Lehi Planning Commission Meeting
Agenda
October 8, 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 recommendation of Danny Logan's request for review of R-1-22 and TH-5 zoning for the Logan Annexation on 2.68 acres located at approximately 1300 S 1700 W.

Logan Annexation 1.pdf
Logan Annexation 2.pdf

3.2. Public hearing and recommendation of Lawrence Snow's request for review of the 802 W State Street Zone Change, changing the zoning on .72 acres from Mixed Use to Heavy Commercial.

802 Zone Change 1.pdf
802 Zone Change 2.pdf

3.3. Public hearing and consideration of Colby Anderson's request for approval of an exception on the building materials for the Moto United Phase 2 Concept located at 450 Millpond Drive.

Moto United 1.pdf
Moto United 2.pdf

3.4. Public hearing and recommendation of Tapley Mitchell's request for review of the Tapley Project Concept located at 58 South 300 West, adding four townhome units and retaining the existing structures on site.

Tapley 1.pdf
Tapley 2.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: October 8, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:

Public hearing and recommendation of Danny Logan’s request for review of R-1-22 and TH-5 zoning for the Logan Annexation on 2.68 acres located at approximately 1300 S 1700 W.

Summary:

Attachments:

Logan Annexation 1.pdf

Logan Annexation 2.pdf

LOGAN ANNEXATION
PLANNING COMMISSION REPORT

Applicant	Danny Logan		
Meeting Date	October 8, 2026		
Requested Action/Purpose	Review and recommendation of proposed zoning on property to be annexed		
Decision Type	Legislative		
Location	Approximately 1300 S 1700 W		
Requested Zoning	R-1-22 & TH-5		
General Plan Land Use Designation	VLDRA		
Acreage	0.5 & 2.18 respectively Total: 2.68 acres		
Existing Land Use	Existing residence/ undeveloped		
Adjacent Zoning and Land Use	*North*	R-1-22	Church
	South	Unzoned	Single family home
	East	PF	Park
	West	R-1-22	Single family home
Date of DRC Review	September 2, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

REPORT ANALYSIS

As part of the Lehi City annexation procedures, all annexation requests are required to be reviewed by the Planning Commission. The Planning Commission's responsibility is to review the proposed annexation and determine whether or not the requested zoning is appropriate and complies with the General Plan. The Planning Commission's recommendation will be forwarded to the City Council for their review upon final consideration of the annexation.

The General Plan designates this property as Very Low-Density Residential Agriculture (VLDRA). The applicant requests review of their proposal to annex 2.68 acres of property located at approximately 1300 S 1700 W with R-1-22 on 0.5 acres and TH-5 on the remaining 2.18 acres.

This annexation is being done by resolution because the property is part of an existing county island. The DRC had informational comments for the applicant.

MOTION RECOMMENDATION

The Planning Commission may move to recommend approval or denial of the proposed zoning on property to be annexed. Any motion should include findings. Possible findings include:

1. The proposed application does/does not conform to the goals and policies of the General Plan.
2. Other findings as determined by the public hearing.

Logan Annexation
DRC Redline Comments

Danny Logan- requests review of the Logan Annexation located at approximately 1300 S 1700 W with R-1-22 zoning on 0.5 acres and TH-5 on the remaining 2.18 acres.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal
Representatives of the Applicant Present: Tony Trane
Assigned Planner: Jacob Curtis
Date of Plans Reviewed: 8/25/26
Time Start: 1:14 pm
Time End: 1:25 pm

DRC REPORT:

1. **Critical Issues: None**

2. **Location of existing and proposed City facilities- utilities are in 1700 W**

3. **Zoning required or recommended- R-1-22 and TH-5**

4. **Distances to schools/parks/shopping- Mellor-Rhodes park across the street**
   Dry Creek Elementary- 0.4 miles
   Willowcreek Junior High- 1.65 miles
   Lehi High School- 3 miles

5. **Transportation- 1700 W is a minor collector with protected bike lanes. Dry Creek trail on the south end of the property. Future trail would have 20' ROW.**

DRC GENERAL COMMENTS:

1. Power- There will need to be an RMP ATA for this. The north lot is on RMP
2. Water dedication has already been provided for the 0.5-acre portion zoned R-1-22. Additional water dedication will be required at the time the TH-5-zoned area is rezoned.
3. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
4. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
5. Dry Creek will need to be dedicated to the City at the time of development.

THIS ITEM IS SCHEDULED FOR CITY COUNCIL ON SEPTEMBER 22, 2026. PLANNING COMMISSION ON OCTOBER 8TH.

NEED ENVELOPES

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

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

PUBLIC
HEARING

Annexation

2.48 acres, requesting R-1-22
and TH-5 zoning
Location: 1300 S 1700 W

Lehi City Planning Commission
Tentatively scheduled for
[illegible]


