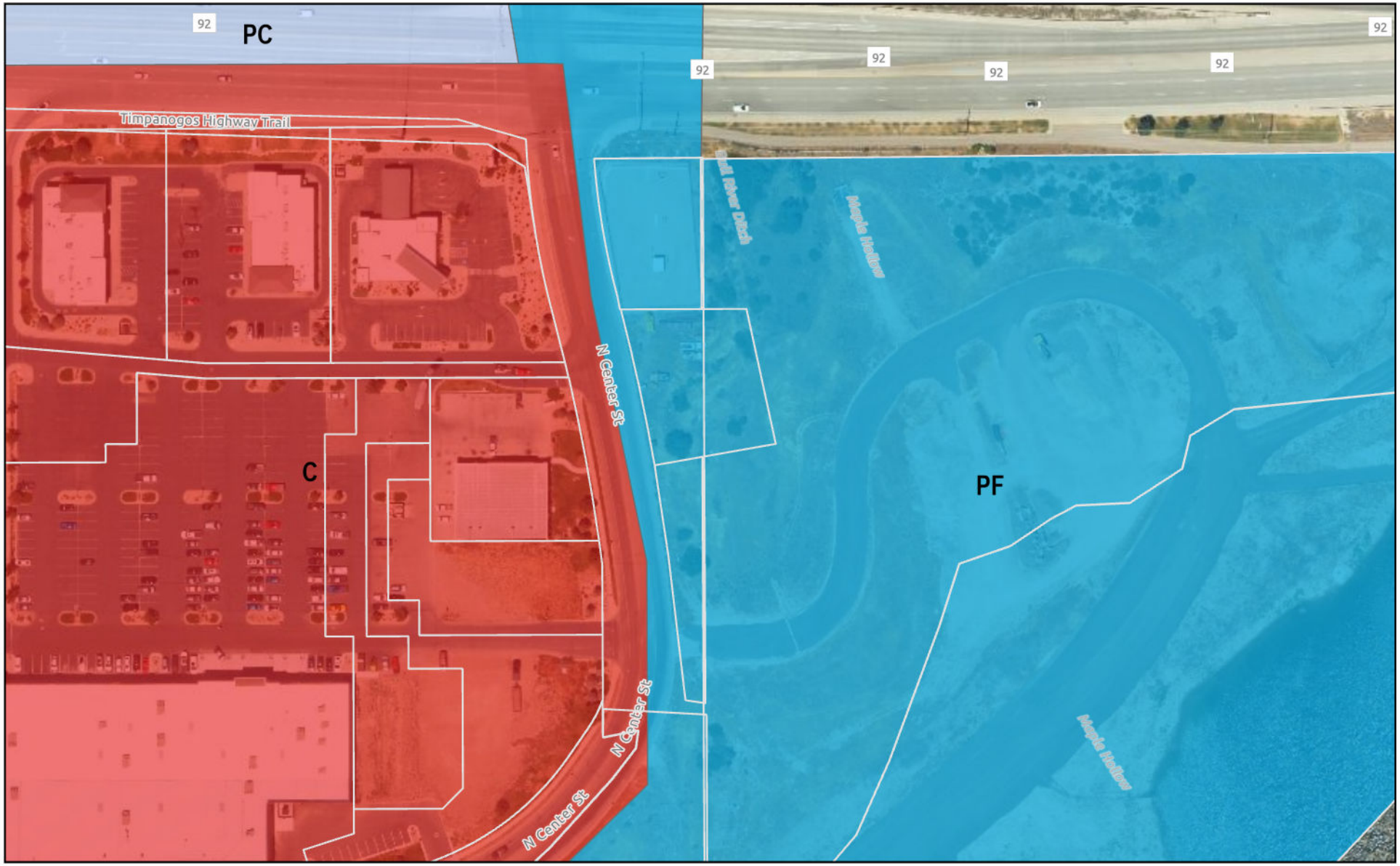
LEHI CITY

Jay Peterson Property Zone Change

Zoning



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LEHI CITY

Agenda Item No: 3.11

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Lehi City's request for approval of an exception to the Water Department Storage Building located at 2548 North 300 West requesting an exception to the glass requirement.

Summary:

Attachments:

Water Storage 1.pdf

Water Storage 2.pdf

WATER DEPARTMENT STORAGE BUILDING EXCEPTION

PLANNING COMMISSION REPORT

Applicant	Galloway and Company		
Meeting Date	August 13, 2026		
Requested Action/Purpose	Approval of a proposed exceptions to the glass requirement.		
Decision Type	Administrative		
Location	2538 North 300 West		
Project Area	Approximately 2.25 acres		
Existing Zoning	Public Facility		
General Plan Land Use Designation	Public Facility		
Existing Land Use	Public Works Complex		
Adjacent Zoning and Land Use	*North*	Public Facility	Public Works Buildings
	South	RA-1	Single Family Homes
	East	Public Facility	Public Works Storage Area
	West	R-1-8	Single Family Homes
Date of DRC Review	July 29, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.260. Site Plan Approval Process.
Permitted Uses.

1. Site plans associated with a permitted use require review an approval by the Reviewing Departments. Site Plans requesting exceptions to Code requirements require approval by the Planning Commission for the requested exceptions. The Reviewing Departments may require that the approval of a site plan be forwarded to the Planning Commission if they determine the standards in the Development Code are unclear, or that the project is likely to have extenuating or unforeseen impacts beyond what would normally be expected on issues such as traffic, lighting, or compatibility of uses.

Section 3.010. General Nonresidential Design Standards.

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

PROPERTY HISTORY

December 5, 1988 Property came into the City as part of the Sand Pit Annexation

REPORT ANALYSIS

The applicant requests approval of an exception to the 20 percent glass requirement for a new Public Works water storage building located at 2538 North 300 West in the Public Facility Zone.

The General Nonresidential Design Standards require 20 percent glass on the first floor of the façade facing the street. The applicant worked to provide as much glass as they could with the layout and functionality of the space but did not reach 20 percent. It also is higher up on the building. This is partially because the grading on the site

will have the building sitting lower than the street and sidewalk level. It also was impractical to add glass on the lower part of the building because of its function as storage. The current glass provided makes up approximately 7.7 percent of the full west elevation façade.

The Reviewing Departments did not have any comments related to the windows besides that the exception requires approval from the Planning Commission.

SCOPE OF APPROVAL

Site Plans are administrative items that must be approved if they meet the Development Code requirements. This site plan requests exceptions. The Planning Commission should determine if the intent of the Code is met and these exceptions should be granted.

This item is a public hearing, the public should just speak on whether the percentage of glass should be reduced or not.

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 applicant provided as much glass as possible within the constraints of the use of the building.
2. The proposed building will sit lower than the public right of way, and the glass has been placed for optimal viewing from the street or sidewalk.
3. Additional findings based upon information presented during the public meeting.

Public Works Water Storage Building
DRC Redline Comments

Galloway and Company- requests review of the Public Works Water Storage building located at 2538 North 300 West in the public facility zone

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present:
Date of Plans Reviewed: 7/16/26
Time Start: 1:28 pm
Time End: 1:36 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Provide the following on BOTH the Site Plan and Utilities Plan: Indicate new building service size and location. Indicate pump service size and location. Show & label new transformer(s) location. Show and label new GS/S location. Show and label conduit routing and sizes. Provide load sheet for the new service. Confirm existing pump equipment can accommodate 480/277 V.

Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer:
2. Traffic rated lid for clean out.
3. 6x6 tee with 6" valve flanged to tee on fire line.
4. 6x4 reducer with 4" valve for 4" blow off
5. 6" double strap saddle with 2" Corp
6. Install 2" meter and 2" USC approved RPZ with heated enclosure provide power from building to prevent freezing. Add note to plan set.
7. Provide Lehi City detail sheet Water-11 fire riser detail in plan set.
8. Add note to plans that all utility trench backfill must be a ASHTO designation A-1a on all sheets.
9. 8x6 tee with valve flanged to tee on all hydrants.
10. 8x6 tee with valve flanged to tee. install 8" valve on the west side of tee
11. move 4" clean out next to building
12. sanitary sewer

James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
13. Provide the storm drain calculations
14. Show the irrigation line in the profile (C104)
15. Show all Irrigation line crossings in the profile (C108)
16. Why is there an orifice at CB-02?
17. Provide all the chamber elevations. (C704)
18. Provide the geotechnical report for this project.
19. Provide a section call-out for section 3/C500. (C201)
20. Provide a perforated pipe connected to the wall drain to day light for areas where the front of wall fill is above the weep holes. (C500)
21. Verify hoop spacing at top of piers meets ACI standards for anchor bolt enclosure. (C500)
22. Specify the location of the #6 dowel in the shear key (C500)

Matt – Traffic: No comments
Kim – Planning:

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.

23. An exception from the Planning Commission will be required for a reduction in the glass requirement on the west elevation fronting the public street.
24. Show, note, and add a detail for an inverted "U" bike rack near the front door.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13th FOR AN EXCEPTION TO THE GLASS REQUIREMENT

THIS ITEM WILL RETURN TO DRC.

PRECON MEETING REQUIRED? (FULL)

