Lehi Planning Commission Meeting
Agenda
September 10, 2026

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

1. Call to Order

2. Consent Agenda

3. Regular Agenda

   3.1. Public hearing and consideration of Adam Albrecht's request for approval of an exception for the Garden Park Subdivision, revising a 6-foot no climb fence along the railroad corridor to be an 8-foot wall located at approximately 500 S Center Street.
   Garden Park 1.pdf
   Garden Park 2.pdf

   3.2. Public hearing and consideration of AT&T's request for conditional use approval of the AT&T River Walk Preliminary Children's Antenna, requesting to place a telecommunications antenna on top of Primary Children's Hospital located at 2250 North Miller Campus Drive.
   AT&T 1.pdf
   AT&T 2.pdf

   3.3. Public hearing and consideration of Alpine Bible Church's request for approval of an exception for the Alpine Bible Church located at 710 West Main Street requesting an exception to the glass requirement.
   Alpine 1.pdf
   Alpine 2.pdf

   3.4. Public hearing and consideration of Uncommon Architecture's request for approval of exceptions to the Outlets at Traverse Mountain Storage Building's architectural requirements including maximum EIFS percentages, architectural features, and glass requirements located at 3800 Cabela's Boulevard.
   Outlets 1.pdf
   Outlets 2.pdf

   3.5. Public hearing and recommendation of Lehi City's request for review of the Chapter 29

Development Code Amendment, clarifying the development agreement process.
Chapter 29.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: 3.1

Planning Commission Agenda Item Report

Meeting Date: September 10, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Adam Albrecht's request for approval of an exception for the Garden Park Subdivision, revising a 6-foot no climb fence along the railroad corridor to be an 8-foot wall located at approximately 500 S Center Street.

Summary:

Attachments:

Garden Park 1.pdf

Garden Park 2.pdf

GARDEN PARK 8-FOOT FENCE EXCEPTION

PLANNING COMMISSION REPORT

Applicant	Adam Albrecht		
Meeting Date	September 10, 2026		
Requested Action/Purpose	Approval of a proposed site plan with an exception		
Decision Type	Administrative		
Location	Approximately 500 S Center Street		
Existing Zoning	R-1-Flex		
General Plan Designation	LDR		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	A-1	Single family residential
	East	RA-1	Single family residential
	West	A-1	Single family residential
Date of DRC Review	August 19, 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

June 15, 1872 This property was included in the original Lehi City incorporation

REPORT ANALYSIS

The applicant requests approval to install an eight-foot fence on the south side of their property at approximately 500 S Center Street, directly adjacent to the railroad corridor. 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 provide a more appropriate and durable separation between the residential lots and the adjoining railroad use. The applicant suggests that the proposed eight-foot solid precast wall would better mitigate physical and visual disruptions from the rail line than a six-foot open-style fence, including reducing railroad noise, screening views of railway activity, deterring against unauthorized access to the railroad corridor, and create a more attractive, durable, and permanent boundary. The applicant also mentions that wall is consistent with the City's recent approval of other eight-foot fencing along railroad tracks in other subdivisions.

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

The Reviewing Departments had one informational comment and one technical comment, including the following:

1. Fences over 7' require a building permit.
2. Fence must not lap over the sidewalk as shown.

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 effectively mitigate disruptions from the railway corridor.
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.

Garden Park Fence Revision
DRC Redline Comments

Adam Albrecht- requests review of a revision to the Garden Park Subdivision, amending the southern fence to be an 8-foot wall in lieu of a 6 foot no climb fence.

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: Adam Albrecht
Date of Plans Reviewed: 8/11/26
Time Start: 1:42 pm
Time End: 1:46 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comment
Ryan – Water/Sewer: No comments
James – Parks: No comment
Gary S. – Building/Inspections:
1. Fences over 7' require a building permit. Separate application and plans will need to be submitted to the building department.

Shelbey – Public Works: No comment
Gary E. – Engineering:
2. Fence must not lap over the sidewalk as shown

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 10, 2026 FOR AN EXCEPTION TO HAVE AN 8-FOOT FENCE.

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 Fence Revision Narrative

The applicant is requesting approval to revise the required fencing along the south boundary of the Garden Park Subdivision in Lehi, Utah.

The City's standard calls for a six-foot-tall no-climb fence. In its place, the applicant proposes approximately 159 linear feet of eight-foot-tall precast concrete fencing along the subdivision's southern boundary, directly adjacent to the active railroad corridor.

The proposed wall would provide a more appropriate and durable separation between the residential lots and the adjoining railroad use. Compared with a six-foot open-style fence, the proposed eight-foot solid precast wall would:

- Provide stronger physical and visual separation from the railroad corridor;
- Help reduce railroad noise affecting future residents;
- Screen views of the tracks and associated railroad activity;
- Provide an additional deterrent against unauthorized access to the railroad corridor; and
- Create a more attractive, permanent, and durable boundary treatment.

The proposed wall is also consistent with the City's recent approval of eight-foot precast fencing along railroad tracks in other subdivisions. Approval of the same type of fencing at Garden Park would provide consistency among similarly situated residential developments and recognize the unique compatibility, screening, and safety considerations associated with property adjoining an active railroad corridor.

The solid precast wall will satisfy the no-climb intent of the City's fencing requirement while providing greater height, privacy, sound attenuation, visual screening, and long-term durability.

For these reasons, the applicant respectfully requests approval to substitute the proposed eight-foot precast concrete wall for the otherwise required six-foot no-climb fence along approximately 159 feet of the southern boundary of the Garden Park Subdivision.

Garden Park 8- Foot Fence

Aerial

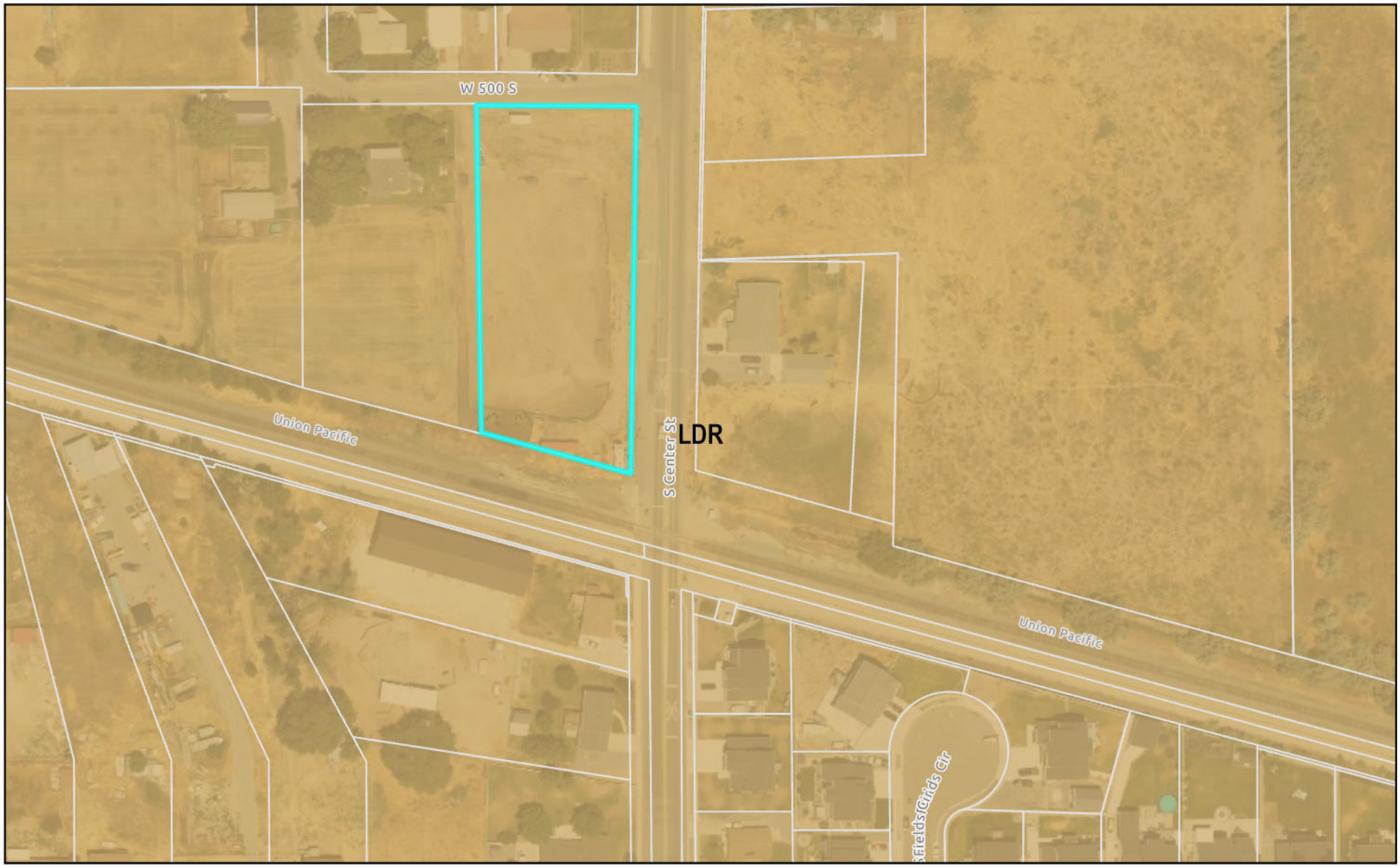


0 180 360 720 Feet

LEHI CITY

Garden Park 8- Foot Fence

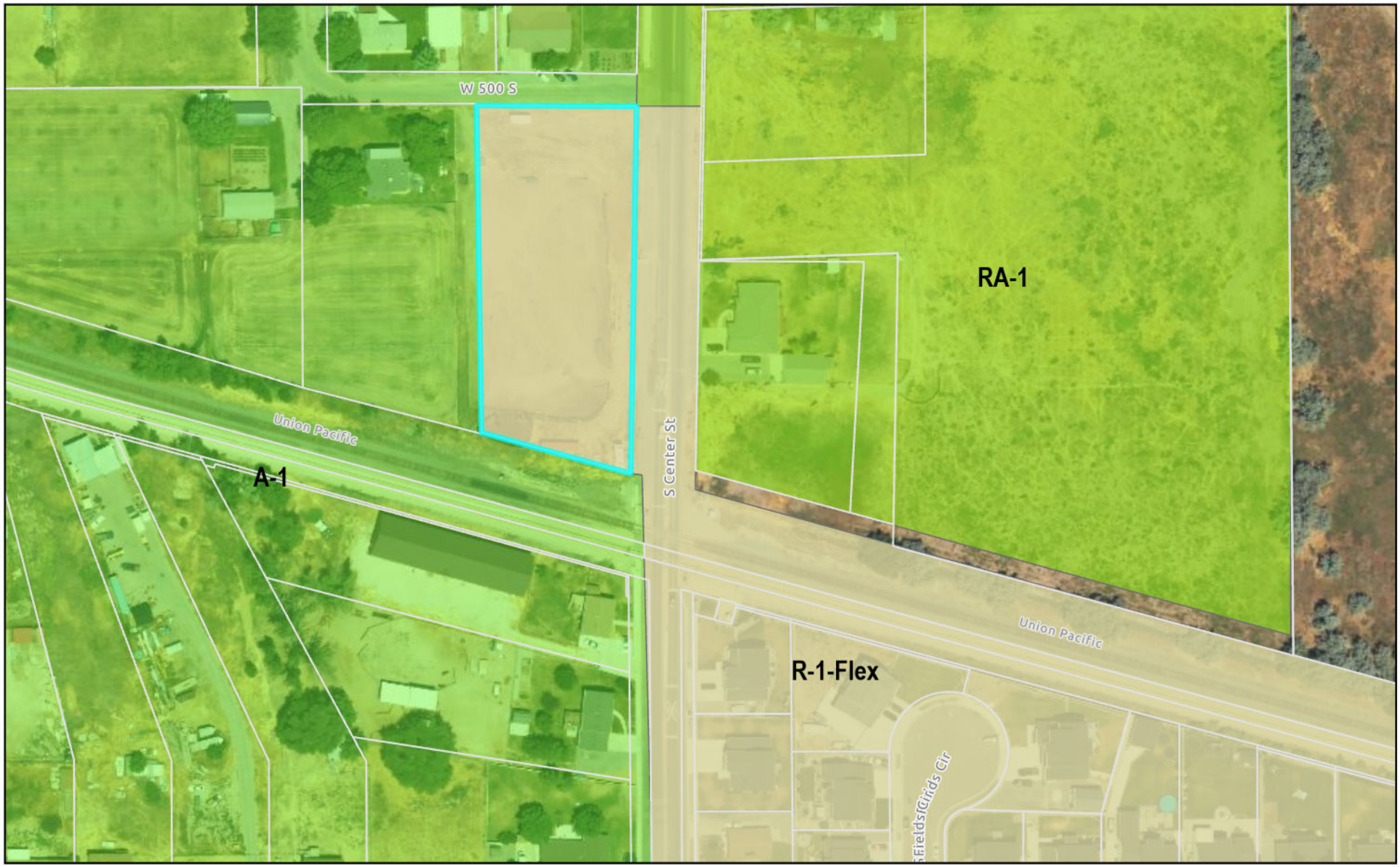
General Plan



LEHI CITY

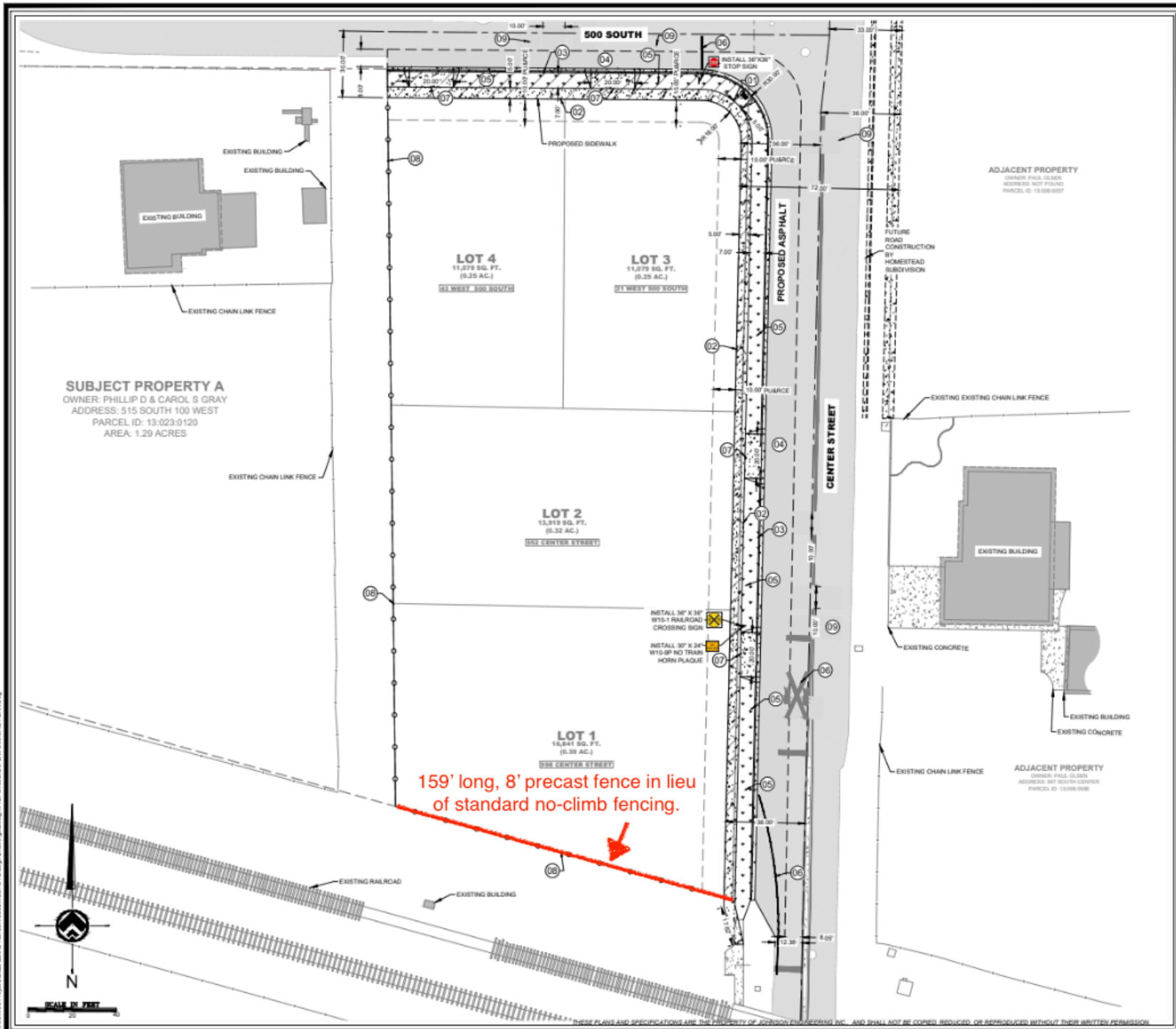
Garden Park 8- Foot Fence

Zoning



LEHI CITY

DigiSign Verified - 2cad541e-c320-4b8d-9f31-9378d7cb9592



GENERAL NOTES

NOTES:

1. INSTALL A PEDESTRIAN RAMP PER DETAIL 01 ON SHEET CSD-100
2. INSTALL 5' SIDEWALK PER DETAIL 01 ON SHEET CSD-101
   2.1. TOTAL: 545 LF
3. INSTALL 24" CURB AND GUTTER PER DETAIL 01 ON SHEET CSD-101
   3.1. TOTAL: 555.5 LF
4. INSTALL ASPHALT PER LEHI CITY STANDARDS ON SHEET CSD-100 DETAIL 02
   4.1. TOTAL: 8,574.5 SF
   4.2. ROADBASE THICKNESS: 18" PER LEHI CITY MINIMUM STANDARDS
5. LANDSCAPING AREA
   5.1. TOTAL: 3,170 SF
6. INSTALL 8" TYPICAL ROAD PAINT
7. INSTALL DRIVE APPROACH PER DETAIL 02 ON SHEET CSD-101
8. INSTALL 6 FOOT NON-CLIMBABLE FENCE
   8.1. TOTAL: 478.5 LF
9. 10' ASPHALT TEE PATCH (TYPICAL) PER DETAIL 02 ON CUD-101

DATA TABLE	
PARCEL ID	13:023:0119
PARCEL SIZE	1.29 AC.
EXISTING ZONE	A-1
PROPOSED ZONE	R-1-FLEX
MAX DENSITY	3.25
PROPOSED DENSITY	3.09
MINIMUM LOT SIZE	8,000 SF

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

DAVID B. JOHNSON
STATE OF UTAH

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

UTAH GROUND DEVELOPMENT
ADAM ALBRECHT
515 SOUTH 100 WEST
LEHI, UTAH
801-657-0700

SHEET INFORMATION:

SITE PLAN
GARDEN PARK SUBDIVISION
LEHI, UTAH COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	CS-100

PROJECT NO: 23-012
DATE: 07/27/26
SCALE: 1":20'

NO.	DATE	REVISION
20	07/27/26	FINAL
19	06/11/26	FINAL

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JOHNSON ENGINEERING INC., AND SHALL NOT BE COPIED, REUSED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: September 10, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of AT&T's request for conditional use approval of the AT&T River Walk Preliminary Children's Antenna, requesting to place a telecommunications antenna on top of Primary Children's Hospital located at 2250 North Miller Campus Drive.