PUBLIC
HEARING
Annexation


PUBLIC
HEARING

Logan Annexation

Aerial

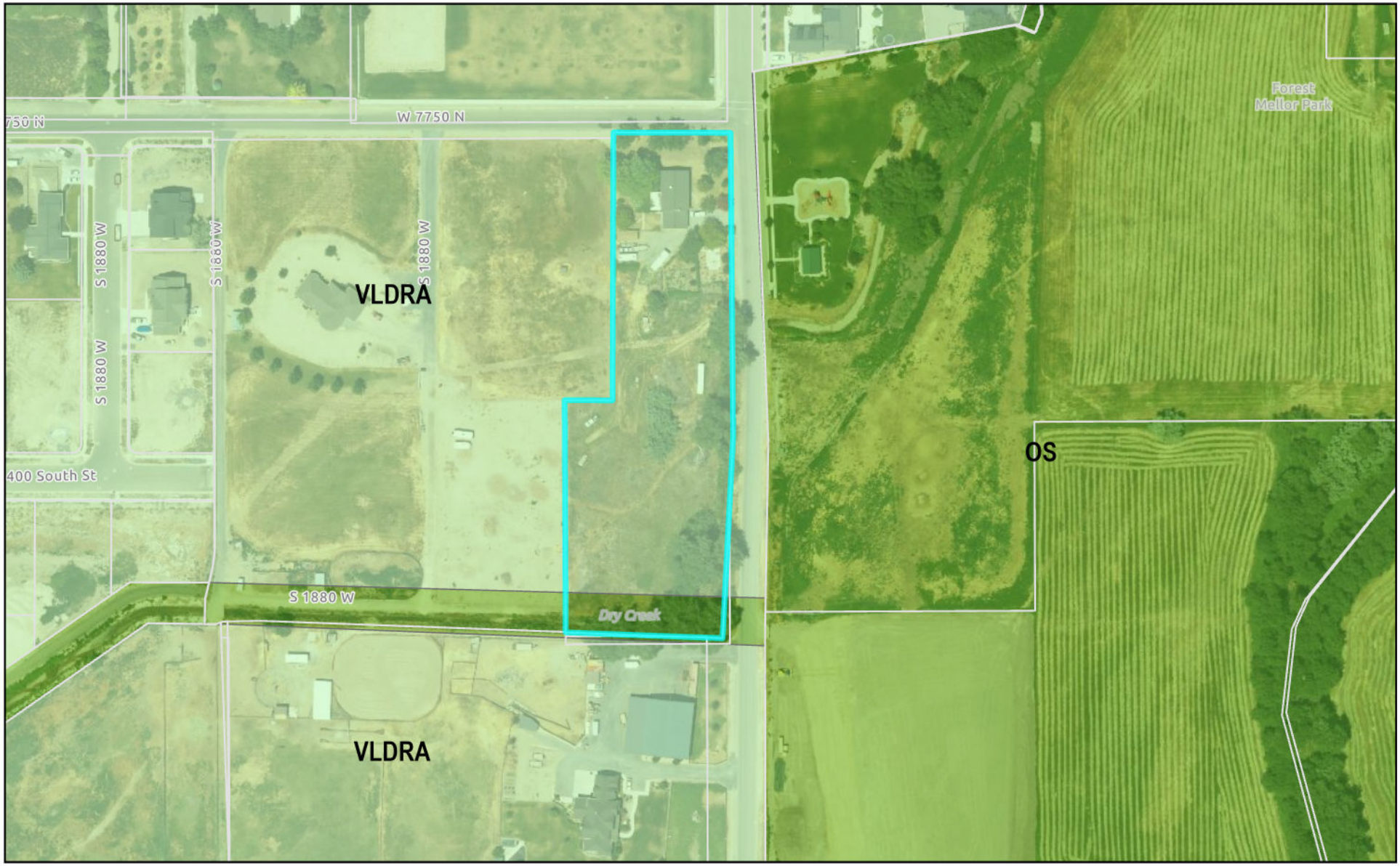


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LEHI CITY

Logan Annexation

General Plan

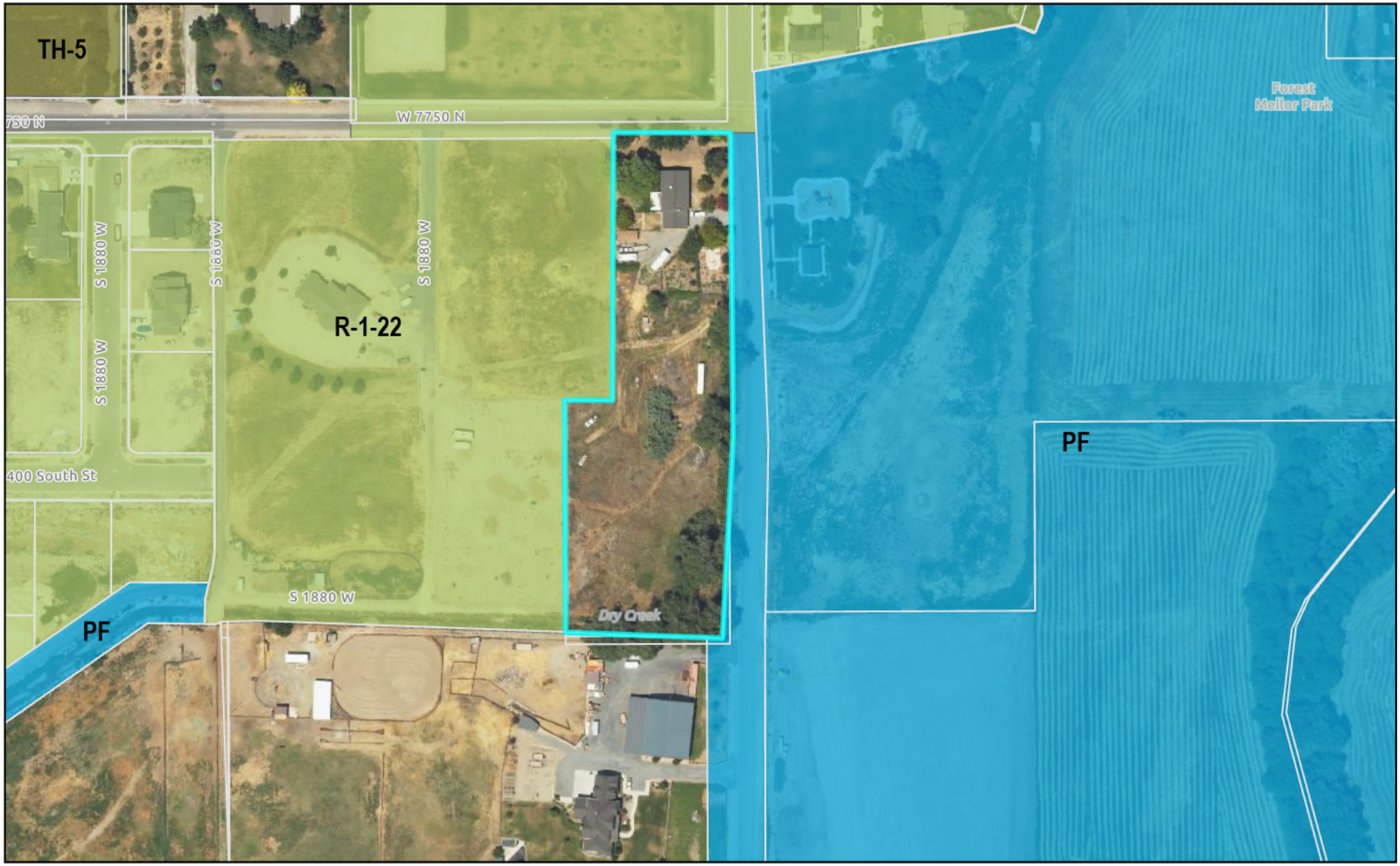


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LEHI CITY

Logan Annexation

Zoning

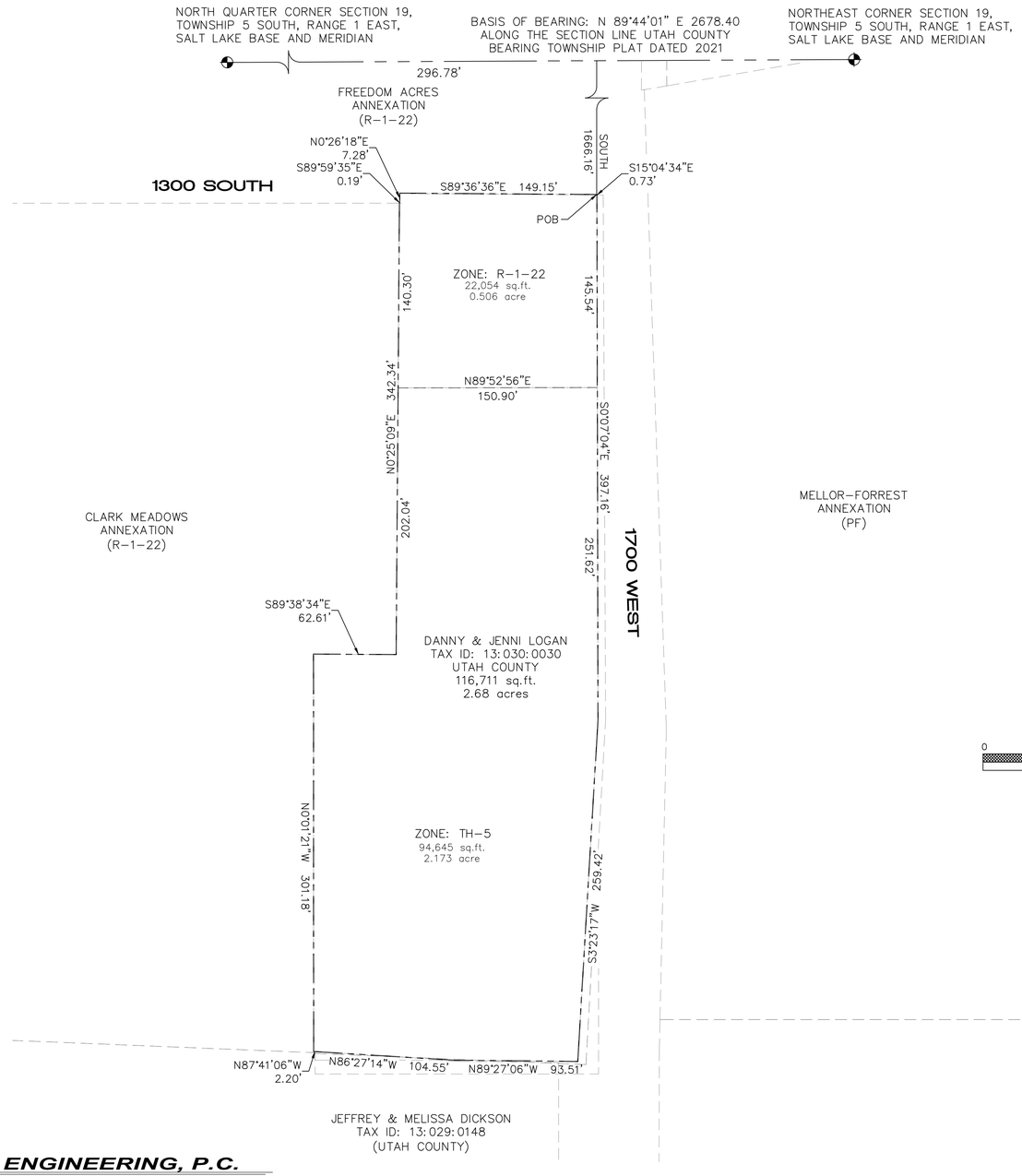


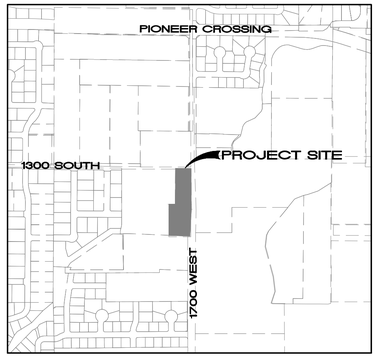
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LEHI CITY

LOGAN ANNEXATION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN





VICINITY MAP

LEGEND

- SECTION CORNER
- SECTION LINE
- ANNEXATION BOUNDARY
- EXISTING PARCELS

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

27 EAST MAIN STREET, LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

I, Travis Trane, do hereby certify that I am a Professional Land Surveyor and that I hold licence No. 5152741 in accordance with title 58, chapter 22 of the Professional Engineers and Land Surveyors licensing act, Utah code annotated, 1953 amended, I further certify that this is a true and accurate map of the tract of land to be annexed to Lehi City, Utah County, Utah.

ANNEXATION DESCRIPTION

Beginning at a point on West line of MELLOR-FORREST ANNEXATION which is North 89°44'01" East 296.78 feet along the section line and South 1666.16 feet from North Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence along MELLOR-FORREST ANNEXATION the following three courses 1) South 15°04'34" East 0.73 feet; 2) South 00°07'04" East 397.16 feet; 3) South 03°23'17" West 259.42 feet; thence along Boundary Line Agreement Entry 108382015 the following three courses 1) North 89°27'06" West 93.51 feet; 2) North 86°27'14" West 104.55 feet; 3) North 87°41'06" West 2.20 feet; thence along CLARK MEADOWS ANNEXATION the following three courses 1) North 00°01'21" West 301.18 feet; 2) South 89°38'34" East 62.61 feet; 3) North 00°25'09" East 342.34 feet; thence along FREEDOM ACRES ANNEXATION the following three courses 1) South 89°59'35" East 0.19 feet; 2) North 00°26'18" East 7.28 feet; 3) South 89°36'36" East 149.15 feet to the point of beginning.

SURVEYOR

DATE

SURVEYOR'S SEAL

This plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah Code Ann. 17-23-20 as amended

COUNTY SURVEYOR

DATE

COUNTY SURVEYOR'S SEAL

ACCEPTANCE BY LEGISLATIVE BODY

We, the duly elected Council of LEHI City, Utah, have received a request to initiate procedures for the annexation of the tract of land shown heron, which tract constitutes a portion of an existing island or peninsula within or contiguous to the City, an do hereby certify: (1) the Council has adopted a resolution setting forth its intent to annex the tract, provided notice and conducted hearings on the matter, and adopted an ordinance providing for the annexation of the tract to the City: all in accordance with the provisions of Section 10-2-418 Utah Code Annotated, as amended, and (2) that the Council does hereby approve and accept the annexation of the tract of land shown hereon as a part of Lehi City, to be Known here after as the Annexation.

DATED THIS _____ DAY OF _____, 2021.

Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

City Recorder

RECORDER'S SEAL

FINAL LOCAL ENTITY PLAT

LOGAN ANNEXATION

LEHI CITY, UTAH COUNTY, UTAH

SCALE 1" = 40 FEET

RECORDING INFORMATION

Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: October 8, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:

Public hearing and recommendation of Lawrence Snow's request for review of the 802 W State Street Zone Change, changing the zoning on .72 acres from Mixed Use to Heavy Commercial.

Summary:

Attachments:

802 Zone Change 1.pdf

802 Zone Change 2.pdf

802 W STATE STREET ZONE CHANGE

PLANNING COMMISSION REPORT

Applicant	Lawrence Snow		
Meeting Date	October 8, 2026		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	802 W State Street		
Acreage	0.72 acres		
Existing Zoning	Mixed Use (MU)		
Existing General Plan Land Use Designation	Heavy Commercial (C-H)		
Proposed Zoning Designation	Heavy Commercial (C-H)		
Existing Land Use	Existing home		
Adjacent Zoning and Land Use	*North*	MU	I-15
	South	MU	Offices
	East	MU	Existing home
	West	C-H	Existing home
Date of DRC Review	September 23, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

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

centers, and some retail/ office.

PROPERTY HISTORY

June 15, 1872 This property was part of the original Lehi boundaries.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from the Mixed Use (MU) zone to Heavy Commercial (C-H) zoning. This property is intended for this request into C-H zoning according to the General Plan designation. The applicant intends to combine this property with the two adjacent properties directly West of it, which they own, into one parcel.

There were no DRC redline comments other than acknowledging that the zone change is consistent with the General Plan Designation.

SCOPE OF APPROVAL

Zone changes are a legislative item which means that the Planning Commission has flexibility in recommending approval or denial of the zone change. The City Council will ultimately decide whether to approve or deny the zone change.

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

POSSIBLE MOTIONS AND FINDINGS

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

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

802 W State Street Commercial Zone Change
DRC Redline Comments

Lawrence Snow- requests review of the 802 W State Street Zone Change, changing the zoning on .72 acres from MU to C-H.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 9/15/26
Time Start: 1:28 pm
Time End: 1:29 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Matt – Traffic: No comments
Kim – Planning: The request is consistent with the General Plan of Heavy Commercial in this area.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 8, 2026.
(NEED ENVELOPES BEFORE SCHEDULING)

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.