PRIOR TO PRECONSTRUCTION

1. Grease trap and sample MH will need TSSD approval.

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

Public Works Water Department Storage Building Exception

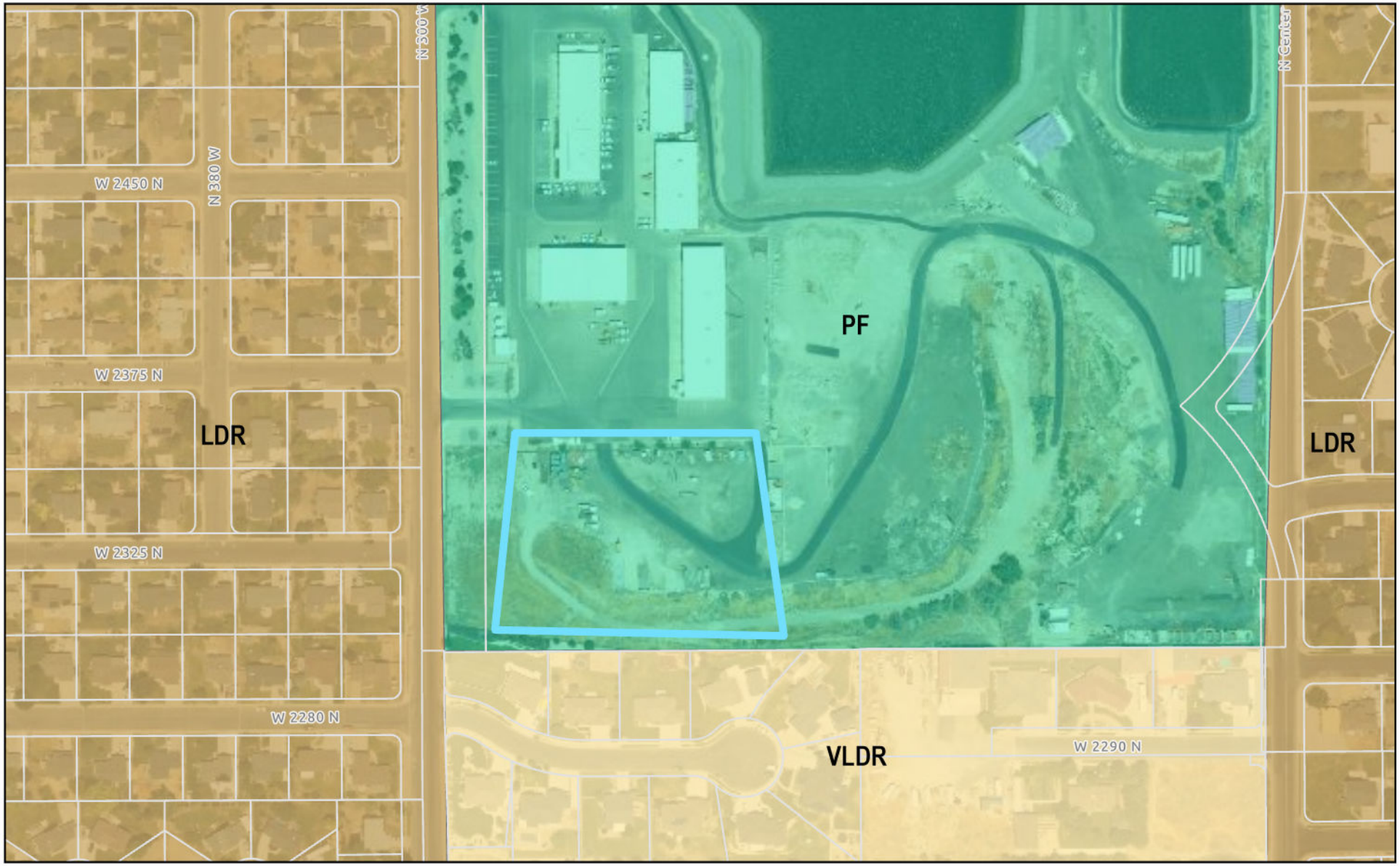
Aerial

0 275 550 1,100 Feet

LEHI CITY

Public Works Water Department Storage Building Exception

General Plan

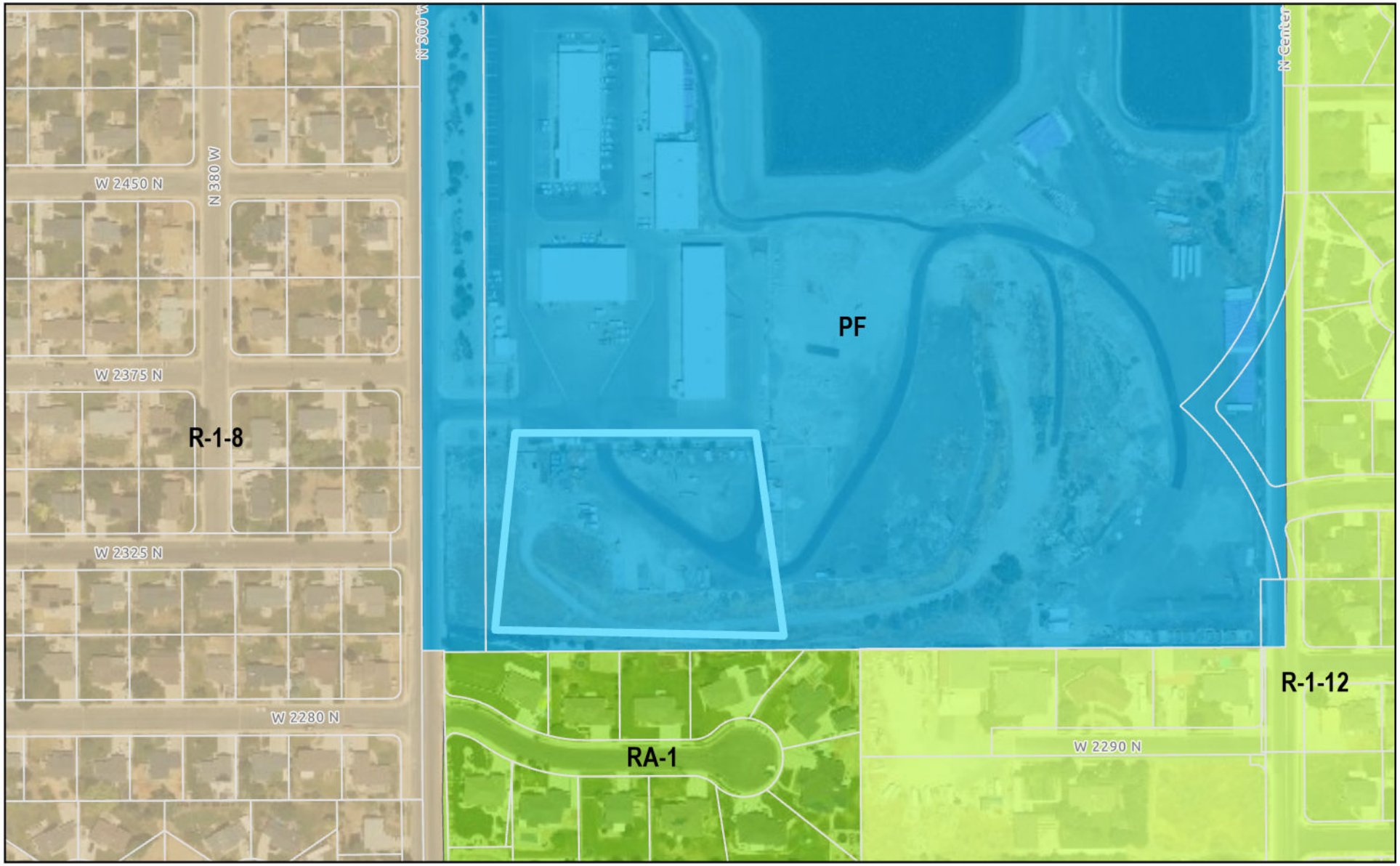


0 275 550 1,100 Feet

LEHI CITY

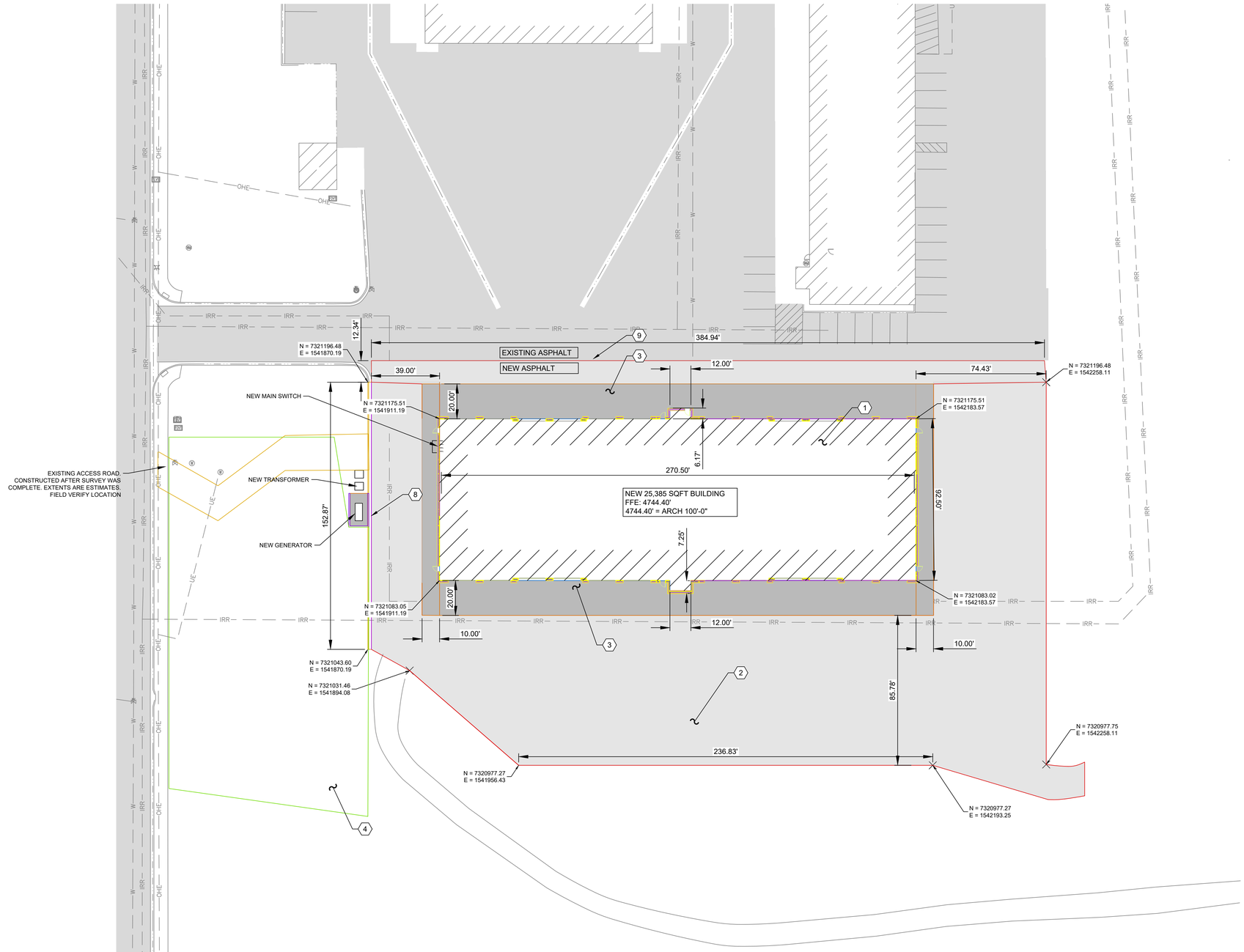
Public Works Water Department Storage Building Exception

Zoning



0 275 550 1,100 Feet

LEHI CITY



NORTH

30 0 30 60
Scale in Feet

CONSTRUCTION NOTES

1. NEW BUILDING, FFE: 4744.40
2. NEW ASPHALT PAVEMENT, SEE 2 / C701
3. NEW CONCRETE PAVEMENT, SEE 2 / C701
4. NEW LANDSCAPE AREA, SEE ARCHITECTURAL PLANS
5. NOT USED
6. NOT USED
7. NOT USED
8. NEW CURB AND GUTTER, SEE 1 / C701
9. SAW CUT EXISTING ASPHALT

