Lehi Planning Commission Meeting
Lehi City Planning Commission Meeting Agenda
March 28, 2024

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

1. Call to Order

2. Regular Agenda

   2.1. Public hearing and recommendation of Clayton Anderson's request for review of the Anderson Zone Change on 2.77 acres of property located at 206 North 1100 West, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).
   Anderson ZC 1.pdf
   Anderson ZC 2.pdf

   2.2. Public hearing and consideration of Ryan Wilson's request for conditional use approval for an 8-foot fence at 1455 North Sierra Way.
   Wilson fence 1.pdf
   Wilson Fence 2.pdf

   2.3. Public hearing and recommendation of BCP Development's request for review of the BCP Property General Plan Amendment on 14.67 acres of property located at approximately 1200 West 1450 South, changing the land use designation from VLDRA (very low density residential) with the Pioneer Village Mixed Use Overlay to LDR (low density residential).
   BCP GP 1.pdf
   BCP GP 2.pdf

   2.4. Public hearing and recommendation of JP&R Construction's request for review of the North Lake Commercial Park General Plan Amendment on 2.99 acres located at approximately 1250 South 1100 West, changing the land use designation from Commercial to Heavy Commercial (C-H).
   North Lake Commercial GP 1.pdf
   North Lake Commercial GP 2.pdf

   2.5. Consideration of JP&R Construction's request for approval of the North Lake Commercial Park Concept Plan, a 2.99-acre commercial project, located at 7700 N 8730 W (approximately 1250 S 1100 W).

North Lake Commercial 1.pdf
North Lake Commercial 2.pdf

2.6. Public hearing and recommendation of Edge Homes' request for review of the Gardner Plumb Main Street General Plan Amendment on 51.5-acres of property located at approximately 2500 West Main Street, changing the land use designation from VLDRA (very low density residential) to LDR (low density residential).
Gardner Plumb Main Street GP 1.pdf
Gardner Plumb Main Street GP 2.pdf

2.7. Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 11, to include a minimum size requirement of 11 x 17 inches for all submissions.
Dev Code Chapt 11 - plan size.pdf

2.8. Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 11 removing private landscaping from the bond requirements.
Dev Code Chapt 11.pdf

2.9. Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 23- Signs, to include property address signs as being exempt from the sign regulations.
Dev Code Chapt 23.pdf

3. City Business

4. Adjournment

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

Agenda Item No: 2.1

Planning Commission Agenda Item Report

Meeting Date: March 28, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Clayton Anderson's request for review of the Anderson Zone Change on 2.77 acres of property located at 206 North 1100 West, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).

Suggested Action:

Attachments:

Anderson ZC 1.pdf

Anderson ZC 2.pdf

ANDERSON ZONE CHANGE
PLANNING COMMISSION REPORT

Applicant	Clayton Anderson		
Meeting Date	March 28, 2024		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	206 North 1100 West		
Acreage	2.77		
Existing Zoning	A-1		
Existing General Plan Land Use Designation	VLDRA Very Low-Density Residential Agriculture		
Proposed Zoning Designation	R-1-22		
Existing Land Use	Single Family Home		
Adjacent Zoning and Land Use	*North*	R-1-22	Single Family
	South	R-1-22	Single Family
	East	A-1	Single Family
	West	A-1	Single Family
Date of DRC Review	March 13, 2024		
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

STRONG COMMUNITIES Establish strong communities where residents have opportunities for meaningful social connections and support systems.

Strategy 1 Create a life-cycle housing policy that encourages a diversity of housing types in Lehi's neighborhoods to provide housing options for prospective residents of differing ages, incomes, abilities, and lifestyles.

VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA) The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

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

PROPERTY HISTORY

November 16, 1989- Property was annexed in the Gray Addition.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from A-1 to R-1-22 on 2.77 acres of property located at approximately 206 North 1100 West. The General Plan designation of VLDRA is consistent with the requested zoning. Many of the surrounding lots are R-1-22 with single family homes.

The rezone application will allow the applicant to build an additional single-family home. The applicant is interested in having a half-acre lot for another home in addition to the existing dwelling.

The DRC reviewed the proposed Zone Change and had one redline comment.

1. As a condition of recording the Zone Change Ordinance, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.

Please consider the DRC comments in the motion.

SCOPE OF APPROVAL

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

This is a public hearing item, meaning the public can speak on this item. However, the public should realize that the zone change cannot be denied simply because they do not like the proposed development. Comments should focus on negative impacts that would take place with the zone change.

POSSIBLE MOTIONS AND FINDINGS

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

1. The 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.

Anderson Residential Zone Change
DRC Redline Comments

Clayton Anderson- requests review of the Anderson Zone Change, 2.77- acres of property located at 206 North 1100 West, changing the zoning from A-1 to R-1-22.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 3/5/2024
Time Start: 2:08 pm
Time End: 2:10 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey– Public Works: No comments
Brad – Engineering: No comments
Kim – Planning:
1. As a condition of recording the Zone Change Ordinance, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.

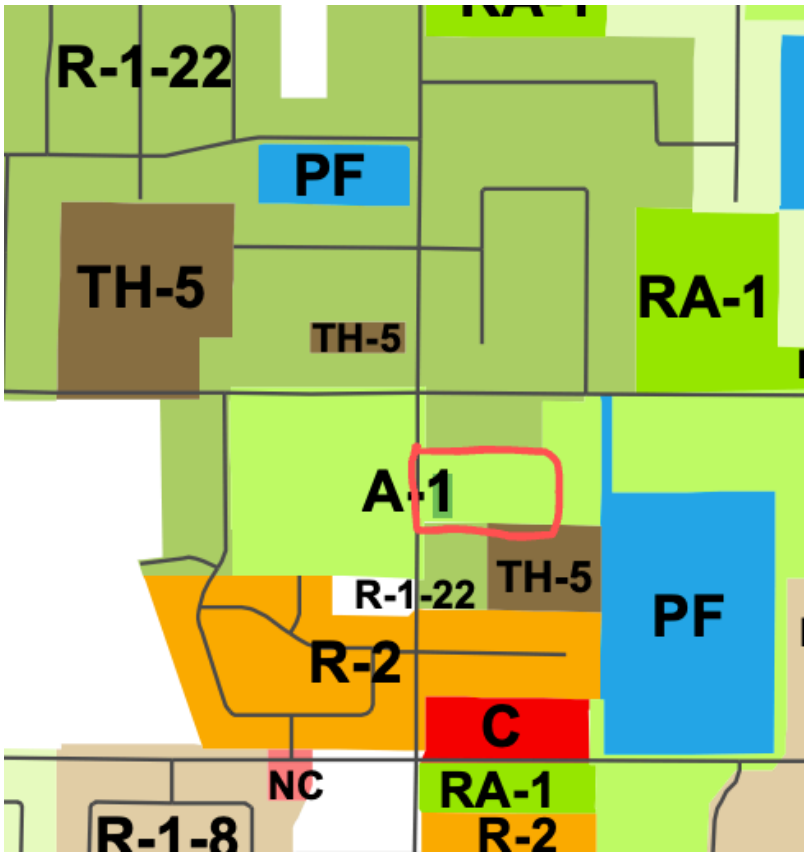
THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28, 2024

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.

A–We propose that the zoning classification for the parcel located at 206 N 1100 W be changed from A-1 to R-1-22 to enable a potential subdivision of the parcel to half acre lots. Currently there is 1 dwelling on the property and A-1 allows for only 1 dwelling unit per acre. If the proposal is approved, a 2 lot subdivision including the existing dwelling and 1 half-acre lot with a new dwelling built would be pursued.

B, C, D, and E–The plan to change said parcel to R-1-22 coincides with the General Plan as Very Low density Residential Agricultural where the parcel is located. Lands adjoining the property to the north and south are already in R-1-22 as well as much of the lands to the northwest (between 1100 W and 1700 W and 300 N and 900 N). Because of the similarities of the surrounding and adjoining lands and the new proposed zoning to remain in the Very Low Density Residential Agricultural classification, there would be no noticeable change on the character of the surrounding areas.

(2) _____ Supporting documentation including: a map showing the properties included in the zone change, studies, and any other information which would allow the City Council to make a well-informed decision.
The included image shows the property in question outlined in red.



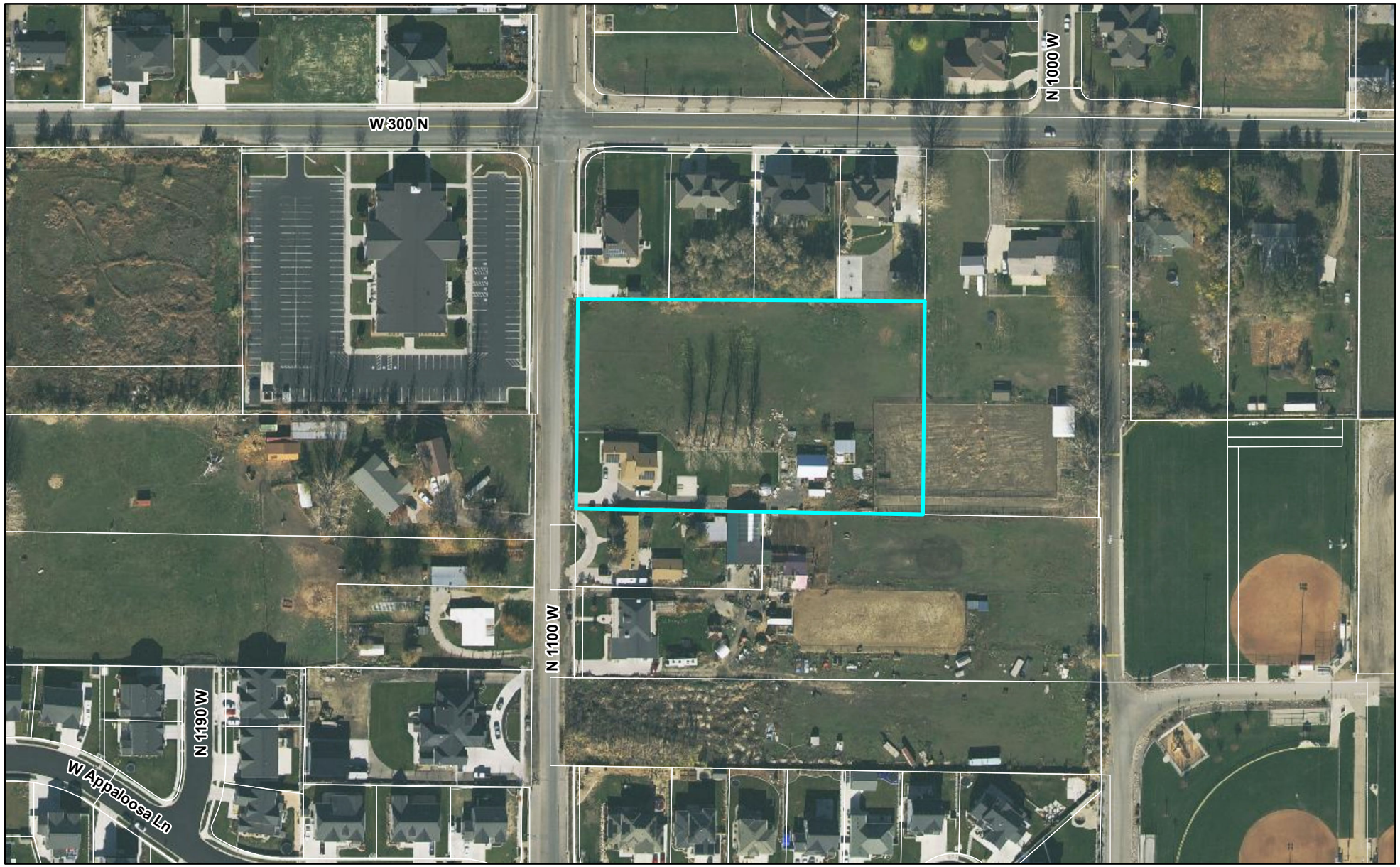
PUBLIC
HEARING
ZONE DISTRICT
MAP AMENDMENT

PUBLIC
HEARING
ZONE DISTRICT
MAP AMENDMENT



Anderson Zone Change

Aerial



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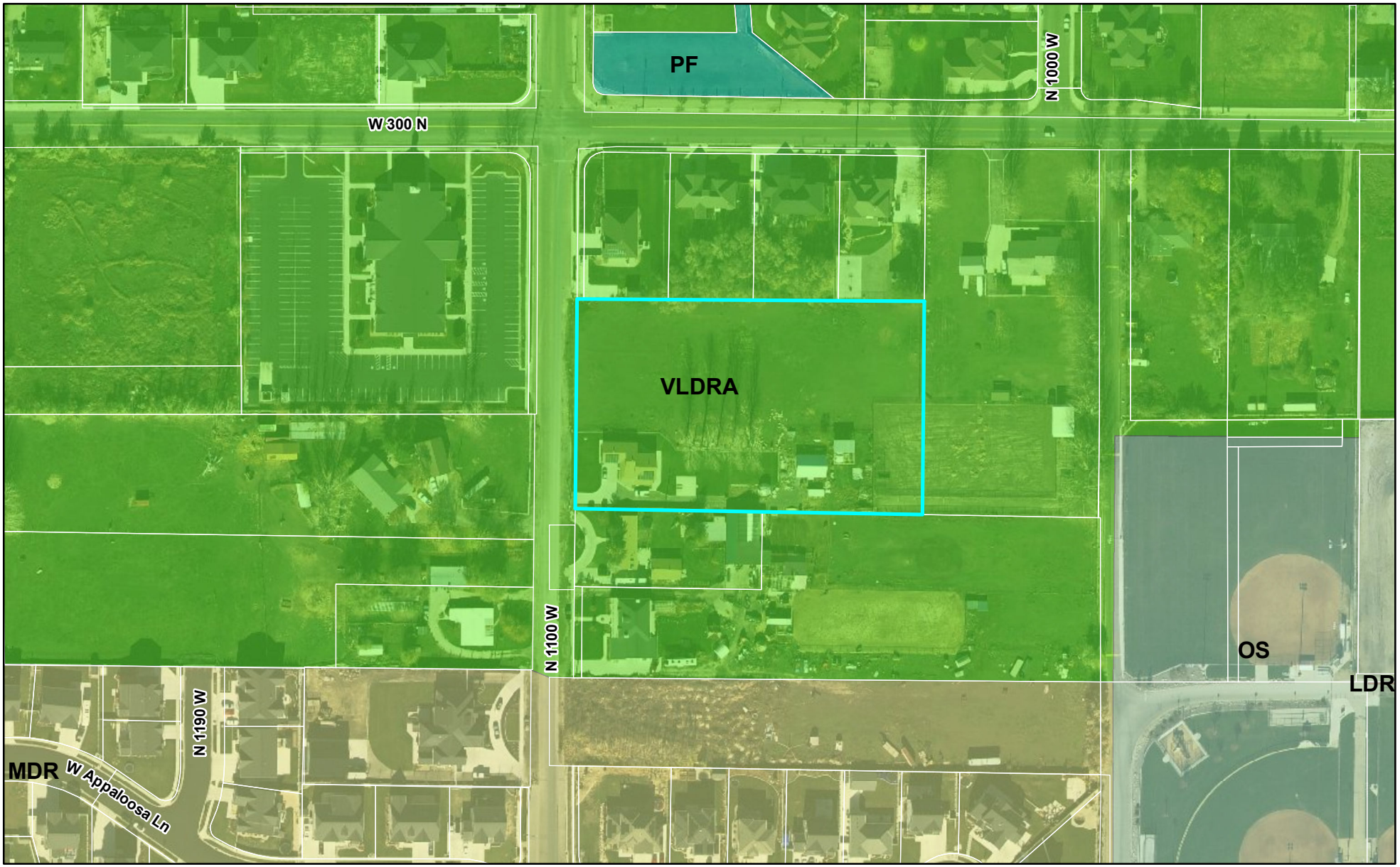
LEHI CITY

Anderson Zone Change

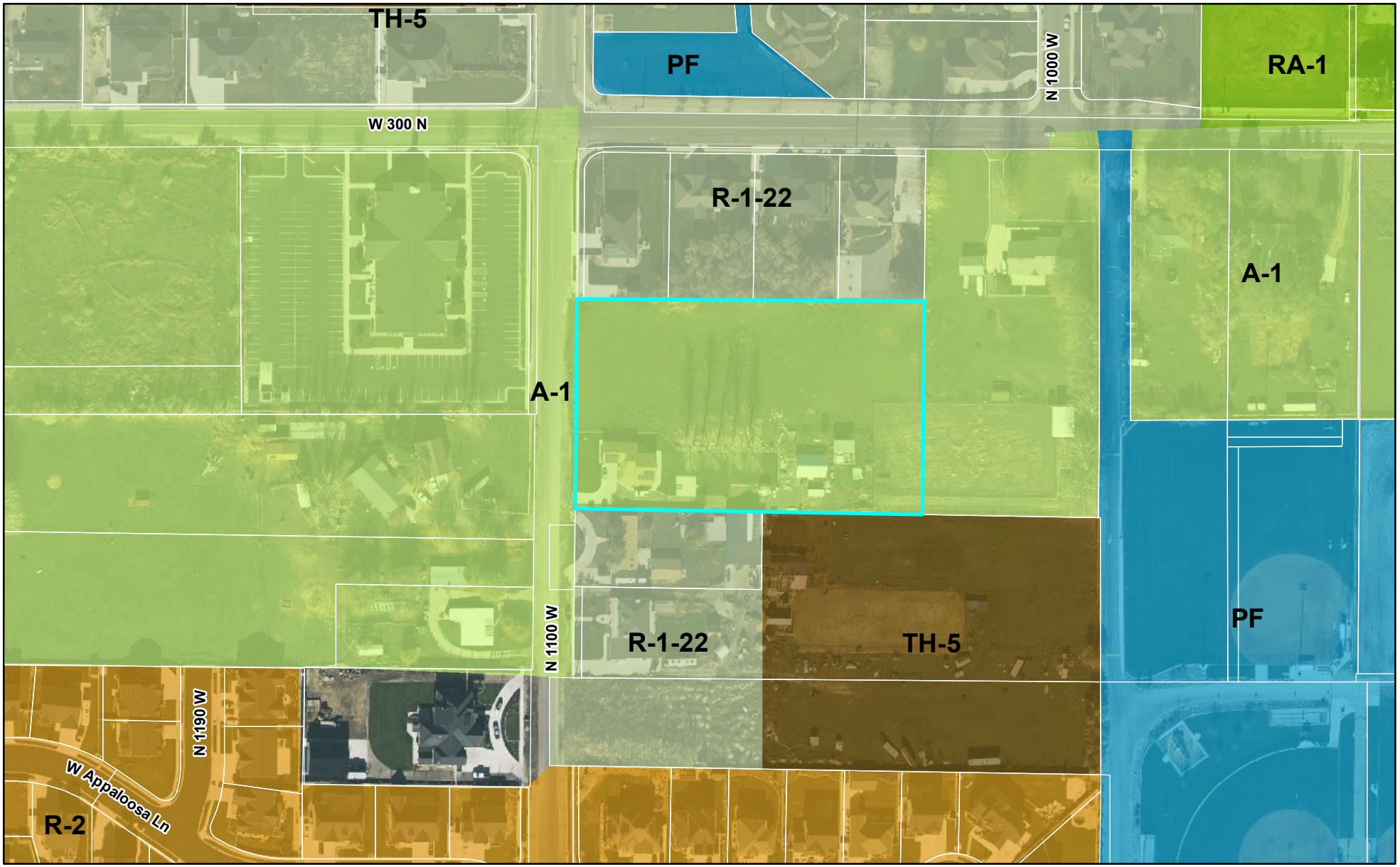
General Plan



LEHI CITY

Anderson Zone Change

Zoning



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LEHI CITY

Agenda Item No: 2.2

Planning Commission Agenda Item Report

Meeting Date: March 28, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Ryan Wilson's request for conditional use approval for an 8-foot fence at 1455 North Sierra Way.