Zone Change

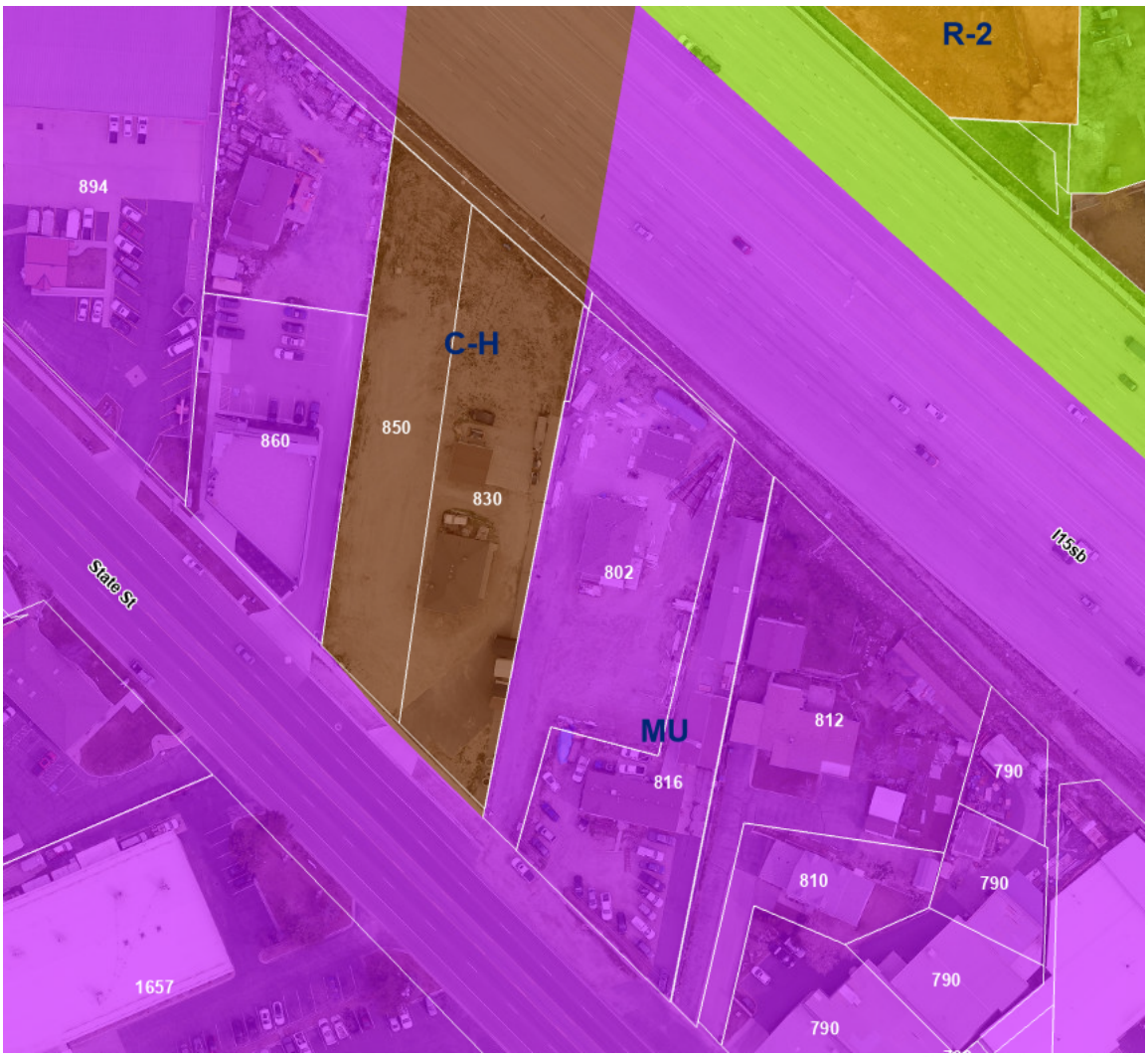
802 W State Street

Duck Investments has purchased the property at 802 W State Street and will be combining this property with 830-850 W State Street which is owned by Duck Investments into one parcel. The zoning of 802 is currently MU and this application is to make the change of 802 to match the current 830-850 zoning which is C-H.

Lawrence Snow

lawrencesnow@comcast.net

801-318-5593




FedEx
850
PUBLIC
HEARING
Zone Change
Changing from Mixed Use to Heavy
Commercial
Location: 802 W State Street
Lehi City Planning Commision:
Thursday October 9, 2025 @7pm
Lehi City Council Chambers
31 N. 100 E LHI UT


850
802
PUBLIC
HEARING
Zone Change
Changing from Mixed Use to Heavy Commercial
Location: 802 W State Street
Lehi City Planning Commission:
Thursday October 5, 2023 @7pm
Lehi City Council Chambers
153 N. 100 E. Lehi, UT


850
802
PUBLIC
HEARING
Zone Change

802 W State Street Zone Change

Aerial

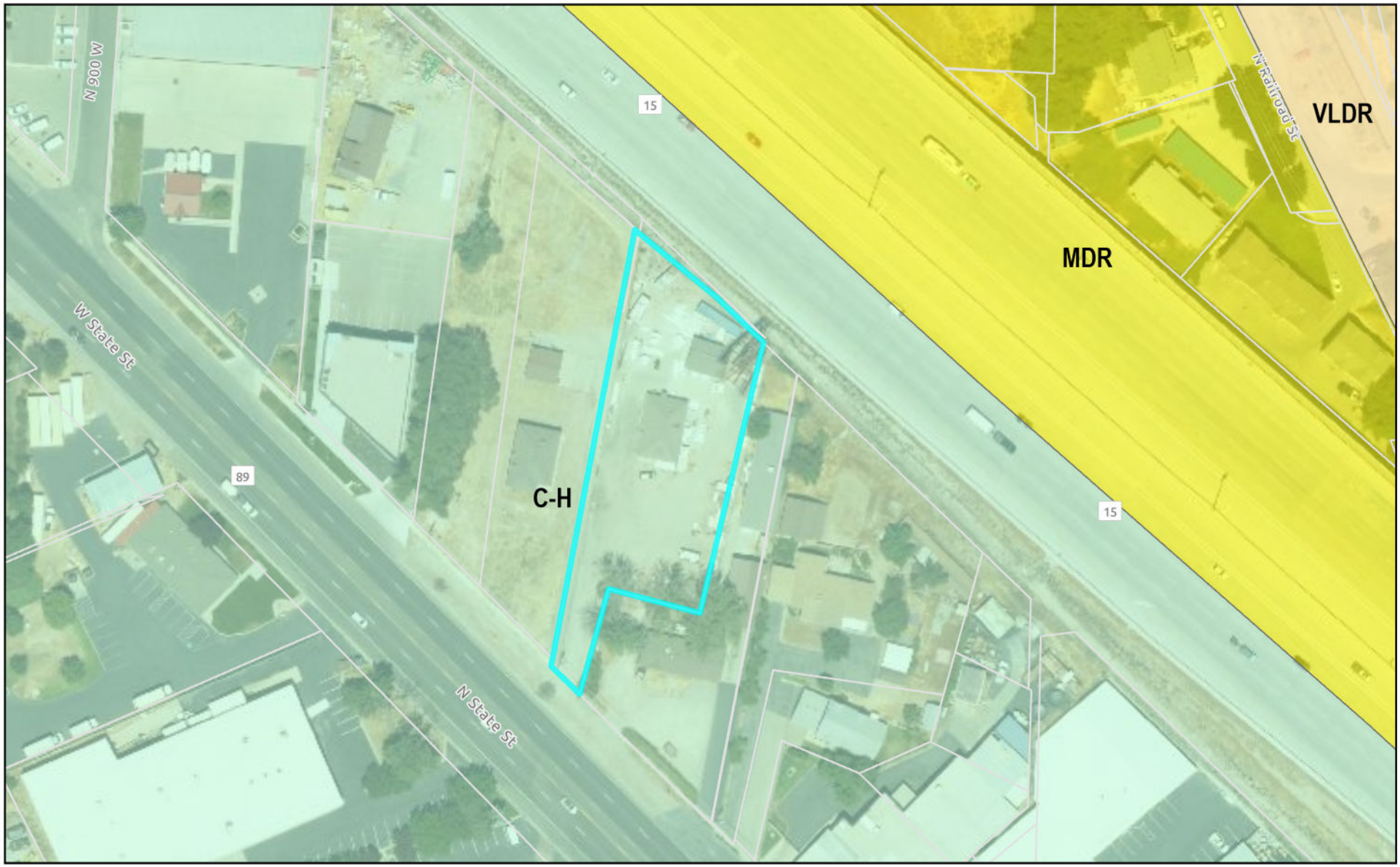


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LEHI CITY

802 W State Street Zone Change

General Plan

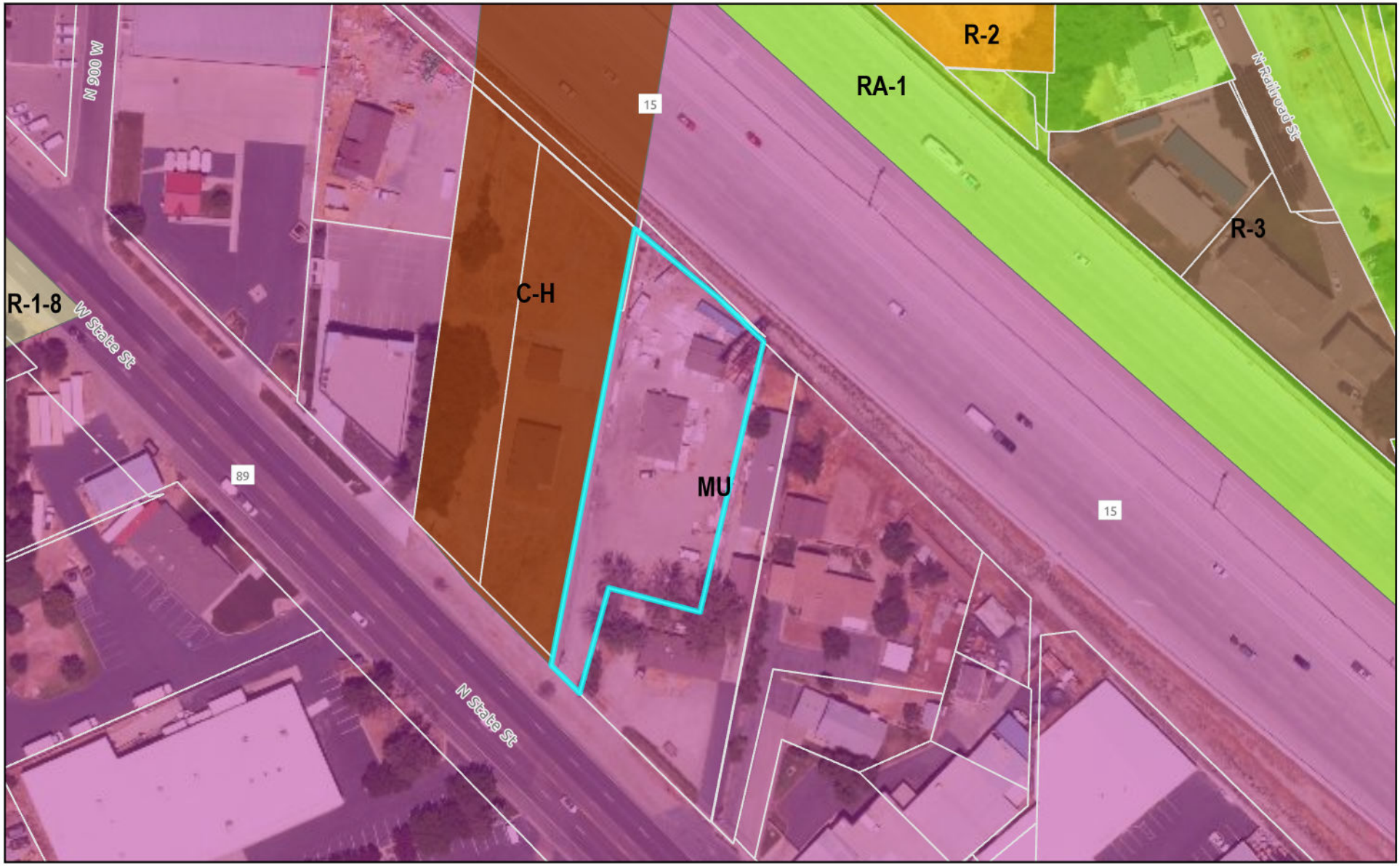


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LEHI CITY

802 W State Street Zone Change

Zoning



0 175 350 700 Feet

LEHI CITY

Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: October 8, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:

Public hearing and consideration of Colby Anderson's request for approval of an exception on the building materials for the Moto United Phase 2 Concept located at 450 Millpond Drive.