Summary:

Attachments:

AT&T 1.pdf

AT&T 2.pdf

AT&T RIVERWALK PRIMARY CHILDREN'S ANTENNA CONDITIONAL USE

PLANNING COMMISSION REPORT

Applicant	UC Techs		
Meeting Date	September 10, 2026		
Requested Action/Purpose	Public hearing and approval of a conditional use		
Decision Type	Administrative		
Location	2250 North Miller Campus Drive		
Project Area	165 square feet		
Existing Zoning	Planned Community (PC)		
General Plan Designation	Commercial		
Existing Land Use	Primary Children's Hospital		
Adjacent Zoning and Land Use	*North*	PC	Single-family residential
	South	Commercial	2100 North Freeway
	East	PC	Holbrook Farms Park
	West	PC and Commercial	Future commercial
Date of DRC Review	August 12th, 2026		
Assigned Planner	Katie Bussell		

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 12.140. Wireless Telecommunications Facilities. *(New 02/27/07; Amended 07/08/14)*

A. Location and Type Priority.

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

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

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

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

2. Roof Mounted Antennas.

(a) Maximum Height. The maximum height of a roof mounted antenna shall be 18 feet above the roof line of the building.

(b) Setback. Roof mounted antennas shall be setback from the exterior wall of the building or structure a distance at least equal to the height of the antenna above the roof.

(c) Mounting Options. A roof-mounted antenna shall be mounted only on structures with flat roofs. Roof mounted antennas may be mounted directly on a roof, or on top of existing penthouses or mechanical equipment rooms if the total height of the antennas do not exceed 18 feet above the roof line of the building.

(d) Color. Roof mounted antennas, equipment, and supporting structures shall be painted to match the color of the building or structure, or the background against which they are most commonly seen. Antennas and supporting structures shall be architecturally compatible with the building.

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

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

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

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

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

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

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

PROPERTY HISTORY

February 26, 2026 Property was recorded as part of the Primary Children's Hospital Lehi Subdivision Plat B.

REPORT ANALYSIS

The applicant is requesting approval of the AT&T River Walk Cell Tower on top of Primary Children's Hospital. Telecommunication Facilities are Conditional Uses according to the Holbrook Farms Area Plan.

Chapter 12 of the Lehi Development Code states that first priority for telecommunication structures will be given to antennas located in a residential zoning district on property that is being used for nonresidential uses. While the Planned Community zone is a mixture of residential and nonresidential zoning, the antenna is being placed on property that is distinctly a nonresidential use.

The platform itself would be 165 square feet, and the antenna will be 10 feet tall. Chapter 12 requires that roof mounted antennas shall not be 18 feet above the roofline of the building; the antenna meets the height regulation. Further, Chapter 12 requires the antenna be setback from the exterior wall of the building at least equal to the height of the antenna. With a 10-foot antenna, the antenna would need to be setback at least 10 feet. The plans show the antenna will be set back at least 28 feet.

There were three redline comments for the antenna, including:
1. Upon completion, confirm there is no interference or reduced performance with the buildings emergency radio communications system. IFC 510.6.3
2. Roof mounted antennas, equipment, and supporting structures shall be painted to match the color of the building or structure, or the background against which they are most commonly seen. Antennas and supporting structures shall be architecturally compatible with the building

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

The AT&T Riverwalk Primary Children's Antenna is a conditional use. The Planning Commission can place reasonable conditions to mitigate against any potential negative impacts of the antenna, but they cannot deny the antenna outright unless there is documented proof the antenna would cause significant harm to citizens.

This is a public hearing.

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.

Lehi River Walk Primary Children's Tower
DRC Redline Comments

*ATT- requests review of the **Lehi River Walk Primary Children's Tower**, placing an antenna on top of Primary Children's hospital, located at 2250 North Miller Campus Drive.*

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 Bussell
Representatives of the Applicant Present: Jared White
Date of Plans Reviewed: 8/4/26
Time Start: 2:05 PM
Time End: 2:12 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire:
1. Upon completion, confirm there is no interference or reduced performance with the buildings emergency radio communications system. IFC 510.6.3

Ryan – Water/Sewer: No comments.
James – Parks:
2. Consider updating narrative text to improve clarity.

Gary S. – Building/Inspections:
A. A building permit will be required, separate application and plans need to be submitted to the Building Department
Shelbey – Public Works: No comments.
Gary E. – Engineering: No comments.
Matt – Traffic: No comments.
Kim – Planning:
3. Roof mounted antennas, equipment, and supporting structures shall be painted to match the color of the building or structure, or the background against which they are most commonly seen. Antennas and supporting structures shall be architecturally compatible with the building.

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. 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. Surveyor's and engineer's stamps on construction drawings.

STAFF
5. Address comments from Planning Commission approval.

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

6. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled.

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 IS/IS NOT REQUESTING AN EXCEPTION.
(An exception requires stamped addressed envelopes for public noticing if the project proceeds to Planning Commission)

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 27TH. (NEED ENVELOPES BEFORE SCHEDULING)
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.

RE: AT&T CUP application written Narrative (Primary Children's Hospital

Project Overview: In an effort to improve cellular coverage in the area AT&T is seeking approval for a new wireless facility. The proposed facility what does not require a new monopole as antenna are being proposed on the roof of the Primary Children medical center.

- The facility is unmanned and requires no parking and has no patrons
- The facility will operate unmanned 24/7.
- Sled Mounts radios cabinets and antennas will need to be installed on the roof
- The facility will be constructed in accordance with all local and federal laws and will have no detrimental effects on public health, adjacent properties, or the general safety and well-being of the public.
- The location is the least visually intrusive option to provide enhanced wireless coverage to the area and is in line with the Lehi City General Plan
- The rooftop is very large and more then capable of supporting AT&Ts equipment however a structural analysis with be completed and submitted as part of the building Permit Process

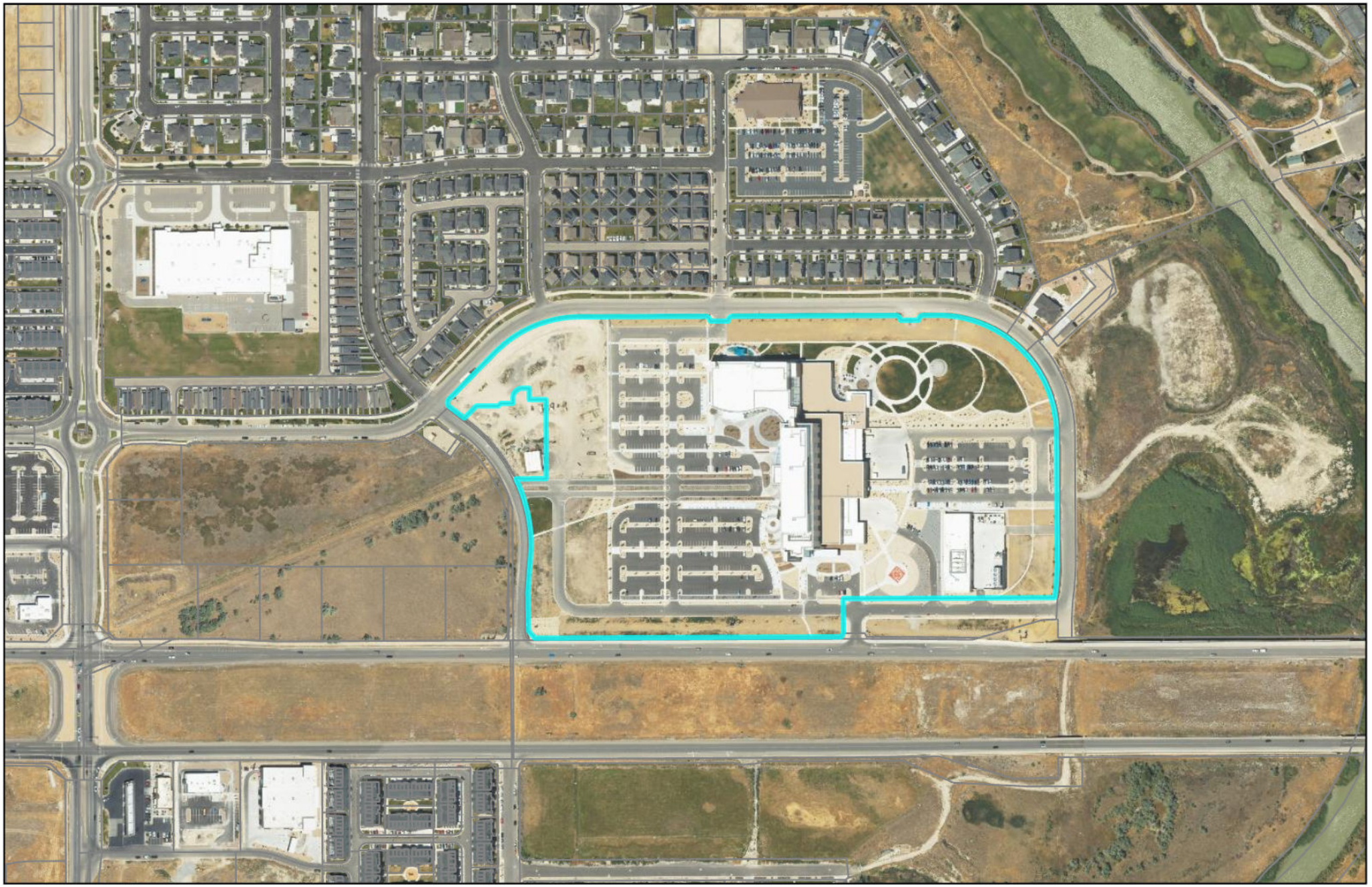
EMERGENCY
Main Entrance
Outpatient Center
Visitor Parking
PUBLIC HEARING
Conditional Use


PUBLIC
HEARING
Conditional Use


PUBLIC
HEARING
Conditional Use
Location: 2250 North Miller Campus Drive
Lehi City Planning Commission:
Thursday September 10, 2026 @7pm
Lehi City Council Chambers
131 N. 100 E. Lehi, UT
LEHI CITY

ATT River Walk Primary Children's Antenna

Aerial Map

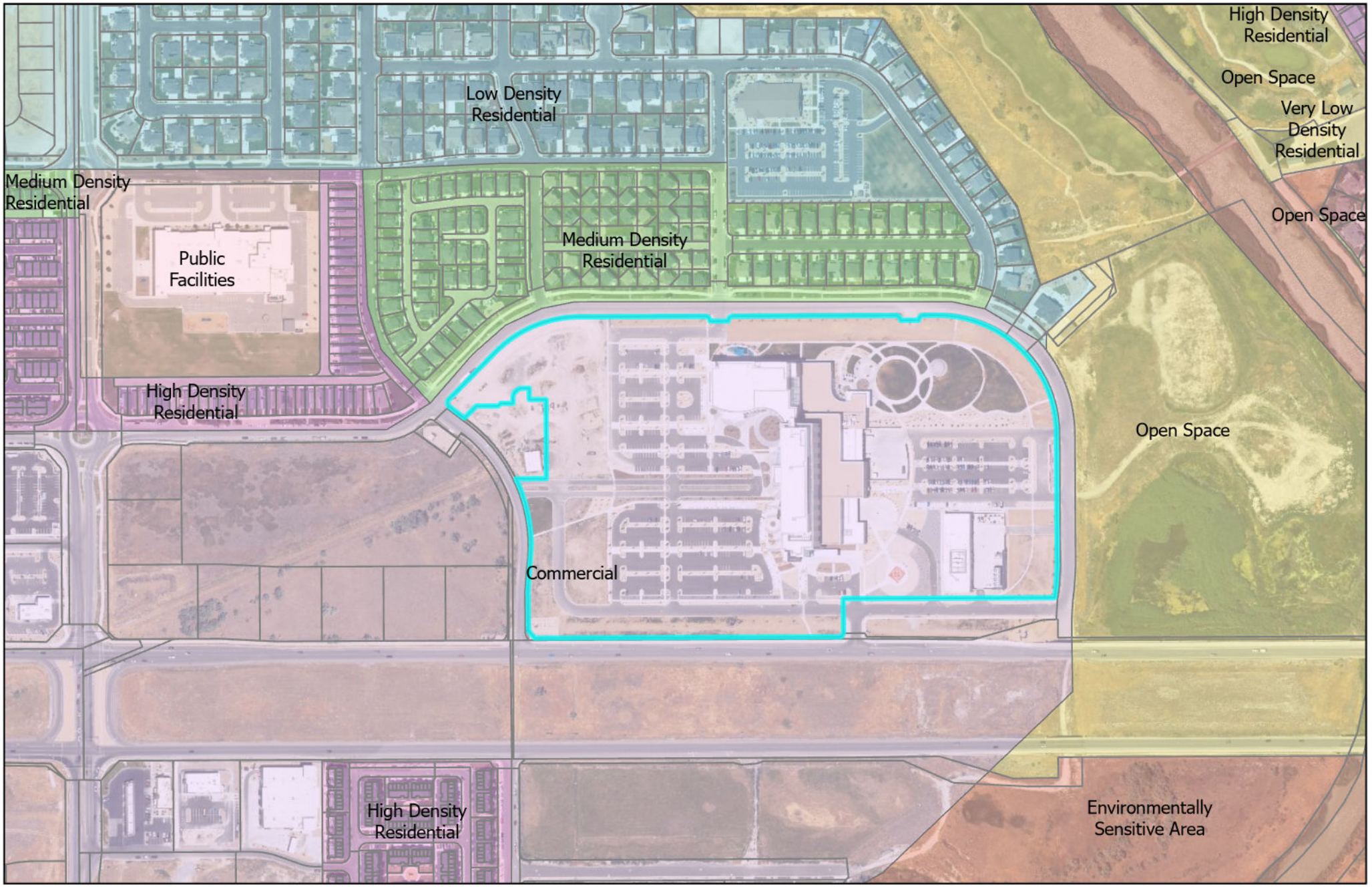


0 250 500 1,000 Feet

N

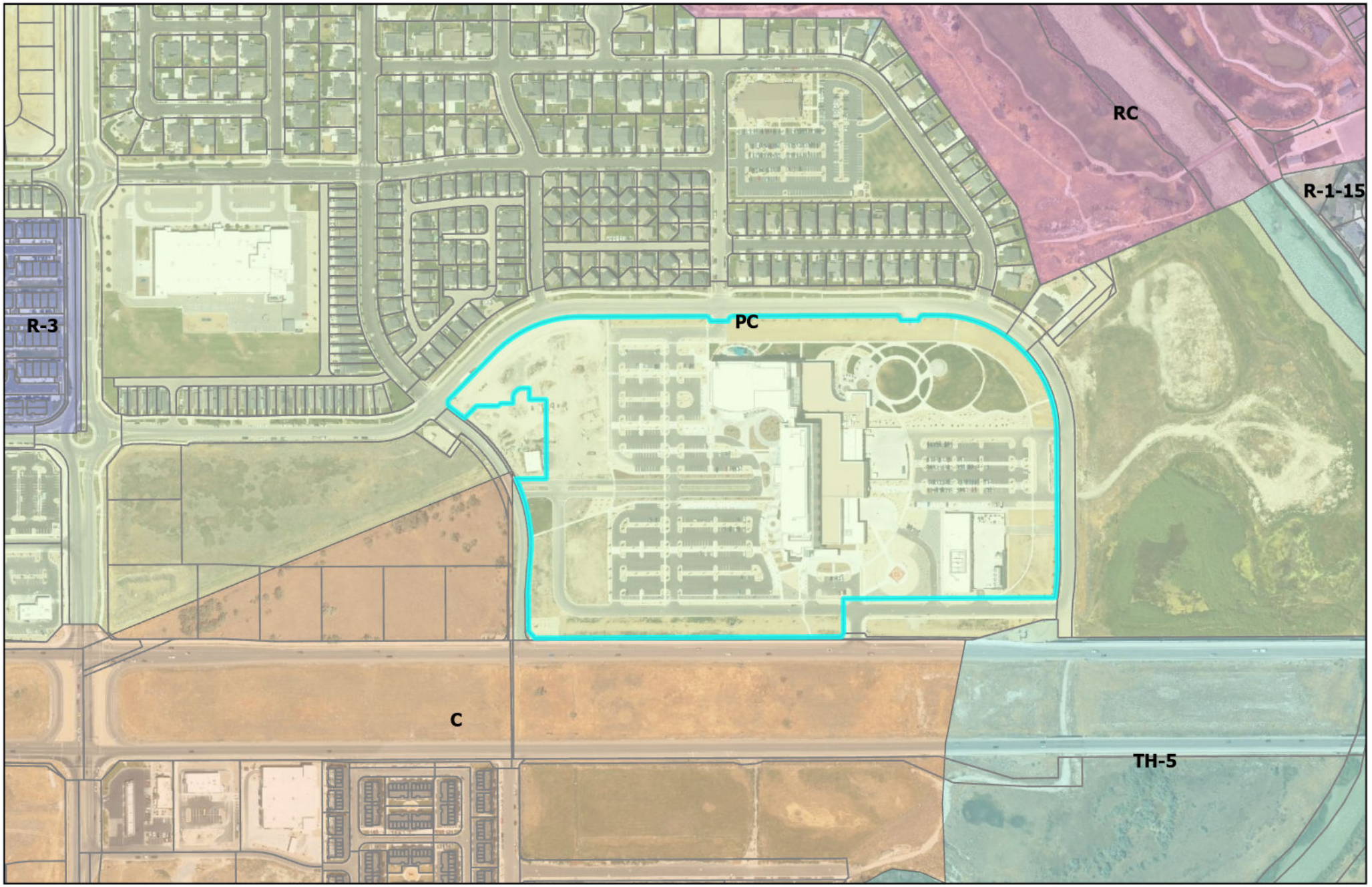
ATT River Walk Primary Children's Antenna