Suggested Action:

Attachments:

Wilson fence 1.pdf

Wilson Fence 2.pdf

WILSON 8-FOOT FENCE CONDITIONAL USE

PLANNING COMMISSION REPORT

Applicant	Ryan Wilson		
Meeting Date	March 28, 2024		
Requested Action/Purpose	Public hearing and approval of a proposed conditional use		
Decision Type	Administrative		
Location	1455 North Sierra Way		
Existing Zoning	R-2		
General Plan Designation	MDR (Medium Density Residential)		
Existing Land Use	Single-family residential		
Adjacent Zoning and Land Use	*North*	R-2	Single-family residential
	South	R-2	Single-family residential
	East	R-2	Single-family residential
	West	R-2	Single-family residential
Date of DRC Review	March 6, 2024		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

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

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

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

Section 12.070. Compatibility Assessment.

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

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

2. In all residential districts, walls, fences, or hedges located on the front property line, or which are located within 15 feet of a front property line, or located on a side yard property line adjacent to a street, shall not exceed 48 inches in height as measured from the adjacent sidewalk or finished grade. However, a fence not more than six feet high may be constructed in a side yard adjacent to a street on a corner lot, provided:
   (a) it does not extend into the clear view area of the street intersection as defined by section 12-070-D; and
   (b) it does not extend into the sight triangle of an adjacent driveway. The sight triangle of an adjacent driveway shall be 20 feet as measured form the intersection point of the driveway and the back of walk (see Figures 1 and 2).

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.

PROPERTY HISTORY

June 3, 2022 Property recorded as part of the Gardner Point Phase 2 subdivision.

REPORT ANALYSIS

The applicant is requesting approval of the Wilson eight-foot conditional use fence located at 1455 North Sierra Way.

All fences greater than six feet in height require a conditional use permit. The applicant provided an aerial map showing where the eight-foot fence is desired to be installed. It surrounds the property. The applicant's narrative states that this fence is to ameliorate privacy concerns as the home behind the applicant is graded higher, and protection from high winds. There is existing utility equipment on the corner of the applicant's property that would need to continue to have free access.

DRC Comments
There were four comments from the DRC, including:
1. No fence in PUE, maintain access to existing dry utilities equipment.
2. Doesn't seem to be unusual grade for the property.

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

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

This is a public hearing item. Public comments focused on potential negative impacts and any conditions that could

reduce these impacts provide useful information to the Commission.

POSSIBLE MOTIONS AND FINDINGS

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

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

Conditional Use for an 8-foot Fence
DRC Redline Comments

Ryan Wilson- requests review of a conditional use for an 8-foot fence at 1455 North Sierra Way.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Katie
Representatives of the Applicant Present: Ryan Wilson
Date of Plans Reviewed: 2/27/2024
Time Start: 1:05 PM
Time End: 1:10 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. No fence in PUE, maintain access to existing dry utilities equipment.

Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections:
2. If approved a building permit will be required.
3. Lots in Traverse Mountain have the same wind and visual problem, and they work with 6 feet.

Shelbey – Public Works: No comments.
Brad – Engineering: No comments.
Luke- Traffic: No comment.
Kim – Planning:
4. Doesn't seem to be unusual grade for the property.

THIS ITEM WILL BE SCHEUDLED FOR PLANNING COMMISSION ON MARCH 28TH.

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.

Requesting approval for an 8ft fence surrounding the rear and sides of my home at 1455 N Sierra Way. We would like approval for an 8ft fence for a couple of reasons:

1. To increase privacy since the home built behind us is on a much higher grade.
2. Reduce wind since it is very windy in our area.

We have already received approval from our HOA.




PUBLIC
HEARING


PUBLIC
HEARIN
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HEARING
WARNING ADVERTENCIA
NOTICE AVISO
KEEP OUT
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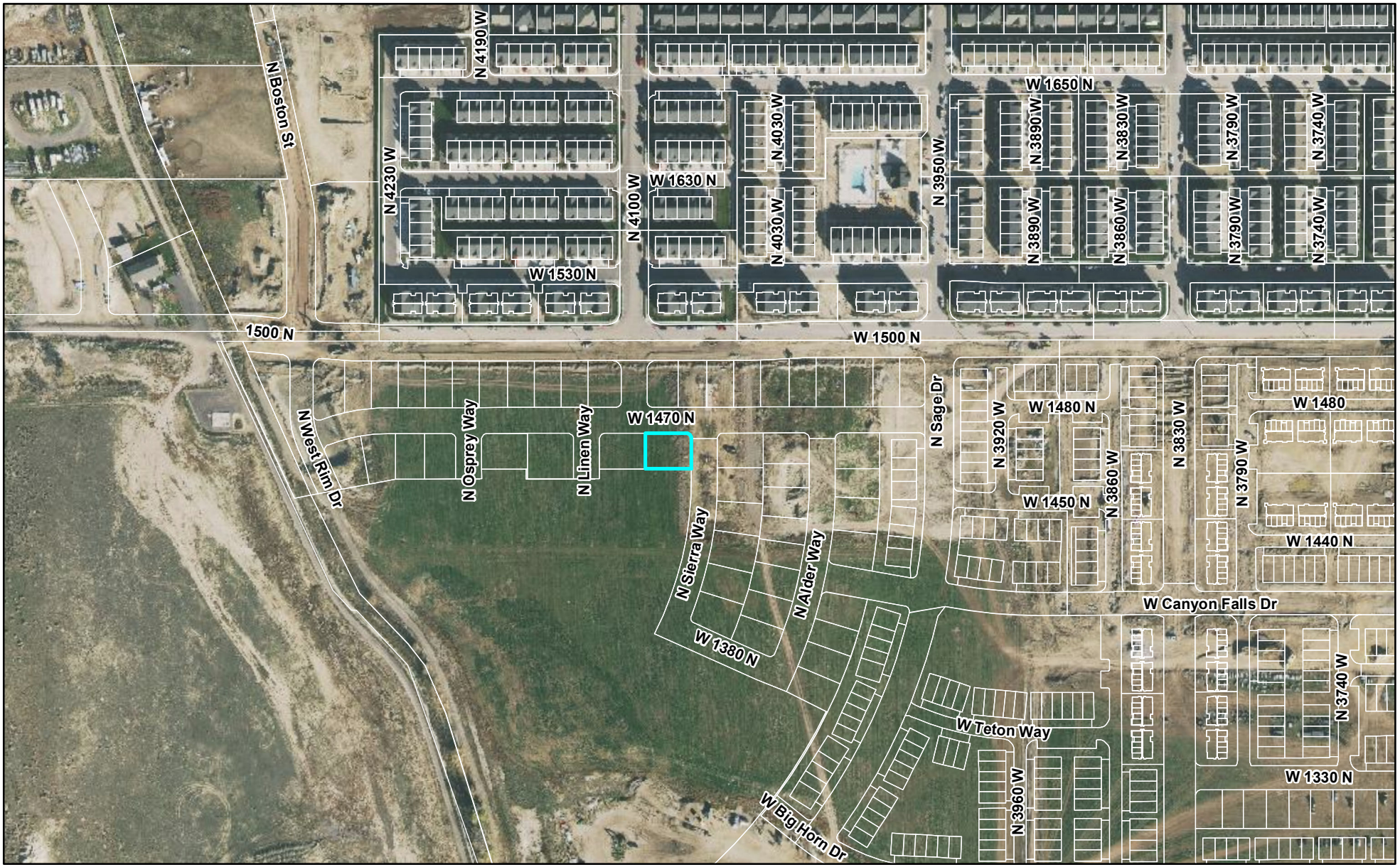
Wilson 8-Foot Fence Conditional Use

Aerial Map



Feet

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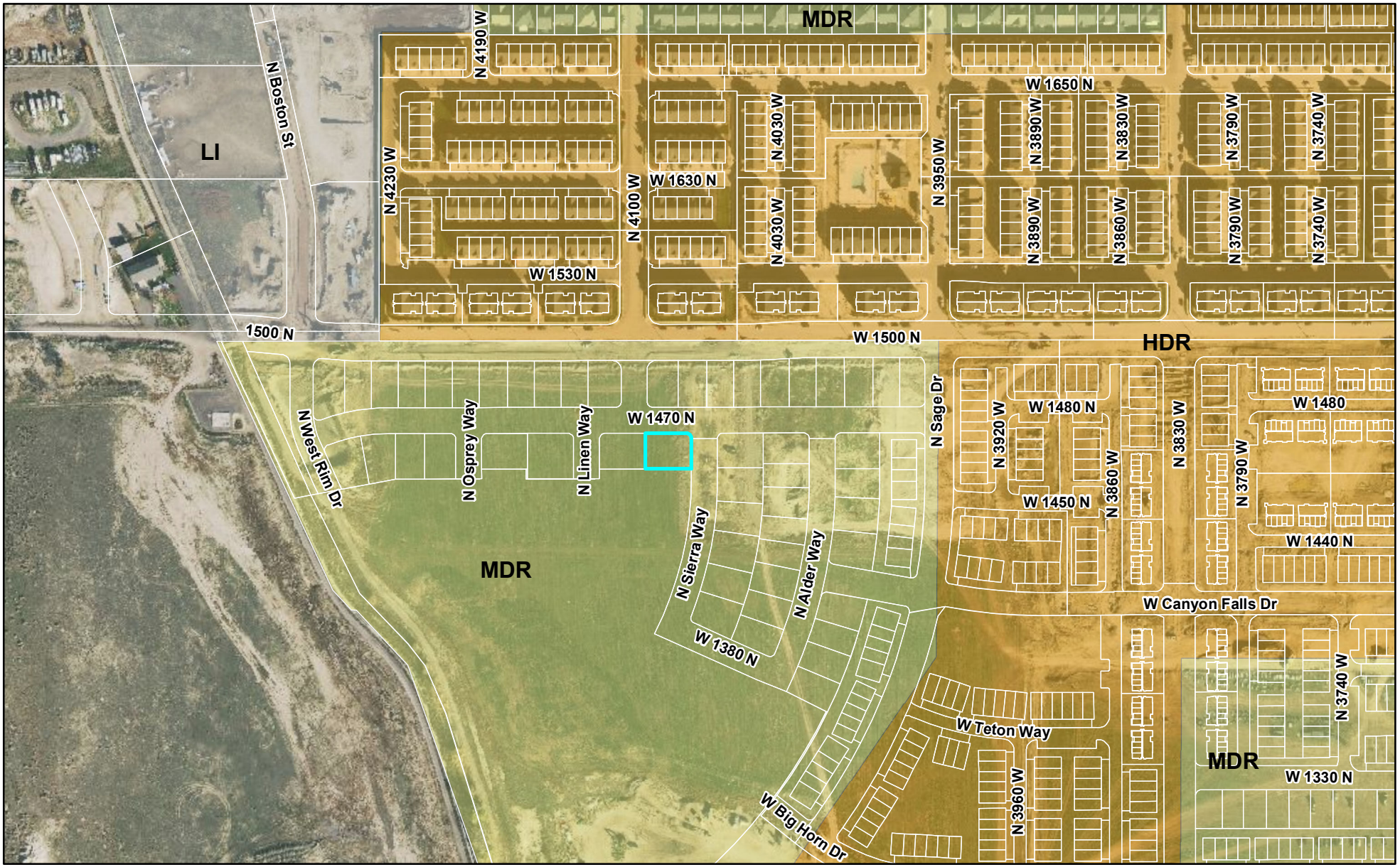
LEHI CITY

Wilson 8-Foot Fence Conditional Use

Zoning Map



Feet

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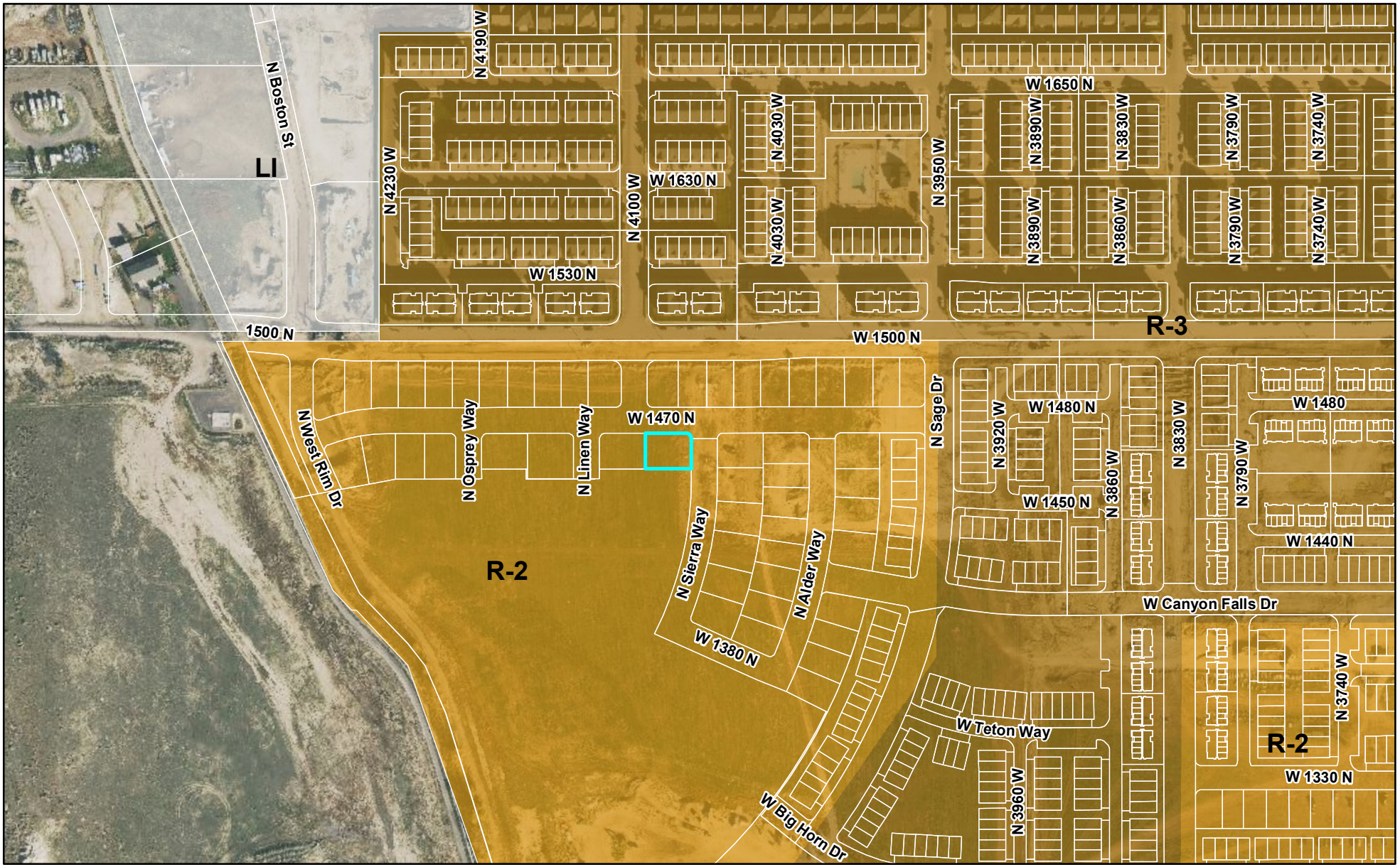
LEHI CITY

Wilson 8-Foot Fence Conditional Use

Zoning Map



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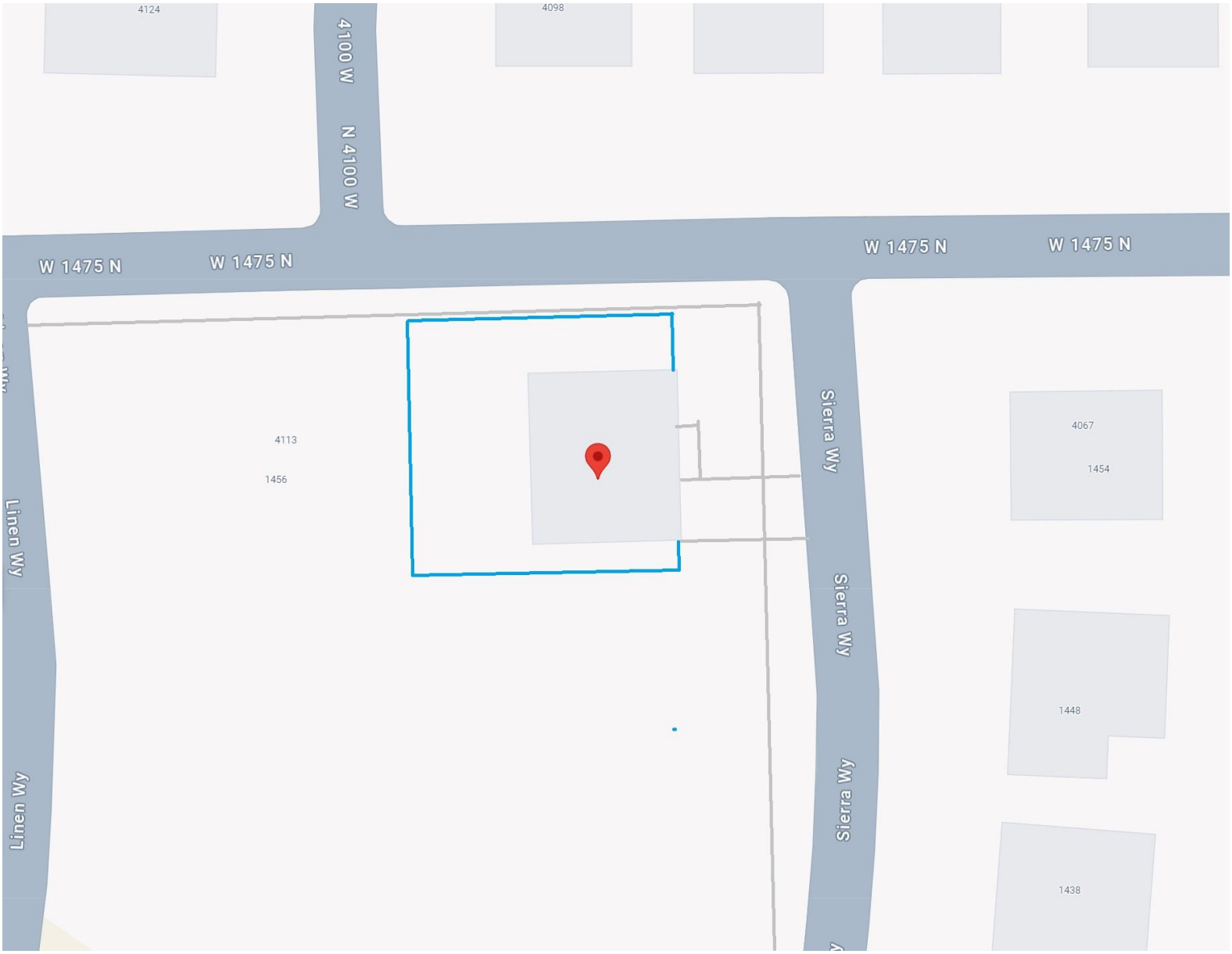
LEHI CITY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Agenda Item No: 2.3

Planning Commission Agenda Item Report

Meeting Date: March 28, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of BCP Development's request for review of the BCP Property General Plan Amendment on 14.67 acres of property located at approximately 1200 West 1450 South, changing the land use designation from VLDRA (very low density residential) with the Pioneer Village Mixed Use Overlay to LDR (low density residential).

Suggested Action:

Attachments:

BCP GP 1.pdf

BCP GP 2.pdf

BCP GENERAL PLAN AMENDMENT
PLANNING COMMISSION REPORT

Applicant	BCP Development		
Meeting Date	March 28, 2024		
Requested Action/Purpose	Review and recommendation for an amendment to the General Plan		
Decision Type	Legislative		
Location	Approximately 1200 West 1450 South		
Acreage	14.67		
Existing Zoning	TH-5		
Existing General Plan Land Use Designation	VLDRA with Village Overlay		
Proposed Land Use Designation	LDR		
Existing Land Use	Agriculture		
Adjacent Zoning and Land Use	*North*	TH-5	Agriculture
	South	PF	Dry Creek Elementary
	East	TH-5	Single family residential/Agriculture
	West	PF	Open Space-Future Park
Date of DRC Review	March 6, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

LOW DENSITY RESIDENTIAL (LDR) The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to

exceed 4 units per acre.

VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA) The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

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

PROPERTY HISTORY

December 16, 2022 The BCP annexation was recorded for this property with a zoning of TH-5.