Summary:

Attachments:

Moto United 1.pdf

Moto United 2.pdf

MOTO UNITED PHASE 2 CONCEPT
PLANNING COMMISSION REPORT

Applicant	Colby Anderson		
Meeting Date	October 2, 2026		
Requested Action/Purpose	Review and recommendation of a concept plan		
Decision Type	Administrative		
Location	450 Millpond Drive		
Project Area	Approximately 5.7 acres		
Existing Zoning	Commercial (C) & A-5		
General Plan Land Use Designation	Commercial (C) & Mixed-Use (MU)		
Adjacent Zoning and Land Use	*North*	C	Current Moto United Building
	South	A-5	Undeveloped
	East	MU	Commercial Building/Offices
	West	C	Undeveloped
Date of DRC Review	September 23, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing, review, and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 37.010. Nonresidential Design Standards
4. Mill Pond District Design Standards:
vi. Building materials:

1. Brick, stone, architectural grade metal (see Figures 66 and 67), fiber cement, and wood may be used for exterior building materials.

2. Stucco, split face CMU, and EIFS may be used up to 30 percent of each wall area excluding windows and doors as a secondary material only. Stucco and EIFS shall not be used on hierarchal architectural features, pop-outs in a facade, or for wainscots, but shall be allowed on recessed wall areas, walls between entrances, and between hierarchal architectural features (see Figure 68).

REPORT ANALYSIS

The applicant requests review and recommendation of the Moto United Phase 2 Concept. This is a roughly 5.7-acre recreational vehicle and boat sales and service location, proposed as the second phase of Moto United's operations. This concept plan is directly south of the existing Moto United building. This second phase will exclude the expansion of the existing new site with an additional building and site improvements including a building, parking lot, utilities, and landscaping.

The applicant is requesting an exception to the required building materials to use concrete as the primary building

material for their Phase 2 Concept. The same exception was made for the Moto United Phase 1 Concept.

The DRC has reviewed this proposal and made technical comments that were informative for the applicant.

SCOPE OF APPROVAL

As a concept plan this is an administrative item. If it meets the Code it must be approved. The applicant asks for an exception to the required building materials to instead use concrete as the primary building material.

The Planning Commission has some level of discretion to grant these exceptions.

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

POSSIBLE MOTIONS AND FINDINGS

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

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

Moto United Phase 2 Concept Plan
DRC Redline Comments

Colby Anderson- requests review of the Moto United Phase 2 Concept located at 450 Millpond 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: Jacob Curtis
Representatives of the Applicant Present: Andrew, Colby
Date of Plans Reviewed: 9/15/26
Time Start: 1:38 pm
Time End: 2:04 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. At Site Plan: Please indicate the electrical power service size. (Main Breaker). Include both Voltage & Ampacity. Show on both Site Plan and Utilities Plan. Provide/Submit a completed power load worksheet. (Available from Lehi Power website.) May require a circuit study.

Brad – Fiber: No comment
Garion – Fire: No comment
Ryan – Water/Sewer:
2. Coordinate with Lehi Engineering (bkenison@lehi-ut.gov) about upsizing sewer main as part of the master plan.

James – Parks:
3. If this moves past concept, a landscaping and irrigation plan will be required.

Gary S. – Building/Inspections:
4. A soil report will be required if this moves past concept.

Shelbey – Public Works:
5. You will need a wetlands study and approval from the Army Corps of Engineers

Gary E. – Engineering:
6. At time of final site plan, verify the fire lane radii and building clearances are adequate for the Fire Department trucks
7. At time of final site plan, verify the new building and foundation are not within the sewer line easement
8. Final property sales need to be completed for this project to move forward.
9. Potential wetland areas exist within the site.
10. City property through the middle of this site will need to be resolved prior to Site Plan approval
11. City is contractually responsible to provide access to the "Sign" property through this property. This access must be coordinated with Moto United prior to Site Plan approval

Matt – Traffic: No comments
Kim – Planning:
12. Sidewalk connections shall interconnect building entrances, public and private street sidewalks, master planned trails, building decks and patios, adjacent buildings, and parking areas.
13. An exception (similar to Phase 1) will need to be approved to use concrete as a primary building material.
14. A minimum of 30 percent of the facade area on the first floor facing the Mill Pond shall consist of glass. Also, the side of the building fronting Mill Pond Drive shall provide glass at a minimum of 30 percent of the facade area on the first floor facing the street.
15. The building needs to have hierarchal massing at the entrances. Building entrances shall include at least one the following features:
    a.roof tower feature;
    b.pitched roof feature;
    c.parapet extensions; and
    d.articulation in the façade.

    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;

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.

c.decorative lighting; and
d.increased amount of glass.
Buildings with multiple entrances shall have at least two separate hierarchal features to distinguish entrance locations

16. For site plan, let's look at ways we can better align the Mill Pond Trail with the emergency access drive, so that the trail feels more like it's the primary flow through.
17. Clarify the location of the building entrances.

DRC GENERAL COMMENTS:

1. The concept plan shall not constitute a development permit. (Does not vest).

THIS ITEM IS REQUESTING AN EXCEPTION FOR THE BUILDING MATERIALS.
(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 OCTOBER 8, 2026.

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


PUBLIC
HEARING
Concept
Requesting an Exception to
a Home Occupation
Location: 450 300 Pond Drive
Mill City Planning Commission


PUBLIC
HEARING
Concept


MOTO UNTD
POLARIS
Ferrari Fence Co.LLC.
801-857-4365
www.ferrarifence.com
PUBLIC
HEARING
Concept