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PROFESSIONAL ENGINEER
NO. 12623759-2202
RUSSELL SPRAGUE
STATE OF UTAH

AES

LEHI PUBLIC WORKS - WATER DEPT
STORAGE BLDG
2538 North 300 West
Lehi, UT 84043

#	Date	Issue/Description
1	6/24/2026	REV 1
2	6/26/2026	REV 2

Project No: 00000
Drawn By: Author
Checked By: Checker

SITE PLAN

C102

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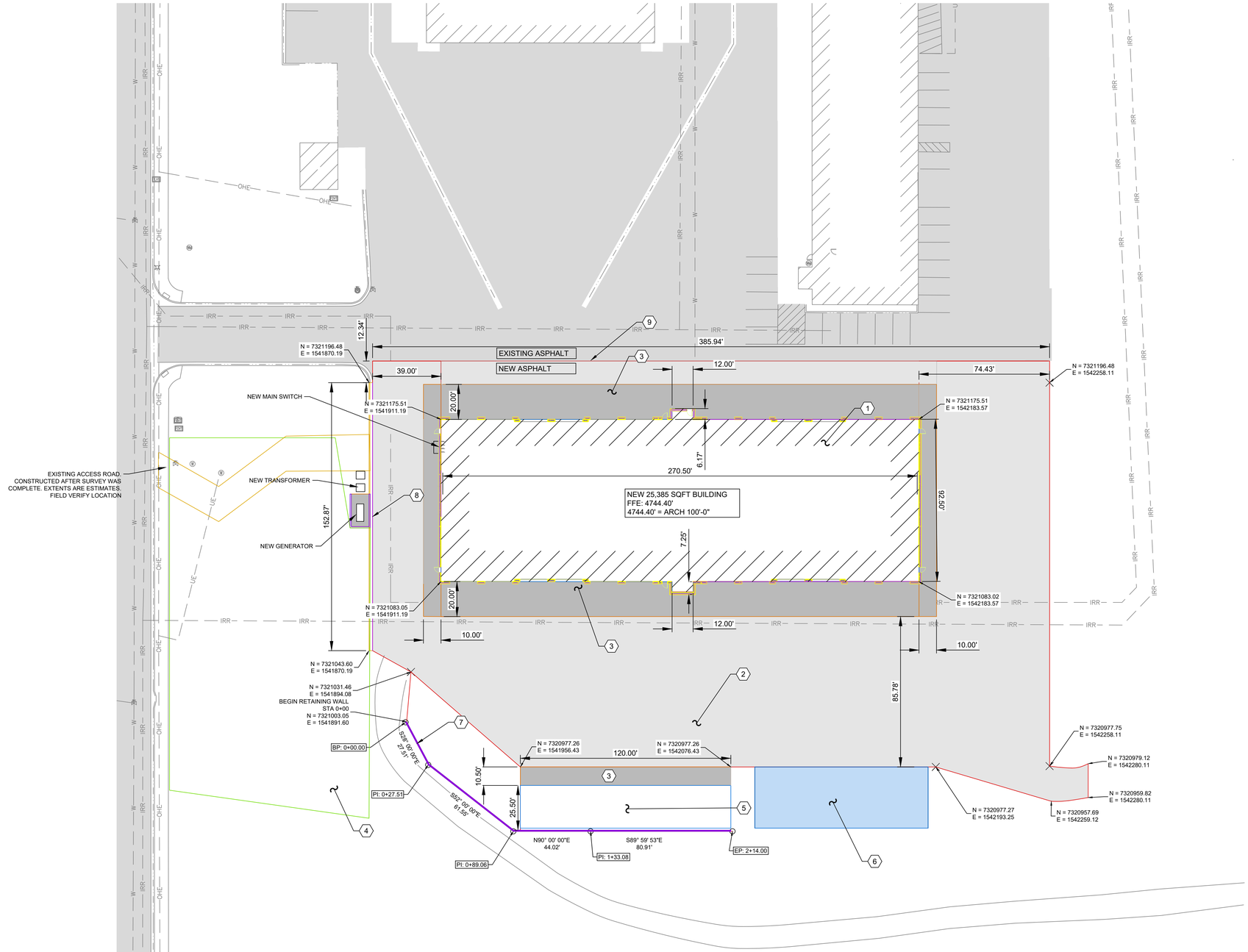

NORTH

30 0 30 60
Scale in Feet

CONSTRUCTION NOTES

1. NEW BUILDING, FFE: 4744.40
2. NEW ASPHALT PAVEMENT, SEE 2 / C701
3. NEW CONCRETE PAVEMENT, SEE 2 / C701
4. NEW LANDSCAPE AREA, SEE ARCHITECTURAL PLANS
5. NEW COVERED PARKING, SEE ARCHITECTURAL PLANS
6. RELOCATE MATERIAL BINS
7. NEW RETAINING WALL, SEE SHEET C200
8. NEW CURB AND GUTTER, SEE 1 / C701
9. SAW CUT EXISTING ASPHALT.

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#	Date	Issue/Description
1	6/24/2026	REV 1
2	6/26/2026	REV 2

Project No: 00000
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SITE PLAN - ALTERNATE 1

C102A

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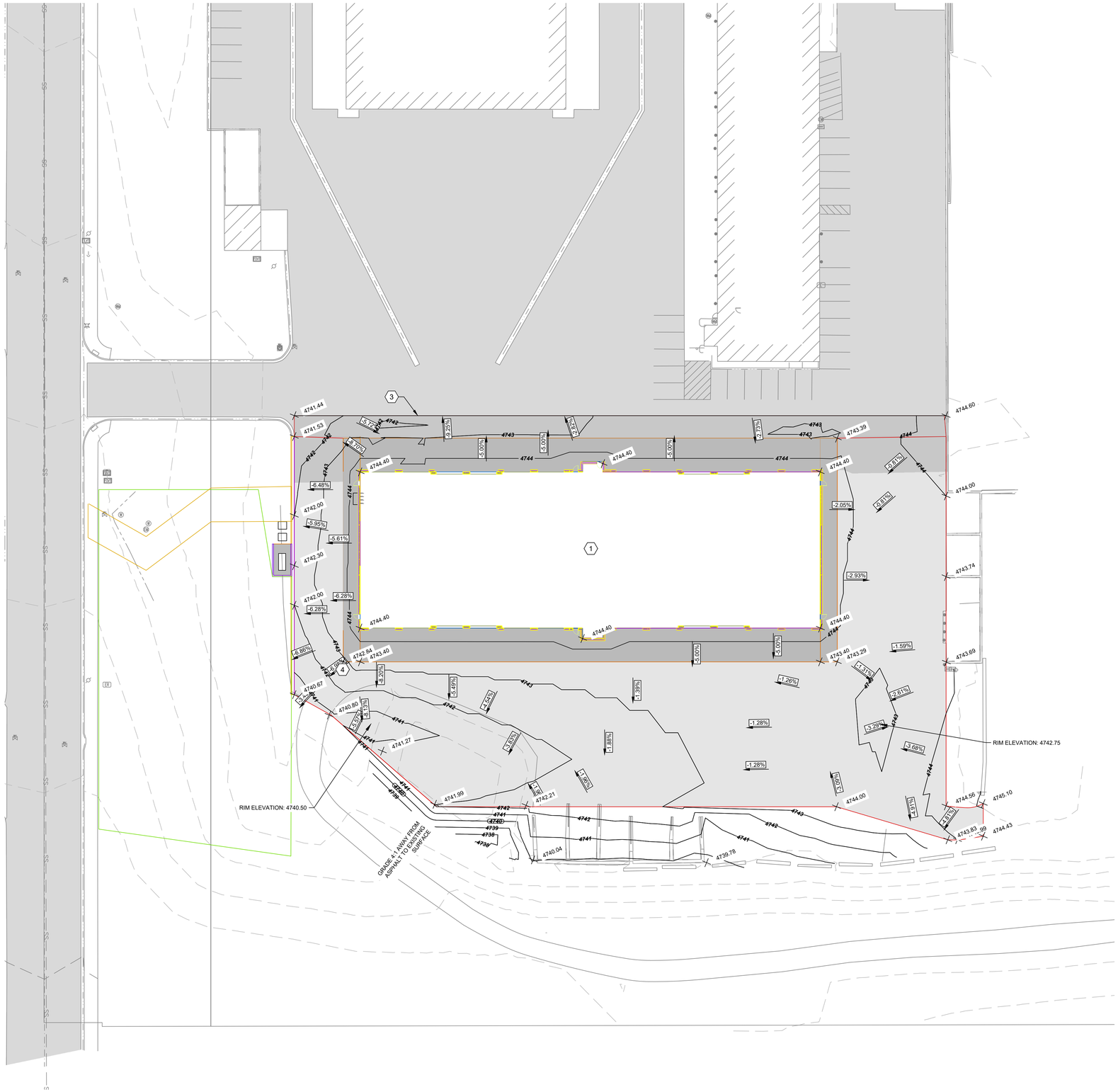

GENERAL NOTES

1. ALL WORK TO COMPLY WITH GEOTECHNICAL RECOMMENDATIONS INCLUDING REMOVAL OF UNCONSOLIDATED FILL ON SOUTH END OF SITE.
2. CONTRACTOR SHALL FIELD VERIFY SOIL CONDITIONS.
3. ENSURE MINIMUM COVER OVER ALL STORM DRAINAGE PIPING.
4. THIS GRADING PLAN REPRESENTS A WORK IN PROGRESS AND IS INTENDED TO HAVE SHEET FLOW TO ALL AREA INLETS. NOTIFY ENGINEER OF DISCREPANCIES.
5. SEE STORM MANAGEMENT REPORT FOR SITE - BY AE2S
6. AREA PASS THROUGH FLOWS ARE A PART OF THE STORM MANAGEMENT AND DESIGN.

CONSTRUCTION NOTES

1. CONTRACTOR TO ENSURE DRAINAGE AWAY FROM BUILDING
2. NOT USED
3. SAW CUT EXISTING ASPHALT. GRADE EXISTING SURFACE TO BUILDING NO MORE THAN 8% ON ASPHALT, NO MORE THAN 5% ON CONCRETE APRON.
4. SPOT CHECK GRADE ON SOUTH WEST END AND AVOID >10% CROSS DIRECTIONAL SLOPES.