August 8, 2023 The Dry Creek Village Zone Change to MU was denied by the City Council.

REPORT ANALYSIS

BCP Development is requesting to amend the General Plan land use designation of 14.67 acres of property located at approximately 1200 West 1450 South, changing the land use designation from VLDRA with the Pioneer Village Mixed Use Overlay to LDR.

The applicant requests this change to LDR with the anticipation that it would represent more of an R-1-Flex style zoning, with smaller lot single family residential homes. The General Plan amendment and ensuing zone change would allow for a density of 3.5 units per acre.

A concept plan was not submitted with the General Plan amendment request.

The Development Review Committee had two redline comments on the amendment:

1. The Planning Commission and City Council will need to determine if they are comfortable allowing this property to move forward independent from the other properties in the Mixed-Use village overlay zone, or if they would prefer to keep the current General Plan designation of VLDRA until such time as the entire village area can be master planned under one overall plan. If this area is changed to the LDR designation, the added density (difference between VLDRA and LDR) should be removed from the 500 units designated for the village overlay.
2. If the overall vision of the Mixed-Use Village Overlay is not being accomplished with this proposed change, the General Plan designation should remain as VLDRA.

Please take DRC comments into consideration.

SCOPE OF APPROVAL

As a legislative item the Planning Commission has a high level of discretion in whether they approve General Plan Amendments or not. The Commission should consider the impacts on the current and future residents, neighborhood

and area.

POSSIBLE MOTIONS AND FINDINGS

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

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

BCP Property General Plan Amendment
DRC Redline Comments

BCP Development- requests review of the BCP Property General Plan Amendment on 14.67 acres of property located at approximately 1200 West 1450 South, changing the land use designation from VLDRA with the Pioneer Village Mixed Use Overlay to LDR.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, Trent Dyer
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Tony Trane
Date of Plans Reviewed: 2/27/2024
Time Start: 3:08 pm
Time End: 3:18 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:
1. I am wondering if this should read 1300 West in the narrative.

Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Kim – Planning:
2. The Planning Commission and City Council will need to determine if they are comfortable allowing this property to move forward independent from the other properties in the Mixed-Use village overlay zone, or if they would prefer to keep the current General Plan designation of VLDRA until such time as the entire village area can be master planned under one overall plan. If this area is changed to the LDR designation, the added density (difference between VLDRA and LDR) should be removed from the 500 units designated for the village overlay.
3. If the overall vision of the Mixed-Use Village Overlay is not being accomplished with this proposed change, the General Plan designation should remain as VLDRA.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28, 2024.
(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.

2/1/2024

Lehi City
Attn: City Council and Staff

Subject: BCP Property General Plan Amendment

The property owner, BCP Development, located at 1450 South 1300 East (serial numbers 13:030:0018 and 13:030:0089) is requesting a General Plan Amendment for the Lehi City General Plan map for the property of approximately 14.67 acres. The current general plan designation for the mixed-use village overlay was discussed with Council and a recommendation given to adjust this area to define this section to be more in line with the LDR designation. This General Plan Amendment submittal is requesting approximately 14.67 acres to change the designation from Mixed-use Village Overlay to LDR with the anticipation of a future zoning that will represent more of an R1-Flex style zoning. We feel this is an appropriate request based on the direction previously received from the council along with the criteria below:

(a) In general, the topography, vegetation, and other natural features present on the property of the proposed zone change is flat farm land.

(b) The existing land use(s) of the property proposed for zone change and those requested by the owner are currently used as farm land. The lots owned by the school district to the south are approved as 1/3 acre lots which is also the agreement for the future lots to the west of the BCP property.

(c) The current and potential (if the property were developed) population and residential density of the proposed area has been outlined in the current City General Plan to include a future development potential of 500 units. The intent of the overlay zone in the general plan was to designate a mixed use master planned area that would create more of a walkable community and uses to compliment each other. Through discussions with the city, it was represented that the General Plan designation for density was defined at 500 units for the overlay area which would give an average density of approximately 7.5 units per acre across the 67 acres. The request to the general plan would bring the average density to the southern area of the overlay to around 2.5 unit per acre which is a significant reduction from the current designation of 500 units.

(d) The proposed amendment will comply with and achieve Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan by helping to more clearly identify the location of the uses within the original thought-out overlay designation. The property is located in the center of a future city park, a school to the south and the potential of the mixed use overlay zone to the north including commercial. The seems to be a more appropriate direction due to the current conditions in the area.

The overall direction from Lehi City has been to coordinate this area for a cohesive development due to the surrounding features and amenities. We feel that this proposal for the LDR designation is in line with the direction of the intent for the current conditions of the area and will allow for the northern portion of the overlay to work through options to create a cohesive development.

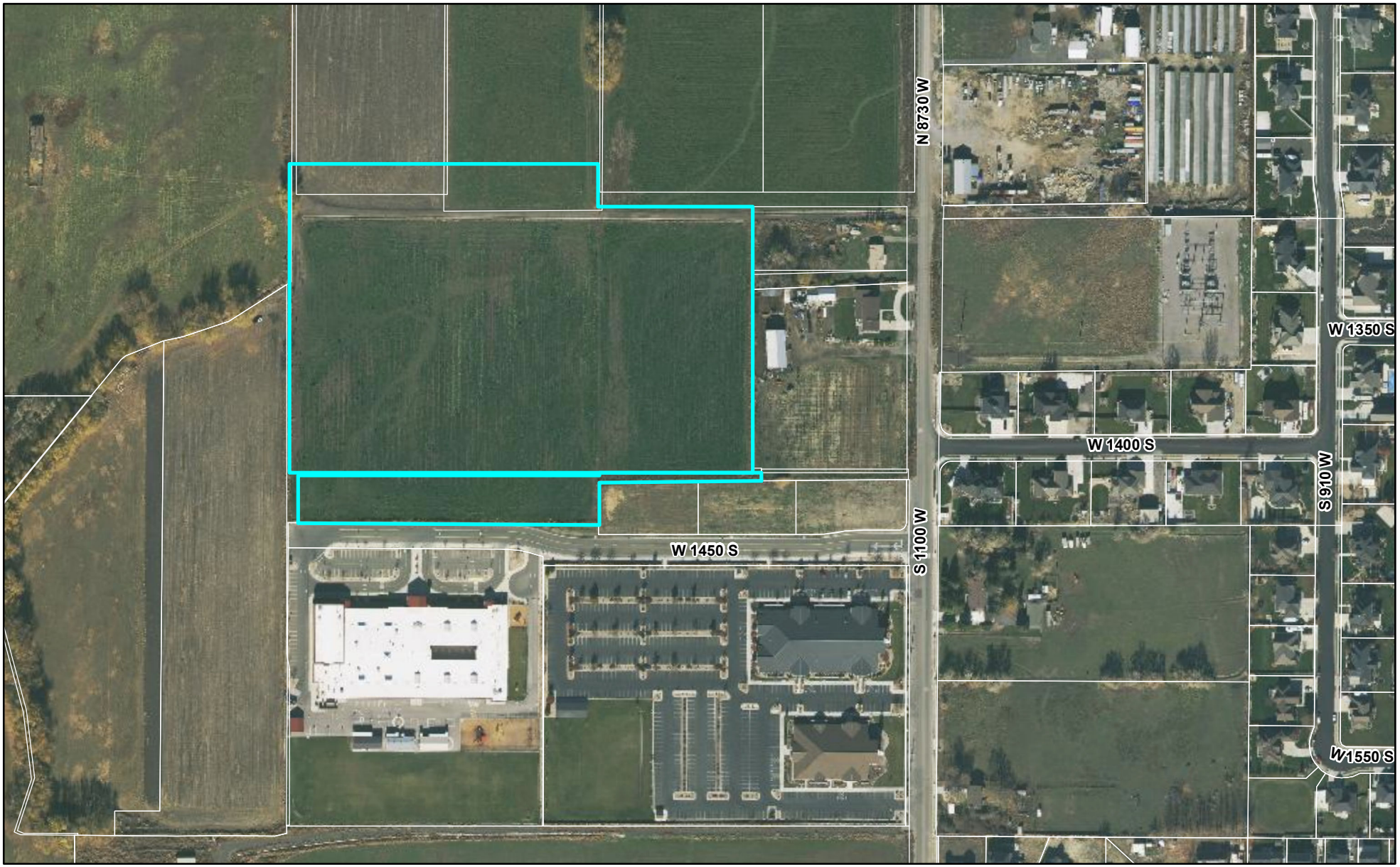

PUBLIC
HEARING
GENERAL PLAN AMENDMENT


PUBLIC
HEARING



BCP Property LDR General Plan Amendment

Aerial

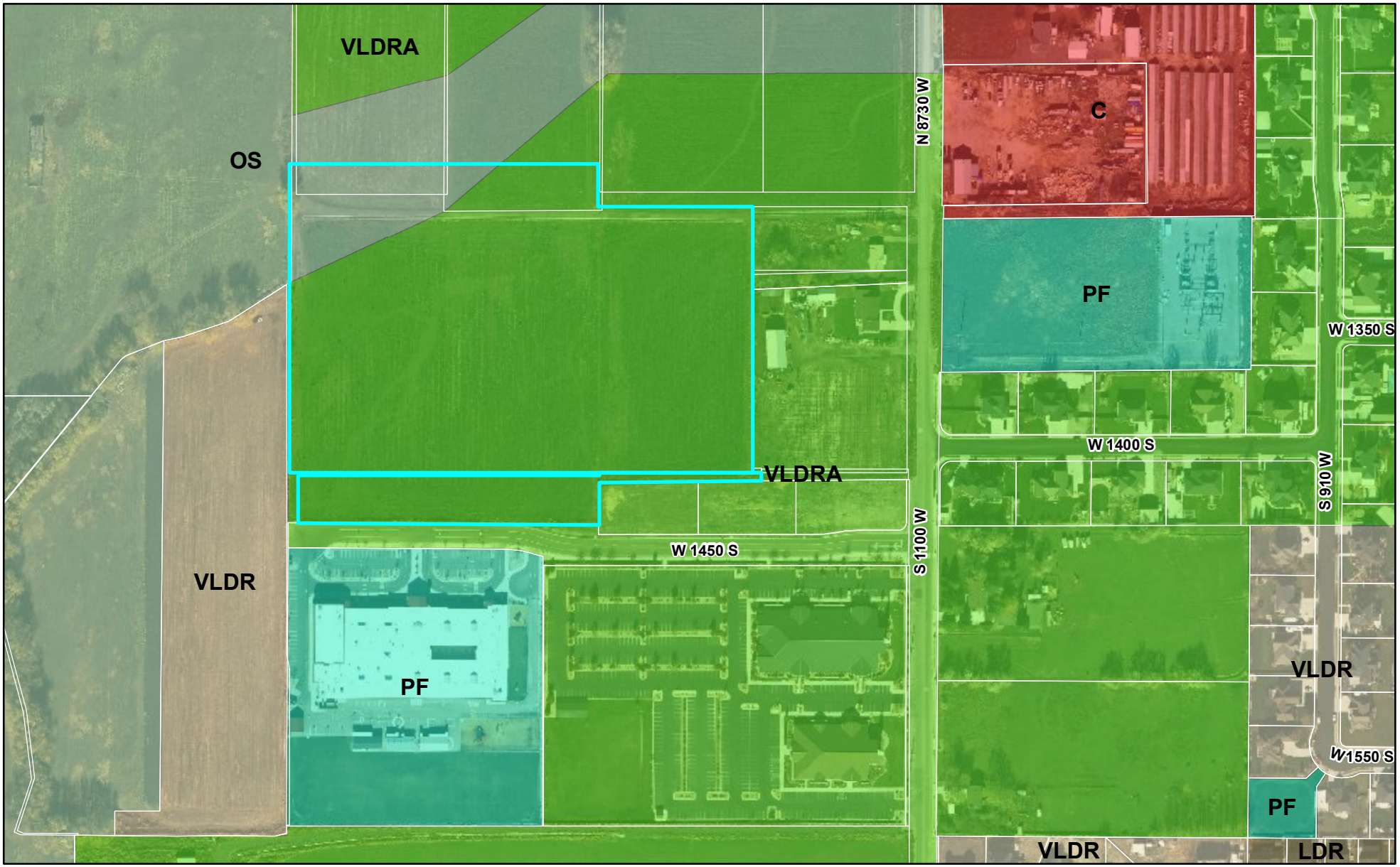


0 350 700 Feet

LEHI CITY

BCP Property LDR General Plan Amendment

General Plan



0 350 700 Feet

LEHI CITY

BCP Property LDR General Plan Amendment

Zoning

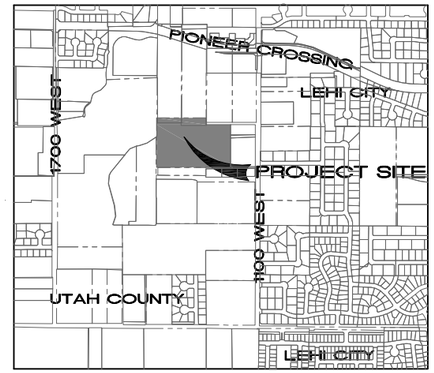


0 350 700 Feet

LEHI CITY

BCP PROPERTY GENERAL PLAN AMENDMENT

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



ZONE CHANGE DESCRIPTION

Beginning at a Great Basin rebar & cap which is North 00°04'59" East 402.81 feet along the section line and West 16.37 feet from the calculated East Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence along the Lehi South Elementary Addition to Lehi City the following three courses 1) South 89°22'47" West 331.28 feet; 2) South 00°01'43" East 90.61 feet; 3) North 89°38'48" West 663.48 feet; thence North 00°38'25" East 263.00 feet along a wire fence line; thence North 00°13'17" East 252.50 feet along a wire fence line; thence North 17°28'01" West 7.39 feet; thence North 00°20'21" East 180.33 feet along the MELLOR–FORREST ANNEXATION; thence along the STAN LEWIS ANNEXATION the following four courses 1) South 89°39'39" East 13.38 feet; 2) South 00°00'14" East 34.83 feet; 3) North 89°52'55" East 649.84 feet; 4) North 00°27'55" East 8.01 feet; thence East 325.41 feet; thence South 177.75 feet; thence North 87°37'57" East 5.83 feet; thence South 00°21'55 West 409.69 feet along the LARRY HADFIELD ANNEXATION to the point of beginning.

LEGEND

- SECTION CORNER
- SECTION LINE
- ZONE CHANGE BOUNDARY
- EXISTING PARCELS

STAN LEWIS
(TH–5)

KENNETH ROYLE
(COUNTY)

NORTHEAST CORNER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
FOUND BRASS CAP

S89°39'41"E
13.39'

S0°00'14"E
34.83'

N89°52'55"E 649.84

N0°27'55"E
8.01'

EAST 325.41

LEHI CITY
(CITY PARK)

N0°20'21"E 180.33

SOUTH 177.75

CHRISTINE AND RICHARD STRAIN
(COUNTY)

N17°28'01"W
7.39'

N87°37'57"E
5.83'

N0°13'17"E 252.50

BCP PROPERTY GENERAL PLAN AMENDMENT
FROM MIXED USE VILLAGE OVERLAY TO LOW DENSITY RESIDENTIAL
14.67 ACRES

BCP DEVELOPMENT INC
TAX ID: 13:030:0018

BASIS OF BEARING UTAH COUNTY NAD 83 PUBLISHED 2021
SECTION LINE N 00°04'59" E 2640.80'

S0°21'55"W 409.69

LARRY HADFIELD

STAN LEWIS
(COUNTY)

N0°38'25"E 263.00

POB
REBAR & CAP
GREAT BASIN

S89°22'47"W 331.28

WEST
16.37'

402.81'

BCP DEVELOPMENT INC
TAX ID: 13:030:0089

S0°01'43"E
90.61'

ALPINE SCHOOL DISTRICT

N76°15'48"E
338.56'

N89°38'48"W 663.48

LEHI SOUTH ELEMENTARY
ADDITION TO LEHI CITY

EAST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
NOT FOUND (CALCULATED)

RC EAST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
FOUND BRASS CAP 2016

0 60 120 180

SCALE: 1" = 60'

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

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

Agenda Item No: 2.4

Planning Commission Agenda Item Report

Meeting Date: March 28, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of JP&R Construction's request for review of the North Lake Commercial Park General Plan Amendment on 2.99 acres located at approximately 1250 South 1100 West, changing the land use designation from Commercial to Heavy Commercial (C-H).

Suggested Action:

Attachments:

North Lake Commercial GP 1.pdf

North Lake Commercial GP 2.pdf

NORTH LAKE COMMERCIAL GENERAL PLAN AMENDMENT
PLANNING COMMISSION REPORT

Applicant	JP&R Construction		
Meeting Date	March 28, 2024		
Requested Action/Purpose	Review and recommendation for an amendment to the General Plan		
Decision Type	Legislative		
Location	Approximately 1250 South 1100 West		
Acreage	2.99 acres		
Existing Zoning	N/A (Not annexed)		
Existing General Plan Land Use Designation	C (Commercial)		
Proposed Land Use Designation	C-H (Heavy Commercial)		
Existing Land Use	Construction/Storage		
Adjacent Zoning and Land Use	*North*	N/A	Single family residential
	South	PF	STRATA Storage Yard
	East	N/A	Sheds
	West	N/A	Agriculture
Date of DRC Review	March 6, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

COMMERCIAL (C)

The Commercial (C) land use classification is to provide controlled and compatible locations for retail, office, business, and other commercial activities. The classification is intended to enhance employment opportunities, encourage the efficient use of land, enhance property values and the City tax base, and ensure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.





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.

REPORT ANALYSIS

JP&R Construction is requesting to amend the General Plan land use designation of 2.99 acres of property located at approximately 1250 South 1100 West, changing the land use designation from Commercial to Heavy Commercial.

The applicant requests this change to Heavy Commercial to develop office/warehouse type space on the property. The applicant will need to annex the property into Lehi City, but the request to change the General Plan would be the first step in the process.

The applicant feels that the change from Commercial to Heavy Commercial is consistent with the surrounding area. Within a close proximity you have the STRATA Networks storage yard, Lehi Indoor Storage, Maverik Gas Station, Five Inc, and Shiny Shell Car Wash.

A concept plan was submitted concurrently with the General Plan amendment request.

The Development Review Committee had two redline comments on the amendment:

1. Update narrative to clarify this property is shown on General Plan as Heavy Commercial. It is not annexed yet, so it does not have a current zoning.
2. The Planning Commission and City Council should consider the proximity to current and future residential uses in the area. If approved, the design of the buildings will be crucial in keeping things compatible with the surrounding residential uses. Perhaps a development agreement could be used to ensure that the architecture is in keeping with a residential area. The example of the barn building would be something that would be more compatible than some of the other traditional office/warehouse examples that the applicant provided.

Please take DRC comments into consideration.

SCOPE OF APPROVAL

As a legislative item the Planning Commission has a high level of discretion in whether they approve General Plan Amendments or not. The Commission should consider the impacts on the current and future residents, neighborhood and area.

POSSIBLE MOTIONS AND FINDINGS

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

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

North Lake Commercial Park General Plan Amendment
DRC Redline Comments

JP&R Construction- requests review of the North Lake Commercial Park General Plan Amendment on 2.99 acres located at approximately 1250 South 1100 West, changing the land use designation from C to C-H.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, Trent Dyer
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present:
Date of Plans Reviewed: 2/27/2024
Time Start: 2:35 pm
Time End: 2:38 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Kim – Planning:

1. Update narrative to clarify this property is shown on General Plan as Heavy Commercial. It is not annexed yet, so it does not have a current zoning.
2. The Planning Commission and City Council should consider the proximity to current and future residential uses in the area. If approved, the design of the buildings will be crucial in keeping things compatible with the surrounding residential uses. Perhaps a development agreement could be used to ensure that the architecture is in keeping with a residential area. The example of the barn building would be something that would be more compatible than some of the other traditional office/warehouse examples that the applicant provided.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28, 2024
(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.