Moto United Phase 2 Concept

Aerial

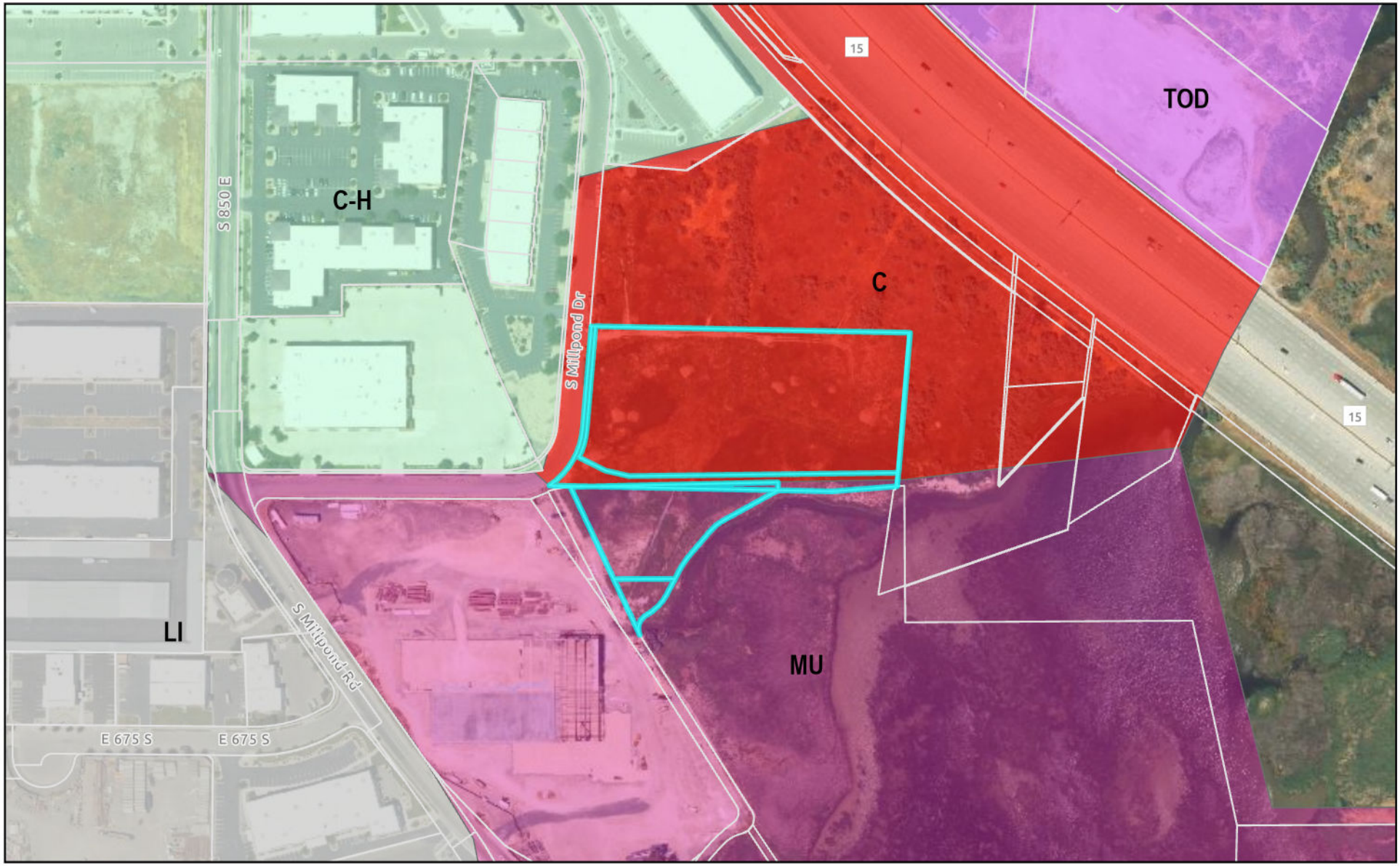


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LEHI CITY

Moto United Phase 2 Concept

General Plan

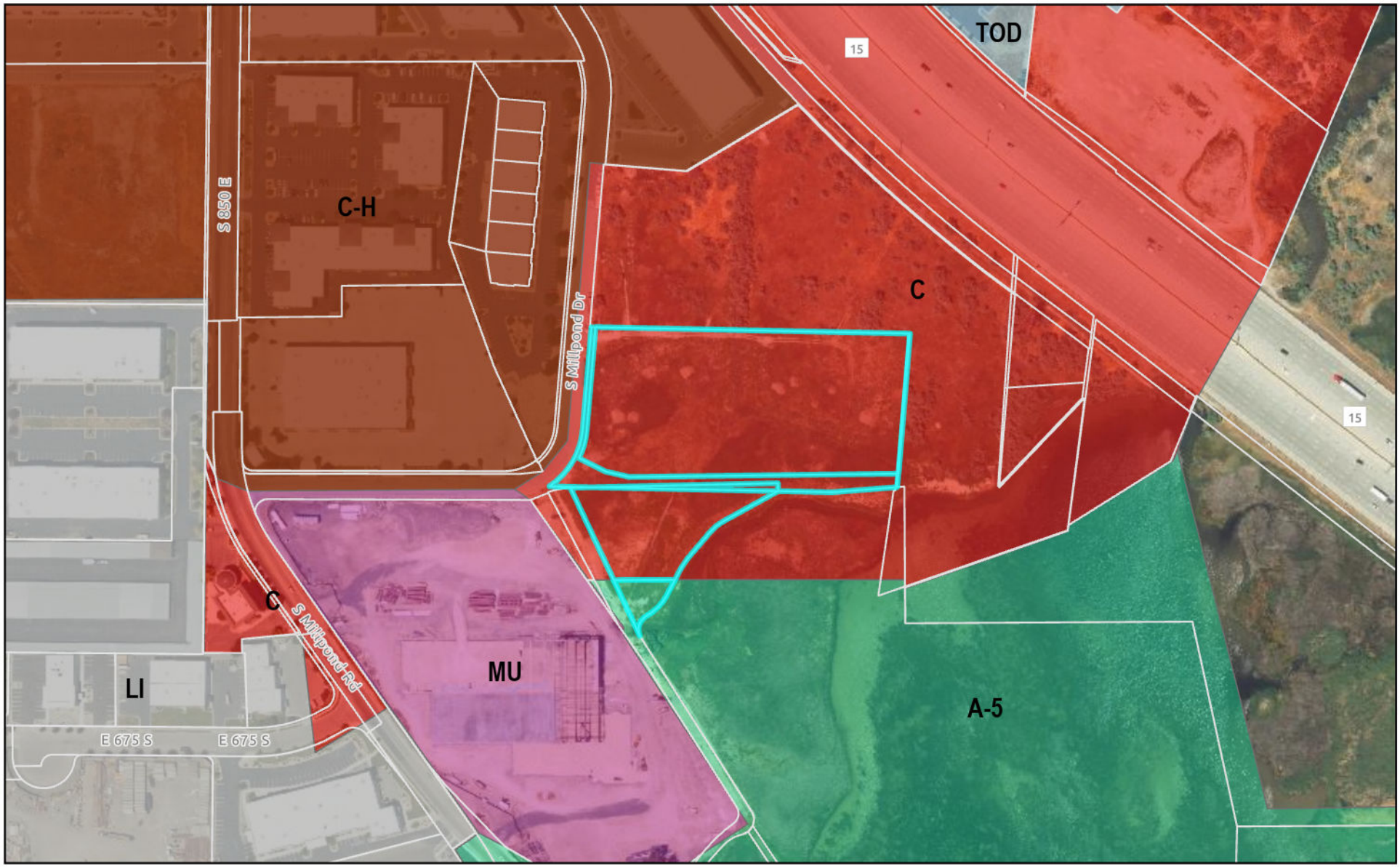


0 435 870 1,740 Feet

LEHI CITY

Moto United Phase 2 Concept

Zoning



0 435 870 1,740 Feet

LEHI CITY



Narrative: September 15th, 2026

Moto United Phase 2 Project Description

In the past 2 years Moto United has permitted, constructed and opened a building at 411 South Mill Pond Drive in Lehi that is a recreational vehicle and boat sales and service location.

This proposed project is Phase 2 of the development including the expansion of the existing new site with an additional building and site improvements including a building, parking lot, utilities and landscaping.

PARKING/BUILDING DATA

NEW BUILDING	231,925 SF	
1st Level	115,963 SF	
2nd Level	115,963 SF	
SHOP AREA - 20 BAYS	26,416 SF	80 SPACES
WAREHOUSE	198,472 SF	6 SPACES
SECURE STORAGE 16 BAYS	7,037 SF	1 SPACES
PARKING REQUIRED		87 SPACES
PARKING PROVIDED		97 SPACES
LANDSCAPING	19.82%	

Jurisdiction	Lehi UT
Zoning	C - Commercial
Setbacks	F No Requirement S No Requirement R No Requirement
Height	60' with
Parking	9X18 26
	Auto Sales 1/500 Showroom + 1/employee Service/Repair 4/service stall Retail 1/300 or 3.33/1000 Office 1/300 or 3.33/1000 Warehouse 1/person
Landscaping	10% for the site including the Parking Lot

CONCEPTUAL SITE PLAN

THIS SITE PLAN IS FOR CONCEPTUAL PLANNING. THE SITE WILL NEED TO BE SURVEYED TO ACCURATELY DEFINE ALL BOUNDARIES, EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS, CONFIRM ACCESS LOCATIONS, AND WETLANDS.

NORTH

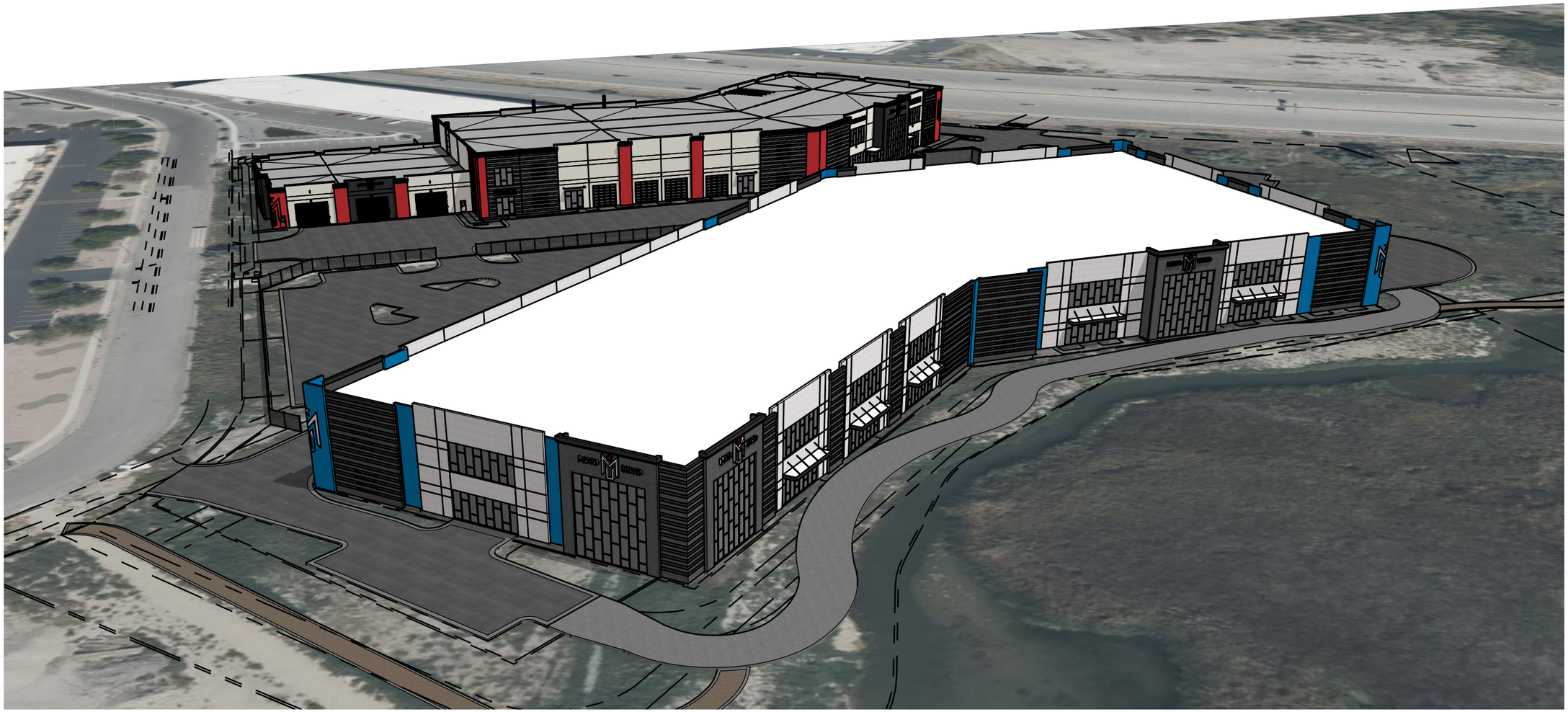
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Scale 1" = 40'