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4/17/2026
RUSSELL SPRAGUE
STATE OF UTAH

AE2S

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STORAGE BLDG
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#	Date	Issue/Description

Project No: 00000
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GRADING PLAN

C109

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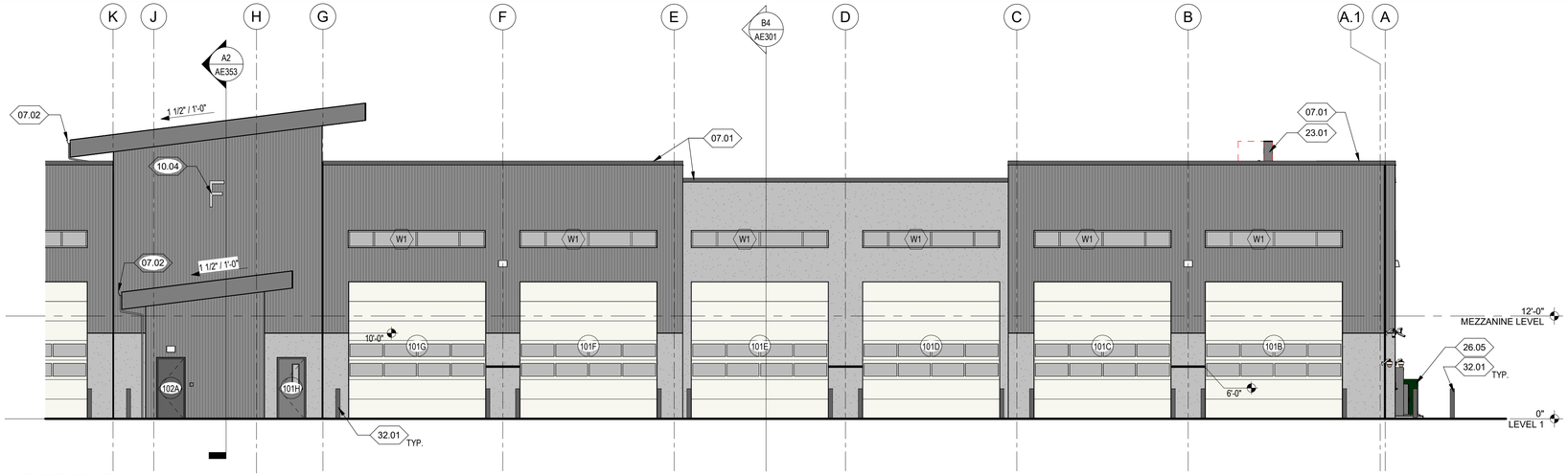
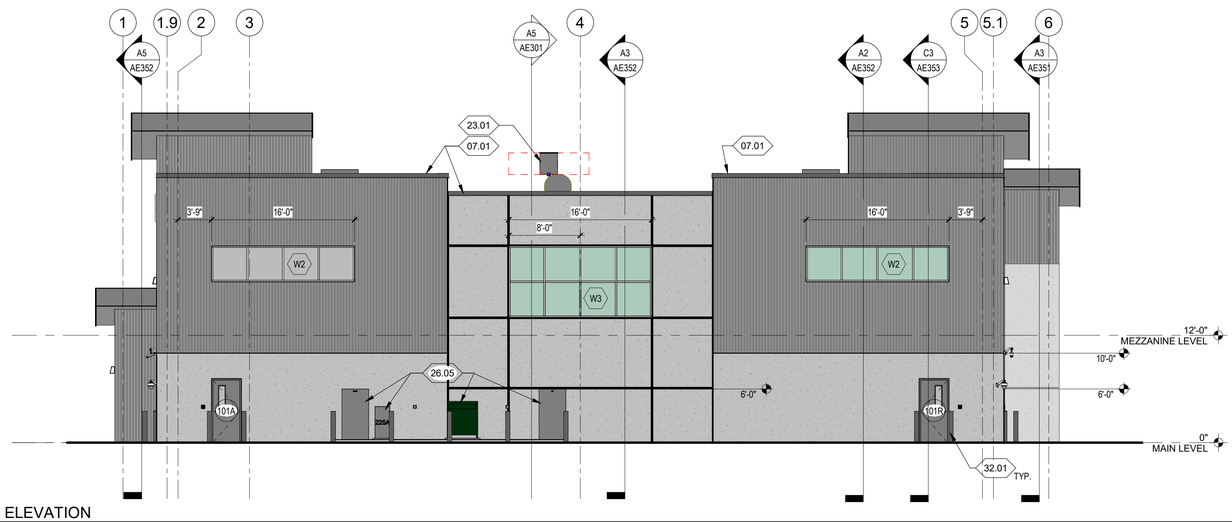
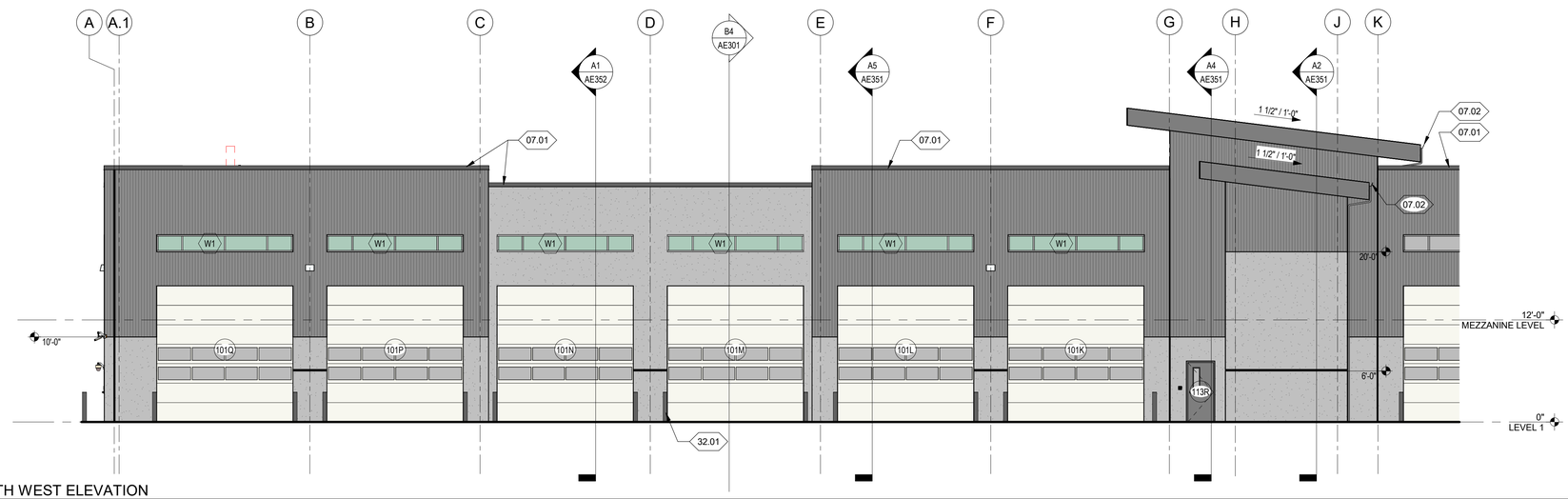


C5 AE201 NORTH WEST ELEVATION
SCALE 1/8" = 1'-0"



B5 AE201 WEST ELEVATION
SCALE 1/8" = 1'-0"



A5 AE201 SOUTH WEST ELEVATION
SCALE 1/8" = 1'-0"

GENERAL NOTES:

1. ----

KEY NOTES:

07.01	CONTINUOUS METAL COPING; COLOR TO MATCH METAL PANELING.
07.02	CONTINUOUS METAL GUTTER & DOWNSPOUT; COLOR TO MATCH FASCIA.
10.04	36" TALL ALUMINUM CHARACTER SIGNAGE; CLEAR ANODIZED FINISH.
23.01	MECHANICAL EQUIPMENT. COORDINATE WITH MECHANICAL DRAWINGS.
26.05	ELECTRICAL EQUIPMENT, COORDINATE WITH ELECTRICAL DRAWINGS
32.01	6" CONCRETE-FILLED STEEL BOLLARD; PAINTED.

EXTERIOR ELEVATION LEGEND:

	ARCHITECTURAL CONCRETE FINISH
	VERTICAL CORRUGATED METAL PANEL - DARK GRAY. SEE SPECIFICATIONS FOR PRODUCT INFORMATION
	LIGHT GRAY METAL FASCIA AND SOFFIT. SEE SPECIFICATIONS FOR PRODUCT INFORMATION
	LIGHT GRAY STANDING SEAM ROOFING. SEE SPECIFICATIONS FOR PRODUCT INFORMATION
	SECTIONAL DOOR FINISH
1i	WINDOW TAG, SEE WINDOW TYPES SHEET AE601
101A	DOOR TAG, SEE DOOR SCHEDULE SHEET AE601

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LICENSED ARCHITECT
JAMES R. CHILD
No. 120681-0301
STATE OF UTAH

LEHI PUBLIC WORKS - WATER DEPT STORAGE BLDG

2538 North 300 West
Lehi, UT 84043

#	Date	Issue/Description

Project No: LEH000004
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Checked By: Checker