PUBLIC
HEARING
GENERAL PLAN AMENDMENT


PUBLIC
HEARING
GENERAL PLAN AMENDMENT
NOTICE is hereby given that a Public Hearing before the Lehi Planning Commission will be held on March 26, 2025 at 7:00 p.m. in the Lehi City Council Chambers at 153 North 100 East for the purpose of receiving comments regarding a proposed amendment to the General Plan affecting 2.00 acres of property located at approximately 1235 South 1300 West changing the land use designation from Commercial to Heavy Commercial.
You can view the meeting live and submit comments online at https://www.lehi-utah.gov/government/live-meetings/
All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-4600
Or by scanning the QR Code below.


PUBLIC
HEARING
GENERAL PLAN AMENDMENT

North Lake Commercial General Plan Amendment & Concept

Aerial

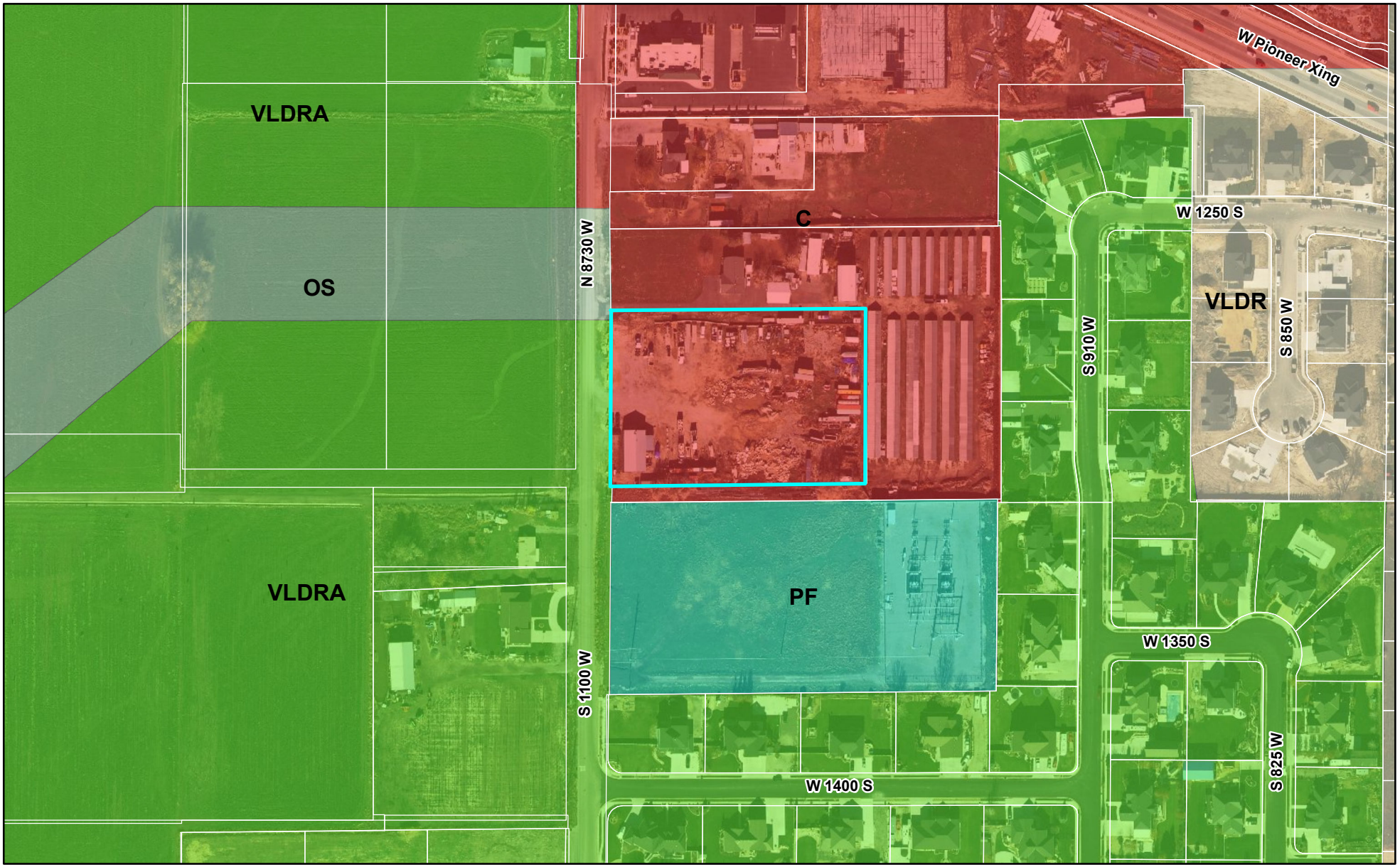


0 280 560 Feet

LEHI CITY

North Lake Commercial General Plan Amendment & Concept

General Plan



0 280 560 Feet

LEHI CITY

North Lake Commercial General Plan Amendment & Concept

Zoning



0 280 560 Feet

LEHI CITY

General Plan Amendment

North Lake Commercial Park

February 2024

Submitted to: Lehi City

Property Information

Subject Property

This General Plan Amendment request is to change the zoning for the property shown in Appendix A: Figure 1 and Figure 2.

County SN: 13:033:0018

Current Owner: JP and R Construction Inc.

Current & Proposed Zoning

The subject property is currently zoned Commercial.

The proposed property zoning is Heavy Commercial.

Amendment Description

Justification for Amendment

The owners of the subject property would like to develop the property to create warehouse/office flex-type space on the property. This type of warehouse/office flex-type space fits best with the Heavy Commercial designation.

Consistency with the Goals of the General Plan and Compatibility with Existing Land Use

The current General Plan has an adjacent Public Facilities designated property on the south side of the subject property, which is currently operated by Stata Networks. This Public Facilities property is more aligned with the use of Heavy Commercial than standard Commercial.

The property to the North of the subject property has a commercial designation, but the other properties closest to the subject property fit well with the proposed warehouse/office flex-type space. These properties include:

- Maverik gas station
- Lehi Indoor Storage
- Shiny Shell Car Wash
- Grease Monkey
- Five Inc

For the above reasons, we believe that the proposed warehouse/office flex-type space, and change in General Plan designation of the subject property will benefit the community and immediate area.

Effect of Amendment and Overall Improvement to the Area

The proposed General Plan Amendment and development of the subject property will have the following positive impacts to the community and area:

- The current operation on the property will be relocated as the property is developed with a new modern warehouse/office flex-type space.
- The proposed warehouse/office flex-type space will be an asset to the community. There are many small to mid-sized businesses that have a need for this type of space, and some of them are even operating out of their residential neighborhoods due to the lack of this type of space in the community. We believe this space will improve the aesthetics of both the immediate area as well as the surrounding community.
- It is anticipated that the future warehouse/office flex-type space will have a similar traffic use/pattern to the current use of the property.

Appendix A, Figure 3 and Figure 4 show the conceptual building layout on the property and the surrounding property owners.

Appendix A, Figure 5 shows a building with a pitched roof. It is anticipated that the proposed buildings will have a pitched roof, which fits in with the rural setting of the area. Also, the pitched roofs allow easier installation of solar panels to offset the power impact of the development.

Appendix A, Figure 6 through Figure 12 show examples of modern variation in the exterior. Conceptually, we would like to use a combination of exterior materials such as metal, wood, and masonry to enhance the exterior of the buildings.

Appendix A

North Lake Commercial Park

Figure 1: Region Map

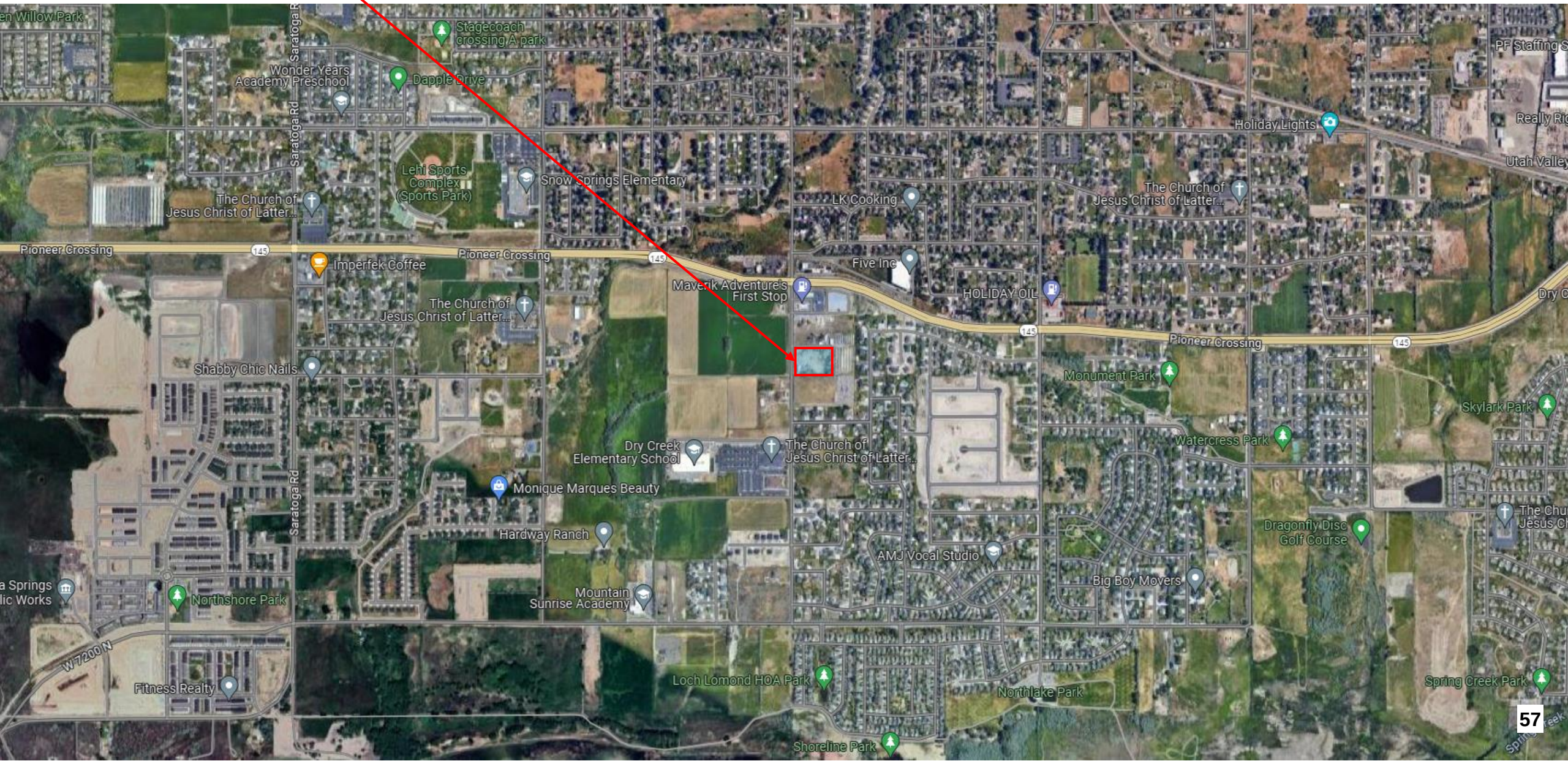
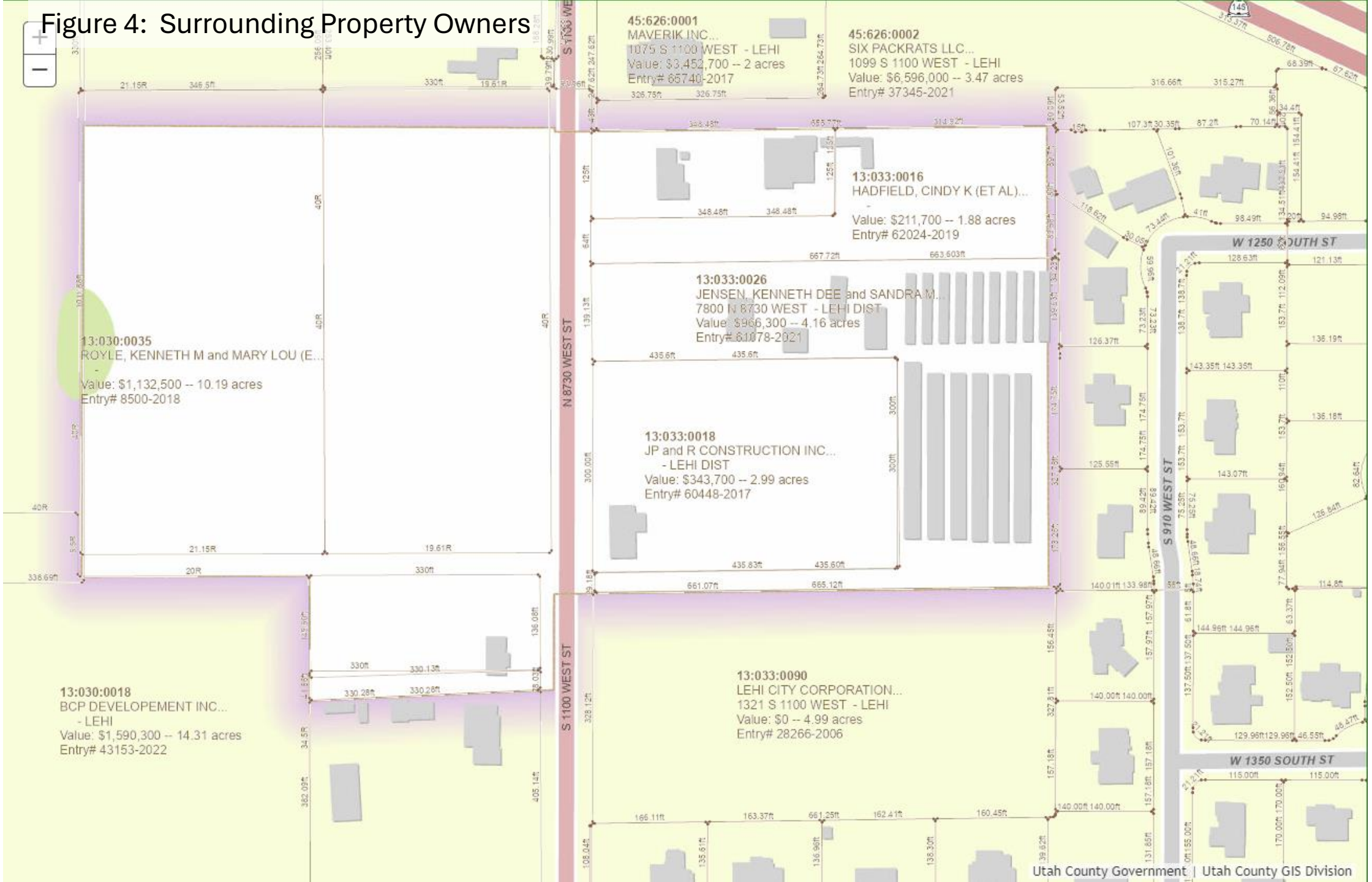


Figure 2: Area Map



Figure 4: Surrounding Property Owners



Agenda Item No: 2.5

Planning Commission Agenda Item Report

Meeting Date: March 28, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of JP&R Construction's request for approval of the North Lake Commercial Park Concept Plan, a 2.99-acre commercial project, located at 7700 N 8730 W (approximately 1250 S 1100 W).

Suggested Action:

Attachments:

North Lake Commercial 1.pdf

North Lake Commercial 2.pdf

NORTH LAKE COMMERCIAL CONCEPT
PLANNING COMMISSION REPORT

Applicant	JP&R Construction		
Meeting Date	March 28, 2024		
Requested Action/Purpose	Review and consideration of a subdivision concept plan		
Decision Type	Administrative		
Location	Approximately 1250 South 1100 West		
Project Area	2.99 acres		
Existing Zoning	N/A (Not annexed)		
General Plan Land Use Designation	C (Commercial)		
Adjacent Zoning and Land Use	*North*	N/A	Single family residential
	South	PF	STRATA Storage Yard
	East	N/A	Sheds
	West	N/A	Agriculture
Date of DRC Review	March 6, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final Approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

REPORT ANALYSIS

The applicant requests approval of the North Lake Commercial Park Concept Plan located at approximately 1250 South 1100 West. The proposed use is for two warehouse/office buildings on the three-acre lot. The purpose of this concept application was to provide some additional detail to the Planning Commission regarding potential uses they anticipate in the building if the concurrently submitted General Plan amendment is approved.

The concept proposal shows one building being approximately 25,000 square feet and the other is 35,000 square feet. Each of these buildings will be divided into units ranging from 2,000 to 10,000 square feet.

The Development Review Committee let the applicant know that details for the building architecture, parking, and landscaping will need to be clearly detailed if this proceeds to a site plan in the future.

DRC Comments
The DRC had eight redline comments, many of which were informational to the applicant. Some of note include:

1. The site plan will require 10% open space/landscaping.
2. Manufacturing, Industrial, Wholesale establishments require 1 stall of parking for each person employed during regular working hours and adequate spaces for all company owned vehicles and visitors. Some of the other uses

you propose would likely be parked at 1 stall per each 500 square feet of gross floor area or as approved by the Planning Commission. You will need to show parking tabulations at the time of site plan.

3. A trip generation study will be required at Site Plan. Peak hour traffic will need to be collected at three facilitates similar to that being proposed. It will need to be collected by a licensed professional engineer with a specialty in traffic engineering. Based on this data, if the peak hour traffic projected for this facility exceeds 25 trips, then a full traffic impact study will be required including analyses of existing traffic and opening day traffic and include all project driveways and the intersection of 1100 W @ Pioneer Crossing.
4. At the time of Site Plan approval, the east side of 1100 West must be widened to the Master-Plan size (portions of which may be reimbursable by City). This widening must be shown on the Concept Plan

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

Concept plans are administrative items. If they meet the Development Code requirements they must be approved. The Planning Commission reviews it to ensure that it conforms to the requirements of the Development Code. This application is contingent upon approval of the General Plan amendment and subsequent zone change.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may approve or approve with Code required changes the proposed concept. 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.

North Lake Commercial Park Concept Plan
DRC Redline Comments

*JP&R Construction- requests review of the **North Lake Commercial Park Concept Plan** located at 7700 N 8730 W (approximately 1250 S 1100 W)*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present:
Date of Plans Reviewed: 2/23/2024
Time Start: 2:38 pm
Time End: 2:50 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer:
1. 15" sewer main. 36" storm drain. 8" culinary and 12" pi main will have to be extended up from 1400 south.

James – Parks: No comments
Gary – Building/Inspections:
2. A soils report will be required if this moves past concept.

Shelbey – Public Works:
3. These comments are FYI for if this moves past concept:

   A SWPPP and a SSOMP will be required prior to precon
   The 80th percentile storm must be retained onsite.

Brad – Engineering:
4. At time of Site Plan approval, the following utilities must be shown along 1100 West:

   8" Culinary Waterline (6" project size)
   12" PI Waterline (8" project size)

5. At the time of Site Plan approval, the east side of 1100 West must be widened to the Master-Plan size (portions of which may be reimbursable by City). This widening must be shown on the Concept Plan

Luke- Traffic:
6. A trip generation study will be required at Site Plan. Peak hour traffic will need to be collected at three facilitates similar to that being proposed. It will need to be collected by a licensed professional engineer with a specialty in traffic engineering. Based on this data, if the peak hour traffic projected for this facility exceeds 25 trips, then a full traffic impact study will be required including analyses of existing traffic and opening day traffic and include all project driveways and the intersection of 1100 W @ Pioneer Crossing.

Kim – Planning:
7. The site plan will require 10% open space/landscaping.
8. Manufacturing, Industrial, Wholesale establishments require 1 stall of parking for each person employed during regular working hours and adequate spaces for all company owned vehicles and visitors. Some of the other uses you propose would likely be parked at 1 stall per each 500 square feet of gross floor area or as approved by the Planning Commission. You will need to show parking tabulations at the time of site plan.

DRC GENERAL COMMENTS:
1. The concept plan shall not constitute a development permit. (Does not vest).

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28, 2024.

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.