General Plan Map



ATT River Walk Primary Children's Antenna

Zoning





1 PLAN: OVERALL SITE
PAGE Z-1 SCALE: 1/128" = 1'-0"

AT&T
161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

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

CCI systems

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

SUBMITTALS

REV	DESCRIPTION	DATE	DRN BY:	REV BY:	APP BY:
1	90% COMPLETE ZD	08/04/2026	JED	OAM	MC

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SITE INFORMATION

SITE NAME:
UT LEHI RIVERWALK

LTE 1C, 2C, 3C, 4C, 5C, 6C

SITE ID: SIUT002312

FA#: 15705695

SITE ADDRESS:
2250 NORTH MILLER CAMPUS DRIVE
LEHI, UT 84043

UTAH COUNTY

SHEET DESCRIPTION

OVERALL SITE PLAN

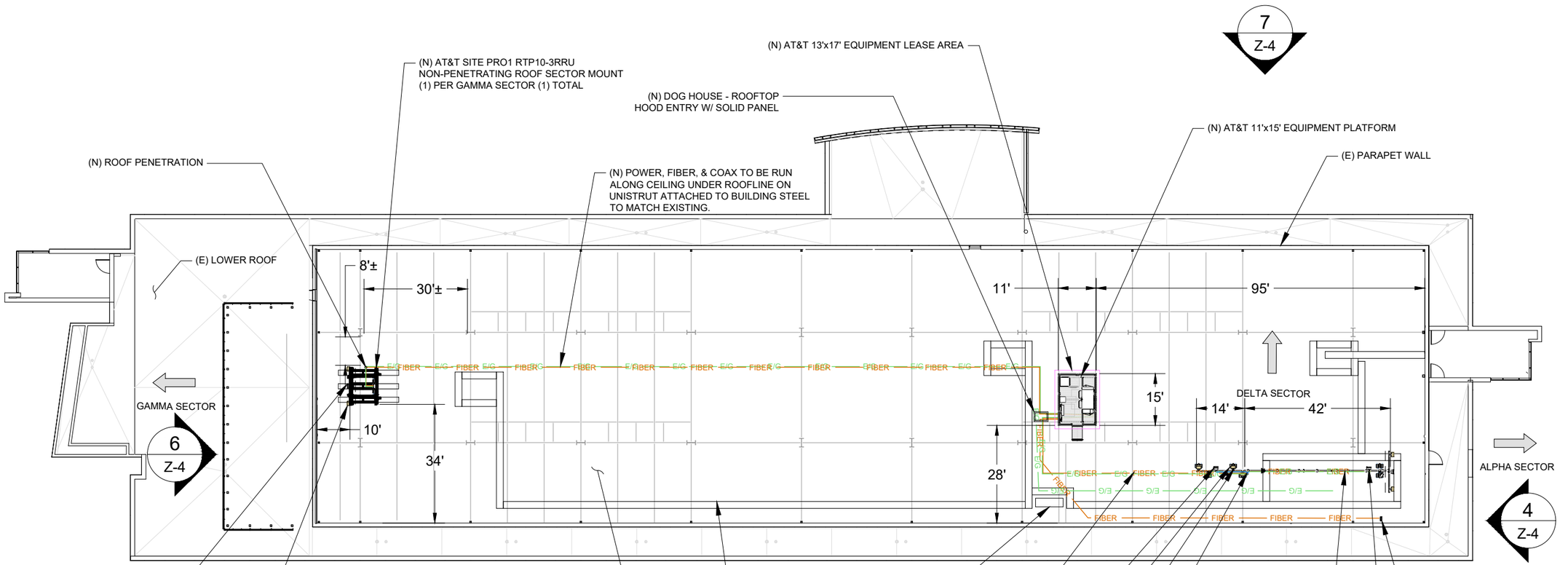
SHEET NO.

Z-1

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

STRUCTURAL NOTE

ALL AT&T WIRELESS DRAWINGS ARE BASED ON FIELD INVESTIGATIONS & ORIGINAL STRUCTURAL DRAWINGS. ROOFTOP EQUIPMENT MUST BE PLACED RELATIVE TO EXISTING STRUCTURAL ELEMENTS NOTED. DIRECTIONS AND / OR DIMENSIONS ON THESE PLANS SHALL NOT SUBSTITUTE ACTUAL VERIFICATION OF ALL CRITICAL BEAM AND SHEAR WALL LOCATIONS IN THE FIELD. REFER TO STRUCTURAL ANALYSIS BY CCI SYSTEMS DATED XX.XX.2026.



BEFORE COMMENCING ANY WORK, G.C. TO VERIFY WITH LANDLORD APPROVED ROOFER FOR ROOF SYSTEM PROTECTION IN ORDER TO MAINTAIN EXISTING ROOF WARRANTY.

NOTES:

- THIS DRAWING SET HAS BEEN CREATED BY INFORMATION GATHERED AT THE SITE AND WITHOUT A SURVEY. PLEASE VERIFY ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.
- CCI SYSTEMS, INC. MAKES NO CLAIM AS TO THE CORRECTNESS OF THE ORIGINAL DESIGN OR THE CURRENT CONDITION OF THE STRUCTURE, WHICH IS ASSUMED TO BE IN GOOD CONDITION, FREE OF DAMAGE AND DETERIORATION
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING EQUIPMENT PRIOR TO CONSTRUCTION
- GC TO VERIFY ALL U/G UTILITIES IN FIELD.

2 PLAN: SITE, ENLARGED
PAGE Z-2 SCALE: 1/32" = 1'-0"

AT&T
161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

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

CCI systems

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

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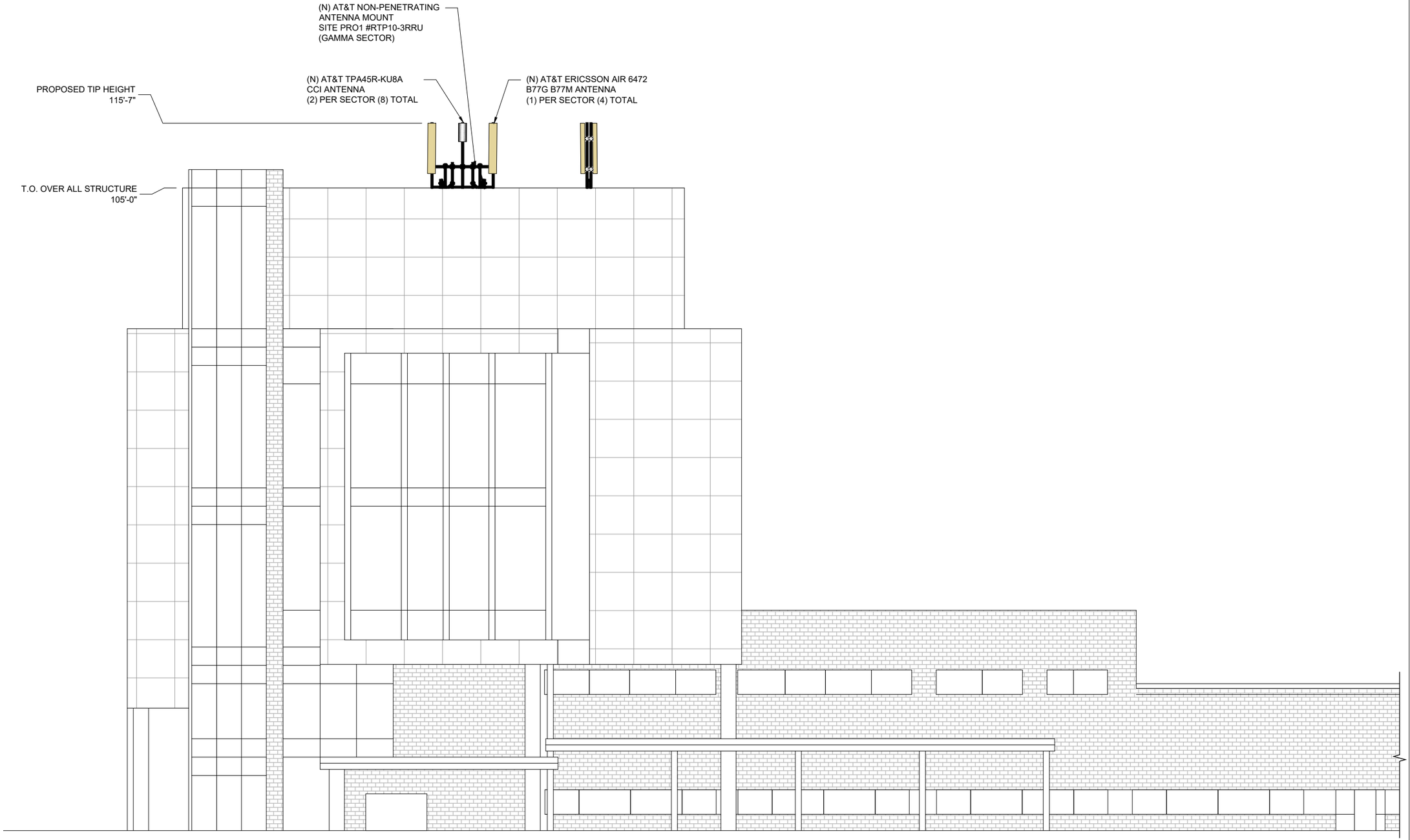
SHEET DESCRIPTION

ENLARGED SITE PLAN

SHEET NO.

Z-2

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



10 ELEVATION: LEASE AREA SITE, PROPOSED SOUTH VIEW
PAGE Z-5 SCALE: 1/8" = 1'-0"

AT&T
161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

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

CCI systems

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

SUBMITTALS

REV	DESCRIPTION	DATE	DRN BY:	REV BY:	APP BY:
1	90% COMPLETE ZD	08/04/2026	JED	OAM	MC

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SITE INFORMATION

SITE NAME:
UT LEHI RIVERWALK

LTE 1C, 2C, 3C, 4C, 5C, 6C

SITE ID: SIUT002312

FA#: 15705695

SITE ADDRESS:
2250 NORTH MILLER CAMPUS DRIVE
LEHI, UT 84043

UTAH COUNTY

SHEET DESCRIPTION

SITE ELEVATION

SHEET NO.

Z-5

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: September 10, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Alpine Bible Church's request for approval of an exception for the Alpine Bible Church located at 710 West Main Street requesting an exception to the glass requirement.

Summary:

Attachments:

Alpine 1.pdf

Alpine 2.pdf

ALPINE BIBLE CHURCH SITE PLAN AND EXCEPTION
PLANNING COMMISSION REPORT

Applicant	Alpine Bible Church		
Meeting Date	September 10, 2026		
Requested Action/Purpose	Approval of a proposed site plan and exception		
Decision Type	Administrative		
Location	710 W Main Street, Lehi, UT		
Existing Zoning	Neighborhood Commercial		
General Plan Land Use Designation	Neighborhood Commercial		
Existing Land Use	Residential		
Adjacent Zoning and Land Use	*North*	A-1	Agriculture
	South	A-1	Single family residential
	East	C	Storage Facility
	West	R-1-12/R-1-15	Single family residential
Date of DRC Review	August 12, 2026		
Assigned Planner	Jacob Curtis		

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 37.010. Nonresidential Design Standards

3. Urban Village District Design Standards
   b. Architectural standards:
      i. Street facades:
         1. The facade facing the street frontage shall include large clear glass windows on the street level and smaller windows may be allowed on the upper floors. Opaque, heavily tinted, or reflective glass shall not be used on the first floor of a building facing the street (see Figure 44). When glass is tinted, it shall allow for a minimum 60 percent light to pass through the windows into the building. Figure 44. The first floor facing the street includes large clear glass windows.
         2. A minimum of 40 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, a minimum of 40 percent of each facade on the first floor shall consist of glass.

PROPERTY HISTORY

June 15, 1872 The property was included in the original Lehi City boundaries.

REPORT ANALYSIS

Alpine Bible Church requests approval of an exception for the site plan located at approximately 710 W Main Street in the Neighborhood Commercial zone. The Planning Commission is reviewing this site plan because of the request for an exception to the Code. This property is part of the Urban Village design district which results in some additional requirements.

Site Layout
This site shows a new 14,950 square foot church building surrounded by parking on the west and south sides. The south facing wall is facing Main Street. The Planning Commission previously reviewed and approved a concept that granted exceptions for the square footage of the building exceeding 5,000 square feet and the increased setback from Main Street.

Relevant DRC Comments:
1. Consider this- I would suggest we do a flared drive approach here for the access. The sidewalk could bend around it to make it work or it could be done like the businesses to the east of here.
2. Buildings shall be designed with articulations in each facade. Facade articulations are typically included at building entrances, hierarchal building features, and to break up long sections of wall area. Box-like or single, monolithic forms that are not relieved by variations in massing or articulation shall not be allowed (see Figures 46 and 47). Recommend adding an architectural feature to break up the large flat metal siding area on the front of the building.
3. A minimum of 40 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, a minimum of 40 percent of each facade on the first floor shall consist of glass. You can either add the glass or request as exception to the Planning Commission.

The Development Code states that a minimum of 40 percent of the first floor, street-facing facade must consist of glass. The applicant requests that an exception be granted allowing for less than the minimum of 40 percent coverage due to the nature of the building interior and layout. Directly interior of the street-facing wall is the location of the church's main auditorium, the primary worship and assembly space. For the audio-visual technology and projector screens to be utilized in this space, less than 40 percent fenestration is required.

The applicant recognizes the intent to decrease the frequency of blank, monolithic walls along streets, and has worked to provide other visual interests and architectural relief along the street-facing wall, including splitting the massing into distinct thirds, creating depth and shadows, as well as increasing roofline variation.

Please consider these comments in your notion.

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 is not a public hearing item.

POSSIBLE MOTIONS AND FINDINGS

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

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

that it will not be detrimental to adjoining properties and the area.

4. Additional findings based upon information presented during the public meeting.

Alpine Bible Church Site Plan
DRC Redline Comments

Alpine Bible Church- requests review of the Alpine Bible Church Site Plan located at 710 West Main 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: Jacob Curtis
Representatives of the Applicant Present: Tony Trane, John Schumacher, Jeff Cody, Charles Alm
Date of Plans Reviewed: 8/4/26
Time Start: 2:32 pm
Time End: 2:58 pm

DRC REDLINE COMMENTS:

Glade – Power:

1. A 15' PUE&RCE is required along Main Street. The full width of the easement must be above the high-water line of the detention. Reference Lehi Power Standards. (not RMP).
2. Please center all hydrants, blow-offs and meters at 3'-0 behind walk.
3. Relocate all irrigation pipes and structures behind the PUE&RCE.

Brad – Fiber: No comments

Garion – Fire:

4. Show Fire Department Connection on the South side of the building.
5. Show fire riser room with a door to the exterior or a post indicator valve on the fire line.
6. Fire riser cannot extend more than 10' inside the building unless all the exceptions of NFPA 24.
7. Provide a turn template showing a fire truck navigating the parking area.

Ryan – Water/Sewer:

8. Label existing well that needs to be abandoned.
9. Show detention areas on utility sheet. provide depth of fire line going into building. maintain 4' of cover.
10. Label existing PI main 8" C-900.
11. Sewer will require 20' easement in favor of Lehi City.
12. PI main will be located in drive able surface. will require 20' easement in favor of Lehi City.
13. Why are you extending the sewer main to the north?
14. 2" Culinary service with USC approved RPZ with heated enclosure and power from buiding to prevent freezing.
15. 6" Class 200 not 8" culinary main.
16. 8" sewer main ends at MH.
17. With trash rack.

James – Parks:

18. Please provide a landscaping and irrigation plan.
19. Please update your next submission to include a table with the calculated values.

Lehi City Standards - Landscaping Plan Requirements *Please fill out the following table so to help Lehi City in reviewing this document.*		
Total Site Acreage:	*ACRES*	
Total Landscaped Area (Open Space):	*SQ.FT.*	*% of total site*
Total Irrigated Area:	*SQ.FT.*	*% of open space*
Total Parking Lot Area:	*SQ.FT.*	*% of total site*
Total Parking Lot Landscaping *(10% of Parking)*:	*SQ.FT.*	*% of parking lot (asphalt)*
Total Trees/Acre or Unit:	*Trees Required*	*Trees Planned*
Total Units *(if applicable)*:	*SQ.FT.*	*Total Units*
Street Trees *(1 tree/30 ft)*:	*Linear ft of Frontage*	*Trees Req'd vs Trees Planned*
Total Urbanized Open Space *(in applicable zones)*:	*SQ.FT.*	*% of landscaped area*

20. On the North and West
A screening treatment of not less than eight feet in height shall be required on the property line separating these zoning districts or uses. When a screening treatment is required is shall be the responsibility of the nonresidential use to provide the required screening treatment.

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.

21. Show landscaping buffer-North and West
    A landscaped buffer with a minimum width of 12 feet for all one-story buildings with a building height of 20 feet or less shall be provided...At least 25% of the landscaping shall be evergreen. Deciduous trees shall have a minimum caliper of two inch and evergreen trees shall have a minimum height of six feet. Shrubs shall be a minimum five-gallon size.

Gary S. – Building/Inspections:

22. On the site plan show a 12' concrete apron at the trash enclosure.
23. Add note on the site plan that the trash enclosure will meet Lehi City Standards as a minimum.
24. Add Lehi City Standard Detail TE-01. To the detail sheets.
25. Add a table on the site plan with all of the utility connection sizes, include power.
26. Demolition permits will be required.

Shelbey – Public Works:

SWPPP will be required prior to precon
SSOMP (also called a LTSWMP) will be required prior to precon

27. 80th percentile retention is required

Gary E. – Engineering:

28. Show the cross slope of the sidewalk portion of the drive approach and verify it is less than 2%
29. Show the ADA ramp cross slopes
30. 2024
31. Lehi
32. Include all relevant Lehi standard details in the plan set at 2 per sheet
33. 7
34. Does the Irrigation Company need access to these manholes? If so provide an access.
35. What is the min clearance between the top of pipe and bottom of pond?
36. Show the orifice size and elevation.
37. Provide the storm drain calculations including showing the retention of the 80th percentile.
38. Show the top of the pond elevations, dimensions and volume. Verify a 1' min freeboard.
39. 2024
40. Specify the storm drain pipe type

Matt – Traffic: No comments

Kim – Planning:

41. Consider this- I would suggest we do a flared drive approach here for the access. The sidewalk could bend around it to make it work or it could be done like the businesses to the east of here.
42. Buildings shall be designed with articulations in each facade. Facade articulations are typically included at building entrances, hierarchal building features, and to breakup long sections of wall area. Box-like or single, monolithic forms that are not relieved by variations in massing or articulation shall not be allowed (see Figures 46 and 47). Recommend adding an architectural feature to break up the large flat metal siding area on the front of the building.
43. A minimum of 40 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, a minimum of 40 percent of each facade on the first floor shall consist of glass. You can either add the glass or request as exception to the Planning Commission.

PRECON MEETING REQUIRED? (FULL)

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.

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

2. 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. 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. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
5. Surveyor's and engineer's stamps on construction drawings.
6. 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/
7. 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.
8. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Shelbey Brewer at lehicitystormwater@gmail.com and CC Planner) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
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 comments from Planning Commission approval.
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.