EXTERIOR ELEVATIONS

AE201

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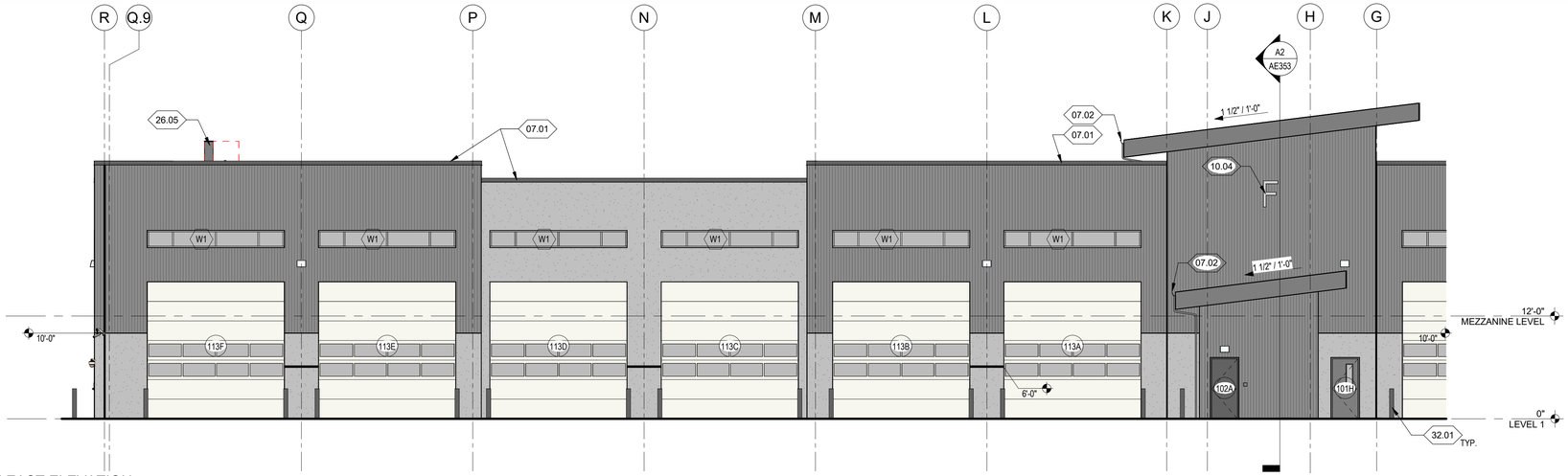
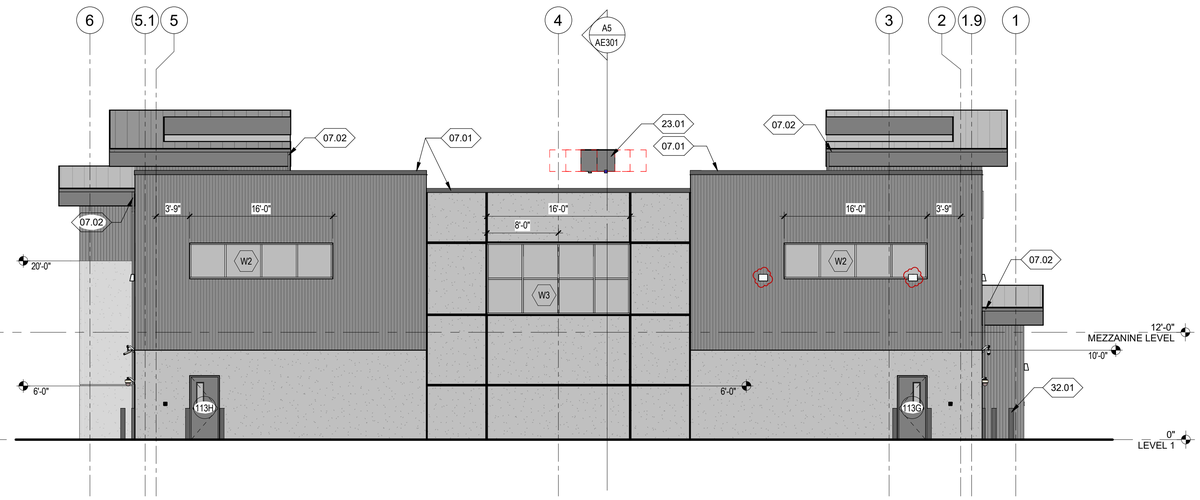
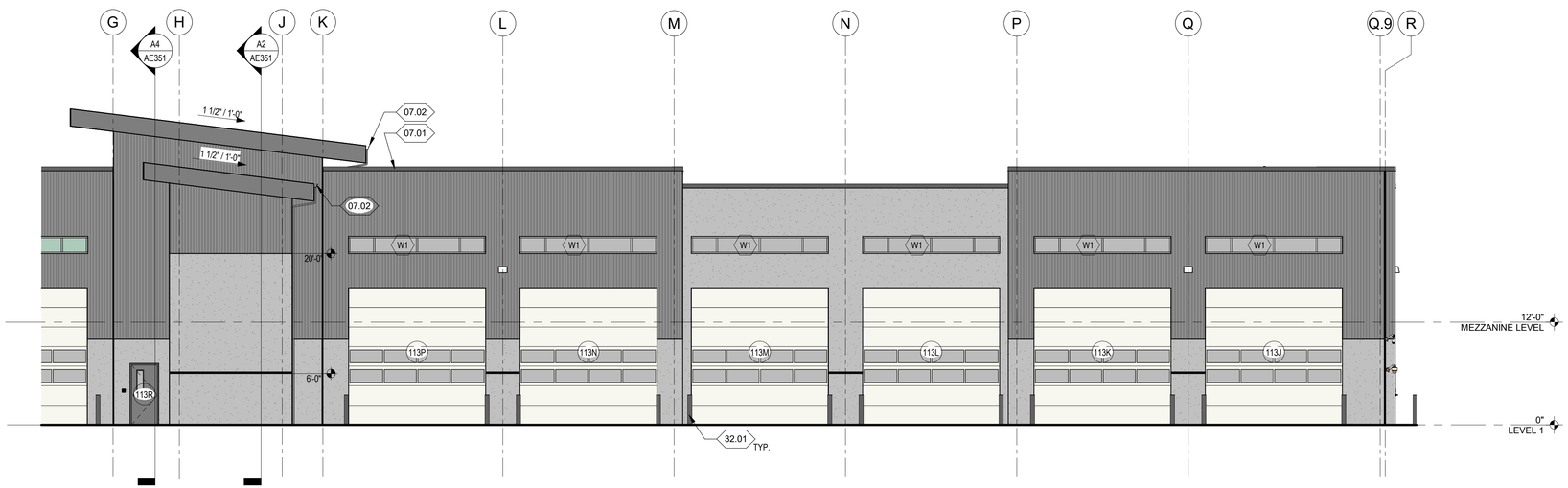


C5 / AE202 NORTH EAST ELEVATION
SCALE 1/8" = 1'-0"



B5 / AE202 EAST ELEVATION
SCALE 1/8" = 1'-0"



A5 / AE202 SOUTH EAST ELEVATION
SCALE 1/8" = 1'-0"

GENERAL NOTES:

1. ----

KEY NOTES:

07.01	CONTINUOUS METAL COPING; COLOR TO MATCH METAL PANELING.
07.02	CONTINUOUS METAL GUTTER & DOWNSPOUT; COLOR TO MATCH FASCIA.
10.04	36" TALL ALUMINUM CHARACTER SIGNAGE; CLEAR ANODIZED FINISH.
23.01	MECHANICAL EQUIPMENT. COORDINATE WITH MECHANICAL DRAWINGS.
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32.01	6" CONCRETE-FILLED STEEL BOLLARD; PAINTED.

EXTERIOR ELEVATION LEGEND:

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	VERTICAL CORRUGATED METAL PANEL - DARK GRAY. SEE SPECIFICATIONS FOR PRODUCT INFORMATION
	LIGHT GRAY METAL FASCIA AND SOFFIT. SEE SPECIFICATIONS FOR PRODUCT INFORMATION
	LIGHT GRAY STANDING SEAM ROOFING. SEE SPECIFICATIONS FOR PRODUCT INFORMATION
	SECTIONAL DOOR FINISH
1i	WINDOW TAG, SEE WINDOW TYPES SHEET AE601
101A	DOOR TAG, SEE DOOR SCHEDULE SHEET AE601

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REGISTERED ARCHITECT
JAMES R. CHILD
No. 120681-0301
STATE OF UTAH

LEHI PUBLIC WORKS - WATER DEPT STORAGE BLDG

2538 North 300 West
Lehi, UT 84043

#	Date	Issue/Description
A	Date 1	TAG

Project No: LEH000004
Drawn By: JF
Checked By: JF

EXTERIOR ELEVATIONS

AE202

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Agenda Item No: 3.12

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 19, Renewable Energy Systems, updating the maximum allowed kW for residential systems.

Summary:

Attachments:

Chapter 19 1.pdf

CHAPTER 19, RENEWABLE ENERGY DEVELOPMENT CODE AMENDMENT

PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	August 13th, 2026
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	July 1st, 2026
REQUIRED ACTION	
Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Lehi City requests review and recommendation for a proposed amendment to Chapter 19 of the Development Code. The Planning Division is proposing updating the maximum allowed kW for residential renewable energy systems.

While working to achieve Lehi City's goal to increase its use of renewable energy, it was noticed that there are some changes that can be made to Chapter 19 of the Development Code to better reach this goal. The intent of this amendment is to optimize renewable energy systems for those residents of Lehi City who are pursuing the use of these systems in their own residential applications. Additionally, DRC redline comments outline the need for two possible changes to the chapter, as seen below.

The DRC reviewed the proposed amendment and made the following comments:

1. Remove reference to heating and water/fluid heat systems since they are not regulated in the subsequent chapter.

2. Add Section: Electrical Energy Storage Systems; Must comply with section 1207 of the International Fire Code

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

Development Code Amendments are legislative items, meaning the Planning Commission and City Council have discretion on approving them and may request any changes.

The public can also speak to these proposed amendments. They can suggest any changes or express their support for each item. Specific recommendations are the most helpful for implementation.

POSSIBLE MOTIONS AND FINDINGS

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

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

Chapter 19 Renewable Energy Development Code Amendment
DRC Redline Comments

Lehi City – Requests review of a Development Code Amendment to Chapter 19, Renewable Energy Systems, updating the maximum allowed kW for residential systems.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Kim Struthers
Representatives of the Applicant Present: None
Date of Plans Reviewed: 06/23/26
Time Start: 1:54 pm
Time End: 1:55 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Remove reference to heating and water/fluid heat systems since they are not regulated in the subsequent chapter.

Brad – Fiber: No comments
Garion – Fire:
2. Add Section: Electrical Energy Storage Systems; Must comply with section 1207 of the International Fire Code

Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13, 2026.

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

CHAPTER 19

RENEWABLE ENERGY SYSTEM REGULATIONS

(Amended 07/10/12; 09/13/16; 09/11/18; 09/09/25)

Section 19.010. Purpose.
Section 19.020. Findings.
Section 19.030. Definitions.
Section 19.040. Wind Energy Facility
Section 19.050. Small Wind Energy Facility.
Section 19.060. Roof-Mounted Wind Energy System.
Section 19.070. Roof-Mounted Solar Energy System.
Section 19.080. Ground-Mounted Solar Energy System.

Section 19.010. Purpose.
The purpose of this Chapter is to provide regulations for the safe and effective construction and operation of wind and solar energy facilities in Lehi City, subject to reasonable restrictions, which will preserve the public health and safety.

Section 19.020. Findings. *(Amended 07/10/12)*
Lehi City makes the following findings:

A. That wind and solar energy is an abundant, renewable, and nonpolluting energy resource and;

B. That the conversion of wind and solar energy to electricity and building heating will reduce our dependence on nonrenewable energy resources and decrease the air and water pollution that results from the use of conventional energy sources and;

C. That wind and solar energy systems enhance the reliability and power quality of the power grid, reduce peak power demands, and help diversify energy supply.

D. The unnecessary proliferation of wind and solar energy facilities throughout the City can create a negative visual impact (visual pollution) on the community.

E. The visual effects of wind and solar energy facilities can be mitigated by fair standards regulating their sitting, construction, maintenance and use.

Section 19.030. Definitions. *(Amended 07/10/12; 09/13/16)*

As used in this Section, the following terms shall have the meanings indicated:

FAA - The Federal Aviation Administration.

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

Hub Height - When referring to a wind turbine, the distance measured from ground level to the center of the turbine hub.

IBC - International Building Code.

IFC - International Fire Code.

MET Tower - A meteorological tower used for the measurement of wind speed.

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

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

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

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

Total Height - When referring to a wind turbine, the distance measured from ground level to the blade extended at its highest point.

Wind Energy Facility - An electricity generating facility consisting of one or more wind turbines under common ownership or operating control, and

includes substations, MET towers, cables/wires, and other buildings accessory to such facility, whose main purpose is to supply electricity to off-site customer(s).