MOTO UNITED - Moto Lehi - Phase II

Site Plan

ae urbia ARCHITECTS & ENGINEERS



AERIAL VIEW

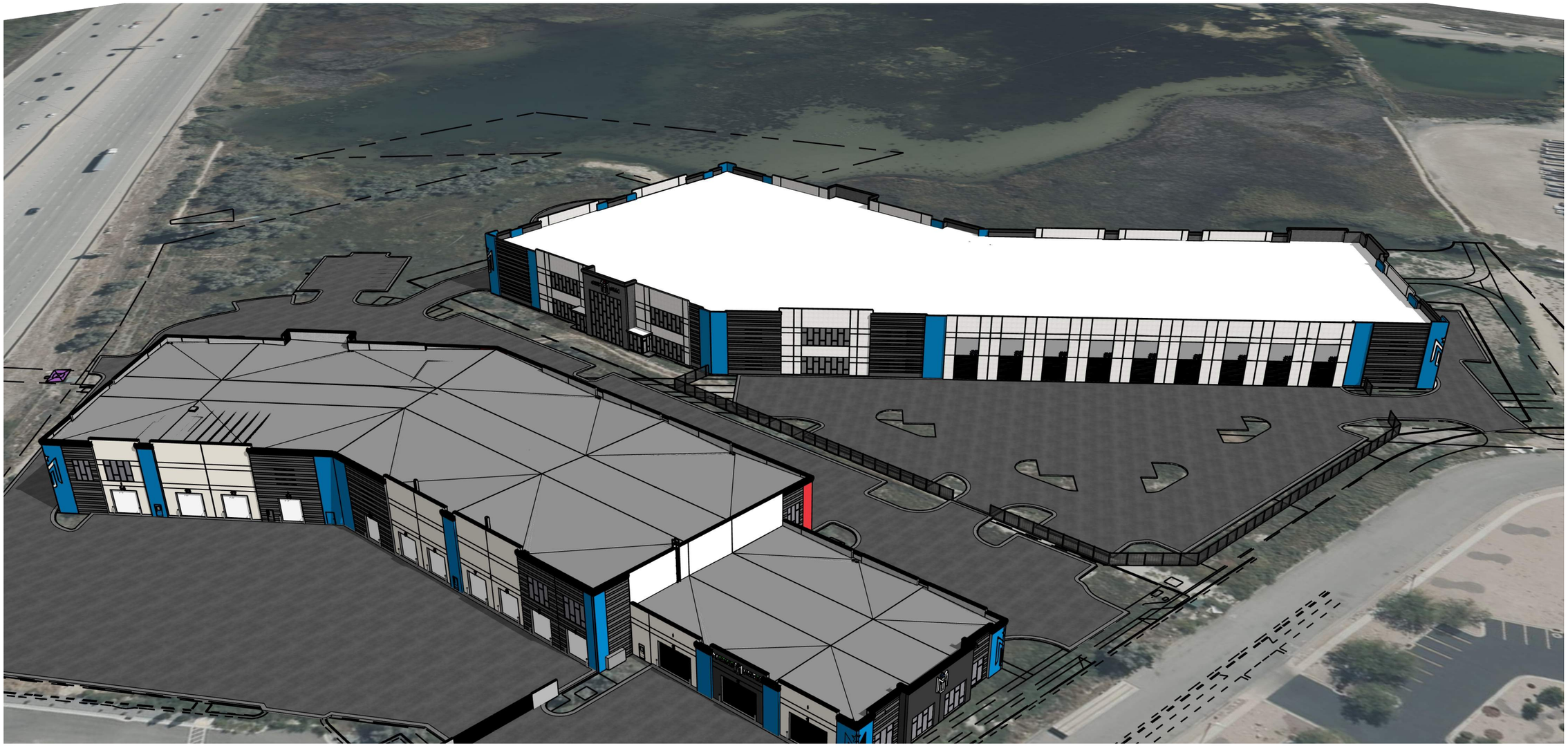
MOTO UNITED - PHASE II

LEHI - UT

AE2026.280

15 September 2026

ae urbia ARCHITECTS & ENGINEERS



AERIAL VIEW

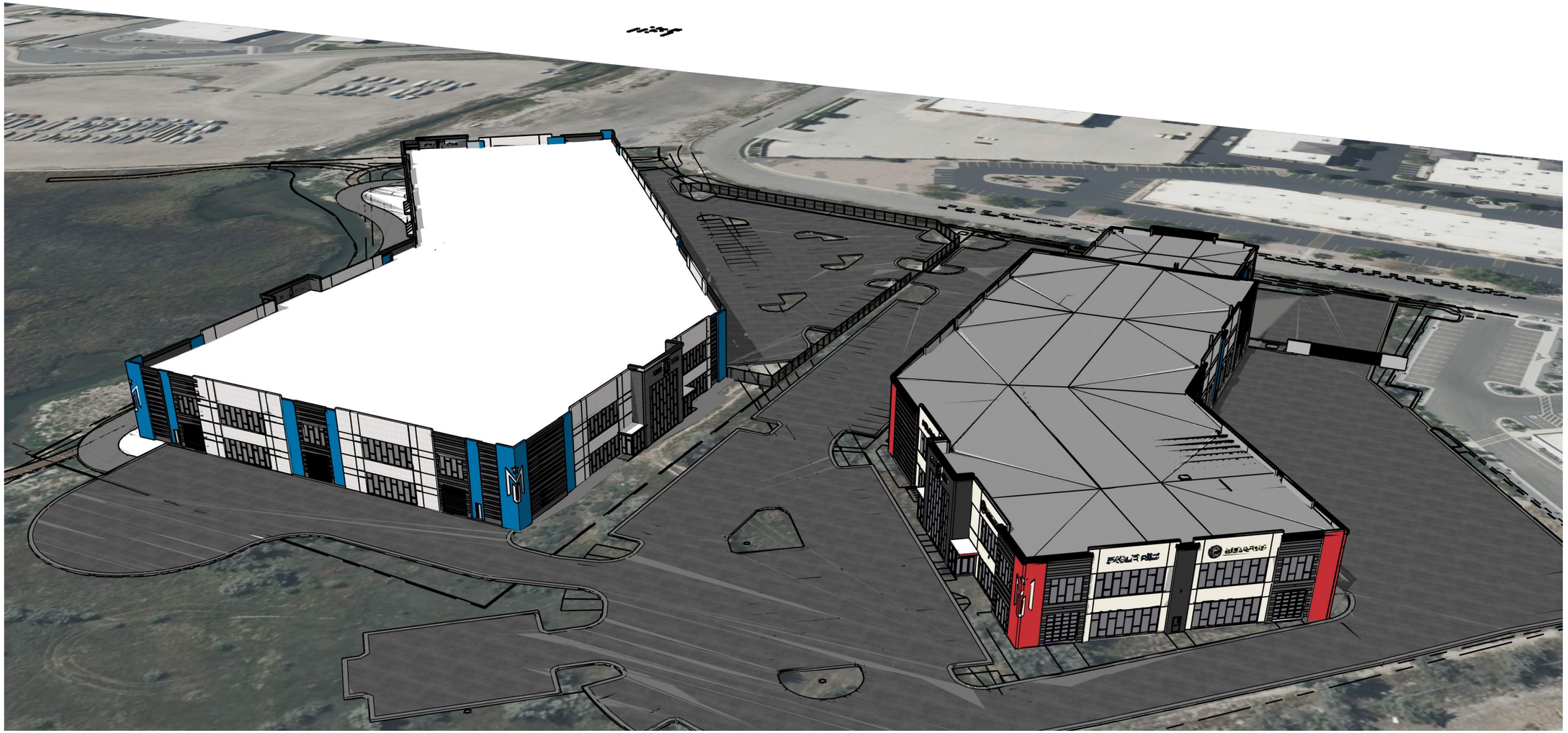
MOTO UNITED - PHASE II

LEHI - UT

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15 September 2026

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ARCHITECTS & ENGINEERS



AERIAL VIEW

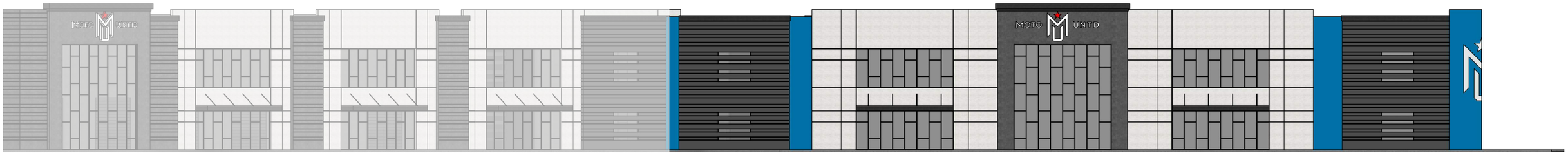
MOTO UNITED - PHASE II

LEHI - UT

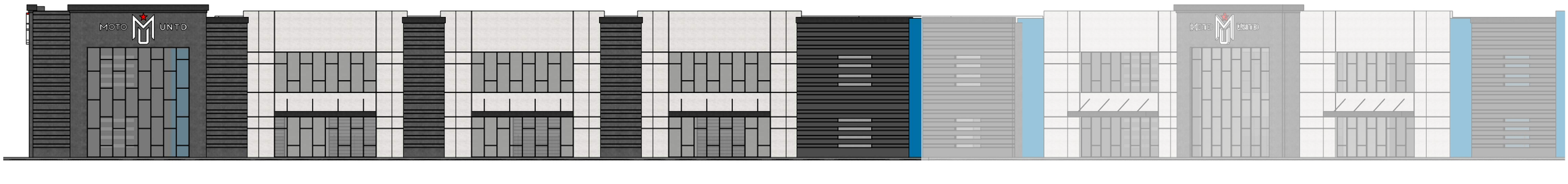
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15 September 2026

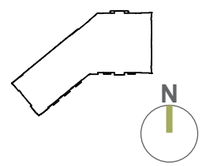
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ELEVATION - SOUTH



ELEVATION - SOUTHEAST



BUILDING ELEVATIONS - CONCEPT

MOTO UNITED - PHASE II

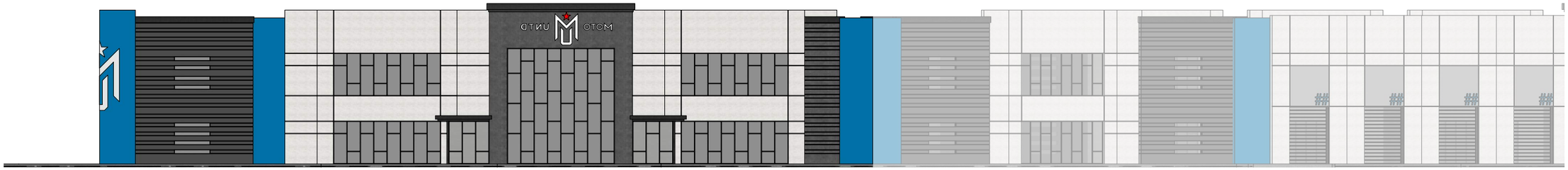
LEHI - UT

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SCALE 1" = 30'-0"

15 September 2026

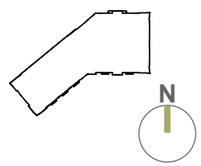
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ELEVATION - NORTH



ELEVATION - NORTHWEST



BUILDING ELEVATIONS - CONCEPT

MOTO UNITED - PHASE II

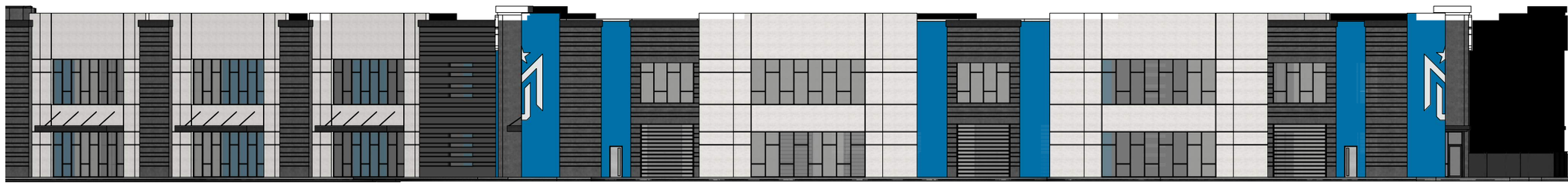
LEHI - UT

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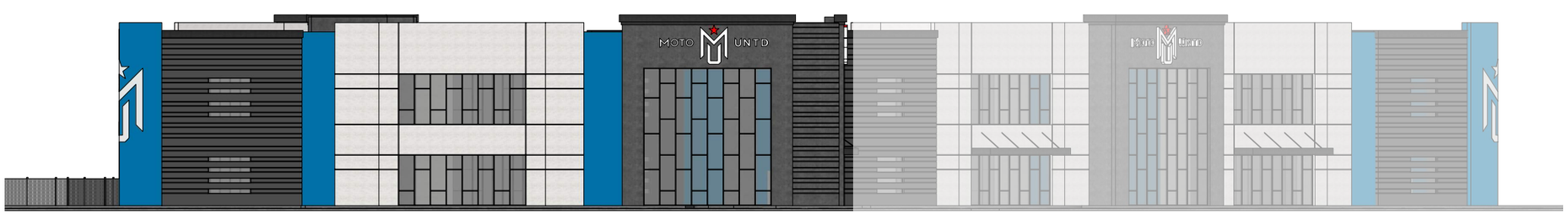
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15 September 2026

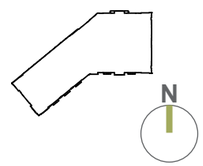
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ARCHITECTS & ENGINEERS



ELEVATION - EAST



ELEVATION - WEST



BUILDING ELEVATIONS - CONCEPT

MOTO UNITED - PHASE II

LEHI - UT

AE2026.280

SCALE 1" = 30'-0"

15 September 2026

ae urbia
ARCHITECTS & ENGINEERS

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: October 8, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:

Public hearing and recommendation of Tapley Mitchell's request for review of the Tapley Project Concept located at 58 South 300 West, adding four townhome units and retaining the existing structures on site.

Summary:

Attachments:

Tapley 1.pdf

Tapley 2.pdf

TAPLEY PROJECT CONCEPT
PLANNING COMMISSION REPORT

Applicant	J Tapley Ronald Mitchell		
Meeting Date	October, 8, 2026		
Requested Action/Purpose	Requests review and recommendation of concept plan		
Decision Type	Administrative		
Location	58 S 300 W		
Project Area	0.46 acre		
Existing Zoning	MU (Mixed Use)		
General Plan Land Use Designation	MU (Mixed Use)		
Adjacent Zoning and Land Use	*North*	MU	Single family home
	South	R-2	Single family home
	East	MU	Single family home
	West	MU	Single family home
Date of DRC Review	September 23, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing, review, and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Table 37.080. Table of Off-Street Parking Requirements

> **Multi-Family Dwellings – Two or more Bedrooms (>**4 dwelling units) (see Sec. 12.130 B) 2 stalls per dwelling unit, one of which must be within an enclosed garage or parking structure. 1 additional parking space per 3 dwelling units. All additional off-street parking must be within 300 feet of the assigned units.
>
> **Townhouses** (see Sec. 12.130 B) 2 stalls per dwelling unit, one of which must be within an enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2.5 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 250 feet of the assigned units.

Section 38.110 Mixed Use (MU) District Development Standards. (New 07/28/26)

B. At least thirty percent (30%) of any approved housing shall be designed and platted to allow for individual ownership (townhomes or condominiums).