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 IS NOT REQUESTING AN EXCEPTION.

THIS ITEM WILL RETURN TO DRC

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.

DANIEL COOK ARCHITECT

August 18, 2026

Lehi City
Development Review Committee
Attn: Jacob Curtis

To the Planning Commission,

We are writing to formally request an exception to the design standard requiring a minimum of 40% glass on the first-floor street-facing facade, specifically regarding the south elevation.

While we fully understand and support the ordinance's intent to prevent blank, monolithic walls and to foster an engaging streetscape, fulfilling the 40% glazing requirement on this specific facade fundamentally conflicts with the interior functional requirements of the building.

The interior programming places the main auditorium's stage against this south wall. A hallmark of this worship space is the integration of modern audio-visual technology, specifically large-scale projection screens mounted directly to the back stage wall. Introducing natural daylight through 40% fenestration on this elevation would wash out the projection screens, create unmanageable glare, and entirely compromise the functional lighting and visual requirements of the primary assembly space.

Recognizing the city's goal to provide visual interest and architectural relief along the street edge, we have focused on the massing and articulation of the south elevation in lieu of glazing. To ensure the facade remains dynamic and engaging, we have incorporated the following design strategies:

- Facade Articulation: We are breaking up the south elevation by splitting the overall massing into distinct thirds, preventing a continuous, uninterrupted wall plane.
- Depth and Shadow: The central third of the facade will be bumped out, creating depth, distinct shadow lines, and architectural relief along the pedestrian viewpoint.
- Roofline Variation: We are raising the parapet height of the central bumped-out portion to break the horizontal continuity of the roofline and add vertical interest.

We believe that this approach to massing, depth, and varied parapet heights successfully meets the underlying intent of the city's design standards by providing a high-quality, articulated street frontage, while preserving the necessary functional integrity of the church auditorium.

We respectfully request that the Planning Commission approve this exception based on these functional constraints and the provided architectural mitigations.

Thank you for your time and consideration.

Sincerely,

David Merlo

DCA Architects


PUBLIC
HEARING
Site Plan Exception
Location: 710 West Main Street
Lehi City Planning Commission:
Thursday September 10, 2026 @7pm
Lehi City Council Chambers
131 N. 100 E. Lehi, UT
LEHI CITY


LEHI CITY
PLANNING & ZONING
PZ-2
PUBLIC HEARING
Site Plan Exception
Location: 710 West Main Street
Lehi City Planning Commission:
Thursday, September 10, 2026 @7pm
Lehi City Council Chambers
153 N. 100 E. Lehi, UT
LEHI CITY


Public Storage
PUBLIC
HEARING
Site Plan Exception
Location: 710 West Main Street
Lehi City Planning Commission:
Thursday September 19, 2024 @7pm
Lehi City Council Chambers
153 N. 100 E Lehi UT
Public
Storage

Alpine Bible Church- Glass Exception

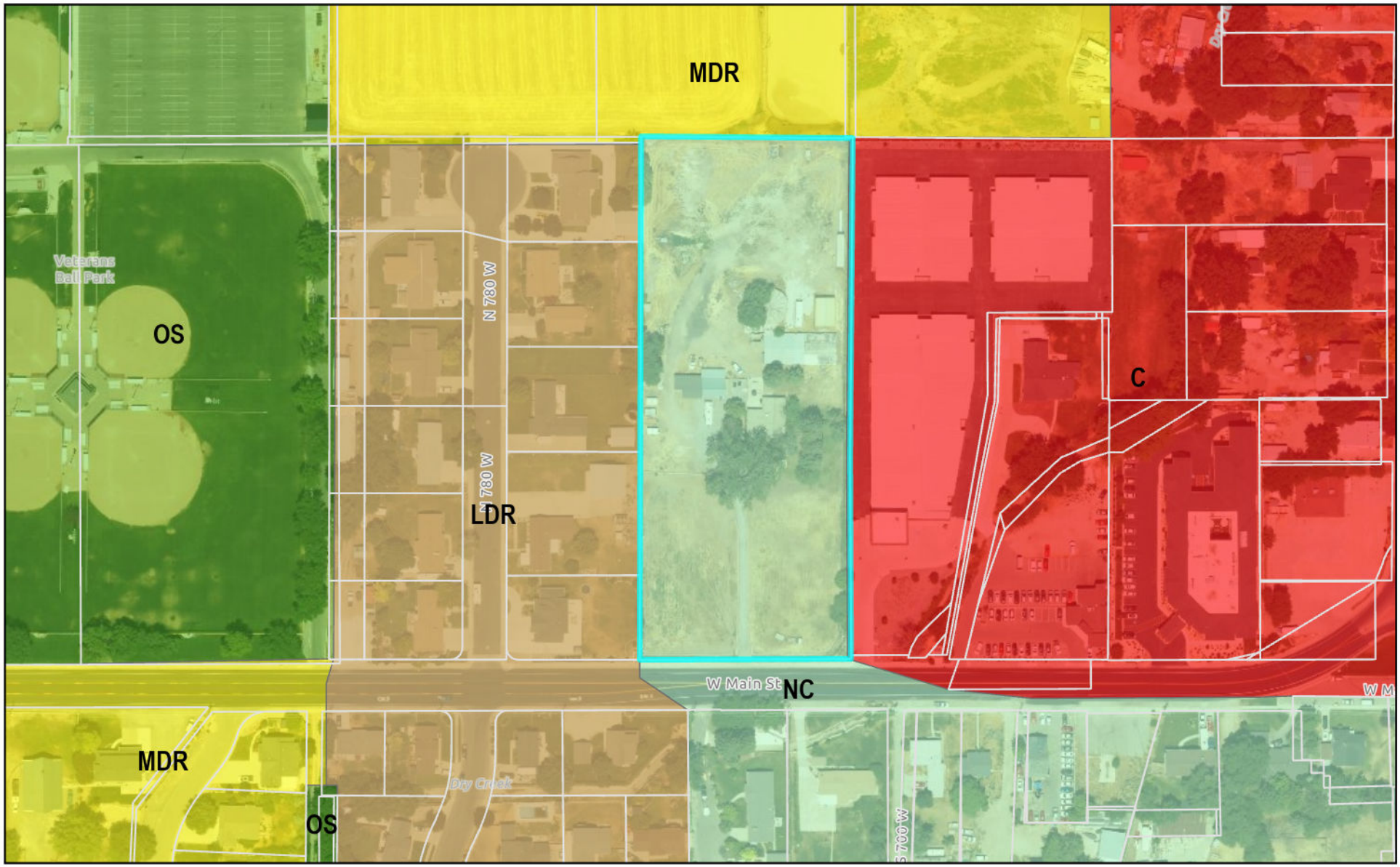
Aerial



LEHI CITY

Alpine Bible Church- Glass Exception

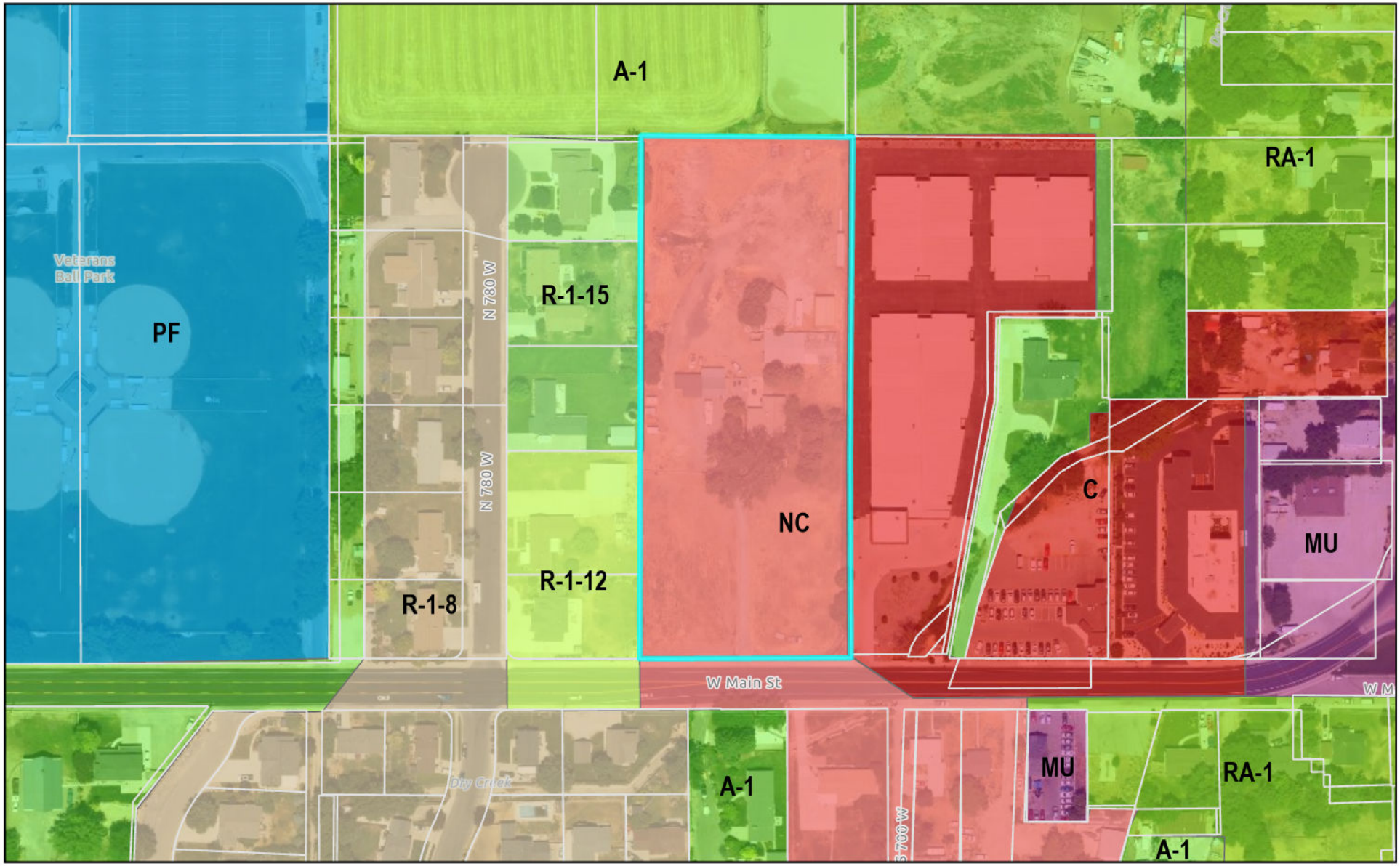
General Plan



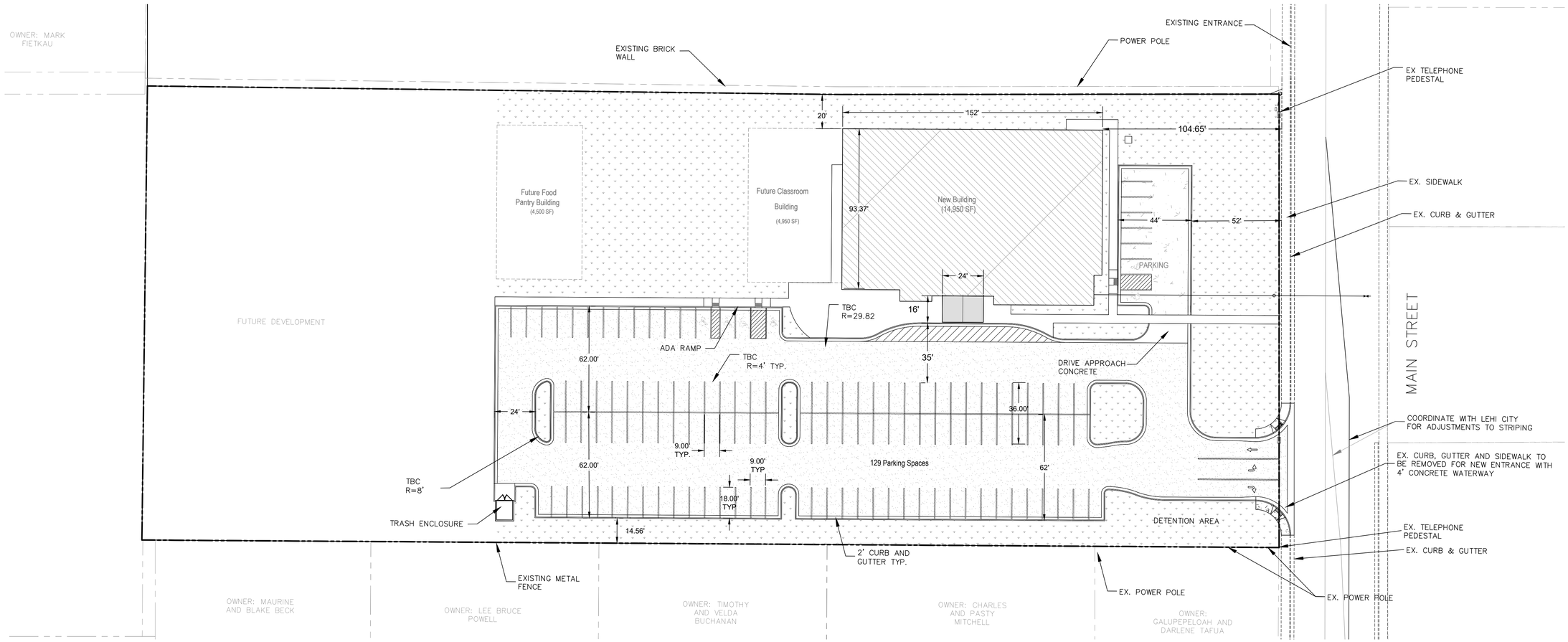
LEHI CITY

Alpine Bible Church- Glass Exception

Zoning



LEHI CITY



GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO LEHI CITY STANDARDS AND SPECIFICATIONS.
2. LANDSCAPING TO BE CALCULATED ON THE TOTAL SITE PROJECT AND MEET ANY FINAL REQUIREMENTS AT THE COMPLETION OF THE DEVELOPMENT. AREAS SHOWN ARE FOR THE INITIAL CONSTRUCTION
3. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
4. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORK DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
5. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
6. ALL POWER REQUIREMENTS ARE TO BE INSTALLED AS PER CURRENT STANDARDS OF ROCKY MOUNTAIN POWER.
7. CONTRACTOR IS TO COORDINATE LOCATION OF TELEPHONE SERVICE, GAS SERVICE, CABLE SERVICE, AND OVERALL SITE FIBER LINE CONNECTION TO BUILDING. COORDINATE WITH APPROPRIATE UTILITY COMPANIES AND OWNER FOR LOCATIONS.
8. THE MAXIMUM HEIGHT FOR THE LIGHT POLES TO BE INSTALLED ON SITE SHALL NOT EXCEED 30.0'

SITE ANALYSIS

COMMERCIAL PAD	4.09 ACRES
ADDRESS:	710 WEST MAIN STREET
LEGAL JURISDICTION:	LEHI CITY
ZONE:	COMMERCIAL

AREA TABULATIONS

TOTAL AREA OF LOT:	4.09 ACRES
FUTURE DEVELOPMENT:	1.25 ACRES
BUILDING FOOTPRINT AREA:	14,950 SQ. FT.
PERVIOUS AREA (INCLUDING FUTURE):	2.05 ACRES
IMPERVIOUS AREA:	2.04 ACRES

PARKING TABULATIONS

PARKING SPACES PROVIDED: 129 STALLS (6 ADA)

LEGEND

BUILDING

LANDSCAPE AREA

ASPHALT AREA

0 30 60 90

(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	05/14/26
				COGO FILE:	

J:\DREWDOWNS\MAINSTREET\dwg\siteplan.dwg

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH

ALPINE BIBLE CHURCH
COMMUNITY FACILITY

SITE PLAN

JOB ALP CHURCH

SHEET NO. 2



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

GENERAL NOTES:

1.ALL WALLS ARE DIMENSIONED TO EDGE OF STUD.

2.ALL GLAZING IN DOORS AND WINDOWS WITHIN 24 INCHES OF DOORS SHALL BE SAFETY GLAZED, TEMPERED, AND PASS THE TEST REQUIREMENTS.

3.GLAZING IN RATED DOORS SHALL BE WIRE GLASS OR OTHER TESTED GLAZING MATERIAL AND MUST BE LIMITED IN SIZE ACCORDING TO THE DOOR RATING.

4.ALL FIRE RATED DOORS SHALL HAVE RATED FRAMES, HARDWARE, CLOSERS, AND OTHER RATED ACCESSORIES.

5.OWNER SHALL POST THE OCCUPANT LOAD OF THE ASSEMBLY AREAS OF THIS BUILDING AS PER THE CODE IN EFFECT IN THIS LOCATION.

6.ALL INTERIOR WALLS, SHALL BE SOUND INSULATED. 3 5/8" & 4" WALLS SHALL BE R-13, AND 6" WALLS SHALL BE R-19.

7.TYPICAL WALL HEIGHT = 10'-0" UNLESS NOTED OTHERWISE.

8.F.H.G.B. = FULL HEIGHT GYP BOARD WITH SOUND ATTENUATION BLANKET, TIGHT TO DECK

9.F.H.T.D. = FULL HEIGHT TIGHT TO DECK

10.SEE SHEET A306, A307 FOR WALL TYPES.