North Lake Commercial General Plan Amendment & Concept

Aerial

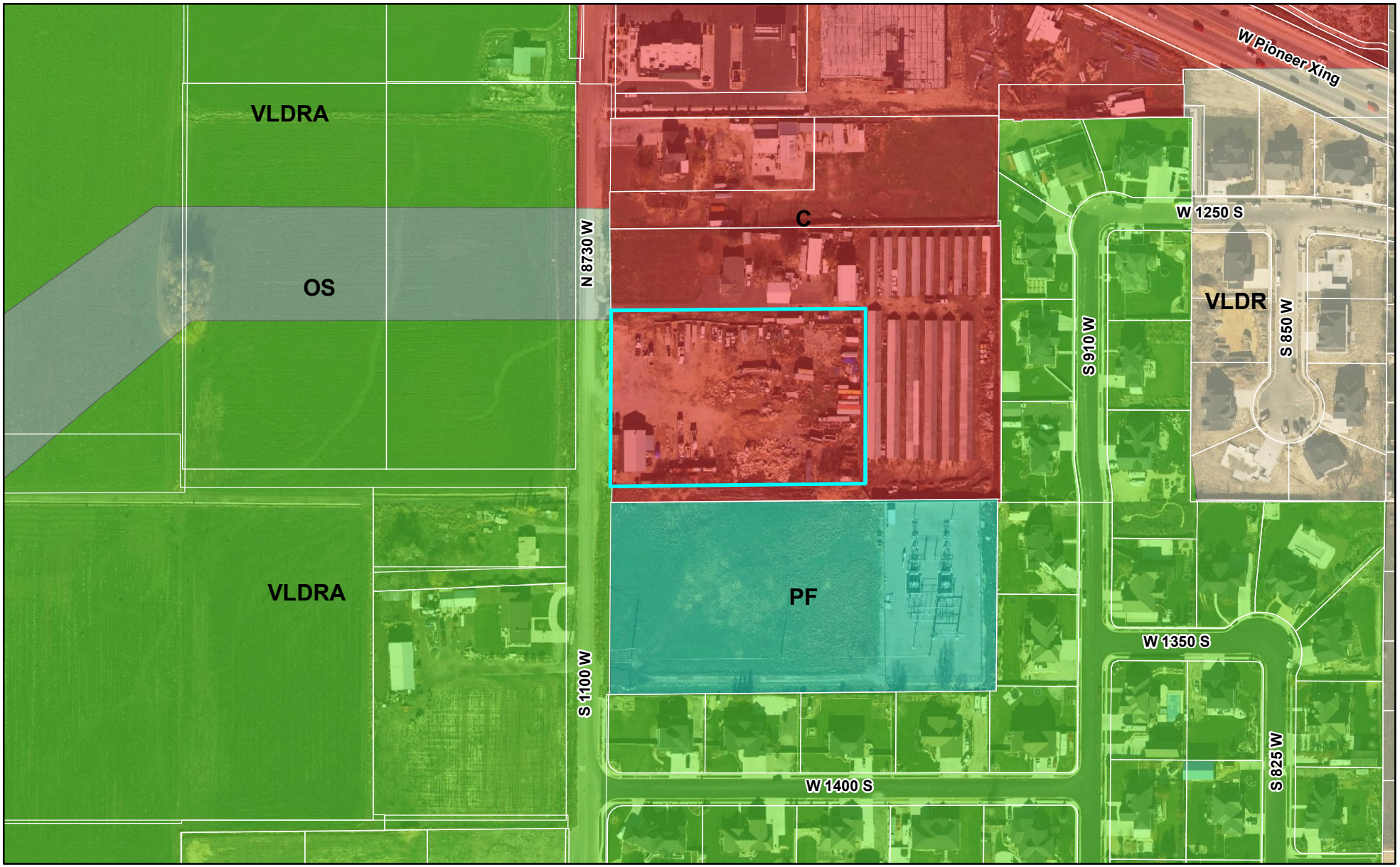


0 280 560 Feet

LEHI CITY

North Lake Commercial General Plan Amendment & Concept

General Plan

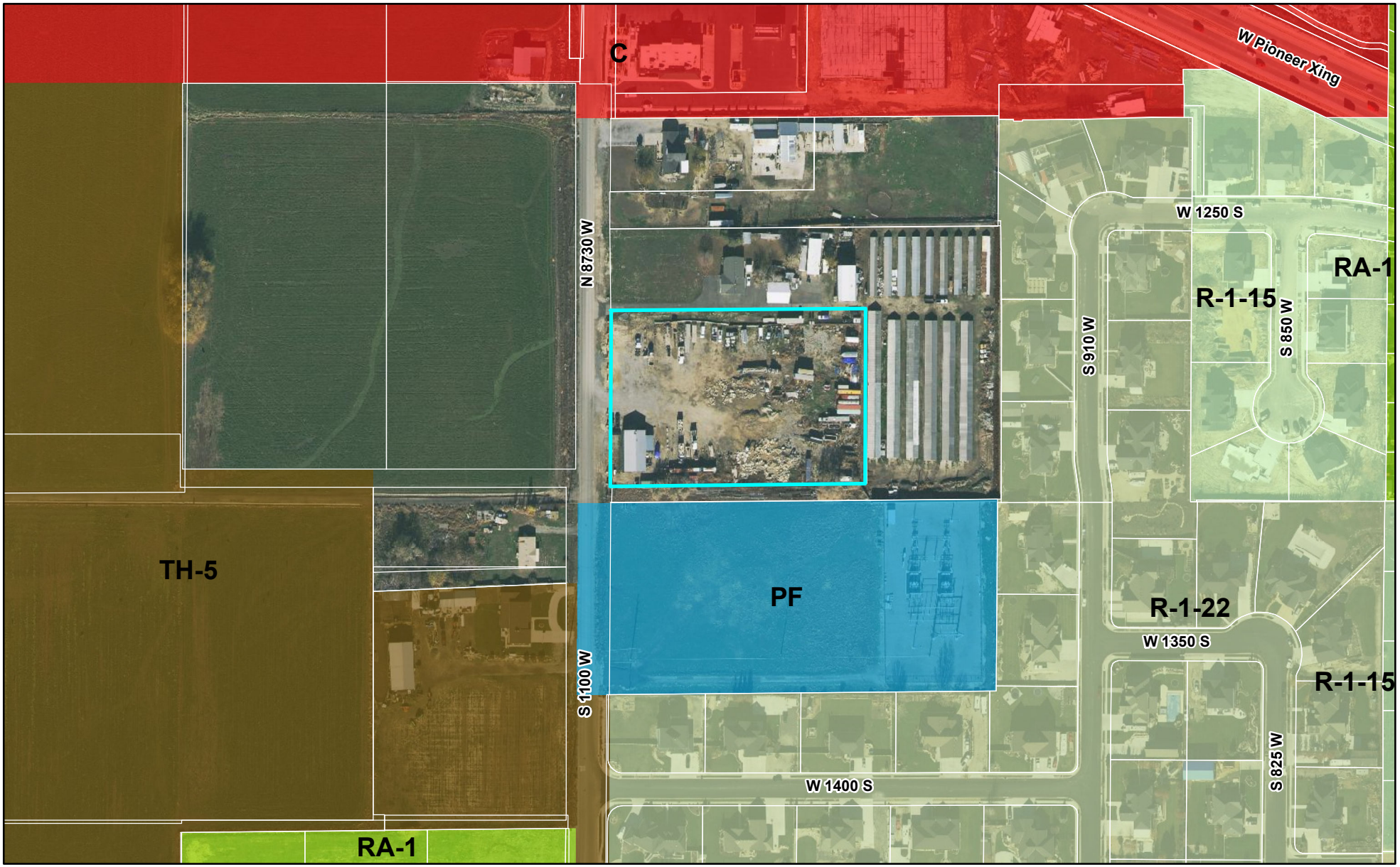


0 280 560 Feet

LEHI CITY

North Lake Commercial General Plan Amendment & Concept

Zoning



0 280 560 Feet

LEHI CITY

Concept Plan

North Lake Commercial Park

February 2024

Submitted to: Lehi City

Property Information

Subject Property

This Concept Plan is for the property shown in Appendix A: Figure 1 and Figure 2, which is a new warehouse/office flex-type space.

County SN: 13:033:0018

Current Owner: JP and R Construction Inc.

- John Stoddard – JP and R Construction
- Brent Stoddard - JP and R Construction
- Jared Stoddard - JP and R Construction

Proposed Lot Layout

The current concept is to leave the 3-acre lot as a single lot. The proposed development concept will only add buildings to the existing lot.

Concept Description

Concept Layout

Appendix A, Figure 1 – 4a shows the location and conceptual layout of the property on the existing site. There is an existing shop located on the property that will ultimately be removed from the property as the new buildings are developed.

Proposed Development Concept

The proposed development includes building warehouse/office flex-type space on the existing 3-acre lot as shown in Appendix A, figures 1 – 4a. The total size of the structures is approximately 60,000 square feet. The current concept includes two buildings, one building being slightly larger than the other (one being approximately 25,000 square feet, and the other being approximately 35,000 square feet). The size of the units within the buildings ranges from 2,000 square feet to 10,000 square feet.

Structure Concept

Appendix A, Figure 5 shows a building with a pitched roof. It is anticipated that the proposed buildings will have a pitched roof, which fits in with the rural setting of the area. Also, the pitched roofs allow easier installation of solar panels to offset the power impact of the development.

Appendix A, Figure 6 through Figure 12 show examples of modern variation in the exterior. Conceptually, we would like to use a combination of exterior materials such as metal, wood, and masonry to enhance the exterior of the buildings.

CC&Rs & Amenities

Although specific CC&Rs have not been developed at this time, it is critical to the current owners and development that a uniform look and feel as well as use concept is established in order to maintain the value of this asset to each unit owner and the community.

Landscaping including ornamental trees, shrubs, and xeriscape features will be integral to the aesthetics of the development. We would like to make landscaping the central feature of the aesthetic appeal to the location, and plan to invest significantly in landscaping.

No outside storage will be allowed on the site.

Potential Use of Flex-type Space

Some of the anticipated uses of the warehouse/office flex-type space include:

- Research and Development
- Artists and craftsmen
- Low-volume retail
- Contractor trades warehouse & office
- Small-scale manufacturing
- Personal hobby space
- Business storage
- Small-scale e-commerce