Wind Turbine - A wind energy conversion system which converts wind energy into electricity through the use of a wind turbine generator, and includes the turbine, blade, tower, base, and pad transformer, if any; provided that such a system shall only be a wind turbine for purposes of this Section if it both has a total height greater than 100 feet and nameplate capacity of greater than 100 kilowatts (Note: wind turbines less than 100 feet in height and less than 100 kilowatts will be regulated pursuant to the small wind energy facility and roof-mounted wind energy system provisions in this Section).

Section 19.040. Wind Energy Facility *(Amended 07/10/12; 09/09/25)*

A. Property Requirements.

1. Minimum parcel size. A wind energy facility must be located on a parcel that is at least 10 acres in size and one additional acre per wind turbine.

B. Application Requirements. As part of the application requirements for a Site Plan, an application for a wind energy facility shall include the following:

1. A written description of the project, including the number and maximum rated capacity of each wind energy facility. For each proposed wind energy facility, include make, model, picture, and manufacturer's specifications, including noise decibels data.

2. A plot plan prepared by a licensed surveyor or engineer drawn at an appropriate scale and in sufficient detail to clearly describe the following:

(a) Proposed boundaries of the Wind Overlay Zone with an accompanying legal description.

(b) Location of all proposed wind turbines with circles drawn around each one demonstrating compliance with the setback requirements of this Section.

(c) The location of the proposed wind energy facility as it relates to the boundaries of the parcel, adjacent ownerships and existing residences, schools, churches, hospitals, libraries, parks and public places to a distance of 2,000 feet.

(d) All proposed facilities, including access roads, electrical lines, substations, storage or maintenance units.

(e) Any federal, state, county or local recognized historic or heritage sites, delineated wetlands, and important bird areas as identified in federal, state, county, or local GIS databases or other generally available documentation.

(f) Proposed landscaping, screening and fencing.

3. A vertical drawing of each wind turbine showing total height, turbine dimensions, tower and turbine colors, ladders, distance between ground and lowest point of any blade, location of climbing pegs, and access doors. One drawing may be submitted for each wind turbine of the same type and total height.

4. A lighting plan showing any FAA-required lighting and other proposed lighting.

5. Information relating to the construction/installation of the wind energy conversion facility including a construction schedule describing commencement and completion dates, and a description of the routes to be used by construction and delivery vehicles with the gross weights and heights of those loaded vehicles.

6. A visual impact study of the proposed wind energy facility as installed, which should include computerized before and after photo simulations, elevation drawings showing the height, design, color, night lighting etc., and the location of the proposed facility as viewed from neighboring areas. The visual analysis shall also indicate any visual screening incorporated into the project that is intended to lessen the system's visual prominence.

7. A wind or feasibility study that recommends a specific location for all wind turbines. The study must also recommend an optimal height for all wind turbines and if the location is feasible for a wind turbine(s).

8. A study on potential shadow flicker that identifies locations where shadow flicker may be caused by the wind energy facility and the expected durations of the flicker at these

locations. The study shall identify areas where shadow flicker may interfere with residences and describe measures that shall be taken to eliminate or mitigate the problems.

9. A noise analysis prepared by a competent acoustical consultant documenting the noise levels associated with the proposed wind energy facility. The study shall document noise levels at property lines and at the nearest residence or public building or use not on the site (if access to the nearest residence is not available, the Planning Commission may modify this requirement).

10. An assessment of potential electromagnetic interference with microwave, radio, television, personal communication systems, and other wireless communication.

11. A fire protection and emergency response plan, created in consultation with the Lehi City Fire Department.

12. A decommissioning plan, which shall include:

(a) the anticipated life of the wind energy facility;
(b) the estimated decommissioning costs in current dollars;
(c) how said estimate was determined;
(d) the method of ensuring that funds will be available for decommissioning and restoration;
(e) the method, such as by annual re-estimate by a licensed engineer, that the decommissioning cost will be kept current; and
(f) the manner in which the wind energy facility will be decommissioned and the site restored, which shall include removal of all structures and debris to a depth of 3 feet, restoration of the soil, and restoration of vegetation (consistent and compatible with surrounding vegetation).

C. <u>Wind Energy Facility Design Standards.</u>

Figure 1. Wind energy facility with multiple wind turbines

1. Visual Appearance, Lighting, Power lines.

(a) The design of wind energy facilities, including any buildings or related structures, shall to the extent reasonably possible, use materials, colors, textures, screening and landscaping that will help reduce the visual impact of the wind energy facility.
(b) Wind energy facilities shall not project above the top of ridgelines. For the purposes of this section, ridgelines shall consist of prominent ridgelines that are highly visible from any major roadway classified as a collector or greater in intensity. A ridgeline shall also include the crest of any ridgeline and the land located within one hundred (100) feet horizontally (map distance) on either side of the crest.
(c) Wind energy facilities shall use tubular towers. The use of guy wires is not allowed.
(d) Individual wind energy facilities within a Wind Overlay Zone shall be constructed using wind turbines whose appearance, with respect to one another, is similar within and throughout the zone, to provide reasonable uniformity in overall size, geometry, and rotational speeds.
(e) All wind turbines and other structures shall be finished in a single, non-reflective matte finished color or a camouflage scheme.
(f) No advertising signs are allowed on any part of the wind energy facility, including fencing, support structures, and wind turbines except for reasonable identification of the manufacturer or operator of the Wind Energy Facility. No lettering, company insignia, advertising, or graphics shall be on any part of the tower, hub, or blades.

(g) Wind Energy Facilities shall not be artificially lighted, except to the extent required by the FAA or other applicable authority.
(h) Electrical controls and control wiring and power-lines shall be wireless or not above ground except where Wind Energy Facility collector wiring is brought together for connection to the transmission or distribution network, adjacent to that network.

2. Setbacks. The following setbacks and separation requirements shall apply to all wind turbines; provided, however, that the Planning Commission may reduce the standard setbacks and separation requirements if an exception is requested and the intent of this Section would be better served thereby.
(a) Residential zone or public use: Each wind turbine shall be set back from the nearest residential zoning district (including any zone that allows for residential uses), school, church, public park or public library, a distance of one thousand (1,000) feet.
(b) Property lines: Each wind turbine shall be set back from the nearest property line a distance no less than 1.1 times its total height, unless appropriate easements are secured from adjacent property owners, or other acceptable mitigation is approved by the Planning Commission.
(c) Public Roads: Each wind turbine shall be set back from the nearest public road a distance no less than 1.1 times its Total Height, determined at the nearest boundary of the underlying right-of-way for such public road.
(d) Communication and electrical lines: Each wind turbine shall be set back from the nearest above-ground public electric power line or telephone line a distance no less than 1.1 times its total height, determined from the existing power line or telephone line.
(e) Wetlands: Each wind turbine shall be set back 500 feet from any wetlands as delineated by the U.S. Army Corps of Engineers. This distance may be adjusted to be greater or lesser at the discretion of the reviewing body, based on topography, land cover, land uses, and other factors that influence the flight patterns of resident birds.

3. Noise. Audible noise due to wind energy facility operations shall not exceed 55 dBA for any period of time measured at the wind energy facility site's property line.

4. Height. The total height for a wind turbine shall not exceed 250 feet.

5. Density. No more than one turbine per acre shall be allowed.

6. Braking Device. All wind turbines shall have braking systems when winds reach speeds in excess of 65 miles per hour or as otherwise required by industry standards.

7. Signal Interference. The applicant shall minimize or mitigate any interference with electromagnetic communications, such as radio, telephone, or television signals caused by any wind energy facility.

8. Safety.
(a) Wind turbine towers shall not be climbable up to 12 feet above ground level.
(b) All access doors to wind turbine towers and electrical equipment shall be lockable.
(c) Appropriate warning signage shall be placed on wind turbine towers, electrical equipment, and wind energy facility entrances. Signage shall include emergency contact information.
(d) Each wind energy facility shall be equipped with both manual and automatic controls to limit the rotational speed of the rotor blade so it does not exceed the design limits of the rotor.
(e) A six-foot-high fence with a locking gate shall be required to enclose each tower or group of towers.
(f) The minimum distance between the ground and any part of the rotor or blade system shall be 20 feet.

9. Compliance with International Building Code (IBC). All wind turbines and associated buildings and facilities shall comply with all applicable IBC requirements. Building permit applications for wind energy facilities shall be accompanied by a standard drawing of the wind turbine structure including the tower, base, and footing. An engineering analysis of the tower showing compliance with the building code and certified by a licensed professional engineer

registered in the state of Utah shall also be submitted. In the case of a conflict between the IBC and this Chapter, the more restrictive shall apply.

10. Compliance with International Fire Code (IFC). All wind turbines and associated buildings and facilities shall comply with all applicable IFC requirements.

11. Compliance with FAA regulations. Wind energy facilities must comply with applicable FAA regulations, including any necessary approvals for installations close to airports.

Section 19.050. Small Wind Energy Facility.
(Amended 07/28/09; 07/10/12; 09/09/25)

A. Applications. In conjunction with the application requirements for a Site Plan, an application for a small wind energy conversion System shall include the following:

1. Evidence that the proposed tower height does not exceed the height recommended by the manufacture or distributor of the system.

2. A line drawing of the electrical components of the system in sufficient detail to allow for a determination that the manner of installation conforms to the National Electric Code.

3. Sufficient information demonstrating that the system will be used primarily to reduce on-site consumption of electricity.

4. Written evidence that the electric utility service provider that serves the proposed site has been informed of the applicant's intent to install an interconnected customer-owned electricity generator, unless the applicant does not plan, and so states in the application, to connect the system to the electricity grid.

5. A visual analysis of the small wind energy facility as installed, which may include a computerized photographic simulation, demonstrating the visual impacts from nearby strategic vantage points. The visual analysis shall also indicate the color treatment of the system's components and any visual screening incorporated into the project that is intended to lessen the system's visual prominence.

6. A decommissioning plan that includes the anticipated life of the small wind energy facility; the estimated decommissioning costs in current dollars; how said estimate was determined; the method of ensuring that funds will be available for decommissioning and restoration; the manner in which the wind energy facility will be decommissioned and the site restored, which shall include removal of all structures and debris to a depth of 3 feet, restoration of the soil, and restoration of vegetation (consistent and compatible with surrounding vegetation).

B. Design Standards. All small wind energy systems shall comply with the following standards.

1. A system shall not be located on any front or side yard. All facilities must be located completely within the rear yard, unless an exception is requested and otherwise approved by the Planning Commission.

2. Only one small wind energy system tower per legal lot shall be allowed, unless there are multiple applicants, in which their joint lots shall be treated as one lot for purposes of this Section.