WALL LEGEND

WALL TYPES PER SHEET A306/A307
NON RATED PARTITION

1 HOUR RATED PARTITION

FEC — FIRE EXTINGUISHER CABINET, DET A004

DOOR TYPES, SEE SHT. A601

WINDOW TYPES, SEE SHT. A602

FLOOR PLAN KEYED NOTES

1. ROOF ACCESS LADDER
2. FRP PANEL ON WET WALLS
4. RAMED OPENING WITH CORNER GUARD
5. F.G.H.B - FULL HEIGHT GYP BOARD
6. F.H.T.D - FULL HEIGHT TO DECK
7. BABY CHANGING STATION

FIRE RATING LEGEND	
	EXISTING WALL TO REMAIN IN PLACE
	NON-RATED PARTITION
	1-HOUR RATED PARTITION
	2-HOUR RATED PARTITION
	1-HR RATED HORIZONTAL M.S. CAP W/ 5/8" TYPE "X" GYP BOARD ON BOTH SIDES

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REV	DATE	DESCRIPTION
0	Preliminary	ORIGINAL ISSUE

PROJECT:
ALPINE BIBLE CHURCH
NEW BUILDING
710 W MAIN ST
LEHI, UTAH 84043

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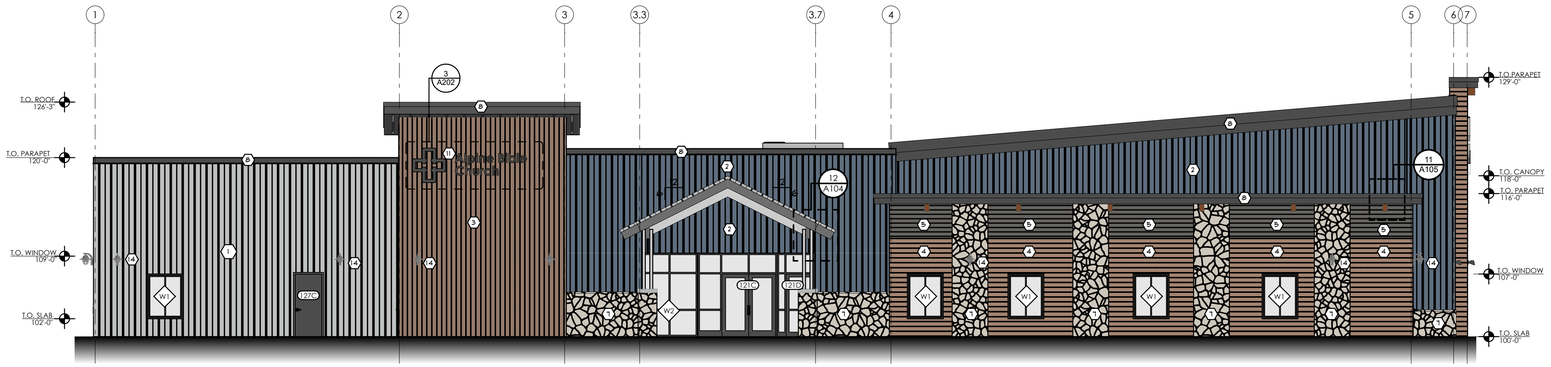
SEAL:

SHEET TITLE: FLOOR PLAN

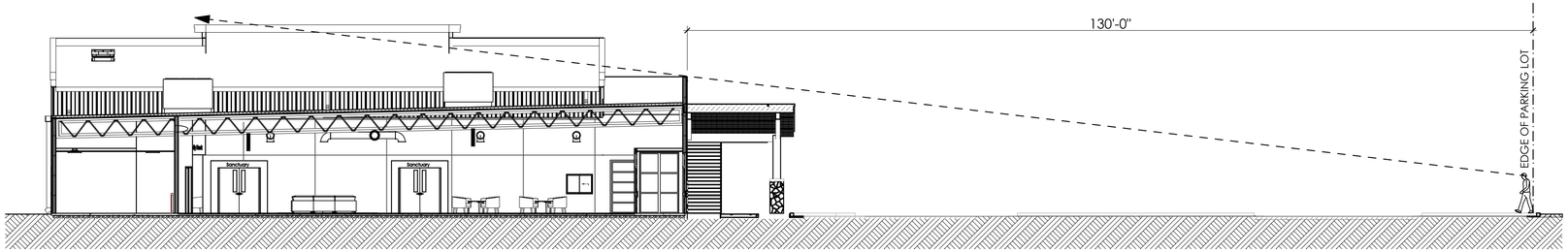
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SHEET NUMBER:
A101

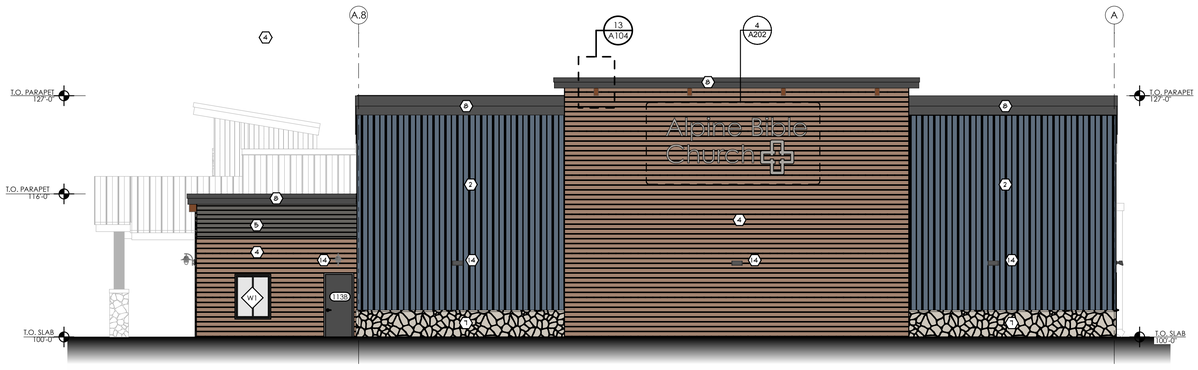
DO NOT SCALE DRAWING



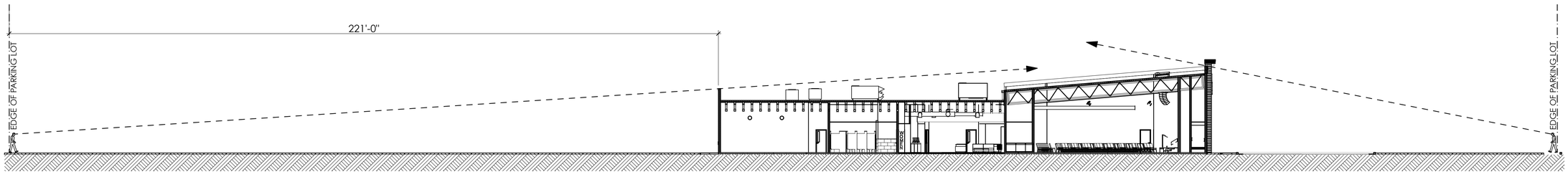
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SECTION VERIFICATION OF SIGHT LINES – SHOWING UNITS WILL NOT BE SEEN
SCALE: 3/32" = 1'-0"



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



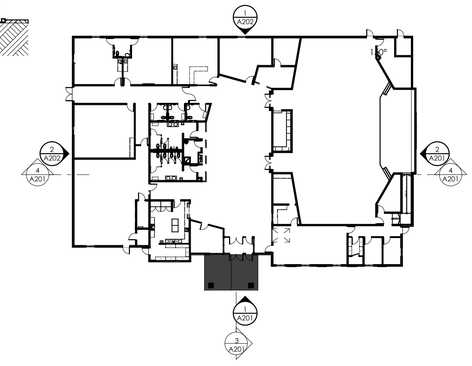
4 SECTION VERIFICATION OF SIGHT LINES – SHOWING UNITS WILL NOT BE SEEN
SCALE: N.T.S.

EXTERIOR FINISH SCHEDULE

1. DIAMOND KOTE SIDING: BOARD & BATTEN SIDING - BRUSHED SMOOTH - GLACIER FOG
2. DIAMOND KOTE SIDING: BOARD & BATTEN SIDING - BRUSHED SMOOTH - CASCADE
3. DIAMOND KOTE SIDING: 8" VERTICAL SIDING - CANYON
4. DIAMOND KOTE SIDING: 8" HORIZONTAL SIDING - CANYON
5. DIAMOND KOTE SIDING: 8" HORIZONTAL SIDING - GRAPHITE
6. DIAMOND KOTE SIDING: 8" HORIZONTAL SIDING - SAND
7. HARRISTONE: CHIEF JOSEPH - MIDNIGHT
8. METAL PARAPET CAP FLASHING, COLOR: BLACK
9. ROOF LINE
10. MECHANICAL ROOF TOP UNIT
11. ALUMINUM BUILDING SIGNAGE, GC TO PROVIDE FIRE TREATED BLOCKING AT ALL ATTACHMENT POINTS.
12. GUTTER
13. DOWNSPOUT
14. LIGHT WALL PACK, REFER TO ELECTRICAL DRAWINGS

GENERAL NOTES

1. EXTERIOR WALL SYSTEM IS WOOD STUD FRAMING. SEE WALL SECTIONS AND DETAILS.
2. HARRISTONE VENEER INSTALLATION PER MANUFACTURER'S REQUIREMENTS.
3. REFER TO ELECTRICAL DESIGN FOR EXTERIOR WALL PACK LIGHTING INFORMATION AND ANY EXTERIOR LIGHTING.



KEY PLAN
SCALE: 1/32" = 1'-0"

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DANIEL COOK ARCHITECT

REV	DATE	DESCRIPTION
0	Preliminary	ORIGINAL ISSUE
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PROJECT:

ALPINE BIBLE CHURCH
NEW BUILDING
710 W MAIN ST
LEHI, UTAH 84043

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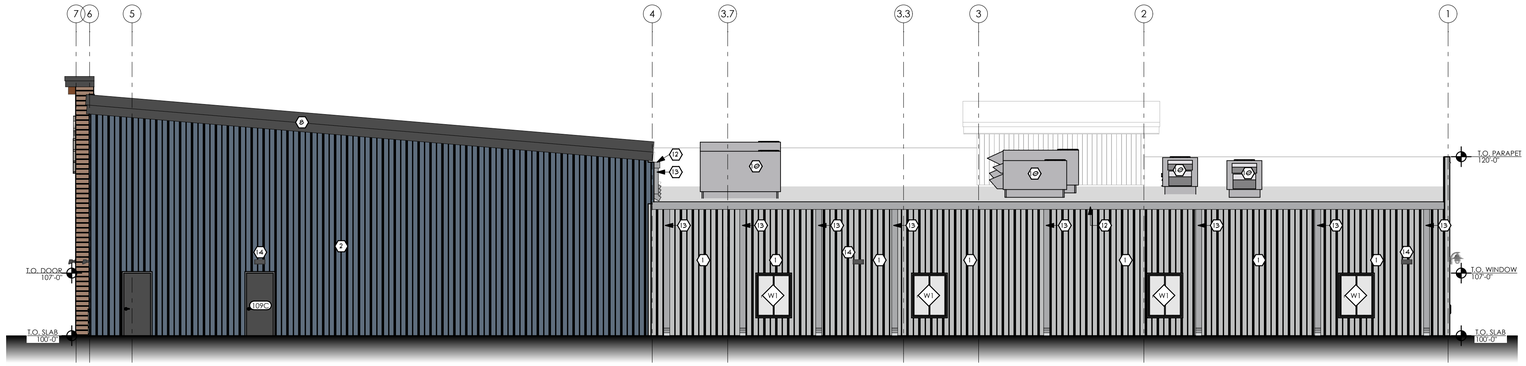
SEAL:

SHEET TITLE:
EXTERIOR ELEVATIONS

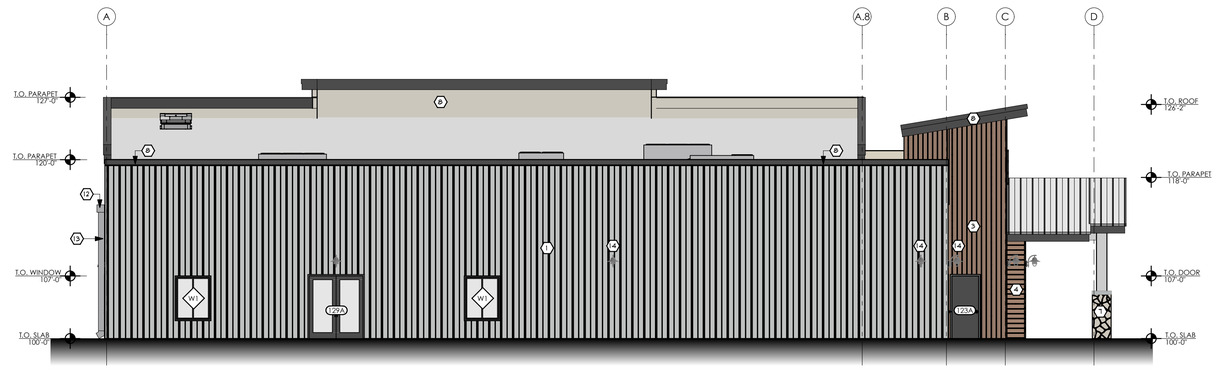
PROJECT#: A2315 ORIGINAL ISSUE PRELIMINARY

SHEET NUMBER:
A201

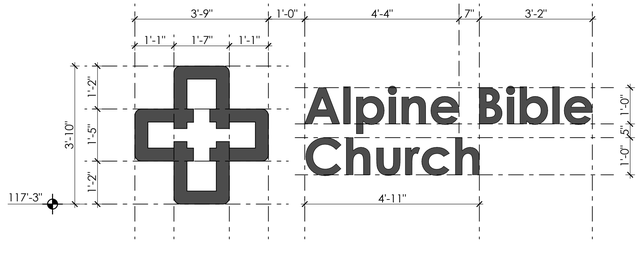
DO NOT SCALE DRAWING



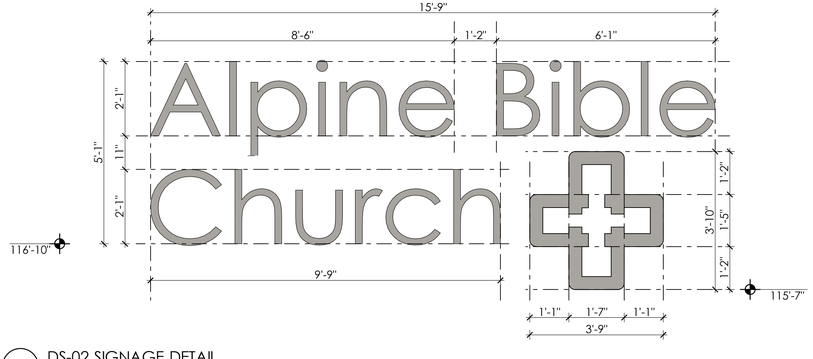
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 DS-01 SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



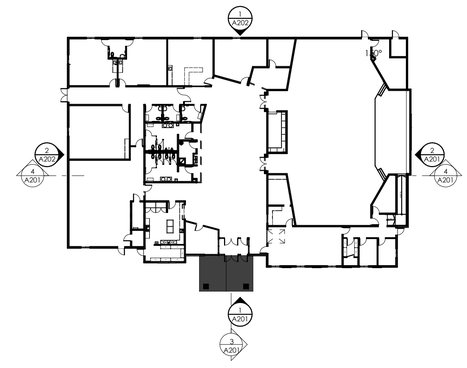
4 DS-02 SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"

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KEY PLAN
SCALE: 1/32" = 1'-0"

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DANIEL COOK
ARCHITECT

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REV	DATE	DESCRIPTION
0	Preliminary	ORIGINAL ISSUE

PROJECT:
ALPINE BIBLE CHURCH
NEW BUILDING
710 W MAIN ST
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SEAL:

SHEET TITLE:
EXTERIOR
ELEVATIONS

ORIGINAL ISSUE PRELIMINARY
PROJECT# 240319

SHEET NUMBER:
A202

DO NOT SCALE DRAWING

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: September 10, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Uncommon Architecture's request for approval of exceptions to the Outlets at Traverse Mountain Storage Building's architectural requirements including maximum EIFS percentages, architectural features, and glass requirements located at 3800 Cabela's Boulevard.

Summary:

Attachments:

Outlets 1.pdf

Outlets 2.pdf

TRAVERSE MOUNTAIN STORAGE BUILDING EXCEPTIONS

PLANNING COMMISSION REPORT

Applicant	Uncommon Architecture		
Meeting Date	September 10, 2026		
Requested Action/Purpose	Approval of a proposed site plan		
Decision Type	Administrative		
Location	3900 North Cabela's Boulevard		
Project Area	5.63 acres		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	Commercial		
Existing Land Use	Parking Lot and Landscaping		
Adjacent Zoning and Land Use	*North*	PC (commercial)	Cabela's
	South	PC (commercial)	Outlet's at Traverse Mountain
	East	PC (ESA)	Rail Trail Corridor
	West	PC (commercial)	Adobe
Date of DRC Review	August 26, 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 37.010. Urban Tech Mixed Use Design Standards.
A minimum of 40 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 40 percent of each facade on the first floor shall consist of glass.

i. Architectural features:

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

   a. roof tower feature;

   b. pitched roof feature;

   c. parapet extensions; and

   d. articulations in the façade.

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

a. differing exterior material types;

b. awnings or canopies;

c. decorative lighting; and

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

3. Buildings with multiple entrances shall have at least two separate hierarchal features to distinguish entrance locations (see Figure 96).

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

e. decorative cornice;

f. sunshades or canopies;

g. decorative lighting;

h. decorative metal louvers;

i. areas of floor-to-ceiling or curtainwall glass;

j. string course;

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

l. balconies; and

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

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

Stucco and EIFS may be used up to 20 percent of each wall area as a secondary material only. Stucco and EIFS shall not be used on hierarchal architectural features, pop-outs in a facade, or for wainscots, but shall be allowed on recessed wall areas, walls between entrances, and between hierarchal architectural features.

Exceptions:

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

a. The applicant shall provide evidence that the exception to the design standards improves the design quality, walkability/bike-ability, or ability conduct the proposed use on the subject property, as determined by the Planning Commission.

b. The applicant shall provide justification on how the proposed project fits in with the purpose and vision of the design standards district in which it is located.

PROPERTY HISTORY

July 26, 1997	Property came into Lehi as part of the Deerfield Annexation
October 7, 2004	Planning Commission approved the Cabela's Site Plan

REPORT ANALYSIS

The applicant requests approval of exceptions to the Urban Tech Design District requirements for a storage building at the Outlet's at Traverse Mountain. The proposed building will be located on the lot at 3900 North Cabela's Boulevard. The lot currently contains parking for Cabela's and the Outlets.

The applicant proposes a storage building for seasonal decorations used by the outlet mall. The applicant has also expressed their design intent for the storage building to blend in with the surrounding hillside. Our design standards do not contemplate buildings blending in and will require an exception.

The applicant provided justification for their desire to blend in, the building will sit in the hillside, and the proposed materials are similar to the existing neighboring building.

The proposed site plan and elevations will require a few exceptions.

1. Exceeds the maximum 25-feet setback from the property line
2. Exceeds the maximum 20 percent EIFS
3. Does not include 40 percent glass on the front façade
4. Does not include a hierarchal feature at the building entrances
5. Does not include three architectural features per façade.

Chapter 37 lists when exceptions may be granted, and one is when the applicant can justify that an exception improves the ability to conduct the proposed use. The proposed use of personal storage does not need to attract people to it and reduced features will help it blend in more with the background.

SCOPE OF APPROVAL

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 is a public hearing. Anyone can express concern or support for the proposed exceptions. The Planning Commission only approves exceptions so any other concerns should be directed to staff.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may approve or deny the proposed exceptions. Any motion should include findings. Possible findings include:

1. The proposed exceptions were/ were not adequately justified for the use of the building as a storage facility.
2. The proposed exceptions will/will not decrease the visual appeal of the area.
3. Additional findings based upon information presented during the public meeting.