Appendix A

North Lake Commercial Park

Figure 1: Region Map

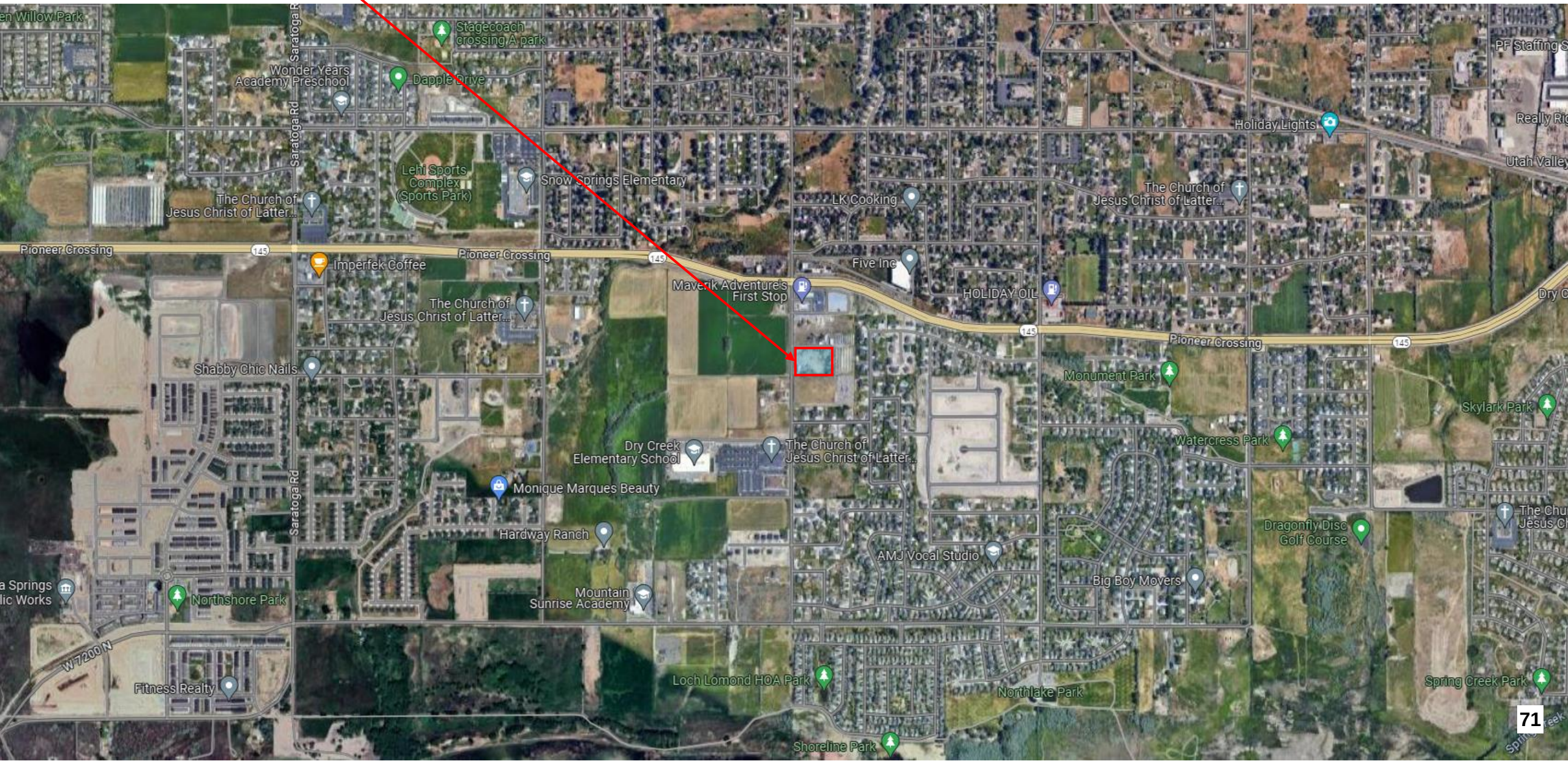


Figure 2: Area Map



Figure 3: Conceptual Building Layout

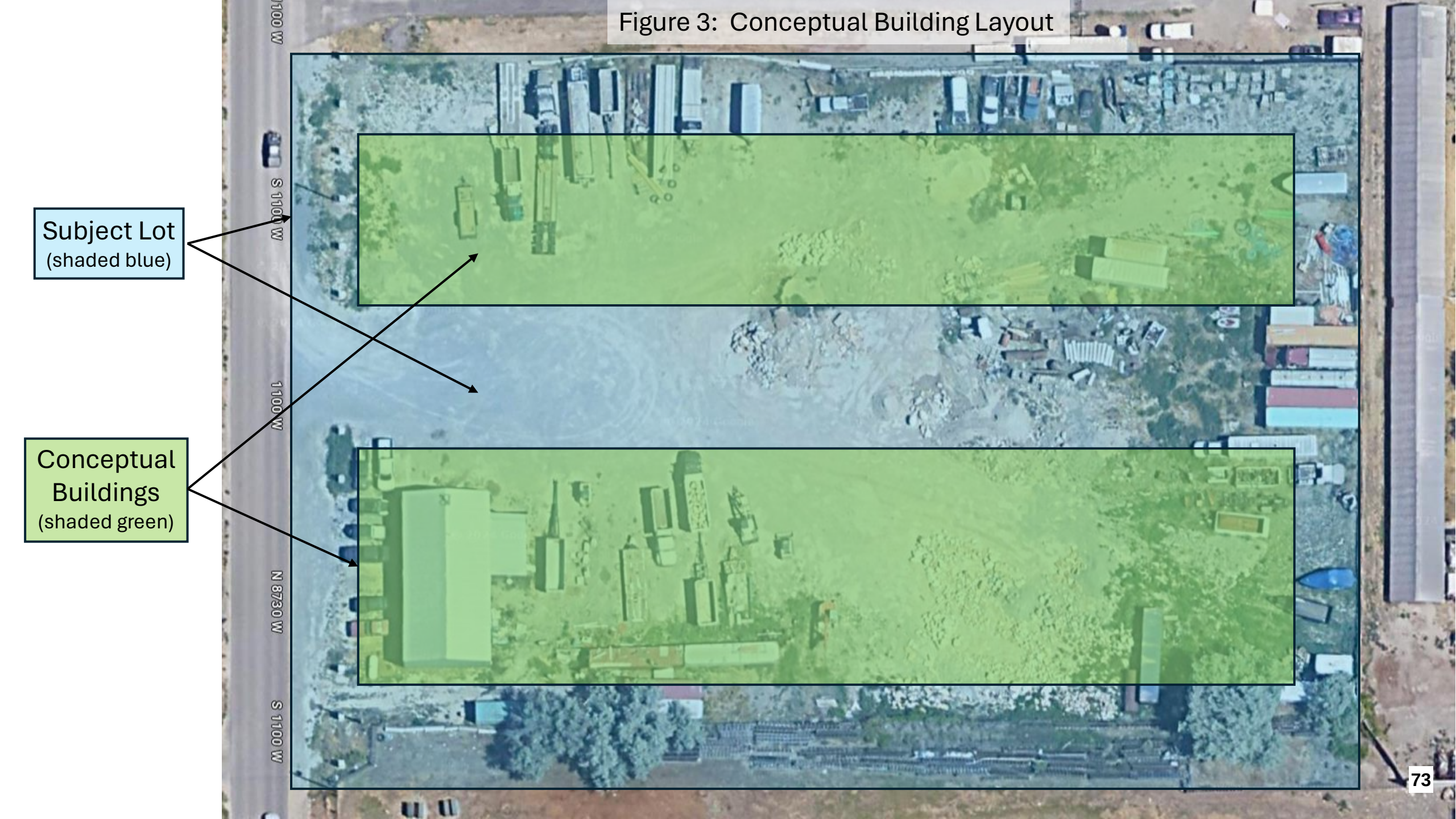


Figure 3b: Building Concept



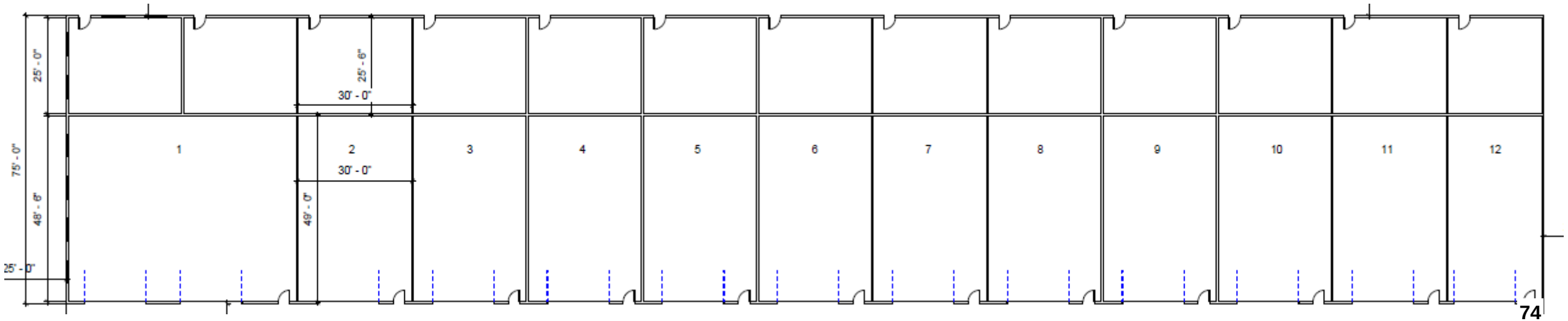


Figure 4: Surrounding Property Owners

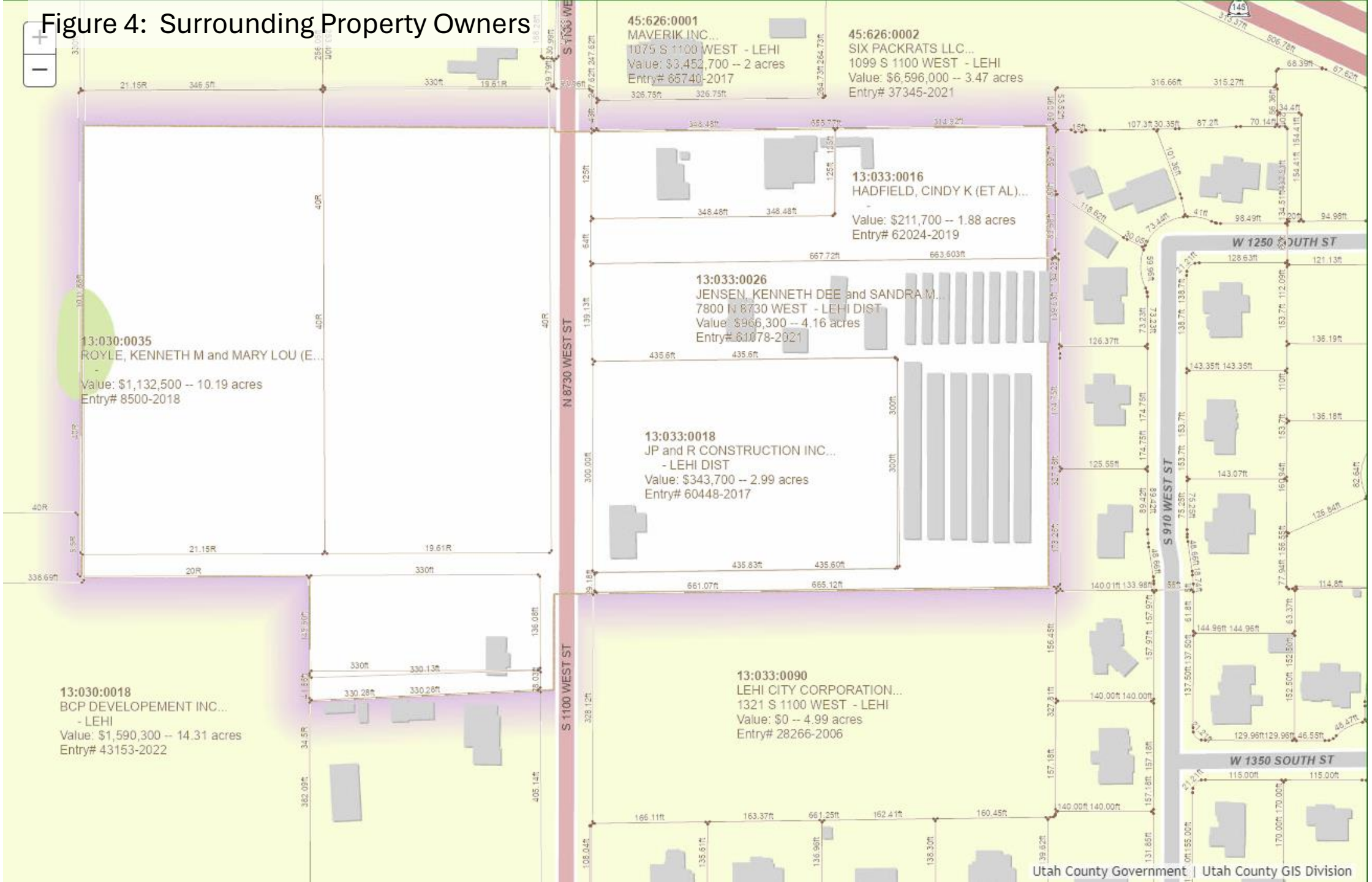


Figure 5: Pitched Roof Concept



Figure 6: Exterior Variation Example

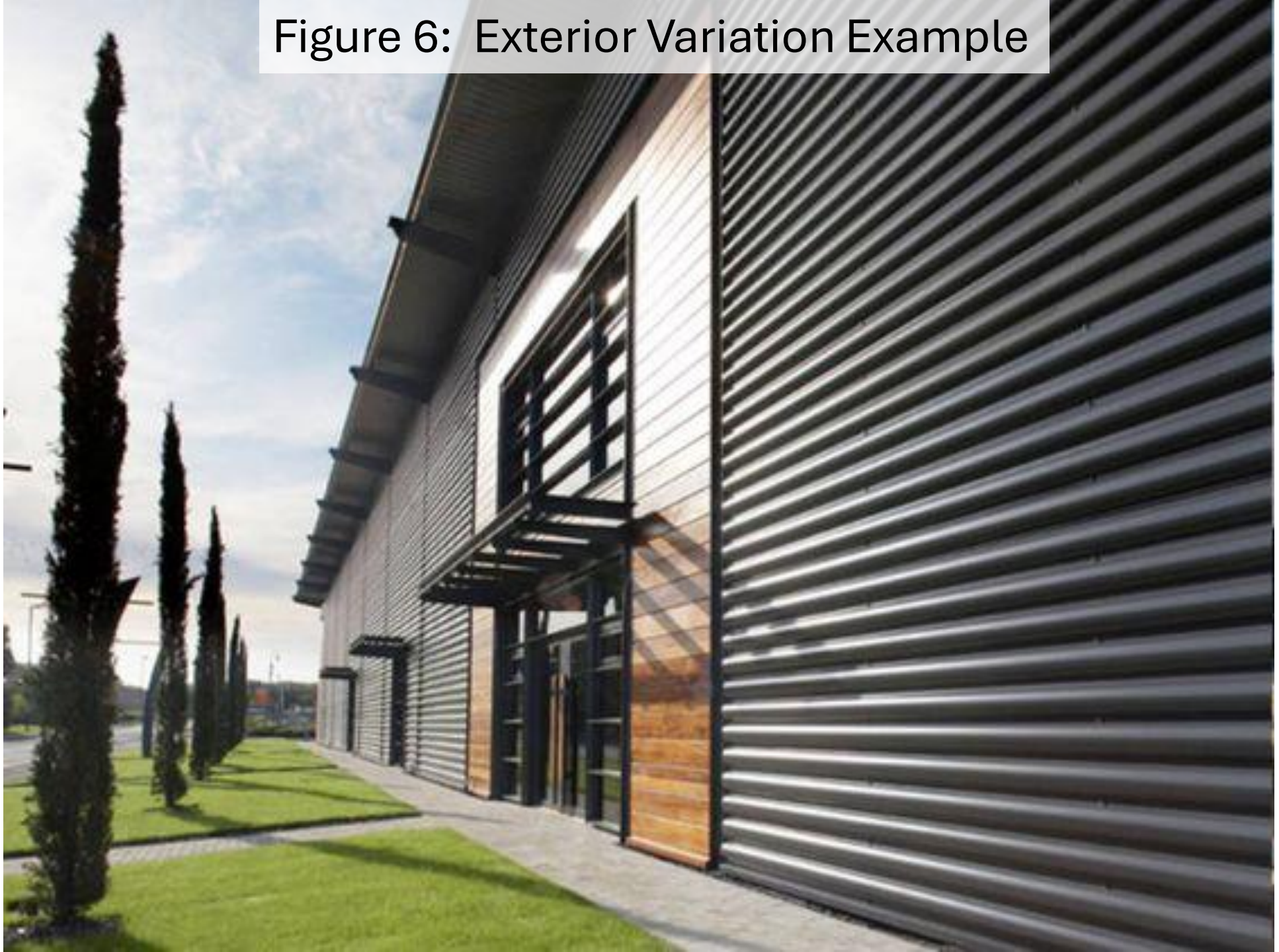


Figure 7: Exterior Variation Example

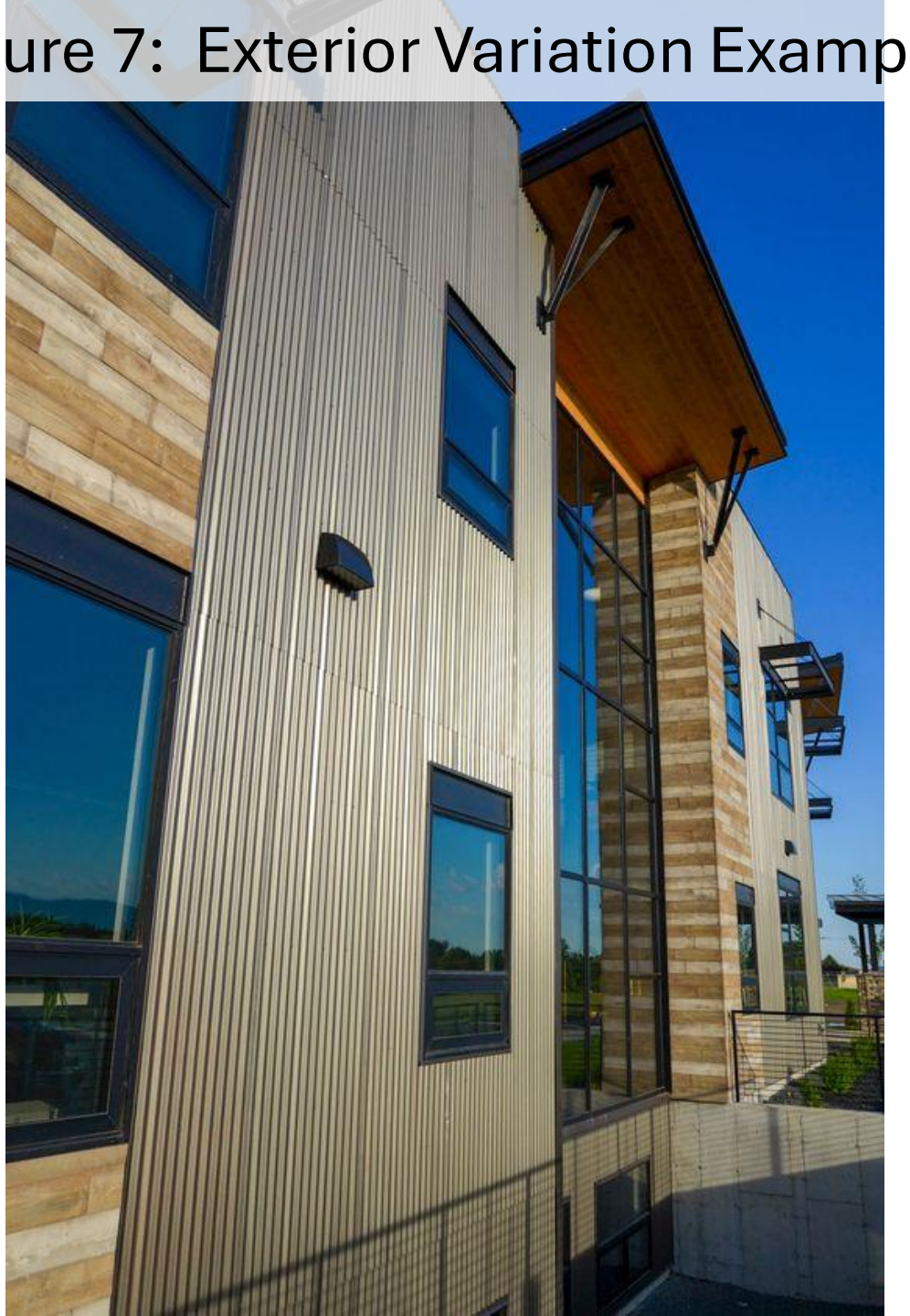


Figure 8: Exterior Variation Example



Figure 9: Exterior Variation Example



Figure 10: Exterior Variation Example



Figure 11: Exterior Variation Example



Figure 12: Exterior Variation Example



Agenda Item No: 2.6

Planning Commission Agenda Item Report

Meeting Date: March 28, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Edge Homes' request for review of the Gardner Plumb Main Street General Plan Amendment on 51.5-acres of property located at approximately 2500 West Main Street, changing the land use designation from VLDRA (very low density residential) to LDR (low density residential).

Suggested Action:

Attachments:

Gardner Plumb Main Street GP 1.pdf

Gardner Plumb Main Street GP 2.pdf

GARDNER PLUMB MAIN STREET GENERAL PLAN AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Edge Homes		
Meeting Date	March 28, 2024		
Requested Action/Purpose	Review and recommendation for an amendment to the General Plan		
Decision Type	Legislative		
Location	Approximately 2500 West Main Street		
Acreage	51.5 acres		
Existing Zoning	A-5		
Existing General Plan Land Use Designation	VLDRA		
Proposed Land Use Designation	LDR		
Existing Land Use	Agriculture		
Adjacent Zoning and Land Use	*North*	R-1-Flex	Single-family residential
	South	R-1-22	Single-family residential
	East	TH-5	Single-family residential
	West	RA-1	Jordan Willows subdivision
Date of DRC Review	March 6, 2024		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

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

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

LOW DENSITY RESIDENTIAL (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre.

PROPERTY HISTORY

February 10, 1999	The property was part of the Lehi West Crossroads annexation.
November 17, 2022	The Gardner Plumb General Plan Amendment from VLDRA to LDR filed by Gardner Company was given a negative recommendation by the Lehi City Planning Commission.

REPORT ANALYSIS

The applicant is requesting to amend the General Plan land use designation of this property from Very Low Density

Residential Agriculture (VLDRA) to Low Density Residential (LDR). The property is currently zoned A-5, which meets the VLDRA designation. The applicant has stated in their narrative that they are pursuing a General Plan amendment to provide quarter acre and above sized single-family lots to better match the lot sizes in the neighboring Jordan Willows subdivision. The current General Plan land use designation of VLDRA requires half-acre lots. A concept plan was submitted with the General Plan application, but it was not accepted for review by City staff as it did not have a separate concept plan application submitted with it.

The DRC had 4 redline comments, all of which are from Planning. They include:

1. Planning Staff has a concern that by increasing density in VLDRA areas, it will take away from density/utility capacities in areas better suited for more density such as the TOD areas we have designated along UTA's corridors. Although this property does border LDR and VLDR, the City Council and the Planning Commission have indicated that any new density in Lehi should be located in TOD and other specific areas pre-planned areas. This is outside of those areas and is not recommended that we deviate from our adopted General Plan land use map and policies.
2. Planning Staff supports staying with the current VLDRA designation in keeping with the long range vision of the General Plan for this area. The General Plan states: "Much of the area designated as VLDRA is located in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses."

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

As a legislative item the Planning Commission has a high level of discretion in whether they approve General Plan Amendments or not. The Commission should consider the impacts of additional density on adjacent neighborhoods, the impacts to existing city infrastructure, and if adding additional density to this parcel meets the goals of the General Plan.

POSSIBLE MOTIONS AND FINDINGS

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

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

Gardner Plumb Main Street General Plan Amendment
DRC Redline Comments

Edge Homes- requests review of the Gardner Plumb Main Street General Plan Amendment on 51.5-acres of property located at approximately 2500 West Main Street, changing the land use designation from VLDRA to LDR.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Brandon Parr, Brandon Watson
Date of Plans Reviewed: 2/26/2024
Time Start: 12:19 PM
Time End: 12:40 PM

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

1. Planning Staff has a concern that by increasing density in VLDRA areas, it will take away from density/utility capacities in areas better suited for more density such as the TOD areas we have designated along UTA's corridors. Although this property does border LDR and VLDR, the City Council and the Planning Commission have indicated that any new density in Lehi should be located in TOD and other specific areas pre-planned areas. This is outside of those areas and is not recommended that we deviate from our adopted General Plan land use map and policies.
2. Planning Staff supports staying with the current VLDRA designation in keeping with the long range vision of the General Plan for this area. The General Plan states: "Much of the area designated as VLDRA is located in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses."
3. Narrative - There is VLDRA to the north and south and the lots around this are usually smaller because they are PUDs/PRDs
4. Narrative - You could still build those smaller lots with a pud/prd with open space dedication. There seems to be little incentive to grant the additional density since it would need to be added to the General Plan build out population or be taken from one of the MU or TOD allotted areas.

DRC COMMENTS:
Consistency with the elements of the Lehi City General Plan.
The only General Plan Element affected by the proposed amendment is the Land Use Element.

Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.

Insert Definitions for existing and proposed land uses from the General Plan pages 21-26

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28TH. (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.

Dear Lehi City,

The following narrative is intended to provide the requested information in the Application for General Plan Amendment.

We are requesting that the General Plan be amended to change the land use of the subject property from VLDRA (Very Low Density Residential Agricultural) to LDR (Low Density Residential). The reason for this change is to provide quarter acre and above sized single family lots on the subject property. The current General Plan shows the subject property as VLDRA sandwiched between VLDR and LDR. In an effort to provide a more consistent lot size in the area we would propose that the General Plan be amended to allow the subject property to develop lots as LDR.

This change would not only provide the area with more consistency but would also be compatible with the surrounding uses of the adjoining properties and communities by keeping lots and homes similar in size. We feel that by amending the subject property to LDR, the effect on the character of the surrounding area will be positive since the surrounding areas are of similar land use to that which we are requesting.

Included in our application is a conceptual layout of the subject property showing the consistency to the surrounding properties. The communities to the West and East of the subject property have average lot sizes in the quarter acre range. There is a small neighborhood to the Southeast of the subject property that has some larger lots in the half-acre range. We have made an effort to provide a larger lot buffer along the South of the property with third to half acre lots, and transition to quarter-acre lots internally. The average lot size in the conceptual layout is 12,383 square feet. This is consistent with the surrounding properties and is at the high end of the LDR zone requirements.

We feel that based on the surrounding land uses, this amendment makes sense and provides consistency and compatibility with the surrounding areas and provides a similar character to the neighborhood.

In addition, there are some master planned city trails that bisect the subject property and that run along the power corridor. We are cognizant of these trails and will work with the city to set aside the alignments needed to accommodate these trails. We were also made aware of the city's desire for a public works facility in the area and would like to further discuss accommodating the city's needs for this facility.

Respectfully,

Brandon Parr

Edge Homes





PUBLIC HEARING

GENERAL PLAN AMENDMENT

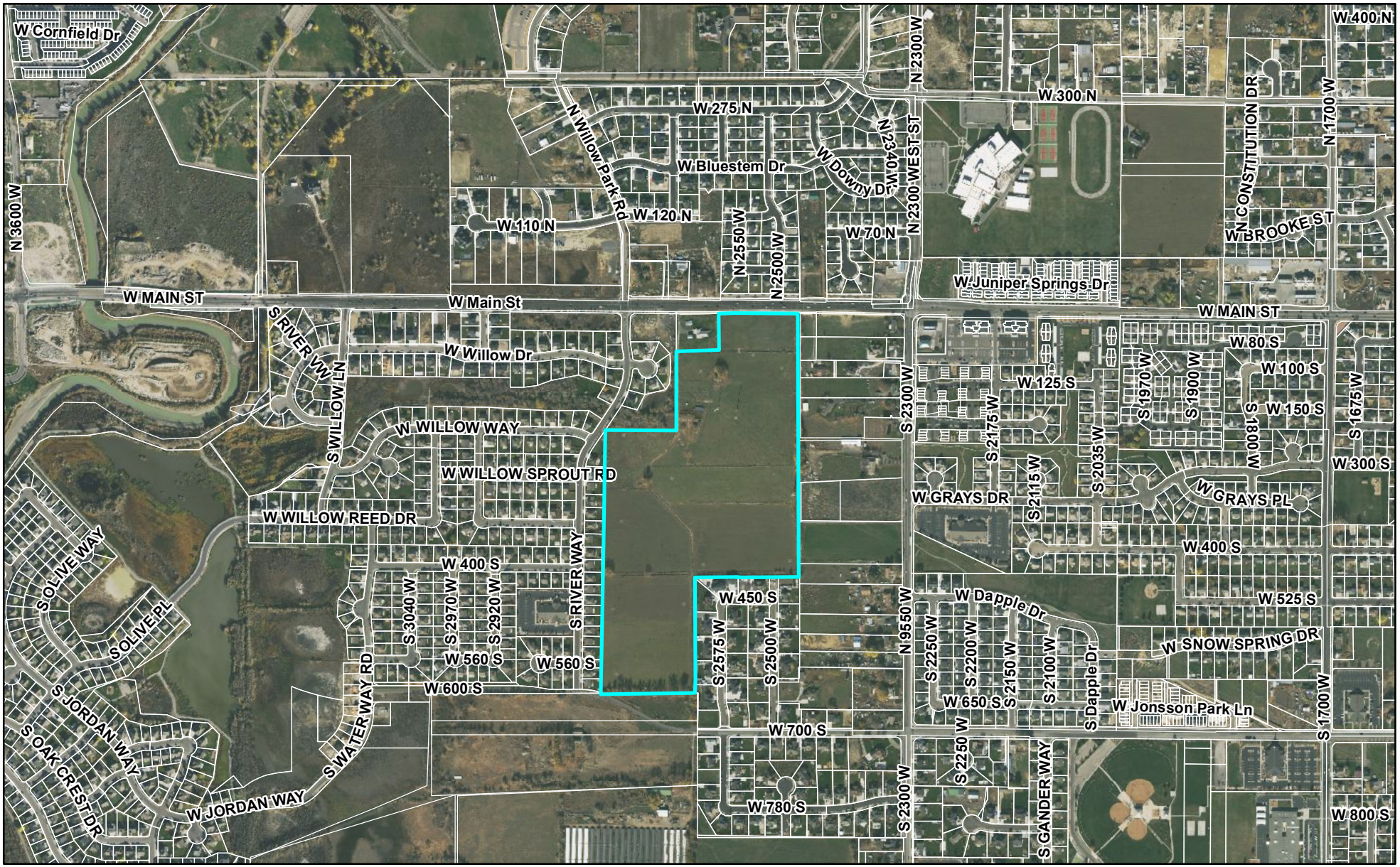
NOTICE is hereby given that a Public Hearing before the Lehi Planning Commission will be held on **March 26, 2024 at 7:00 p.m.** in the Lehi City Council Chambers at 153 North 100 East for the purpose of receiving comment on Edge Homes' request for a General Plan Amendment on 81.5 acres of property located at approximately 2000 West Main Street changing the land use designation from VLDRA (very low density residential agriculture) to LDR (low density residential).