C. The number of residential units allowed in a mixed use project shall be based on the Maximum TOD and Mixed Use Density Map 05.010, and shall be directly proportional to the number of units available and the size of the property unless otherwise approved by the City Council, following review and recommendation by the Planning Commission.

D. A minimum of fifty percent (50%) of the total finished interior gross floor area within the development shall be devoted to nonresidential uses, including retail, office, restaurant, and civic uses. For developments exceeding two (2) acres in total

project area, the minimum required nonresidential floor area shall increase by one percent (1%) for each additional acre or fraction thereof, up to a maximum requirement of seventy percent (70%). Amenity space (ie. gym, spa, etc.) may be counted if they are open to the public or tied to an allowed commercial use.

REPORT ANALYSIS

The applicant requests review and recommendation of a concept plan for four, two-story attached residential units located at 58 S 300 W. Including the existing home, this parcel would contain five dwelling units total. Each of the four townhomes would contain three bedrooms and one and one-half bathrooms and would include one covered parking per unit for the residents. All four units are proposed as rental housing held in single ownership.

This property is zoned Mixed Use and located in the Downtown area which has available residential density. However, recent amendments to the Development Code require 30 percent of the housing to be platted for individual ownership and that 50 percent of the finished interior floor area within the development have non-residential uses. Without an amendment to the Code or a Development Agreement, the currently proposed layout with only residential uses would not meet Code.

The DRC has reviewed the proposal and had ten comments, including the following comments:

1. This is in the Historic Design District and in the MU area so it does qualify for parking requirement elimination or reduction. For all uses and activities located within the Mixed Use or Historic Commerce Districts, no minimum parking requirements are identified. It is the policy of the City to maintain all existing uses that do not meet the parking requirements of this Code within the Mixed Use or Historic Commerce Districts and to encourage additional uses and activities. However, in reviewing and approving new uses within the Mixed Use (MU) and Historic Commerce (HC) districts the Zoning Administrator, Reviewing Departments, and Planning Commission shall be guided by the parking requirements as contained in Table 37.080. Parking requirements for the Mixed Use (MU) and Historic Commerce (HC) districts shall be as approved by the Zoning Administrator, Reviewing Departments, and Planning Commission.
2. At least thirty percent (30%) of any approved housing shall be designed and platted to allow for individual ownership (townhomes or condominiums).
3. Per Section 38.110 D of the Development Code, a minimum of fifty percent (50%) of the total finished interior gross floor area within the development must be devoted to non-residential uses, including retail, office, restaurant, and civic uses. Unfortunately the Mixed-Use Zone doesn't allow stand-alone housing projects like this one.
4. At least thirty percent (30%) of any approved housing shall be designed and platted to allow for individual ownership (townhomes or condominiums).
5. The number of residential units allowed in a mixed use project shall be based on the Maximum TOD and Mixed Use Density Map 05.010, and shall be directly proportional to the number of units available and the size of the property unless otherwise approved by the City Council, following review and recommendation by the Planning Commission. This lot has 5 units on it (1 existing + 4 proposed) and is .46 acres so the density would be just under 11 units per acre.

Please consider DRC comments in your motion.

SCOPE OF APPROVAL

As a concept plan this is an administrative item. If it meets the Code it must be approved. The applicant's project does not meet the Code. The City Council would need to recommend a Development Agreement or change the Code for this project to move forward.

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

POSSIBLE MOTIONS AND FINDINGS

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

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

Tapley Project Concept
DRC Redline Comments

J. Tapley Ronald Mitchell- requests review of the Tapley Project Concept located at 58 South 300 West, adding four townhome units and retaining the existing structures on site.

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: Tapley Mitchell
Date of Plans Reviewed: 9/14/26
Time Start: 2:05 pm
Time End: 2:26 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. It appears there is inadequate space to meet Lehi Power requirements for a line extension or a service location. Provide a PUE for dry utilities and a metering/service location that meets Lehi power standards.

Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:
2. If this moves past concept, a landscaping and irrigation plan will be required.
3. The concept is flipped and needs to be fixed. This property is on the West side of 300 W, not the East.

Gary S. – Building/Inspections:
4. A soil report will be required if this moves past concept.

Shelbey – Public Works: No comments
Gary E. – Engineering:
5. This site will be required to retain or detain on site its own storm water.
6. Property boundary is not rectangular, but extends to the north on the west end.
7. Existing house may need to be modified to fit access road.

Matt – Traffic: No comments
Kim – Planning:
8. At least thirty percent (30%) of any approved housing shall be designed and platted to allow for individual ownership (townhomes or condominiums).
9. The number of residential units allowed in a mixed use project shall be based on the Maximum TOD and Mixed Use Density Map 05.010, and shall be directly proportional to the number of units available and the size of the property unless otherwise approved by the City Council, following review and recommendation by the Planning Commission. This lot has 5 units on it (1 existing + 4 proposed) and is .46 acres so the density would be just under 11 units per acre.
10. Per Section 38.110 D of the Development Code, a minimum of fifty percent (50%) of the total finished interior gross floor area within the development must be devoted to nonresidential uses, including retail, office, restaurant, and civic uses. Unfortunately the Mixed Use Zone doesn't allow stand-alone housing projects like this one.

DRC GENERAL COMMENTS:
1. Parking for town homes is typically required at the following rate:
   2 stalls per dwelling unit, one of which must be within an enclosed garage or underground parking structure.
   1 additional parking space per 3 dwelling units if unit is adjacent to on street parking.
   Where will additional parking be provided?
2. This is in the Historic Design District and in the MU area so it does qualify for parking requirement elimination or reduction. For all uses and activities located within the Mixed Use or Historic Commerce Districts, no minimum parking requirements are identified. It is the policy of the City to maintain all existing uses that do not meet the parking requirements of this Code within the Mixed Use or Historic Commerce Districts and to encourage additional uses and activities. However, in reviewing and approving new uses within the Mixed Use (MU) and Historic Commerce (HC)

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.

districts the Zoning Administrator, Reviewing Departments, and Planning Commission shall be guided by the parking requirements as contained in Table 37.090. Parking requirements for the Mixed Use (MU) and Historic Commerce (HC) districts shall be as approved by the Zoning Administrator, Reviewing Departments, and Planning Commission.

3. The concept plan shall not constitute a development permit. (Does not vest).
4. General Comment: Show FD turnaround when you submit for site plan approval.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 8, 2026.

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

Written Description of Proposed Development

Project: Tapley Project · **Address:** 58 South 300 West, Lehi, Utah 84043
Parcel: 01:030:0007 · **Zoning:** MU (Mixed Use) · **Parcel Area:** 20,125 sq ft (0.46 acre)
Owner of Record: J. Tapley Ronald Mitchell & Marci Ann Mitchell
Submitted in satisfaction of Concept Plan Requirement (2)(a)-(d), Lehi City Development Code §§11-010 - 11-040.

(A) TYPE OF DEVELOPMENT

This is a small-scale residential infill project on an existing 0.46-acre parcel in Lehi's Mixed-Use (MU) district, within the historic downtown block pattern of Plat "A", Lehi City Survey.

The **existing single-family home fronting 300 West is retained**, as is the **existing barn/workshop** located mid-lot. Neither structure is proposed for demolition. The rear portion of the parcel is developed with a single two-story building containing **four attached residential units**, set back from the rear property line rather than built to the boundary.

Each unit is a townhome-style layout of approximately **15 feet of interior width by 45 to 50 feet deep**, containing **three bedrooms and one and one-half bathrooms** - two bedrooms on the upper floor and one in the finished basement, with living, kitchen and a half bath on the main floor. The basement bedroom will be provided with an emergency escape opening and window well as required by IRC R310. Each unit has covered parking at the front with a private deck above, and a private backyard behind. Including the existing home, the parcel would contain **five dwelling units total**.

The units are proposed as **rental housing held in single ownership**. Access to the rear building is by a shared **20-foot-wide private road access** running from 300 West alongside the existing home, with a rounded turn at the rear sized for fire apparatus. The access configuration was developed in a pre-application meeting with the Lehi City Fire Marshal.

(B) PROPOSED BUILDING MATERIALS

Exterior materials are selected to sit comfortably in the surrounding downtown-Lehi context and to satisfy Lehi's multi-family design standard requiring that 51% or more of each façade, on all four sides, be brick, stone, or fiber-cement:

- **Primary field:** fiber-cement lap siding with fiber-cement panel accents
- **Base accent:** stone or brick veneer at the ground level and entry surrounds
- **Roofing:** architectural asphalt shingle, or standing-seam metal at accent roofs
- **Windows and doors:** fiberglass or metal-clad units
- **Decks and railings:** durable metal or composite railing systems
- **Trim and soffits:** fiber-cement or composite trim

Large fields of stucco or vinyl are not proposed as primary materials, and no metal-clad building form is proposed. The final color palette will be selected with the property owner and can be provided at the site plan stage.

(C) PROPOSED CC&RS

None are proposed at this time. All four units are intended to be held in single ownership and operated as rental housing, so covenants, conditions and restrictions are not anticipated.

Should the project later convert to individually-owned, for-sale units, a condominium plat and a corresponding set of CC&Rs would be prepared and recorded at that time. The applicant is open to discussing a for-sale component with the City if that better serves Lehi's housing objectives.

(D) PROPOSED AMENITIES

- **Private outdoor space for every unit** - a private backyard behind each unit, plus a private deck above each carport, giving each household both ground-level and elevated outdoor living.
- **Covered parking** - one covered stall per unit at the front of each unit, with additional surface parking on the site.
- **Landscaping** - landscaped front yard maintained at the existing home, landscaped areas within the rear court, and buffer and screen planting along shared property lines with adjoining residential neighbors.
- **Fencing and screening** - privacy fencing between the existing home and the shared access drive, and screening along shared boundaries to protect neighboring yards.
- **Site lighting** - exterior lighting scaled to a downtown residential context, directed downward and shielded to avoid spillover onto adjacent properties.
- **Design theme** - a cohesive architectural treatment that ties the new rear building to the scale, materials and roof forms of the existing home and the surrounding Block 34 neighborhood, which already includes an existing fourplex and an apartment building.

SUPPORTING CONTEXT

The block already contains small multi-family housing: an existing fourplex directly adjoins the rear of the subject parcel, and an apartment building stands two properties to the north. This proposal is consistent with the established pattern of the block rather than an introduction of a new use type to the area.

The project also advances the small-scale, compatible multi-family housing described in Lehi's Moderate Income Housing element, on a walkable downtown parcel already served by City water, secondary irrigation, sewer and power.