Outlets at Traverse Mountain Storage Facility
DRC Redline Comments

Uncommon Architecture- requests approval of the Outlets at Traverse Mountain- Storage Facility located at 3800 Cabela's Blvd

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: Andrew Weuling
Date of Plans Reviewed: 08/13/26
Time Start: 2:44pm
Time End: 2:55pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks (jfarnsworth@lehi-ut.gov):
1. Provide calculation on the landscaping on the site (10% of the overall site)

Gary S. – Building/Inspections:
2. A building permit will be required.

Shelbey – Public Works: No comments SWPPP and LTSWMP not required
Gary E. – Engineering:
3. Consider adding drainage swales by the bottom of the building

Matt – Traffic: No comments
Kim – Planning:
4. Provide a breakdown of building materials and percentages for each facade.
5. Each facade must have at least three architectural features. Here is a list from Chapter 37 of the Code with some ideas:
   a. columns or pilasters;
   b. decorative cornice;
   c. awnings or canopies;
   d. covered walkways;
   e. decorative lighting;
   f. string course of differing color or material;
   g. wainscot of a minimum 30 inches in height except for under windows; and
   h. other comparable architectural features as approved by the Zoning Administrator or Planning Commission.

PRECON MEETING REQUIRED? (TAILGATE)

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.

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

2. 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. 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. Surveyor's and engineer's stamps on construction drawings.
5. 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

6. Address comments from Planning Commission approval.
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.

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 IS/IS NOT REQUESTING AN EXCEPTION.
(An exception requires stamped addressed envelopes for public noticing if the project proceeds to Planning Commission)

THIS ITEM CAN SUBMIT UPDATED PLANS CHECK-OFFS OR BE SCHEDULED FOR PLANNING COMMISSION
IF ASKING FOR AN EXCEPTION TO THE BUILDING ARCHITECTURE REQUIREMENTS
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.

Uncommon Architects
684 W Center St, Midvale, UT 84047
(801) 417-9951
August 28th 2026

Lehi City Development Review Committee

Re: Outlets at Traverse Mountain Storage Building - DRC Response

To the Lehi City DRC,

Please see our attached documents responding to the comments from our meeting on August 26th.

We have calculated the open landscaping using the parcel that the building will be on. We hope this method is acceptable. We will use gravel in the proposed swales to improve the look and function of the swales as per James' request.

We have added more design elements to the building to match the adjacent structure and give a little more interest to the building. The intent is to create a cohesive campus look without drawing members of the public towards it. Afterall it is a storage facility meant for employee access only. The building uses reveals to break up the facade, a set of vertical reveals gives 'framing' to the larger door openings, the bottom section of EIFS is a darker color to create wainscot, and the parapet caps will match the neighboring fascia color. We hope since this design was approved by the city on that adjacent structure that it will satisfy the requirements here as well.

Sincerely,

Andrew Weuling NCARB+RA
Architect
Uncommon Architects
684 W Center St, Midvale, UT 84047
(801) 417-9951
Andrew@uncommonarch.com

PUBLIC
HEARING
Site Plan Exception
Lehi City Planning Commission


PUBLIC
HEARING
Site Plan Exception


PUBLIC
HEARING
Site Plan Exception
Location: 3800 Cabela's Boulevard
Lehi City Planning Commission:
Thursday, September 10, 2026 @ 7pm
Lehi City Council Chamber
153 N. 100 E. Lehi, UT

Outlets at Traverse Mountain Storage Building

Aerial



0 230 460 920 Feet

LEHI CITY

Outlets at Traverse Mountain Storage Building

General Plan

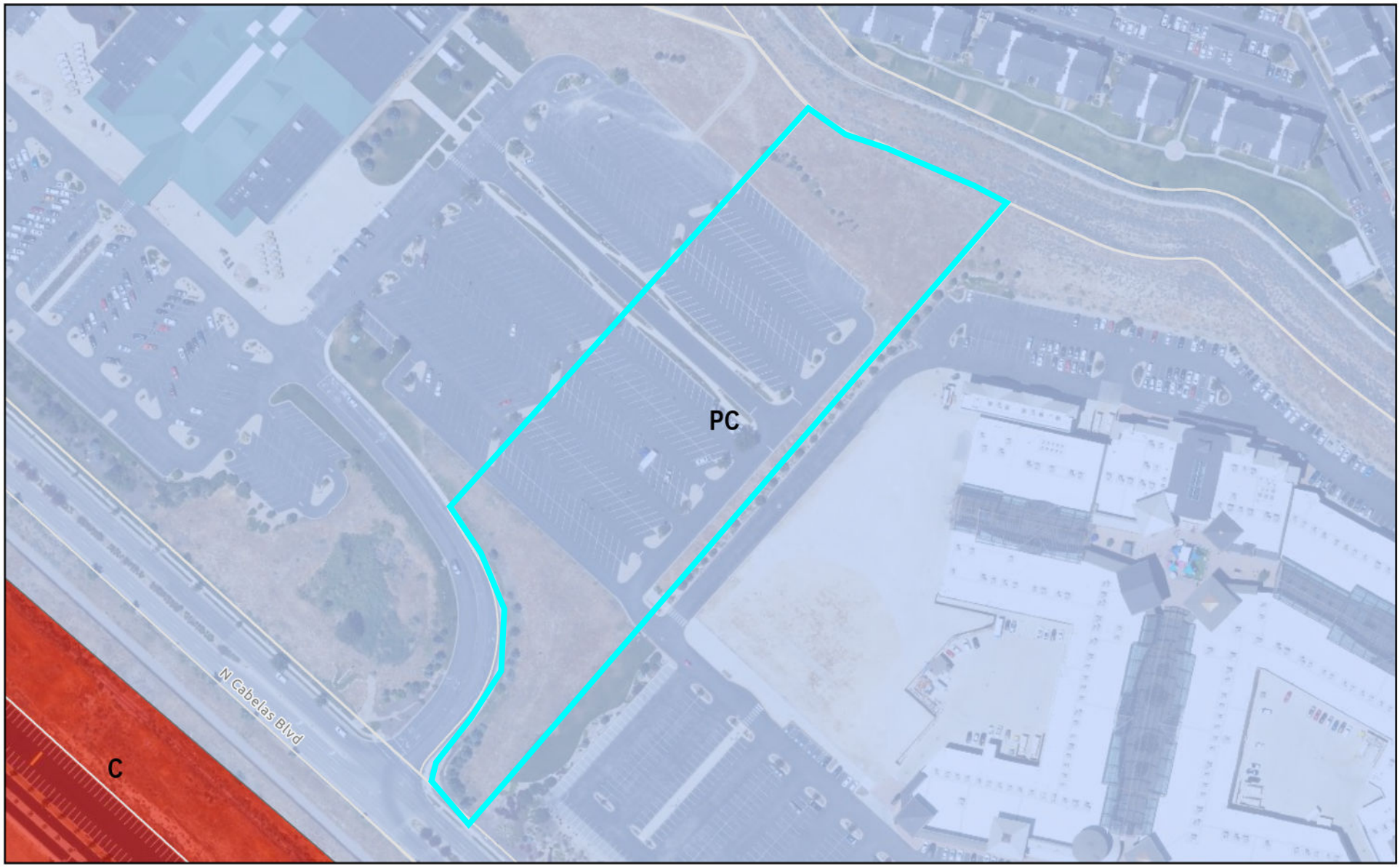


0 230 460 920 Feet

LEHI CITY

Outlets at Traverse Mountain Storage Building

Zoning



0 230 460 920 Feet

LEHI CITY

TRAVERSE MOUNTAIN STORAGE BUILDING

CONSTRUCTION PLANS

3800 CABELA'S BLVD
LEHI, UTAH

NORTH

SCALE: 1" = 20'

0 ### ### ### ###

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	DEMOLITION PLAN
C1.00	OVERALL VICINITY PLAN
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO LEHI CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO LEHI CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO LEHI CITY STANDARDS AND SPECIFICATIONS

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

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

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

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

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

OWNER
OWNER:
ARCHITECT CONTACT: UNCOMMON ARCHITECTS
CONTACT NAME: BRITTANY WHITE JOHNSON
684 WEST CENTER STREET
MIDVALE, UTAH 84047
PHONE: 801-417-9951
EMAIL: BRITTANY@UNCOMMONARCH.COM

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MIDVALE, UT 84047
uncommonarch.com
(801) 417-9951

PROFESSIONAL ENGINEER
08-05-26
No. 14988925-2202
DANIEL J. CANNING
STATE OF UTAH

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionally You Know and Trust
8833 South Sandy Parkway, Suite 350 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & MDS

TRAVERSE MOUNTAIN - STORAGE BUILDING
3800 CABELA'S BLVD
LEHI, UTAH

JOB NUMBER:
OWNER:
DATE: 6/24/26

REV	DATE	DESCRIPTION

COVER SHEET

C0.00

NORTH

SCALE: 1" = 20'

0 ### ### ### ####



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uncommonarch.com
(801) 417-9951

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Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

OVERALL VICINITY PLAN

C1.00

GENERAL NOTES

01 - GENERAL REQUIREMENTS

DRAWINGS: THE DRAWINGS ARE ONLY INTENDED TO PARTIALLY DESCRIBE THE OVERALL SCOPE OF WORK. CONTRACTORS SHALL FIELD VERIFY EXISITNG CONDITIONS AND ALERT ARCHITECT IN ADVANCE OF ANY UNFORESEEN CONSTRUCTION DIFFICULTIES BEFORE BEGINNING WORK OR WORKING ON THE AFFECTED PORTION OF THE WORK.

PERMITS/FEES: CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY OTHER THAN THE BUILDING PERMIT. CONTRACTOR SHALL ALSO PAY FOR ALL OTHER CHARGES, FEES, OR COSTS CHARGED BY THE BUILDING AND CONSTRUCTION DEPARTMENTS, UTILITY AGENCIES, OR PRIVATE COMPANIES WHICH REQUIRE SUCH COSTS FOR, OR PRIOR TO, INSTALLATION.

CODES: NOTHING IN THE DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION IN VIOLATION OF APPILCABLE CODES AND/OR RESTRICTIONS. SHOULD ANY CHANGES IN THE DRAWINGS BE NECESSARY IN ORDER TO COMPLY WITH APPLICABLE CODES AND/OR REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE AND CEASE WORK ON ALL PARTS OF THE CONTRACT WHICH ARE AFFECTED. THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, RESTRICTIONS, REQUIREMENTS AND CODES.

ALL WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS IS PER THE 2021 INTERNATIONAL BUILDING CODE AND THE 2021 INTERNATIONAL FIRE CODE AS ADOPTED. IT IS THE INTENT OF THESE DOCUMENTS TO COMPLY THERETO. WORK PERFORMED IN VIOLATION OF LOCAL CODES OR ORDINANCES SHALL BE CORRECTED AT NO EXPENSE TO THE OWNER.

CONFLICT: IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DOES NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY ARCHITECT OF ALL CONFLICTS.

DIMENSIONS: DIMENSIONS ARE SHOWN TO FACE OF CONCRETE, FACE OF STUD FOR WOOD AND METAL FRAMED WALLS, AND CENTERLINE OF OPENINGS, UNLESS NOTED OTHERWISE. FRAMING DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 1/2". CONTRACTOR SHALL VERIFY CONDITION BEFORE FRAMING BEGINS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENT. NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.

SUBCONTRACTORS SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS. THE SUBCONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS FOR THE EQUIPMENT FURNISHED AND INSTALLED BY THEMSELVES OR OTHERS.

TEH CONTRACTOR AND SUBCONTRACTOR SHALL CONSULT THE PLANS OF ALL TRADES FOR OPENINGS THROUGH SLABS, WALLS, CEILINGS FOR ROOF DUCTS, PIPES, CONDUITS, CABINETS AND EQUIPMENT; AND SHALL VERIFY THE SIZES AND LOCATIONS WITH SUBCONTRACTORS.

EXISTING CONDITIONS:

EXISTING UTILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL UTILITY LOCATIONS NOT SHOWN. CARE SHOULD BE TAKEN TO AVOID DAMAGE OR DISTURBANCE TO EXISTING UTILITIES.

SURVEY: DIMENSIONS OF SITE CONDITIONS ARE FROM SURVEY BY OTHERS. ARCHITECT BEARS NO RESPONSIBILITY FOR ACCURACY OF SAME.

SOIL CONDITIONS: THE ARCHITECT ASSUMES NO RESPONSIBILITY AS TO THE PHYSICAL CHARACTERISTICS OF THE SOIL OR THE ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS.

03 - CONCRETE

FOUNDATION: FOUNDATION WALLS ENCLOSING ANY WALLS BELOW FINISHED GRADE SHALL BE DAMPPROOFED ON THE OUTSIDE BY APPROVED METHODS AND MATERIALS.

04 - MASONRY

INSPECTIONS: PROVIDE FOR MASONRY INSPECTION BY A QUALIFIED MASONRY INSPECTOR AS REQUIRED BY IBC.

05 - METALS

DISSIMILAR METALS: PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.

PAINT: CONTRACTOR SHALL PRIME AND PAINT THE INTENDED PAINTABLE METAL STACKS, METAL BEAM/POST CONNECTIONS, VENTS GRILLS OR LOUVERS WHICH PROJECT THROUGH WALLS OR ROOFS AND IN VIEW. COLOR TO BE SELECTED BY ARCHITECT.

06 - WOOD, PLASTICS, COMPOSITES

PRESSURE TREATED WOOD: ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED PER INTERNATIONAL BUILDING CODE.

BLOCKING: PROVIDE IWOOD BACKING, FURRING, STRIPPING OR BLOCKING REQUIRED FOR INSTALLATION AND ATTACHMENT OF WORK OF ALL OTHER TRADES.

07 - THERMAL AND MOISTURE PROTECTION

OPENINGS: ALL OPENINGS TO BE CAULKED, SEALED OR WEATHER-STRIPPED.

WEATHER PROTECTION: PROVIDE WEATHER PROTECTION PER INTERNATIONAL BUILDING CODE 1404. INSTALL WEATHER RESISTIVE BARRIER PROTECTING WALL STRUCTURE AND FLASHING AND COUNTER-FLASHING AT EXTERIOR OPENINGS TO MAKE THEM WEATHERPROOF.

FLASHING: ALL FLASHING AND ARCHITECTURAL SHEET METAL TO BE 24 GUAGE GALVANIZED STEEL, 8'-0" MIN LENGTHS PER SMACNA MANUAL. FINAL COLOR TO BE DETERMINED BY ARCHITECT.

CAULKING AND SEALANT: USE PRIMERS AS REQUIRED BY MANUFACTURER, BACKING RODS OR TAPE AS RECOMMENDED BY MANUFACTURER. USE POLYURETHANE SEALANT AT CONCRETE FLOOR AND SIDEWALK JOINTS, MALL OTHER LOCATIONS USE POLYSULFIED OR SILICONE UNLESS NOTED OTHERWISE. APPLY TWO BEADS OF SEALANT BETWEEN SOLE PLATES AND FLOOR (IE SILICONIZED LATEX, FOAM GASKET OR EQUAL) UNLESS NOTED OTHERWISE.

VAPOR BARRIERS: CONTINUOUS APPROVED VAPOR BARRIERS SHALL BE INSTALLED ON THE HEATED SIDE OF ALL THERMAL INSULATION INSTALLED.

INSULATION: ALL INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE ASTM E84. (SEE EXEMPTIONS IBC 719). ALL FOAM PLASTIC INSULATION USED IN BUILDING CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH IBC 719.

08 - OPENINGS

EXIT DOORS: EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. IBC 1003.3.1

GLASS: GLASS IN THE FOLLOWING LOCATIONS TO BE SAFETY GLASS: GLASS DOORS, SLIDING, PATIO DOORS, STORAGE DOORS, SHOWER AND BATHTUB ENCLOSURES, WINDOWS WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION, AND FIXED PANELS GREATER THAN 9 SQUARE FEET WITH LOWEST EDGE LESS THAN 18" ABOVE THE FLOOR. (SEE EXEMPTIONS IBC 2406.2)

HARDWARE: PROVIDE COMMERCIAL GRADE DOOR /WINDOW HARDWARE AT ALL OPERABLE WINDOWS AND DOORS.

09 - FINISHES

FINISH SCHEDULE: THE CONTRACTOR SHALL BE BOUND TO THE FINISH SCHEDULE PROVIDED FOR ROOMS AND SPACES, BUT SHALL BE ALSO RESPONSIBLE TO PROVIDE OTHER MATERIALS NOT DESIGNATED IN THE SCHEDULE IF REQUIRED IN TEH FIELD TO CREATE A FINISHED PRODUCT AT WALKS, FLOORS, CEILINGS, DOORS, WINDOWS, SOFFITS, TREADS, AND ALL OTHER FURRING, LEVELING AND PATCHING.

GYPSUM BOARD: INSTALL PER RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD, PER ANSI 97.1

22/23 - PLUMBING/HEATING, VENTILATING AND AIR CONDITIONING

COORDINATION: PLUMBING AND MECHANICAL WORK SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH THE WORK INDICATED IN ALL DRAWINGS INCLUDING THE ARCHITECTURAL AND PLUMBING DRAWINGS.

SIZING: PLUMBING AND SEWER PIPE SIZING, GAS AND MECHANICAL SIZING TO BE IN ACCORDANCE WITH RECOMMENDED PRACTICES PER CURRENTLY ADOPTED NATIONAL, STATE OR LOCAL REGULATIONS.

FURRING: ALL PIPING, DUCTS AND CONDUITS SHALL BE FURRED IN AT ALL FINISHED ROOMS. ALL STRUCTURAL METAL AND BEAM SEATS SHALL BE FURRED IN AT ALL FINISHED ROOMS. PROVIDE NON-COMBUSTIBLE BACKING, FURRING STRIPPING OR BLOCKING REQUIRED FOR INSTALLATION AND ATTACHMENT OF WORK OF ALL OTHER TRADES.

PIPE INSULATION: ALL SERVICE WATER PIPING SHALL BE THERMALLY INSULATED TO R-8 WHERE IT IS VULNERABLE TO FREEZING OR WHERE REQUIRED BY CODE. ALL PIPING IN CEILING AND EXTERIOR WALLS SHALL BE ON WARM SIDE OF THERMAL INSULATION, EXCEPT IN DOWNSPOUTS.

SHOP DRAWINGS: PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION AND INSTALLATION OF ITEMS FABRICATED IN THE SHOP FOR APPROVAL BY THE OWNER.

FRAMED OPENINGS: CONTRACTOR TO FRAME OPENINGS IN WALLS, CEILINGS AND FLOORS FOR HVAC AND OTHER MECHANICAL OR ELECTRICAL WORK WHERE REQUIRED AND NOT OTHERWISE SHOWN IN THE PLANS.