3. Total maximum tower heights are measured as follows:
   (a) 45 feet or less on parcels less than five acres.
   (b) 65 feet or less on parcels of five or more acres.
   (c) The allowed height shall be reduced if necessary to comply with all applicable Federal Aviation Requirements.

4. A small wind energy facility shall be set back at a distance equal to 110% (one hundred ten percent) of the total height of the facility from all inhabited structures on adjacent lots, overhead utility lines, property lines, public roads, and public rights-of way. A consent agreement with the neighboring property owner(s) is an option to allow a small wind energy facility to be located closer to the property line and the installation poses no interference with any public utility or public right of way. When a small wind energy facility is located near a property line, no part of the apparatus shall extend over the property line. A signed letter shall be required from any consenting property owner when using the consent agreement option.

5. The maximum power output for a small wind energy facility or any other connected renewable energy devices is limited to 15~~10~~ kW. Non-residential systems may exceed 15~~10~~ kW upon negotiation with the Lehi Power Director.

6. The system's tower and blades shall be painted or treated a non-reflective, unobtrusive color that blends the system and its components into the surrounding landscape to the greatest extent possible, and incorporate non-reflective surfaces to minimize any visual disruption.

7. The system shall be designed and located in such a manner to minimize adverse visual impacts from public viewing areas (e.g., public parks, roads, trails). To the greatest extent feasible, a small wind energy system:

(a) Shall not project above the top of ridgelines.

(b) If visible from public viewing areas, shall be screened to the maximum extent feasible by vegetation or other means to minimize potentially significant adverse visual impacts on neighboring residential areas.

8. Exterior lighting on any structure associated with the system shall not be allowed except that which is specifically required by the Federal Aviation Administration.

9. All on-site electrical wires associated with the system shall be installed underground except for "tie-ins" to a public utility company and public utility company transmission poles, towers, and lines. This standard may be modified by the Planning Commission if the project terrain is determined to be unsuitable due to reasons of excessive grading, biological impacts, or similar factors.

10. The system shall be operated such that no disruptive electromagnetic interference is caused. If it has been demonstrated that a system is causing harmful interference, the system operator shall promptly mitigate the harmful interference or cease operation of the system.

11. At least one sign shall be posted on the tower at a height of five feet, warning of electrical shock or high voltage and harm from revolving machinery.

12. No brand names, logo, or advertising shall be placed or painted on the tower, rotor, generator or tail vane where it would be visible from the ground, except that a system or tower's manufacturer's logo may be displayed on a system generator housing in an unobtrusive manner.

13. Towers shall be constructed to provide one of the following means of access control, or other appropriate method of access:

(a) Tower-climbing apparatus located no closer than 12 feet from the ground.

(b) A locked anti-climb device installed on the tower.

(c) A locked, protective fence at least six feet in height that encloses the tower.

14. Anchor points for any guy wires for a system tower shall be located within the property that the system is located on and not on or across any aboveground electric transmission or distribution lines. The point of attachment for the guy wires shall be enclosed by a fence six feet high or sheathed in bright orange or yellow covering from three to eight feet above the ground.

15. The facility shall be designed with an automatic shut-off mechanism, so that in the event of a power outage, the facility will not back-feed into the power grid.

16. All small wind energy system tower structures shall be designed and constructed to be in compliance with pertinent provisions of the International Building Code, National Electric Code, and any other applicable codes.

17. All small wind energy systems shall be equipped with manual and automatic over-speed controls. The conformance of rotor and over-speed control design and fabrication with good engineering practices shall be certified by the manufacture.

18. A small wind energy facility shall be designed, installed, and operated so that noise generated by the system shall not exceed 50 decibels (dBA), except during short-term events including utility outages and severe wind storms, as measured at the closest neighboring dwelling.

C. Hybrid Wind and Solar Energy Facility. Solar panels may be attached to a small wind energy

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facility as a hybrid system with compliance to this section. The wind energy element of a hybrid system shall comply with all requirements of a small wind energy facility. The following standards shall apply to solar collectors on a hybrid system:

1. Solar collector devices shall not reflect light into windows of neighboring buildings.
2. The solar collector area shall not exceed 110 square feet unless an exception is requested and otherwise approved by the Planning Commission.

3. Collector frame and all associated conduit or piping shall be painted non-reflective colors that include browns, greens, tans and other earth tones.

Figure 2. Hybrid wind and solar energy facility

E. Maintenance. All small wind energy facilities shall be maintained in good condition and in accordance with all requirements of this section.

F. Abandonment of Use. A small wind energy facility which is not used for 12 successive months shall be deemed abandoned and shall be dismantled and removed from the property at the expense of the property owner in accordance with a decommissioning plan. Failure to abide by this section shall constitute grounds for the revocation of the permit by the City.

G. No small wind energy system shall be connected to the power grid until Lehi City Power has inspected the system.

H. The owner of the facility shall abide by the Lehi Power Net Metering Policy.

Section 19.060. Roof-Mounted Wind Energy Systems. *(New 07/10/12)*

A. Allowed Areas. Roof-mounted wind energy systems may be allowed as an accessory use upon compliance with this section.

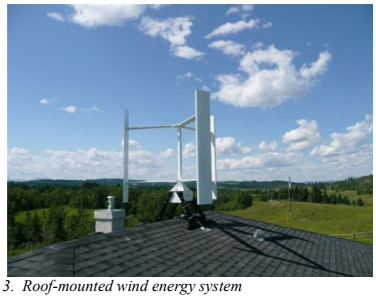

Figure 3. Roof-mounted wind energy system

B. Applications. An application for a roof-mounted wind energy system shall include the following:

1. A line drawing of the electrical components of the system in sufficient detail to allow for a determination that the manner of installation conforms to the National Electric Code.

2. Sufficient information demonstrating that the system will be used primarily to reduce on-site consumption of electricity.

3. Written evidence that the electric utility service provider that serves the proposed site has been informed of the applicant's intent to install an interconnected customer-owned electricity generator, unless the applicant does not plan, and so states in the application, to connect the system to the electricity grid.

C. Standards. All roof-mounted wind energy conversion systems shall meet the following standards:

1. No more than two roof-mounted wind energy turbines may be allowed on any legal residential lot. The allowed number of roof-mounted wind energy turbines for a non-residential lot shall be determined by the Planning Commission.

2. Maximum height restrictions. In commercial applications the peak of the apparatus shall be no more than 15 feet, as measured from the base to the peak of the apparatus, unless an exception is requested and otherwise approved by the Planning Commission. In residential applications, the peak of the apparatus shall be no more than eight feet above the peak of the roof.

3. The system shall be constructed and maintained to ensure that noise levels do not exceed 50 decibels (dBA) when measured from any property line. However, this level may be exceeded during short-term events out of human control, such as utility outages or severe wind storms. (60-70 dBA is the equivalent to a normal conversation at 3-5').

4. The system's support structure and blades shall be painted or treated a non-reflective, unobtrusive black, brown, green, tan, or other earth tone that blends the system and its components into the surrounding landscape.

5. The use of guy wires shall not be permitted for residential applications.

6. The system shall be operated such that no disruptive electromagnetic interference is caused. If it has been demonstrated that a system is causing harmful interference, the system operator shall promptly mitigate the harmful interference or cease operation of the system.

7. The system shall be designed with an automatic shut-off mechanism, so that in the case of a power outage, the system will not back feed into the power grid.

8. The maximum power output for a roof-mounted wind energy system or any other connected renewable energy devices is limited to 15~~10~~ kW for residential applications. Non-residential systems may exceed 15~~10~~ kW upon negotiation with the Lehi Power Director.

D. Maintenance. All roof-mounted wind energy systems shall be maintained in good condition and in accordance with all requirements of this section.

E. Abandonment of Use. A roof-mounted wind energy system which is not used for 12 successive months shall be deemed abandoned and shall be dismantled and removed from the property at the expense of the property owner. Failure to abide by this section shall constitute grounds for the revocation of the permit by the City.

F. Compliance. All roof-mounted wind energy systems shall comply with all applicable IFC and IBC requirements.

G. No roof-mounted wind energy system shall be connected to the power grid until Lehi Power has inspected the system.

H. Customers of Lehi Power shall be responsible for the installation and maintenance of applicable protection equipment or any damage caused by the customer-generating equipment to the City's distribution system.

I. The owner of the system shall abide by the Lehi Power Net Metering Policy.

Section 19.070. Roof-Mounted Solar Energy System. *(New 07/10/12; Amended 9/13/16)*

Figure 4. Roof-mounted solar panels

A. Allowed Areas. Roof-mounted solar energy systems may be allowed on roofs of principal structures and legal accessory structures in any district upon compliance with this section.

1. Permitted Use. Roof-mounted solar energy systems are allowed as a permitted use. Solar roof shingles (figure 5) may be allowed as a permitted use on all sides of a structure and are encouraged by the City as an alternative to traditional roof-mounted panels.

B. Standards. All roof mounted solar energy devices shall meet the following standards:

1. Solar collector devices shall extend no higher than the roof line, or on a flat roof, no higher than the parapet wall.

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2. Collectors shall not reflect light into windows of neighboring buildings.

3. Collector frame and all associated conduit or piping shall blend with the surface to which it is attached. Permitted colors include black, browns, greens, tans, and other earth tones.

4. Panel array ends shall be covered and mounting brackets shall blend in with the roof.

5. The maximum power output for a roof-mounted solar energy system or any other connected renewable energy devices is limited to 15~~10~~ kW for residential applications. Non-residential systems may exceed 15~~10~~ kW upon negotiation with the Lehi Power Director.

6. The system shall be designed with an automatic shut-off mechanism, so that in the case of a power outage, the system will not back feed into the power grid.

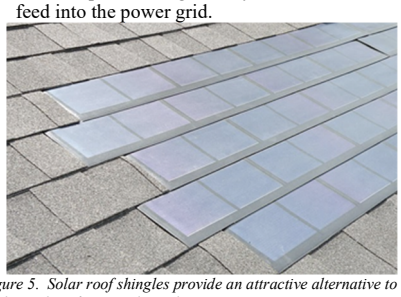

Figure 5. Solar roof shingles provide an attractive alternative to traditional roof-mounted panels

C. All roof-mounted solar energy systems shall be maintained in good condition and in accordance with all requirements of this section.

D. All roof-mounted solar energy systems shall comply with all applicable IBC and IFC requirements.

E. Customers of Lehi Power shall be responsible for the installation and maintenance of applicable protection equipment or any damage caused by the customer-generating equipment to the City's distribution system.

F. No roof-mounted solar energy system shall be connected to the power grid until Lehi Power has inspected the system.

G. The owner of the system shall abide by the Lehi Power Net Metering Policy.

Section 19.080. Ground-Mounted Solar Energy System. *(New 9/13/16; Amended 08/29/17)*

A. Allowed Areas. Ground-mounted solar energy systems installed at the rear or sides of a structure may be allowed as a permitted use upon compliance with this section.