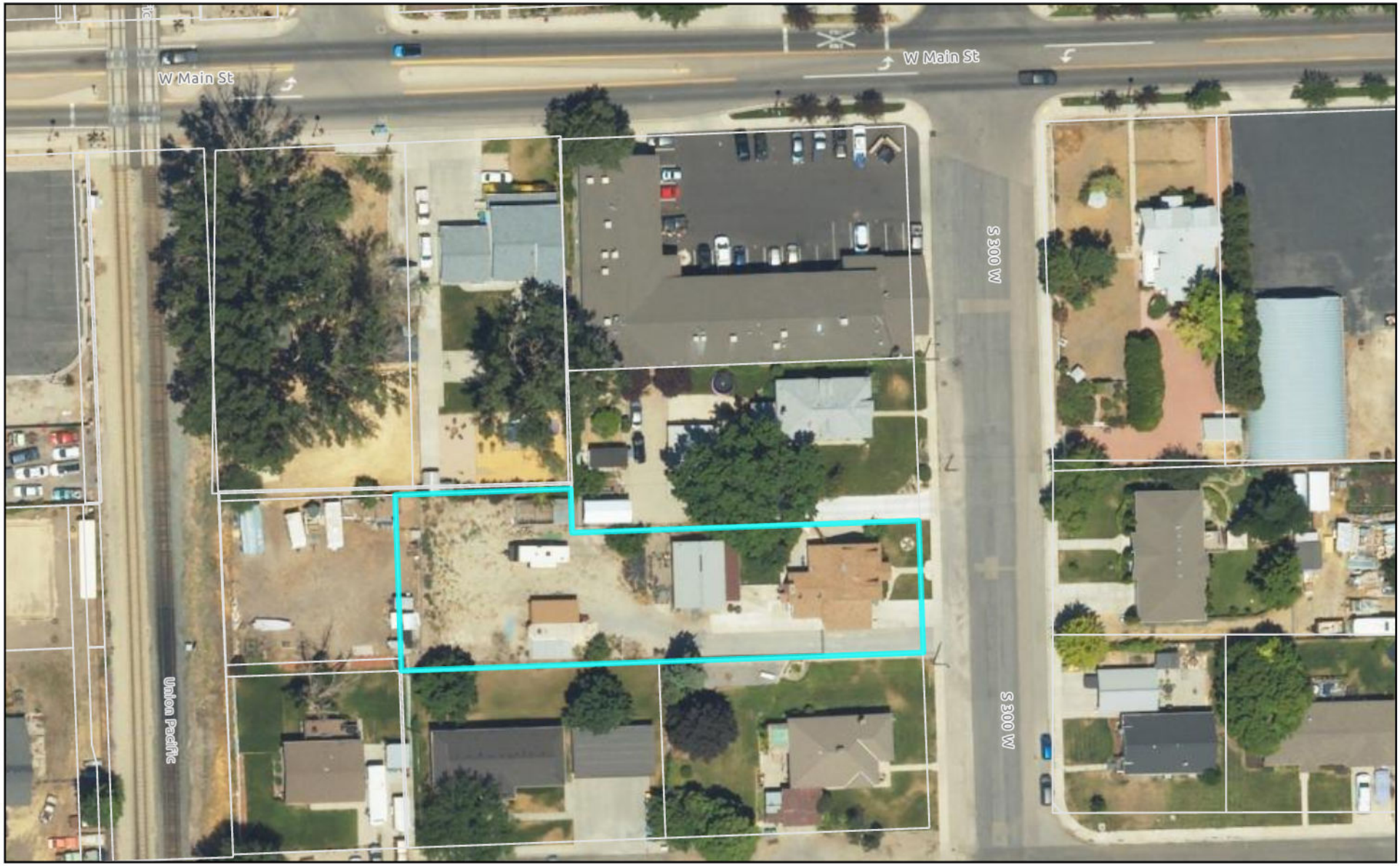

58
PUBLIC
HEARING
Concept


58
PUBLIC
HEARING
Concept
Adding four townhome units
and retaining existing
structures on site
Location: 58 South 300 West
Lehi City Planning Commission
(date of meeting) @7pm
Lehi City Council Chambers
153 N. 100 E. Lehi, UT


58

Tapley Project Concept

Aerial



0 112.5 225 450 Feet

LEHI CITY

Tapley Project Concept

General Plan

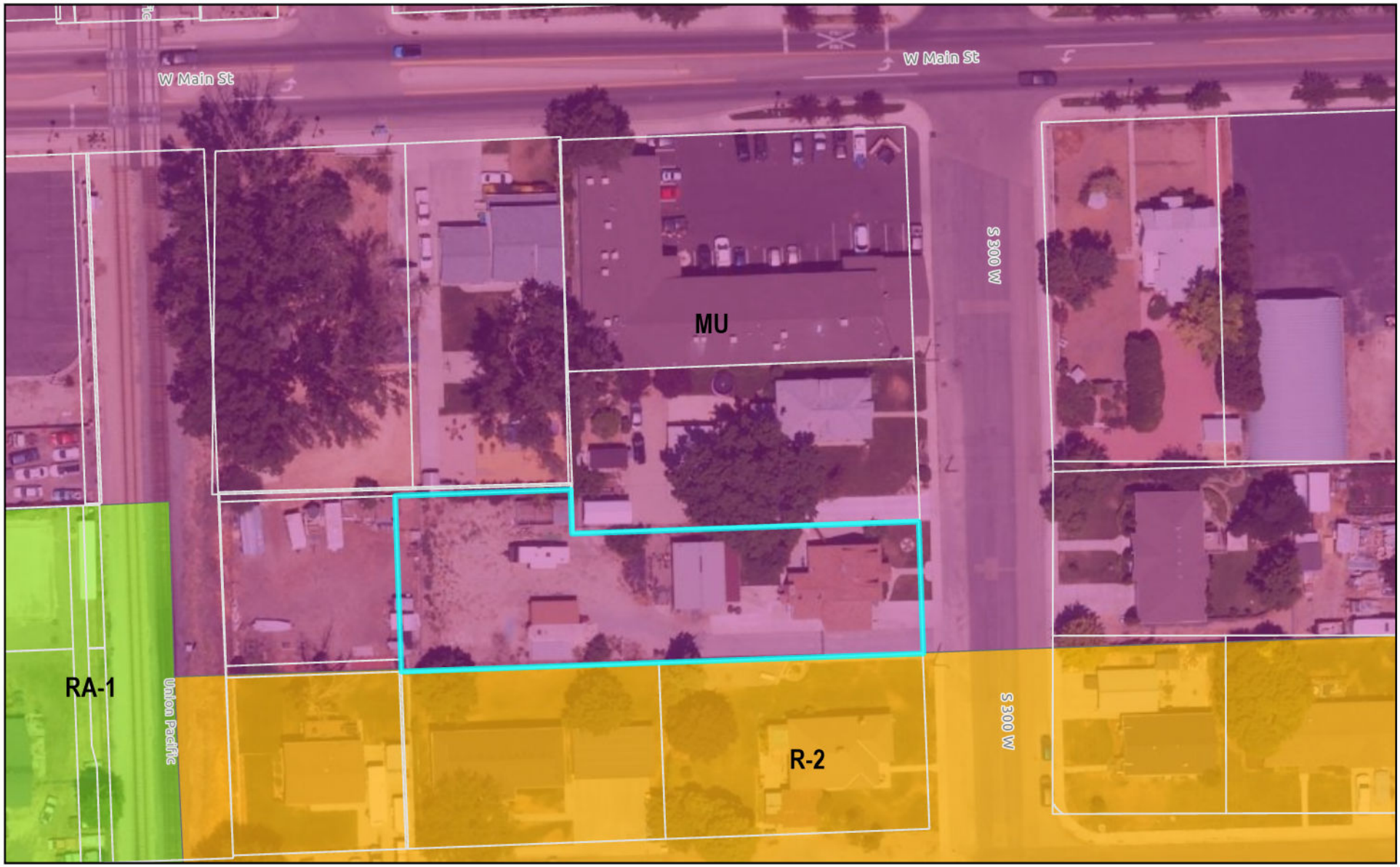


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LEHI CITY

Tapley Project Concept

Zoning



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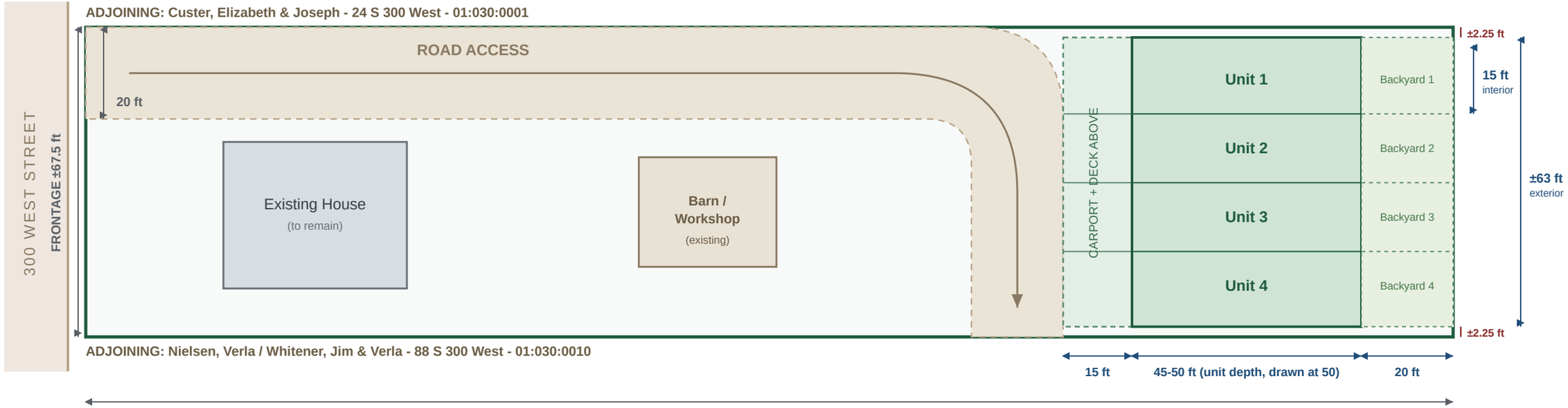
LEHI CITY

CONCEPT PLAN - TAPLEY PROJECT

58 South 300 West, Lehi, Utah 84043 · Parcel 01:030:0007 · Zoning MU · **Owner:** J. Tapley Ronald Mitchell & Marci Ann Mitchell

Platted: E½ Lot 3 & S¾ Lot 8, Block 34, Plat "A", Lehi City Survey · **Parcel:** ±67.5 ft × ±298 ft · 20,125 sq ft (0.46 ac) per Utah County GIS

Drawn to scale (1 in ≈ 26 ft) from stated unit dimensions: 15 ft interior width x 45-50 ft deep (drawn at 50 ft), plus 15 ft carport/deck.



PROPOSED LOT LINES: none - no subdivision proposed. Parcel remains one lot of 20,125 sq ft (0.46 ac). Lot lines shown are the existing boundary.

ADJACENT PROPERTIES & OWNERS

01:030:0001 - Custer, Elizabeth & Joseph - 24 S 300 West
01:030:0010 - Nielsen, Verla; Whitener, Jim & Verla - 88 S 300 West
01:030:0008 - Steineckert 4 Plex LLC - 350 W 100 South
01:030:0012 - Shaw, David & Heather - 390 W 100 South
01:030:0011 - Utah County (±5 ft strip at rear)
01:030:0003 - Hearthstone Apartments LLC - 333 W Main

All within Block 34, Plat "A", Lehi City Survey.
Each unit: 3 bed (2 upper + 1 basement) · 1½ bath.
2 story over full basement.

DIMENSIONAL ISSUE TO RESOLVE WITH THE CITY

Four units at 15 ft interior = 60 ft clear, plus walls (assumed 6 in party, 9 in end) = ±63 ft exterior across a 67.5 ft lot. That leaves only ±2.25 ft of clearance on each side. Most side-yard setback standards exceed that. Confirm the MU side setback (Table 05.040-B) before proceeding - if a larger setback applies, unit width, unit count, or building orientation will have to change.

SETBACKS for the existing house and barn are not dimensioned pending field measurement. EASEMENTS not shown pending title report.

Schematic concept exhibit. Parcel area per Utah County GIS (20,125 sq ft); boundary dimensions approximate and subject to a boundary survey.