VENTS: PROVIDE AND INSTALL VENTING FOR ALL DRYER LOCATIONS, TO OUTSIDE AS REQUIRED BY IBC AND AS SHOWN ON DRAWINGS.

SEALING: SEAL AT ALL JOINTS AND AT ALL LONGITUDINAL SEAMS. SEAL ALL SEAMS IN KNUCKLE JOINTS. SEAL REGISTER BOOTS WHERE THEY ENTER ANY HEATED SPACE.

FIRE DAMPERS: DUCTS PENETRATING 1-HOUR WALLS AND ENCLOSURES SHALL BE PROVIDED AUTOMATIC FIRE DAMPERS.

26 - ELECTRICAL

GENERAL: WORK IS TO MEET REQUIREMENTS INDICATED HEREIN AND SUITABLE FOR THE INTENDED USES OF THE SPACES. ELECTRICAL WORK SHOULD BE COORDINATED BY THE GENERAL CONTRACTOR WITH THE WORK INDICATED HEREIN.

CODES AND REGULATIONS: ELECTRICAL SERVICE REQUIREMENTS AND WIRING TO BE IN ACCORDANCE WITH RECOMMENDED PRACTICES AS PER CURRENTLY ADOPTED NATIONAL, STATE OR LOCAL REGULATIONS.

GASKETS: FOAM OUTLET GASKETS SHALL BE USED ON ALL RECEPTACLES, SWITCHES AND OTHER UTILITY BOXES ON EXTERIOR WALLS.

SEALANTS: CAULK AND SEAL OPENINGS IN BOX AND WHERE BOX MEETS DRYWALL WITH AN APPROVED SEALANT.

21 FIRE PROTECTION

SYSTEMS: AUTOMATIC FIRE-EXTINGUISHING SYSTEM TO BE PROVIDED. PROVIDE FIRE DETECTION, AUTOMATIC SPRINKLER AND ALARM SYSTEMS THAT MEET THEIR REQUIREMENTS OF THE IBC AND AS SPECIFIED IN THE IFC.

EXTINGUISHERS: PROVIDE PORTABLE FIRE EXTINGUISHERS AT EACH CORRIDOR AS REQUIRED BY THE INTERNATIONAL FIRE CODE.

HYDRANTS: FIRE DEPARTMENT REQUIRED WATER MAINS, FIRE HYDRANTS AND TEMPORARY FIRE DEPARTMENT ACCESS TO BE INSTALLED, INSPECTED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO COMMENCEMENT OF COMBUSTIBLE CONSTRUCTION.

CONSTRUCTION: TEMPORARY WATER AND TEMPORARY ACCESS DURING CONSTRUCTION MAY BE PERMITTED UPON REQUEST TO AND APPROVAL BY THE FIRE DEPARTMENT.

OPENINGS IN CEILINGS: WHEN A CEILING FORMS THE PROTECTIVE MEMBRANE FOR A FIRE-RESISTIVE FLOOR-CEILING OR ROOF-CEILING ASSEMBLY THE CEILING SHALL BE WITHOUT OPENINGS, EXCEPT FOR EXCEPTIONS OF THIS SUBSECTION IN ORDER TO PROTECT STRUCTURAL ELEMENTS IBC 711. DUCTS PENETRATING THE CEILING OF A FIRE-RESISTIVE FLOOR-CEILING OR ROOF-CEILING ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH IBC 710.

MATERIALS: THE MAXIMUM FLAME-SPREAD CLASS OF WALL AND FINISH MATERIALS ARE REQUIRED TO COMPLY WITH CHAPTER 8 OF THE IBC. ROOF COVERINGS SHALL BE FIRE RETARDANT AS SPECIFIED IN IBC 1505.

FIRE PROTECTED ASSEMBLIES: WALLS, CEILINGS AND PROTECTION MUST BE PROVIDED PER CHAPTER 7 OF THE IBC. FIRE STOPPING AND PENETRATION SYSTEMS TO BE SUPPLIED BY ONE MANUFACTURER, FIRE BLACKS ARE REQUIRED IN CONCEALED SPACES AT FLOOR AND CEILING LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL ALONG THE LENGTH OF THE WALLS. IBC 716

FIRE DAMPERS: PROVIDE FIRE DAMPERS AT ALL SUPPLY AND RETURN AIR OUTLETS, INLETS OR DUCTS PENETRATING FIRE RATED ASSEMBLIES, ENCLOSURE, WALLS, FLOORS OR SURFACES AS SHOWN ON MECHANICAL PLANS. IF NOT SHOWN IN PLANS AT TIME OF BID IT IS THE CONTRACTORS RESPONSIBILITY TO FIND OUT BEFORE END OF BIDDING.

31 - EARTHWORK

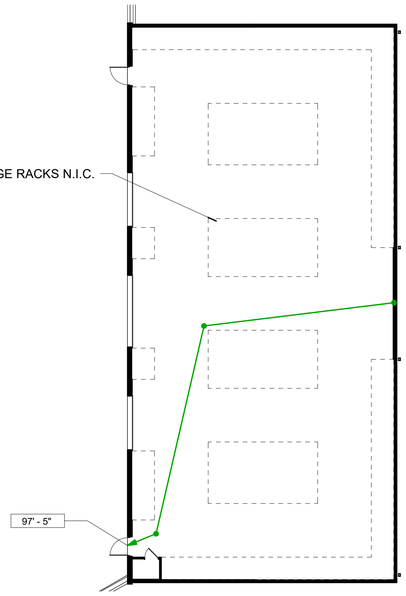
HAZARDOUSE MATERIALS: DISCOVERY OF ANY HAZARDOUS MATERIALS (ASBESTOS, CHEMICAL WASTE, PESTICIDE, ETC..) SHALL BE REPORTED IMMEDIATELY TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR APPROVALS, REMOVAL, DISPOSAL AND CERTIFICATION AS REQUIRED BY LAW. OWNER TO ADVISE OF ANY KNOWN HAZARDS.

LANDSCAPE WORK: CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

PERMITS: CONTRACTOR TO MAKE NECESSARY ARRANGEMENTS OR SECURE NECESSARY PERMITS WITH THE GOVERNING AGENCY WHERE REQUIRED FOR SITE WORK OR TO BLOCK SIDEWALKS OR STREETS DUE TO CONSTRUCTION. REMOVE ALL SURPLUS FILL MATERIAL FROM TEH SITE AND LEGALLY DISPOSE OF ALL DEBRIS.

SAFETY: CONTRACTOR SHALL PROVIDE COMPLETE SAFETY PRECAUTIONS AND MEASURES ON THE ENTIRE SITE, YARDS AND PASSAGEWAYS.

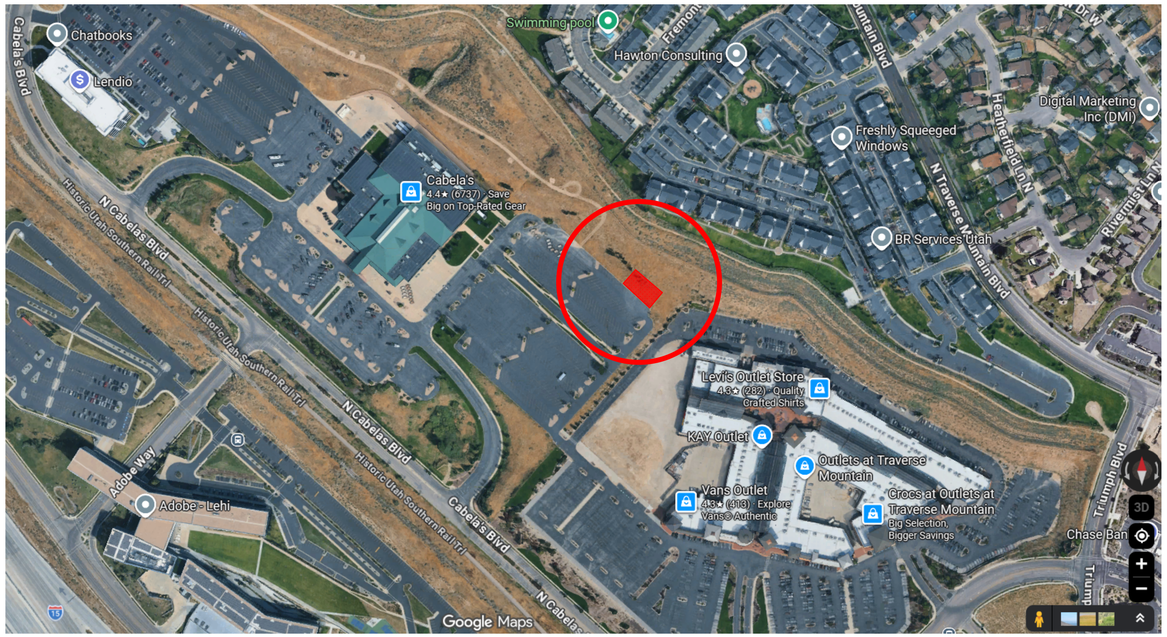
SETBACKS: ALL SETBACKS TO BE CLEARLY MARKED ON SITE AND VERIFIED BY THE BUILDING INSPECTOR BEFORE THE POUR OF ANY CONCRETE.



C4 CODE + LIFE SAFETY - LEVEL 01

1/16" = 1'-0"

Project Location:



CODE ANALYSIS

GOVERNING BUILDING CODES:
2024 International Building Code with Appendix "J"
2024 International Mechanical Code
2024 International Fuel Gas Code
2024 International Plumbing Code
2024 International Fire Code
2024 International Energy Conservation Code (ASHRAE 90.1)
2024 National Electric Code
2009 ICC/ANSI 117.1 A Accessible and Usable Buildings & Facilities

OCCUPANCY TYPE: SECTION 302
- **S2 - LOW HAZARD STORAGE**

CONSTRUCTION TYPE: SECTION 602
- TYPE **IIIB - NS**

BUILDING HEIGHT: TABLE 504.3
- ALLOWED: **55'**
- ACTUAL: **30'**

STORIES ABOVE GRADE PLANE: TABLE 504.4
- ALLOWED: **3**
- ACTUAL: **1**

BUILDING AREA: TABLE 506.2
- ALLOWED: **UNLIMITED PER SECTION 507.3**
- ACTUAL: **7500 SF**

FIRE RESISTANCE RATING: TABLE 601
0 HOURS = STRUCTURAL FRAME
2 HOURS = EXTERIOR BEARING WALL
0 HOURS = INTERIOR BEARING WALL
0 HOURS = NON-BEARING WALL
0 HOURS = FLOOR ASSEMBLY
0 HOURS = ROOF ASSEMBLY

INTERIOR FINISH REQUIREMENTS: TABLE 803.13
CLASS **B**: INTERIOR EXIT STAIRWAY, RAMP, AND PASSAGEWAY
CLASS **B**: CORRIDOR
CLASS **C**: ROOMS AND ENCLOSED SPACES

OCCUPANT LOAD: TABLE 1004.5
FUNCTION A: WAREHOUSE **7500** SF / 500 GROSS

TOTAL = **15** OCCUPANTS

EGRESS WIDTH: SECTION 1005.3

OTHER SPACE: .2" PER OCCUPANT = **3" - 2X 48" PROVIDED**

EXIT ACCESS TRAVEL DISTANCE: TABLE 1017.2
- ALLOWED: **300'**
- ACTUAL: **80'-9"**

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LICENSED ARCHITECT

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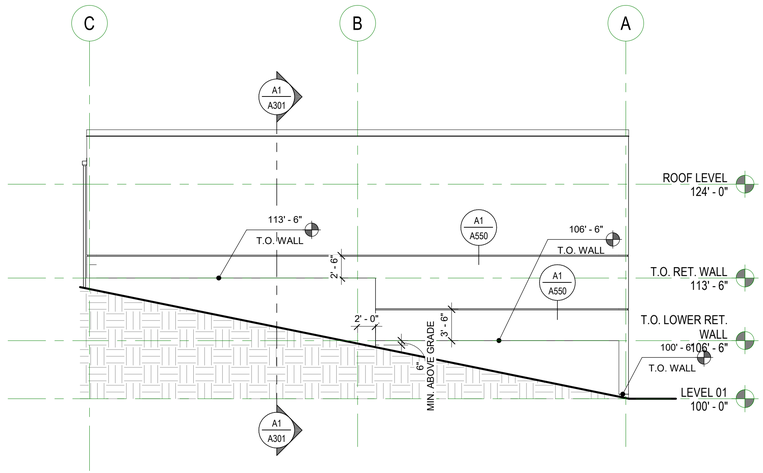
JOB NUMBER:	Project Number
OWNER:	Owner
DATE:	Issue Date

REV	DATE	DESCRIPTION

CODE + LIFE SAFETY

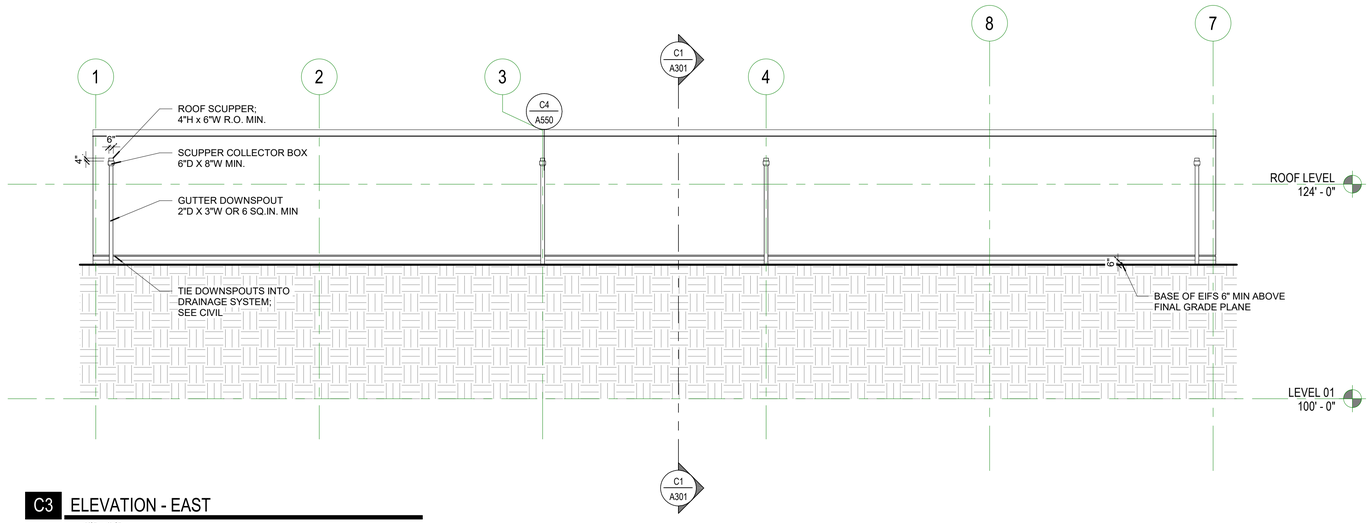
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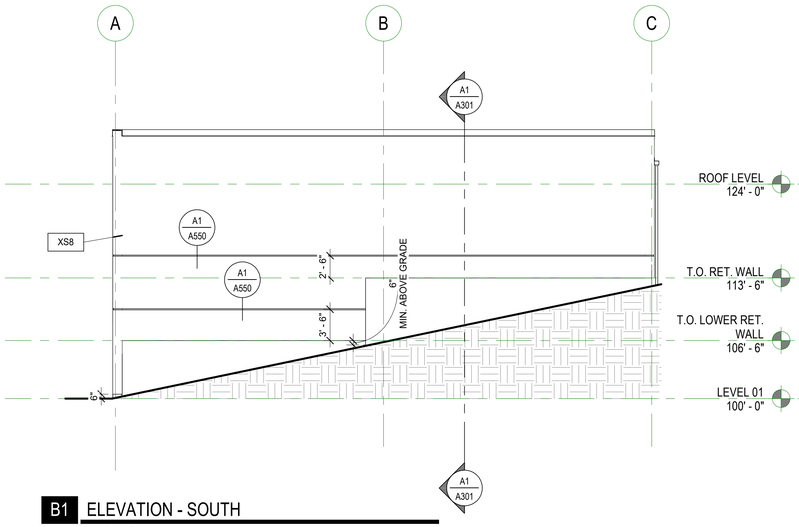
D1 ELEVATION - NORTH

1/8" = 1'-0"



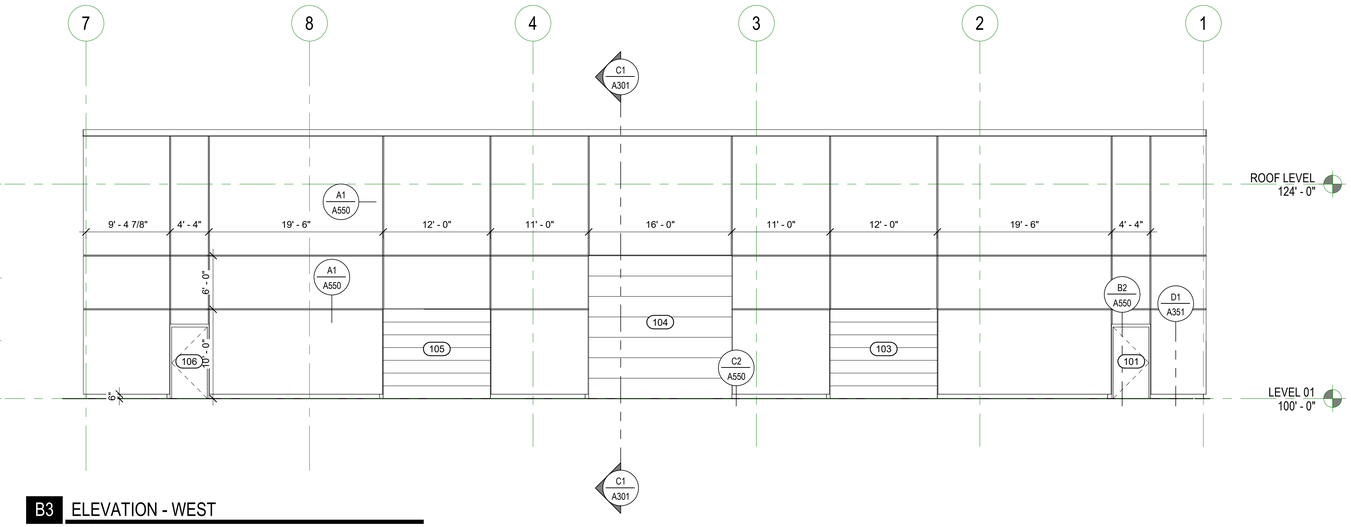
C3 ELEVATION - EAST

1/8" = 1'-0"