You can view the meeting live and submit comments online at https://www.lehi-ut.gov/government/public-meetings/.

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

Garnder Plumb Main Street General Plan Amendment

Aerial Map



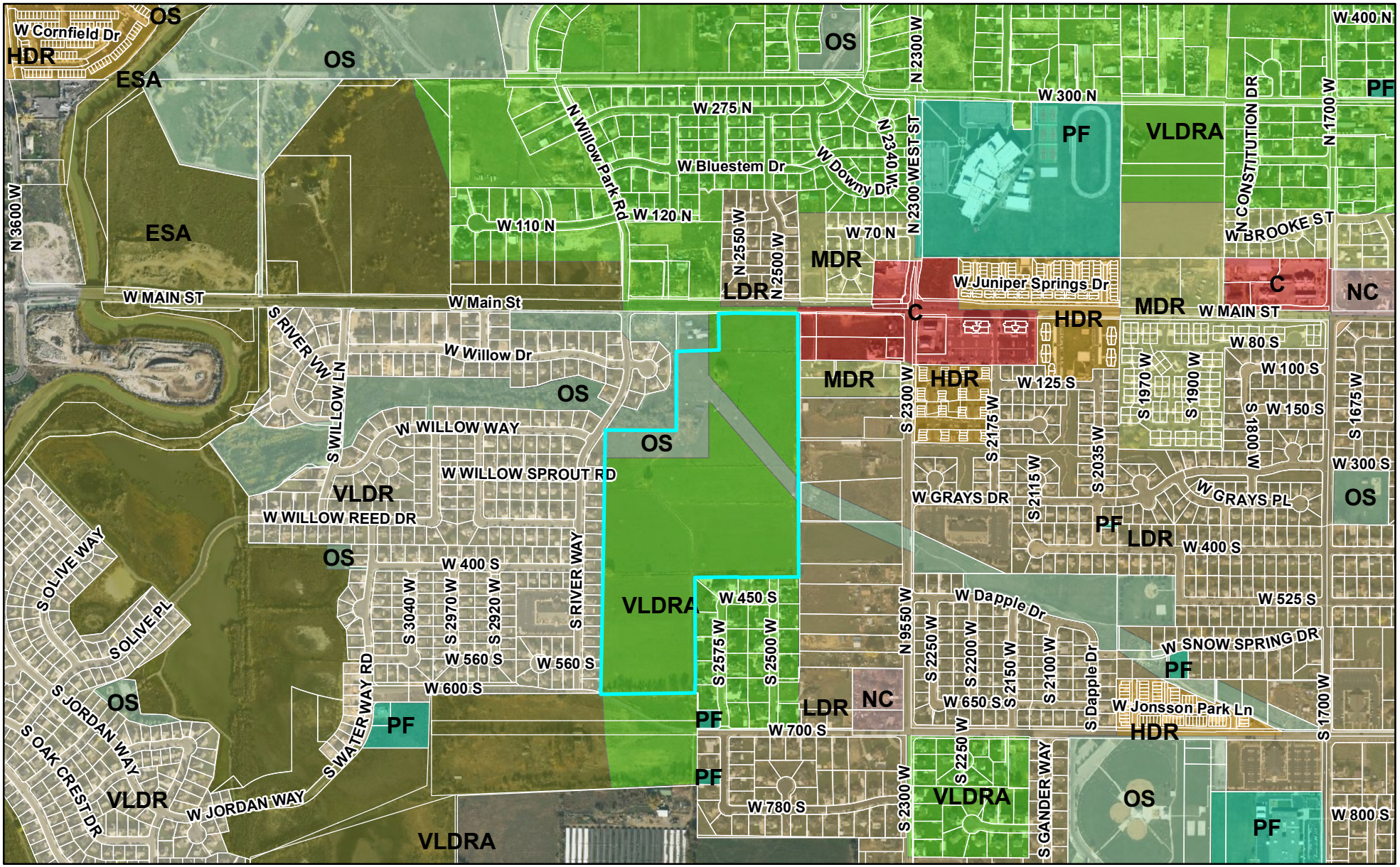
Feet

0 1,000 2,000

LEHI CITY

Garnder Plumb Main Street General Plan Amendment

General Plan



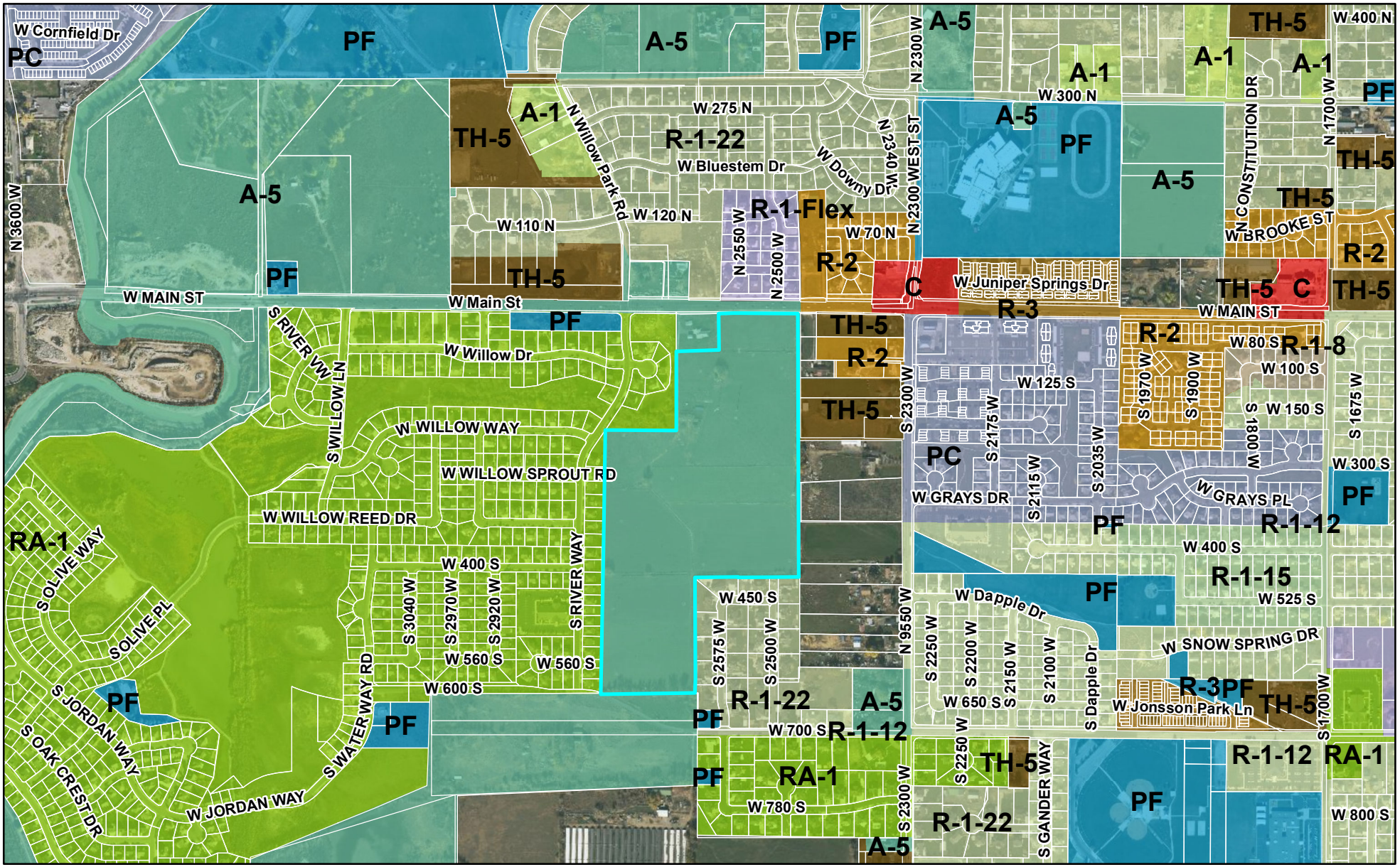
Feet

0 1,000 2,000

LEHI CITY

Garnder Plumb Main Street General Plan Amendment

Zoning Map



Feet

0 1,000 2,000

LEHI CITY

Lehi City General Plan Land Use Map

Date Adopted: October 25, 2011
Last Amended: January 25, 2022

Produced by Lehi City GIS
Jason DeWitt, GIS Coordinator
February 3, 2022

Scale: 1 : 40,000

1,750 875 0 1,750 3,500 5,250 7,000 Feet

N W E S

NOTES

i. Very Low Density Residential Agriculture (VLDRA): applicable current Zoning Districts, depending on the area, include R-1-22 and A-1. RA-1 Zone may be applied to existing properties in VLDRA of 2 acres or smaller.

ii. Very Low Density Residential (VLDR): applicable current Zoning Districts, depending on the area, include R-1-15, RA-1, and R-1-22.

iii. Low Density Residential (LDR): applicable current Zoning Districts, depending on the area, include R-1-8, R-1-10, and R-1-12.

iv. Medium Density Residential (MDR): applicable current Zoning District is R-2.

v. High Density Residential (HDR): applicable current Zoning District is R-3.

vi. Environmentally Sensitive Area (ESA): applicable current Zoning District is A-5.

*1 - The Traverse Mountain Area Plan designates this area as Highway Commercial, but also serves as a receiving zone to transfer residential units from other districts as specified in the plan.

Digital Dr
*1
Timpanogos Hwy
3200 North
2600 North
2100 North
3600 West
1200 West
300 West
State St
1500 North
900 North
1200 East
Main St
2300 West
1700 West
1100 West
500 West
Center St

COMMERCIAL
MDR
LDR
VLDR

SUBJECT PROPERTY

Legend

- Railroads
- Roads
- Highway Commercial
- Mixed Use Village Overlay
- Water Bodies
- Lehi City Boundary
- VLDRA - Very Low Density Residential Agriculture
- VLDR - Very Low Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- C - Commercial
- C-H - Commercial Heavy
- NC - Neighborhood Commercial
- LI - Light Industrial
- T/M - Technical / Manufacturing
- TOD - Transit-Oriented Development
- MU - Commerical / Residential
- OS - Open Space
- ESA - Environmentally Sensitive Area
- PF - Public Facilities

Agenda Item No: 2.7

Planning Commission Agenda Item Report

Meeting Date: March 28, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 11, to include a minimum size requirement of 11 x 17 inches for all submissions.

Suggested Action:

Attachments:

Dev Code Chapt 11 - plan size.pdf

CHAPTER 11 DEVELOPMENT CODE AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	March 28, 2024
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	March 6, 2024

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant is requesting review and recommendation of an amendment to Chapter 11 of the Development code to update plan size requirements. The proposed amendment includes setting the minimum page size for site plans and subdivision submittals to be 22 x 34 inches, unless otherwise approved by the Lehi City engineer, and requiring there to be no more than two City standard details per sheet. The amendment to the page size requirement applies to site plans, preliminary subdivisions, final subdivisions, and two-lot subdivisions. This amendment was initiated to make it easier for the plans to be printed in the field and for legibility.

The DRC had two comments for this development code amendment. They are:
1. Provide option to scale to 11x17. All electronic submittals shall be full size PDF.
2. 22x34 inches unless otherwise approved by the Lehi City Engineer.

During the DRC it was determined that including the 22 x 34 inch requirement would allow the plans to be scaled to 11 x 17 if needed. The Planning Department has already updated the language to reflect this and is included in the packet.

SCOPE OF APPROVAL

Development and Municipal Code Amendments are Legislative items with full discretion. This means that the Planning Commission may choose to provide a positive or negative recommendation. They also may request any changes to the proposed amendment.

The public may also speak to the proposed amendment. They can bring up any concerns or support for the changes. In order for changes to happen to the written text, they will need the Planning Commission to include it in their motion and have City Council approve it.

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 11 Development Code Amendment
DRC Redline Comments

Lehi City- requests review of the Chapter 11 Development Code Amendment to include a minimum size requirement of 11 x 17 inches for all submissions.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 2/20/2024
Time Start: 4:15 PM
Time End: 4:25 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. Provide option to scale to 11x17. All electronic submittals shall be full size PDF.

Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Brad – Engineering:
2. 22 x 34 inches, unless otherwise approved by the Lehi City Engineer.

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28TH.

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.

CHAPTER 11
(Amended 10/09/18)
DEVELOPMENT APPLICATION REQUIREMENTS

Section 11.010. Concept Plan – Applicability.
Section 11.020. Concept Plan Approval Process
Section 11.030. Consideration and Effect of Concept Plan.
Section 11.040. Concept Plan Requirements.
Section 11.050. Single Lot Building Permits Outside a Recorded Subdivision.
Section 11.060. Two-Lot Subdivision with an Existing Home.
Section 11.070. Application Requirements for Preliminary Subdivision Plats.
Section 11.080. Preliminary Plat Approval Process
Section 11.090. Lack of Preliminary Subdivision Application Information.
Section 11.100. Effect of Preliminary Subdivision Plat Approval.
Section 11.110. Effective Period of Preliminary Plat Approval.
Section 11.120. Application Requirements for Final Subdivision Plat.
Section 11.130. Application Requirements for Final Subdivision Plat with No Improvements
Section 11.140. Revisions.
Section 11.150. Final Plat Approval Process.
Section 11.160. Plat Materials; Size and Copies.
Section 11.170. Multiple Sheets and Plat Accuracy.
Section 11.180. Nature and Effect of Final Subdivision Plat.
Section 11.190. Effective Period of Final Subdivision Plat Approval.
Section 11.200. Recording the Approved Final Subdivision Plat.
Section 11.210. Proceeding with Subdivision Construction.
Section 11.220. Completion Assurance and Improvement Warranty.
Section 11.230. Site Plan Approval Required.
Section 11.240. Application Requirements for Site Plans.
Section 11.250. Site Plan Approval Process.
Section 11.260. Lack of Site Plan Information.
Section 11.270. Multiple Sheets and Plat Accuracy.
Section 11.280. Nature and Effect of Site Plan Approval.
Section 11.290. Effective Period of Site Plan approval.
Section 11.300. Proceeding with Construction.
Section 11.310. Guarantees and Bonds.
Section 11.320. Condominium Plats.
Section 11.330. Amendment to Recorded Plats.
Section 11.340. Plat Amendments and Recordation.
Section 11.350. Lot Line Adjustments.
Section 11.360. Vacation of a Public Street.

Section 11.010. Concept Plan - Applicability.
(Amended 08/13/02)

A. To promote efficiency in the approval process, to create an opportunity for an understanding of the applicable public policies, to promote an understanding of the development issues and development approval process, and to allow applicants to present their initial development proposals, the applicant may present, and the City may require the applicant to provide a concept plan.

B. 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 meetings to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for the layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

Section 11.020. Concept Plan Approval Process.
(New 08/13/02; Amended 02/10/15)

The approval process for a concept plan varies depending upon the type of project, as per the following:

A. PRDs, PUDs, Planned Communities, TODs, and other processes requiring a Concept Plan. Following review of a concept plan by the Reviewing Departments, the Planning Commission may recommend approval, approval with conditions, or denial of the concept plan. The City Council, following review of the concept plan and the Planning Commission's recommendations may approve, amend and approve, approve with conditions, remand the application back to the Planning Commission for further discussion, or deny approval of the concept plan.

B. Site Plans, Subdivisions without PRD or PUD overlay, and other processes that do not require a Concept Plan. Although these processes do not require a concept plan, the approval process follows the approval process that is required by subsequent project approvals. The Reviewing Departments, Planning Commission and City Council may advise the applicant of specific changes or additions, if any, they will require as a prerequisite to subsequent project approvals.

Section 11.030. Consideration and Effect of Concept Plan. *(Amended 08/13/02; 02/10/15)*

A. Approval of a concept plan indicates the general trend of a development and may be used as a guide for preparing the preliminary plat or site plan. The subsequent submittals may refine and/or alter the concept plan based on changed circumstances, hearing input, compliance with City, State, or other codes, infrastructure requirements, technical data, and interactions with adjacent properties and roads. Substantial deviations from the approved concept plan may require a new concept review by the Reviewing Departments, Planning Commission and City Council.

B. The concept plan is an informal discussion document designed to allow the identification of City policies, development issues, application procedures, development standards, requirements of this Code, and other items that may be considered in the review and approval processes of the City once a formal development application is received. The concept plan shall not constitute a development permit.

Section 11.040. Concept Plan Requirements. *(Amended 08/13/02)*

To promote the identification of all items necessary for consideration by the applicant, the following submission requirements are identified:

A. overall layout and locations of uses including potential civic and religious uses;

B. proposed density and intensity of uses and a description of amenities if a density bonus is proposed;

C. proposed site-planning standards including architecture and materials of buildings;

D. park areas, open space areas, trails, and other community amenities;

E. proposed landscaping, buffering, and transitioning treatments;

F. location of critical lands;

G. any other item deemed necessary to evaluate the merits of the proposed development by the Planning Division, Planning Commission, and City Council.

Section 11.050. Single Lot Building Permits Outside a Recorded Subdivision. *(Amended 02/13/01)*

A. An application for a single lot development outside a recorded subdivision is exempt from the regular subdivision review and approval process but must, as a minimum, meet the requirements of Table 12.230 and the following requirements prior to the issuance of a building permit:

1. The development shall comply with the development requirements of the zoning district in which the property is located.

2. The developer shall provide to the City a copy of the deed conveying the property to the current owner.

3. The developer shall post a 110% cash bond for the estimated cost, as determined by the City Engineer, of all public and private improvements as required herein. Interim draws for payment of improvements may be arranged.

B. The City's Chief Building Official shall be the designated review and approval authority for all matters concerning single lot development. Upon request of the owner, the City Council may modify the public improvement requirements of Table 12.230 in cases where such requirements present exceptionally difficult design problems or where such improvements are not in the best interest of the City.

Section 11.060. Two-Lot Subdivision with an Existing Home. *(Amended 5/22/01; 04/09/02; 08/13/02; 11/18/03; 03/27/07; 04/27/10; 07/10/12)*

A. Two- Lot Subdivision Criteria. For the purposes of this section, a two-lot subdivision is defined as a subdivision which includes an existing home at least five years old, and where both lots can meet the criteria outlined under the "Urban Lot Less Than One Acre" category of Table 12.230 and are in compliance with all other development requirements and standards with the following exceptions:

1. The lot with an existing home shall be exempt from the curb and sidewalk improvements. However, this exemption does not apply to a two-lot subdivision with a flag lot.

2. Both lots shall be exempt from the Right to Farm mitigation requirements specified in Section 18.020 of this Code, including the agricultural no climb fence.

3. In determining whether connection to the City sewer and water systems is required, the ad-

ditional 150 feet sewer in Note 1 and the additional 250 feet water in note 3 of Table 12.230 shall not apply for the lot with an existing home.

B. General Requirements. The subdivision plat shall be prepared by a land surveyor licensed to practice in the State of Utah. All engineering and surveying documents submitted for City review shall bear the seal of the professional engineer and professional land surveyor in accordance with UCA85-22-602. The plat shall be of such size and material as is acceptable for filing in the office of the Utah County Recorder, but shall not be less than 24 x 36 inches. The applicant shall submit one electronic copy in PDF format of the proposed final plat and any necessary construction drawings. All sheets shall be digitally formatted to 22 x 34 inches, unless otherwise approved by the Lehi City Engineer. Following Planning Commission approval of the subdivision, a reproducible Mylar copy of the final plat shall also be provided for recording which has been endorsed by each person having a security interest in the subdivision.