B. Standards. All ground-mounted solar energy devices shall meet the following standards:

1. Solar collector devices shall extend no higher than the fence line.

2. Collectors shall not reflect light into windows of neighboring buildings.

3. Collectors shall not be visible from the front of the structure, as viewed at ground level from the public street.

4. The maximum power output for a ground-mounted solar energy system or any other connected renewable energy devices is limited to 15~~10~~ kW for residential applications. Non-residential systems may exceed 15~~10~~ kW upon approval by Lehi Power Engineering Manager, and the Lehi Power Director.

5. The system shall be designed with an automatic shut-off mechanism, so that in the case of a power outage, the system will not back feed into the power grid.

6. The total area of the ground-mounted solar energy system cannot exceed thirty percent of the lot's net area.

7. The system setbacks are the same as the minimum accessory building setbacks in the underlying zoning district.

8. All power lines from a ground-mounted solar energy system to any building or other structure shall be located underground.

9. A solar energy system shall not be used to display permanent or temporary advertising, including signage, streamers, pennants, spinners, reflectors, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy system provided they comply with the prevailing sign regulations found in Chapter 23 of the Development Code.

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C. All ground-mounted solar energy systems shall be maintained in good condition and in accordance with all requirements of this section.

D. All ground-mounted solar energy systems shall comply with all applicable IBC, NEC, and IFC requirements.

E. Driveways and access aisles shall be designed so that fire equipment and other emergency vehicles can readily access and exit all areas of the site.

F. Customers of Lehi Power shall be responsible for the installation and maintenance of applicable protection equipment and/or any damage caused by the customer-generating equipment to the City's distribution system.

G. No ground-mounted solar energy system shall be connected to the power grid until Lehi Power has inspected and approved the installation of the system.

H. The owner of the system shall abide by the Lehi Power Net Metering Policy, or Feed-in Tariff Policy as applicable.

Agenda Item No: 3.13

Planning Commission Agenda Item Report

Meeting Date: August 13, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Table 37.080, Table of Off-Street Parking Requirements, adding new parking requirements for preschools and daycares offering specialized therapy with higher student/teacher ratios.

Summary:

Attachments:

Table 37.080 (1).pdf

CHAPTER 37 – TABLE 37.080
DEVELOPMENT CODE AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	August 13th, 2026
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	July 29th, 2026
REQUIRED ACTION	
Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Lehi City requests review and recommendation for a proposed amendment to Chapter 37 of the Development Code. To accommodate the higher student/teacher ratios that are commonplace for preschools and daycares offering specialized therapy, Lehi City proposes a new off-street parking requirement to be added to Chapter 37, Table 37.080 of the Development Code. This amendment would increase the parking requirement to satisfy demand and allow for more flexibility to determine the appropriate parking requirement as these specialized services become more prevalent across Lehi.

Upon review by the DRC no additional comments were made.

SCOPE OF APPROVAL

Development Code Amendments are legislative items, meaning the Planning Commission and City Council have discretion on approving them and may request any changes.

The public can also speak to this proposed amendment. They can suggest any changes or express their support for each item.

POSSIBLE MOTIONS AND FINDINGS

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

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

Table 37.080 Parking for Daycare and Preschool
DRC Redline Comments

Lehi City – Requests review of an amendment to Table 37.080 Table of Off-Street Parking Requirements, adding new parking requirements for preschools and daycares offering specialized therapy with higher student/teacher ratios.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 7/29/26
Time Start: 3:33 pm
Time End: 3:34 pm

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13, 2026

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

Proposed Development Code Amendment – Parking Requirements for Preschools with Integrated Therapeutic Services

The Planning Division is proposing an amendment to the off-street parking requirements to establish a parking standard for commercial preschools that incorporate integrated therapeutic services, such as Applied Behavior Analysis (ABA) therapy and similar treatment programs. These facilities often operate differently than traditional preschools or daycare centers, with a significant portion of students receiving one-on-one therapy throughout the day. As a result, parking demand is driven more by employees than by parent drop-off and pick-up activity.

The proposed amendment establishes a parking requirement of one parking stall per employee on the largest shift, plus five visitor spaces, while also allowing the Planning Commission to approve an alternative parking ratio when supported by a parking demand study. This approach provides a parking standard that better reflects the operational characteristics of these hybrid facilities while maintaining flexibility for unique circumstances where documented parking demand differs from the standard requirement.

TABLE 37.080
TABLE OF OFF-STREET PARKING REQUIREMENTS
(Amended 12/12/00; 05/08/01; 10/25/05; 12/14/10; 01/13/15; 01/26/16; 08/09/16; 06/09/20; 08/23/22; 11/15/22; 06/11/24; 05/13/25; 09/09/25)

USE	PARKING SPACES REQUIRED
RESIDENTIAL USES	
Single-Family Dwelling	2 stalls per dwelling unit, and both stalls must be within a fully enclosed garage. Lots with less than 50' of frontage shall provide additional off-street parking stall(s) at a rate of one space for every three dwelling units.
Two-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit. 1 stall per unit to be within a fully enclosed garage.
Three-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit. 1 stall per unit to be within a fully enclosed garage.
Four-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit. 1 stall per unit to be within a fully enclosed garage.
Multi-Family Dwellings – One bedroom or less (>4 dwelling units) (see Sec. 12.130 B)	1 stall per dwelling unit which must be within an enclosed garage or parking structure 1 additional parking stall per 3 dwelling units. All additional off-street parking must be within 300 feet of the assigned units.
Multi-Family Dwellings – Two or more Bedrooms (>4 dwelling units) (see Sec. 12.130 B)	2 stalls per dwelling unit, one of which must be within an enclosed garage or parking structure. 1 additional parking space per 3 dwelling units. All additional off-street parking must be within 300 feet of the assigned units.
Townhouses (see Sec. 12.130 B)	2 stalls per dwelling unit, one of which must be within an enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2.5 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 250 feet of the assigned units.
Condominiums (see Sec. 12.130 B)	2 stalls per dwelling unit, one of which must be within a fully enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 200 feet of the assigned units.

USE	PARKING SPACES REQUIRED
Clubhouse	1 space per 300 square feet of clubhouse area 1 stall per 200 square feet of pool area (if applicable) The accessibility to on-street parking and lower density of housing next to the clubhouse may allow for a reduction in the number of stalls. The applicant shall provide justification for a reduction and the Traffic Engineer will give a recommendation. All parking reductions shall require Planning Commission approval.
Manufactured Home	2 stalls per dwelling unit.
Group Homes	1 stall per each 4 residents plus 1 for each 2 employees during regular hours.
Nursing Home	1 stall for each 4 patient beds plus 1 for each employee during regular hours.
Assisted Living Facility	1 stall for each 2.25 patient beds.
Retirement Home/Center	1 stall for every 1.5 sleeping unit plus 1 for each employee during regular hours.
PUBLIC/CIVIC USES	
Churches	1 stall for every 4 seats in the assembly area.
Civic/Public Buildings/Public Facilities/Museums	As approved by the Zoning Administrator following recommendation by the Reviewing Departments.
Elementary Schools	2 ½ stalls per Classroom.
Junior High Schools	3 stalls per Classroom.
High Schools	1 stall per Staff member, plus 10% of Staff parking for Visitors, plus spaces for 40% of student population at capacity or current enrollment whichever is greater.
Parks, Playgrounds, Sports Fields, Open Space, Golf Courses, Trails and Greenways	As approved by the Zoning Administrator following recommendation by the Reviewing Departments.
NON RESIDENTIAL/OTHER USES	
Athletic Instruction, including Dance, Gymnastics, and Martial Arts	1 stall per each 300 square feet of gross floor area.
Automobile Sales	1 stall per each 500 square feet of gross showroom area plus 1 space per employee in addition to inventory stalls.
Automobile Service and Repair	4 stalls per service bay.
Bed And Breakfast Inn	1 stall per each sleeping unit plus 1 for each employee during regular hours.

USE	PARKING SPACES REQUIRED
Commercial Recreational Facility – Without tournament seating	1 stall per each 500 square feet of gross floor area.
Commercial Recreational Facility – With tournament seating	1 stall per each 500 square feet of gross floor area plus 1 stall per each 3 seats at maximum capacity.
Corporate Offices, Professional Offices, Business Offices and Financial Institutions	1 stall for each 300 square feet of gross floor area.
Day-care (in home)	2 stalls.
Day-care (commercial)	1 stall per each 300 square feet of gross floor area.
Preschool (commercial) with Integrated Therapeutic Services	1 parking stall per employee on the largest shift, plus 5 visitor spaces, or as otherwise approved by the Planning Commission based on a parking demand study.
Funeral Homes	20 stalls or 1 stall for each 30 square feet in all assembly areas.
Hospitals	1 stall for each two patient beds plus 1 space for each employee during regular working hours.
Hospitals – Small Animal	1 stall for each 300 square feet of gross floor area.
Hotels/Motels	1 stall for each sleeping unit plus 1 space for each employee during regular working hours.
Manufacturing, Industrial, Wholesale establishments	1 stall for each person employed during regular working hours and adequate spaces for all company owned vehicles and visitors.
Medical Clinics	1 space for each 250 square feet of gross floor area.
Night Club	1 stall for each 300 square feet of gross floor area.
Personal Services	1 stall for each 300 square feet of gross floor area.
Plant Nursery with Outdoor Display	10 stalls per acre.
Research and Development Facilities/Medical or Dental Laboratory	1 stall for each 300 square feet of gross floor area.
Restaurants Dine-in/Brew Pub	1 stall for each 2.5 seats plus 0.5 spaces per employee on the largest shift (minimum of 5 employee spaces).
Restaurants – Drive-thru (Food establishment with large proportion of take-out business)	1 stall per 150 square feet of gross floor area (does not include drive thru stalls or waiting areas).
Retail Stores	1 stall for each 300 square feet of gross floor area.
Schools – Vocational and Technical	1 stall for each employee plus 1 stall per each 3 students at maximum capacity.

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USE	PARKING SPACES REQUIRED
Short Term Rentals	1 stall per bedroom, not in tandem configuration.
Sports Fields, Sporting Facilities, Arenas	1 stall for every 3 seats at maximum capacity or as approved by the Planning Commission.
Theaters, Sports Arenas, Public Assembly Areas	1 stall for each 3 seats at the maximum seating capacity or as approved by the Planning Commission.
Other non-residential uses not otherwise listed	1 stall per each 500 square feet of gross floor area or as approved by the Planning Commission.
MIXED USES	
Mixed Use – Residential/Commercial	Required parking based on total of combined uses with up to 30% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.
Transit Oriented Development – As defined by Chapter 38 of the Development Code	Required parking based on total of combined uses with up to 50% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.