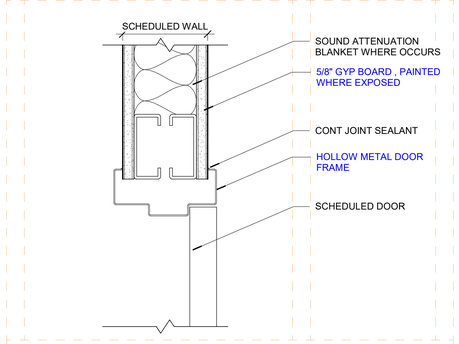
B1 ELEVATION - SOUTH

1/8" = 1'-0"



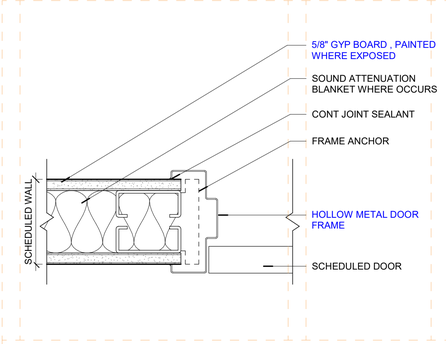
B3 ELEVATION - WEST

1/8" = 1'-0"



A1 HM DOOR - HEAD

3" = 1'-0"



A2 HM DOOR - JAMB

3" = 1'-0"

DOOR + FRAME

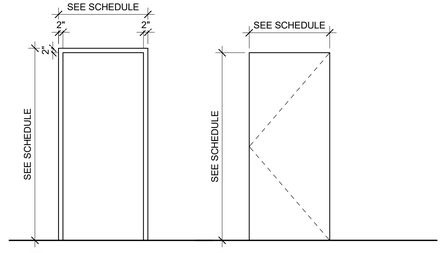
NUMBER	PANEL SIZE WIDTH	HEIGHT	THICK	ELEV	MATERIAL	FINISH	FRAME ELEV	MATERIAL	FINISH	FIRE RATING (MIN)	HARD WARE GROUP	COMMENT	NUMBER
101	48"	96"	2"	A13	HM	XP	1A	HM	PT				101
102	36"	84"	2"	A11	HM	IP	1B	HM	PT			SEE DETAILS A1 & A2 / A201	102
103	144"	120"	1 1/2"	A12		XP						OH DOOR - B.O.D. OH 420	103
104	192"	192"	1 1/2"	A10		XP						OH DOOR - B.O.D. OH 420	104
105	144"	120"	1 1/2"	A12		XP						OH DOOR - B.O.D. OH 420	105
106	48"	96"	2"	A13	HM	XP	1A	HM	PT				106

DOOR NOTES

1. REFER TO DOOR SCHEDULE FOR DOOR SIZES
2. GC TO FIELD VERIFY ALL DIMENSIONS BEFORE ORDERING AND INSTALLING
3. GC TO VERIFY ALL DOOR FRAME JAMB DEPTHS BEFORE ORDERING
4. GC TO VERIFY THAT ALL DOORS, FRAMES AND GLAZING MEET FIRE AND SAFETY REQUIREMENTS PER CODE
5. EXTERIOR DOORS AND FRAMES TO BE INSULATED
6. PROVIDE FIRE GLAZING AT ALL RATED WALLS
7. PROVIDE TEMPERED GLAZING AT DOOR GLAZING

FINISH TYPES:

XP - EXTERIOR PAINT. MATCH FACADE COLOR.
IP - INTERIOR PAINT. WHITE.



1A H.M. INSULATED EXTERIOR FRAME

1B H.M. INTERIOR FRAME

A1 H.M. INSULATED EXTERIOR DOOR

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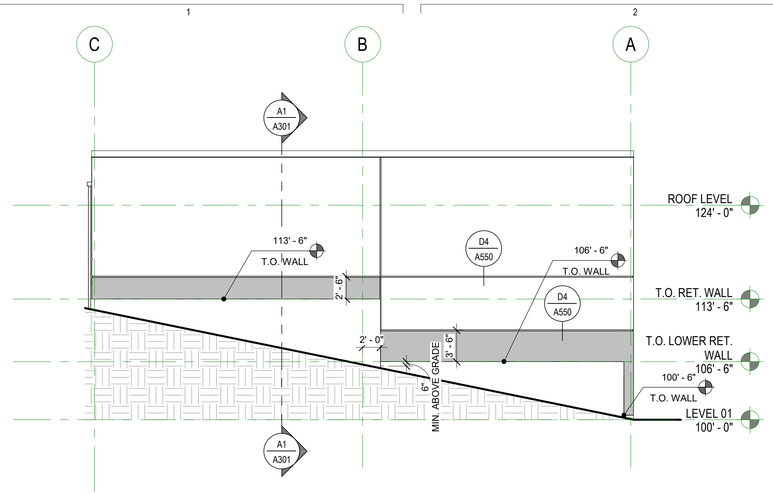
JOB NUMBER: Project Number
OWNER: Owner
DATE: Issue Date

REV	DATE	DESCRIPTION

EXTERIOR ELEVATION + DOORS

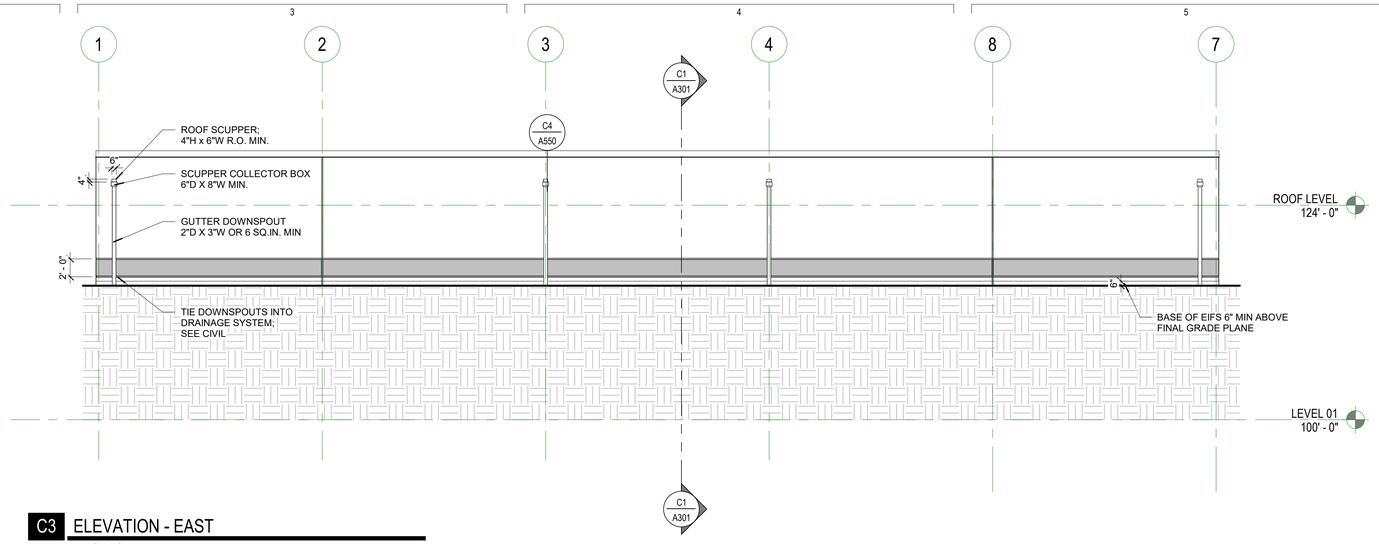
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8/6/2026 9:23:10 AM



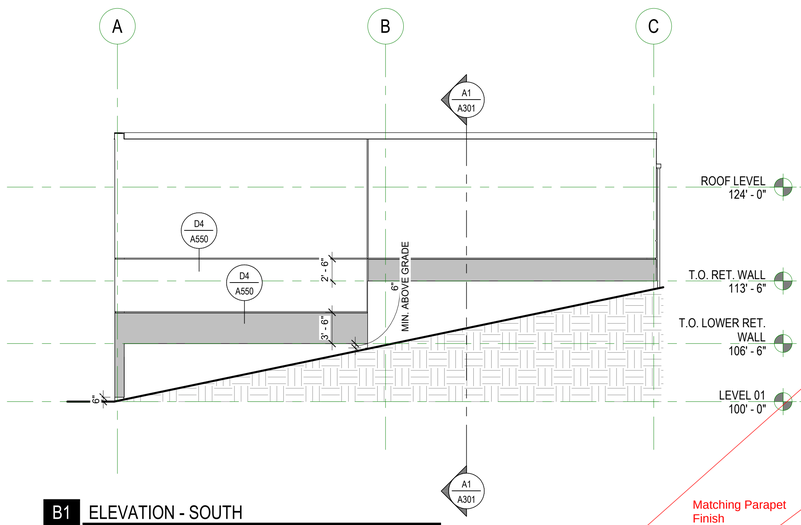
D1 ELEVATION - NORTH

1/8" = 1'-0"



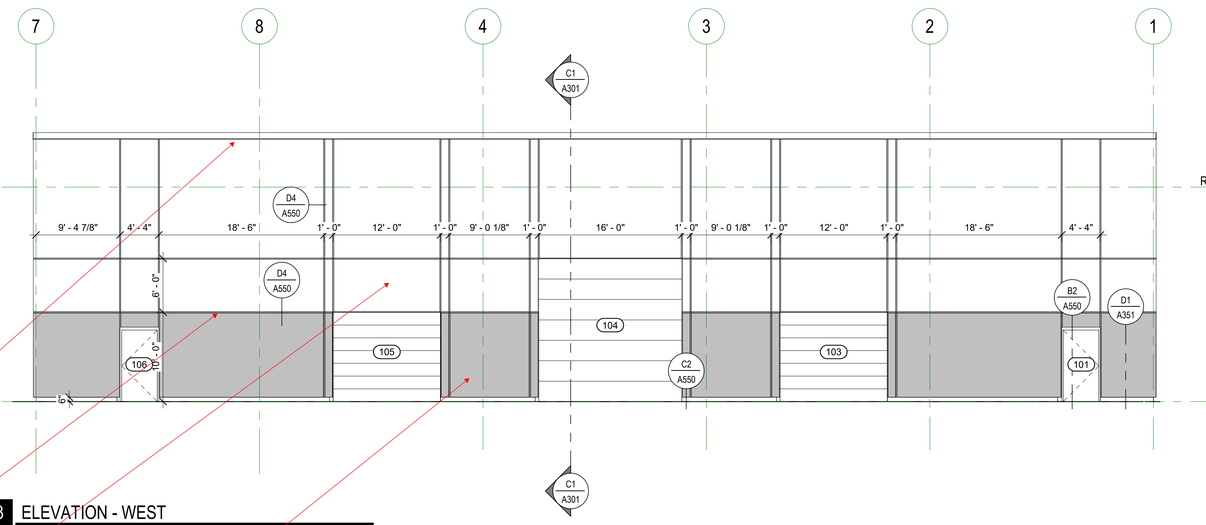
C3 ELEVATION - EAST

1/8" = 1'-0"



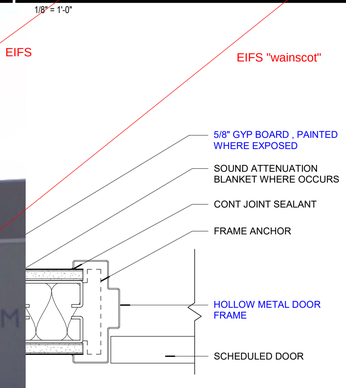
B1 ELEVATION - SOUTH





B3 ELEVATION - WEST

1/8" = 1'-0"



OR - JAMB

DOOR + FRAME

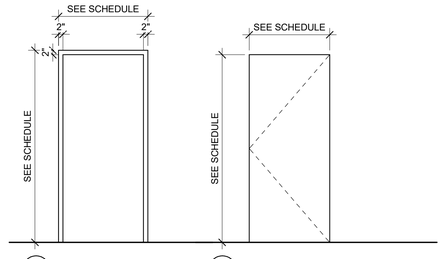
NUMBER	PANEL SIZE WIDTH	HEIGHT	THICK	ELEV	MATERIAL	FINISH	FRAME ELEV	MATERIAL	FINISH	FIRE RATING (MIN)	COMMENT	NUMBER
101	48"	96"	2"	A13	HM	XP	1A	HM	PT			101
102	36"	84"	2"	A11	HM	IP	1B	HM	PT		SEE DETAILS A1 & A2 / A201	102
103	144"	120"	1 1/2"	A12		XP					OH DOOR - B.O.D. OH 420	103
104	192"	192"	1 1/2"	A10		XP					OH DOOR - B.O.D. OH 420	104
105	144"	120"	1 1/2"	A12		XP					OH DOOR - B.O.D. OH 420	105
106	48"	96"	2"	A13	HM	XP	1A	HM	PT			106

DOOR NOTES

1. REFER TO DOOR SCHEDULE FOR DOOR SIZES
2. GC TO FIELD VERIFY ALL DIMENSIONS BEFORE ORDERING AND INSTALLING
3. GC TO VERIFY ALL DOOR FRAME JAMB DEPTHS BEFORE ORDERING
4. GC TO VERIFY THAT ALL DOORS, FRAMES AND GLAZING MEET FIRE AND SAFETY REQUIREMENTS PER CODE
5. EXTERIOR DOORS AND FRAMES TO BE INSULATED
6. PROVIDE FIRE GLAZING AT ALL RATED WALLS
7. PROVIDE TEMPERED GLAZING AT DOOR GLAZING

FINISH TYPES:

XP - EXTERIOR PAINT. MATCH FACADE COLOR.
IP - INTERIOR PAINT. WHITE.



1A H.M. INSULATED EXTERIOR FRAME
1B H.M. INTERIOR FRAME
A1 H.M. INSULATED EXTERIOR DOOR

uncommon architects
4040 W DAYBREAK PKWY
SOUTH JORDAN, UT 84009
uncommonarch.com
(801) 417-9951

STATE OF UTAH
Andrew Weuling
No. 14219277-0301
LICENSED ARCHITECT

TRAVERSE MOUNTAIN - STORAGE BUILDING

3800 CABELA'S BLVD
LEHI, UT
CONSTRUCTION SET

JOB NUMBER: 26260
OWNER: PATRICK WENTLAND
DATE: 8-20-26

REV	DATE	DESCRIPTION

EXTERIOR ELEVATION + DOORS

A201

8/28/2026 12:02:45 PM

Agenda Item No: 3.5

Planning Commission Agenda Item Report

Meeting Date: September 10, 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 Chapter 29 Development Code Amendment, clarifying the development agreement process.

Summary:

Attachments:

Chapter 29.pdf

CHAPTER 29 DEVELOPMENT CODE AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	September 10th, 2026
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	August 19th, 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 is requesting review and consideration of the Chapter 29 Development Code Amendment. This amendment is to modify the Development Agreement chapter of the Development Code to clarify the process and also modify existing language to be compliant with State code. The amendment specifies how a Development Agreement will be created. After the City Council directs Staff to work with the applicant to create a Development Agreement, it will then go through DRC, Planning Commission with a public hearing, and City Council for review and potential approval. The City Council will still have sole discretion in approving, modifying, or denying a Development Agreement.

The additional language modifications include removing language that the Development Agreement must conform to the general plan, zoning regulation, and other applicable requirements of the City. This is to align with State code as cities cannot require development agreements to follow existing City regulations. There is also language that requires the Development Agreement to detail the duration of the agreement so future Staff can know when a development agreement has terminated.

The DRC had 3 redline comments pertaining to cleaning up some of the language. Please consider all DRC comments in

your motion.

SCOPE OF APPROVAL

Development Code Amendments are reviewed by the Planning Commission and will ultimately be approved or denied by the City Council. The Planning Commission should consider the implications of a development code amendment across the entire City and what the changes would mean for future development. The Planning Commission will give their recommendation to the Council.

This is a public hearing 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.

Chapter 29 DCA – Development Agreements
DRC Redline Comments

Lehi City- requests review of the Chapter 29 Development Code Amendment to clarify the development agreement process.

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 Bussell
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 8/6/26
Time Start: 1:50 PM
Time End: 2:00 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comment
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering:
1. Do we want to add that the City Council can also modify the DA? Suggest ...approve, deny or modify...

Matt – Traffic: No comments.
Kim – Planning:
2. I don't know if recommends is the right word, maybe "directs the creation of a"
3. I think you could remove the word outstanding

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 10TH.

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.

Planning Division
153 North 100 East
Lehi, UT 84043
385-201-1000

August 11, 2026

Narrative – Chapter 29 Development Code Amendment

The Planning Division is proposing a Development Code Amendment to Chapter 29 of the Development Code. Specifically, we are proposing to define the development agreement process to make it more clear to both applicants and staff.

The process follows the same process it does now – after being directed by the City Council to make a development agreement, it will go through DRC, Planning Commission, and City Council. This complies with our policy now and State code. The amendment also includes a clause to require there be language in the development agreement that will indicate when the development agreement will end. This will help future staff have a clear understanding of when a development agreement will end and revert back to regular zoning regulations.

Please contact the Planning Division if you have any questions.

Thank you,

Katie Bussell, AICP
Planner 2

CHAPTER 29

DEVELOPMENT AGREEMENTS

(Amended 09/11/18)

Section 29.010. Applicability.
Section 29.020. Criteria for Entering into a Development Agreement.
Section 29.030. Effect of Approval and Reservation of Legislative Powers.
Section 29.040. Third Party Rights.

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 ~~e~~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.~~

B. 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.

~~C.~~ The development agreement shall detail the duration of the development agreement.

Section 29.030. Development Agreement Approval Process.

If the City Council recommends creating a development agreement, the applicant will work with City staff to tailor a development agreement. The development agreement will then be reviewed by the Reviewing Departments. The Reviewing Departments will forward the Development agreement to the Planning Commission with a Public Hearing. The Planning Commission will give their recommendation of the development agreement to the City Council, where the City Council can approve or deny the development agreement.

Section 29.030. Effect of Approval and Reservation of Legislative Powers.

It is expressly declared that the intent of a development agreement is to create a vested right in the owner or applicant of property as set forth, pursuant to the terms of the development agreement. Any covenant by the City contained in a development agreement to refrain from exercising any legislative, quasi-legislative, quasi-judicial or other discretionary power, including reclassification of zoning districts or the adoption of any rule or regulation that would affect the proposed development, shall also contain a provision that the city may, without incurring any liability, engage in action that would otherwise constitute a breach of the covenant if it makes a determination on the record that the action is necessary to avoid a substantial risk of injury to the public health, safety and general welfare. The covenant shall also contain the additional provision that the city may, without incurring any liability, engage in action that would otherwise constitute a breach of the covenant if the action is required by federal or state law.

Section 29.040. Third Party Rights.

Except as otherwise provided in a development agreement, the development agreement shall create no rights enforceable by any third party who is not a party to the development agreement.