C. Features to be Shown on the Final Plat. The final plat shall show, at a minimum, the following information. The applicant may be required to provide other information required by the Reviewing Departments, Planning Commission or Chief Building Official necessary to evaluate the merits of the proposed plat:

1. a title block which contains the following:
   (a) name of the subdivision;
   (b) type of development, whether residential, commercial, or mixed use;
   (c) surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey;
   (d) a legal description of the subdivision boundaries that includes the quarter-quarter section, section, township, range, principal median and the County of its location;
   (e) the owner's dedication that includes the dedication of all public ways or spaces, signed by every person having a security interest in the subdivision property, dated, and notarized;
   (f) signature blocks for the dated signatures of the Chief Building Official, City Engineer, and Notary Public's acknowledgment.

2. north point and scale;

3. a vicinity map;

4. the exterior boundaries of the platted areas, giving lengths and bearings of the boundary lines;

5. location of existing and proposed easements, including any required easements for water, sewer, drainage, or irrigation, and a ten-foot public utility easement shown along front lot lines and any rear lot lines adjacent to a public right-of-way or as otherwise required by the City in order to accommodate necessary public utilities;

6. indication of lot areas in square feet;

7. lot addresses for the new lot as obtained from the Lehi City Planning Division and the existing home;

8. Location, names, and zoning of adjacent properties and property owners and platted subdivisions;

9. an indication of the zoning on the property being subdivided;

10. location of the existing home and any other buildings within the proposed subdivision that are to remain;

11. all existing and proposed monuments including property corners, and other points established in the field;

12. a notation of the distance, shown as a dimension and note on the plat, from the centerline of each existing road right-of-way or the centerline of existing asphalt to the new property line of the subdivision; and

13. if the proposed subdivision is adjacent to or in close proximity to an existing agricultural area or activity, the following note regarding the Right to Farm shall be added to the Plat:
"This area is subject to the normal, everyday sounds, odors, sights, equipment, facilities, and any other aspects associated with agricultural lifestyle. Future residents should also recognize the risk inherent with livestock."

D. Construction Drawings. Construction plan and profile drawings of all required public improvements consistent with Lehi City Design Standards and Public Improvement Specifications shall be provided with the subdivision plat. Construction drawings shall bear the seal of the professional engineer and

professional land surveyor in accordance with Utah Code Ann. §58-22-602. Construction drawings shall include:

1. plan and profile of the curb and sidewalk with the street width, name, and cross-section;

2. plan and profile of sewer line extensions with manholes, line sizes and beginning elevation tied to U.S.G.S. benchmark;

3. plan and profile plans for surface water, storm water, irrigation water and ground water culverts, and drainage channels with pipe sizes, and types;

4. location of fire hydrants, valves, and blowoffs; and

5. location of existing and proposed water and sewer service laterals.

E. Additional Required Information. In addition to the information required on the preliminary and final plats, the applicant shall provide the following:

1. a copy of the deed conveying property to current owner;

2. drainage system calculations and an explanatory narrative stamped and signed by a licensed engineer;

3. for detention and retention areas, calculations to justify sizing based on a 100-year design storm; and

4. a written statement from the appropriate agency, which may include irrigation companies and private land owners, regarding the effect of the proposed subdivision on any irrigation channels or ditches and any piping or other mitigation required.

F. Approval Process. The review and approval process for a two-lot subdivision with an existing home is identified in the appendix of this Code, including review by the Reviewing Departments and approval by the Planning Commission. A preliminary plat is not required, and the Chief Building Official is designated as the land use authority, on behalf of the City Council, to approve and sign the final plat.

G. Approvals and Guarantees. A two-lot subdivision shall be subject to the other provisions of Final Subdivision Plat approval and subdivision construction as contained in Sections 11-140 through 11-180, including the posting of a bond for the estimated cost, as determined by the Chief Building Official, of all public improvements as required.

Section 11.070. Application Requirements for Preliminary Subdivision Plats *(Amended 5/22/01; 04/27/10; 07/10/12; 02/10/15; 08/09/16)*

The following information is required for all preliminary subdivision plats, in addition to other information as may be required by the Reviewing Departments, Commission, or City Council necessary to evaluate the merits of the proposed subdivision plat:

A. General Requirements. The preliminary plat shall be prepared by a licensed engineer or land surveyor licensed to practice in the State of Utah. All engineering and surveying documents submitted for City review shall bear the seal of the professional engineer and professional land surveyor in accordance with Utah Code Ann. §58-22-602. The sheets shall be numbered in sequence if more than one sheet is used. ~~, and shall be of such size as is acceptable for filing in the office of the Utah County Recorder, but shall not be less than 36 x 24 inches.~~ The applicant shall submit one electronic copy in PDF format. All sheets shall be digitally formatted to be 22 x 34 inches, unless otherwise approved by the Lehi City Engineer. The City may request additional copies if required.

B. Features to be shown on Preliminary Plat. The preliminary plat shall contain at a minimum the following information:

1. a title block showing:
   (a) name of the subdivision;
   (b) type of development;
   (c) name and address of owner of record, developer, and designer;
   (d) name and address of engineer or land surveyor;
   (e) date of preparation; and
   (f) tabulation of acres, lots, open space, and units per acre;

2. proposed subdivision boundary lines, existing property lines, and adjacent existing property lines.

3. graphic and written scale at no more than one inch equals 100 feet or as recommended by City Engineer;

4. north arrow;

5. vicinity map at a scale of one inch equals

1,000 feet;

6. topographic contour intervals of no greater than two feet.

7. surveyed boundary of the development, accurate in scale, dimension, and bearing including:
   (a) Location and names of adjacent properties/property owners and platted subdivisions.

8. location of zoning boundary lines within and adjacent to the proposed subdivision;

9. location, height, and type of existing fence lines within and contiguous to the subdivision;

10. location and dimensions of all existing buildings within the proposed subdivision. Indicate which buildings are to remain and which are to be removed;

11. location of all proposed lots including:
   (a) lot dimensions;
   (b) lot frontage;
   (c) lot area in square feet; and
   (d) building setback lines also known as building envelopes;

12. lots consecutively numbered or lettered in alphabetical order;

13. location of existing features within and contiguous to the proposed subdivision including:
   (a) existing public utility easements;
   (b) existing major utilities
   (c) irrigation ditches;
   (d) drain pipes;
   (e) drainage channels;
   (f) culverts;
   (g) railroads;
   (h) bridges;
   (i) power lines;
   (j) water bodies;
   (k) springs or water sources within or adjacent to the property;
   (l) existing wells. Show and label whether the well is to remain or be abandoned; and
   (m) equestrian, pedestrian, and bicycle trails;

14. location and dimensions of any common space or open space areas including property to be set aside for parks, playgrounds, trails, or other public or private uses, with a designation of the purpose of those areas, and conditions, if any, of the dedication or reservation. Add labels identifying if each area is to be public or private;

15. location and width of all existing and proposed roads, rights-of-way, alleys, and other public ways, with all main roads complying with the Lehi City Master Transportation Plan;

16. cross-sections of all existing and proposed roads;

17. proposed names of all new roads;

18. location of all existing and proposed curb, gutter, and sidewalk within the subdivision including:
   (a) an indication of the roadway grades, retaining wall locations, and steep cuts and fills, and areas where roadway grades are expected to exceed 6% or be less than 1%; and
   (b) flow arrows showing direction of storm water surface flows;

19. location of any necessary temporary turnaround easements for emergency access on dead end roads;

20. if adjacent to a state road, specify UDOT access size and location, noting UDOT approval will be required at final plat;

21. location and size of existing and proposed culinary and pressure irrigation water lines, including existing lines adjacent to or affected by the proposed subdivision;

22. location of existing and proposed sewer mains, including existing lines adjacent to or affected by the proposed subdivision;

23. existing and proposed storm drainage improvements including:
   (a) major drainage facilities, outfalls, and discharge; and
   (b) drainage pipe locations;

24. location of detention/retention basins with an indication that the basin will include the following:
   (a) minimum one-foot freeboard;
   (b) 3:1 slopes or flatter;
   (c) grass covering and underground sprinkler system;

(d) designation of the purpose and conditions, if any, of the dedication or reservation;

25. location, and size, of any required piping for irrigation ditches as per the irrigation company letter;

26. identification of natural features or sensitive lands including, but not limited to:

(a) wetlands;

(b) floodplains, floodways and areas, which would be covered in water in a 100-year storm event;

(c) areas where ground water rises periodically to within two feet of the surface of the ground;

(d) slopes exceeding 30 percent;

(e) vegetation areas including name and size of all existing trees and shrubs which could be incorporated into the subdivision; and

(f) threatened or endangered species habitat areas;

27. the proposed treatment of the perimeter of the development, including materials and techniques used, which may be required to comply with Chapter 18, Right to Farm, such as:

(a) fences;

(b) berms; and

(c) walls;

28. a circulation plan including:

(a) the proposed road, sidewalks, and trails layout;

(b) required and proposed street connectivity index;

(c) block and cul-de-sac lengths; and

(d) proposed traffic calming features; and

29. a note on the preliminary plat which states that the following items will be reviewed at the time of Final Plat review:

(a) plan and profiles and construction drawings of public improvements;

(b) all pipe types, specific locations, and details including bends and detector tape;

(c) valves;

(d) blowoffs, including size type & protection;

(e) manholes, boxes, and related details;

(f) water and sewer service details;

(g) fire hydrants;

(h) lot line utility easements;

(i) street lights, street signs, and traffic signs; and

(j) power line extensions and dome or transformer locations.

C. Additional Information Required. In addition to the Preliminary Plat, the applicant shall provide:

1. a copy of the surveyor's plat showing existing fence lines, existing deed lines, existing road rights-of-way and their widths, and proposed subdivision boundary lines;

2. a development phasing schedule if applicable, including the sequence for each phase, approximate size in area of each phase, and proposed phasing of construction of public improvements, recreation, and common open space areas;

3. an explanation of any proposed restrictive covenants, reservations, or private easements;

4. if the subdivision is proposed as a PRD or PUD, an application for PRD or PUD providing detailed information regarding proposed features including building elevations, materials, and amenities;

5. a Right to Farm Analysis for all subdivisions adjacent to or in close proximity to an existing agricultural area or activity, an agricultural or irrigation right-of-way or easement, or an agricultural open space or agricultural preservation area, in accordance with Chapter 18 of the Lehi City Development Code;

6. drainage system calculations and an explanatory narrative stamped and signed by a licensed engineer, and for detention and retention basins, calculations to justify sizing based on a 100-year design storm;

7. a written statement from the appropriate agency such as irrigation companies or private landowners, accepting responsibility for all surface and subsurface drainage that is directed into channels owned by the agency;

8. a written statement from the appropriate agency such as irrigation companies and private land owners, regarding the effect of the proposed subdivision on any irrigation channels or ditches, and any piping or other mitigation required;

9. three copies of the geotechnical report with California bearing ratio (CBR) test results;

10. letters of intent for any necessary offsite utility easements across privately owned land;

11. a letter from the Army Corp of Engineers regarding any wetland areas within boundaries of the proposed plat;

12. a landscaping plan for all park, open space, and common ownership areas including:
(a) location, name, and size of all proposed trees, shrubs, and plants;
(b) an indication of proposed seed mix for grass areas; and
(c) an indication of proposed irrigation facilities; and

13. stamped, addressed envelopes of all owners of real property within 300 feet of the parcel of land proposed for development, in accordance with Section 03.100.

Section 11.080. Preliminary Plat Approval Process. *(Amended 05/22/01; 07/10/12)*
The review and approval process for a preliminary subdivision plat is identified in the appendix of this Code, including review by the Reviewing Departments, review and recommendation following a public hearing by the Planning Commission, and review and approval by the City Council.

Section 11.090. Lack of Preliminary Subdivision Application Information. *(Amended 08/13/02)*
The lack of information under any item specified in Section 11.060, or improper information supplied by the applicant, may be cause to find the application incomplete or for disapproval of a preliminary subdivision plat application.

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

Section 11.110. Effective Period of Preliminary Plat Approval. *(Amended 07/28/09; 07/10/12)*
The approval of a preliminary plat shall be effective for two years from the date the preliminary plat is approved by the City Council, by the end of which time the applicant must have submitted a final subdivision plat for approval for the entire preliminary plat, or portion thereof. If a final subdivision plat is not submitted for approval within the two-year period, or as extended by the City Council according to the provisions of Section 10.120, the preliminary plat approval shall be void and the applicant shall be required to submit a new preliminary plat for review and approval subject to the then existing provisions of this Code and the General Plan.

Section 11.120. Application Requirements for Final Subdivision Plat. *(Amended 04/09/02; 05/22/01; 02/10/15; 02/27/18; 06/23/20)*
The following information is required for all final subdivision plats, excluding those mentioned in Section 11.130, in addition to any other information required by the Reviewing Departments, Commission or City Council to evaluate the merits of the proposed subdivision:

A. General Requirements. The final plat shall be prepared by a land surveyor licensed to practice in the State of Utah and the final copy for recording shall be printed on Mylar. The final plat shall be printed of such size as is acceptable for filing in the office of the Utah County Recorder, but shall not be less than 36 x 24 inches. All sheets shall be digitally formatted to be 22 x 34 inches, unless otherwise approved by the Lehi City Engineer, and shall comply with the approved preliminary plat, including any changes or additions as required by the City Council.

B. Features to be shown on the Final Plat. The final plat shall contain at a minimum the following information:

1. a title block which contains:
(a) the name of the subdivision;
(b) type of development;
(c) a surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey;
(d) a legal description of the subdivision boundaries including the quarter-quarter section, section, township, range, principal meridian and the County of its location;
(e) the owner's dedication of all public ways or spaces, signed by every person having a security interest in the subdivision property, dated, and notarized, including a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording; and
(f) signature blocks for the dated signatures of the Mayor, City Recorder, Planning Commission Chair, City Engineer, and the Notary Public's acknowledgment;

2. written and graphic scale, not smaller than

1" to 100' or as recommended by the City Engineer;

3. the basis of bearings used and a north point;

4. a vicinity map locating the subdivision within the section, identifying adjoining or nearby plats or certificates of survey, and showing prominent landmarks;

5. a notation of any adjoining plats or certificates of survey and titles thereto;

6. the exterior boundaries of the platted area, giving lengths and bearings of the boundary lines, and if the subdivision is bounded by a water body or watercourse, a closing meander traverse of that boundary;

7. where curving boundaries are used, sufficient data to establish the boundary on angle, and arc length, showing proper closures in all boundaries of the subdivision, and no final plat will be approved that shows a plus or minus distance for closure;

8. location of existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records;

9. location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten-foot public utility easement shown along front lot lines and any rear or side lot lines adjacent to a public right-of-way, or as otherwise required by the City to accommodate necessary public utilities; A fifteen foot public utility easement shall be required on both sides of a private roadway, alley, or access way where there is not a planter strip. Adequate building setback distance to accommodate code mandated clearances to various utilities is required. The public utility easement shall be free and clear of permanent structures including but not limited to: building footings, foundation walls, window wells, retaining walls, retention and detention facilities, geotextile reinforcing, and tie-backs.

10. all lots, blocks, and rights-of-way, including open space, created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose, including for curved boundaries, the curve radius, central angle, and length of arc;

11. an indication of lot areas in square feet;

12. lots consecutively numbered or lettered in alphabetical order;

13. proposed addresses shown on each lot, with corner lots showing two addresses, as obtained from the Lehi City Planning Division;

14. all proposed new streets named or numbered in accordance with the street naming and numbering system of the City;

15. location and names of adjacent properties and property owners and platted subdivisions;

16. location of zoning boundary lines within and adjacent to the proposed subdivision;

17. location of all existing homes or buildings within the proposed subdivision that are to remain;

18. all existing monuments found during the course of the survey, including a physical description such as "brass cap";

19. all monuments erected or to be erected, including corners and other points established in the field, with the monuments made of brass and the legend indicating the diameter, length, and weight of the monuments, and all exterior boundary angle points of the subdivision and lot corners marked in accordance with the Lehi City Design Standards and Public Improvements Specifications including brass pins in the back of curb for all front property lines;

20. location, type, and height of any new fencing, berming, or other buffering to be installed as part of the development, including any fencing required to comply with Chapter 18, Right to Farm indicating new fencing on the Final Plat and new and existing fencing on the construction drawings;

21. a notation of the distance from the asphalt centerline of each existing road to the new property line of the subdivision;

22. a detail diagram showing typical setbacks for corner and interior lots;

23. a summary of total project acreage, total

acreage in lots, total number of units, total acreage of open space or other dedicated parcels, and total acreage in roads and lane miles of road;

24. a notation of any limited access restrictions on the lots that are affected;

25. if surface drainage is to be directed onto a privately owned area for detention or retention as part of the storm drainage system, an easement around the detention or retention area on the final plat with the following note on the easement area:

"Permanent detention/retention (whichever is applicable) facility to be owned and maintained by the owners of this property."; and

26. if the proposed subdivision is adjacent to or in close proximity to an existing agricultural area or activity, the following note regarding the Right to Farm:

"This area is subject to the normal, everyday sounds, odors, sights, equipment, facilities, and any other aspects associated with agricultural lifestyle. Future residents should also recognize the risk inherent with livestock."

C. Construction Drawings. Final construction and plan and profile drawings of all required public improvements consistent with Lehi City Design Standards and Public Improvement Specifications shall be provided with the final plat. Construction drawings shall bear the seal of the professional engineer and professional land surveyor in accordance with Utah Code Ann. §58-22-602. All revision dates must be shown on the construction drawings. If any revision is included on the final plat which was not present on the preliminary plat or came as a requirement of approval by the City Council, it is the applicant's responsibility to inform the Reviewing Departments, Planning Commission, and City Council of the changes. Failure to inform the Reviewing Departments, Planning Commission, and City Council of revisions may result in revocation of any or all approvals. Construction drawings shall include:

1. an overall public improvement plan or index sheet that includes a summary of all improvement and utility information, for use by the Reviewing Departments to prepare the bond for public improvements;

2. location of water and sewer service laterals for each lot including the location of the laterals in relation to each other, with water laterals located at the center of the lot and sewer laterals ten feet downstream from the water laterals;

3. location, depth, pipe type noted in a legend, and slope of all drainage and sewer lines, including the location and spacing of all boxes, manholes, and other improvements and details of any detention basins and related piping and orifices;

4. if the placement of irrigation system improvements is required, a separate sheet within the construction drawings showing the irrigation improvements including all piping, head gates, boxes, and grates, all in conformance with letter issued by the irrigation company, with the sheet stamped and signed by the irrigation company;

5. location, pipe type, and size of existing and proposed culinary and pressurized irrigation lines and associated fire hydrants, valves, and blowoffs, with a note where bends are required on water lines;

6. cross sections of all roads including the location of underground utilities, pavement design, base, and subbase amounts, indicating the CBR value used to determine the amount of subbase required on the cross section;

7. location of power line extensions, streetlights, domes, and transformers;

8. a landscaping plan for all park, open space, and common ownership areas including:
   (a) planting areas with a list of the name, number, and size of plants designated for each area;
   (b) location, name and size of all existing and proposed trees and shrubs;
   (c) location and sizes of proposed irrigation facilities adequate to maintain the planting areas;
   (d) an indication of proposed seed mix for grass areas and rate of application;

9. street signs and traffic control signs;

10. two eight-inch utility casings where required at intersections and utility crossings;

11. a note stating that three sets of as-built drawings shall be submitted to the City upon completion of the public improvements;

12. all other specifications, details, and references required by the Design Standards and Public Improvements Specifications and Standard Drawings. City standard details shall be limited to two per sheet.

D. Additional Information Required. In addition to the final plat and construction drawings, the applicant shall provide:

1. prepared easements for any necessary offsite water, sewer, and drainage lines, and temporary turnarounds, across privately owned land;

2. any deeds or boundary line agreements necessary for recording the final plat;

3. any required UDOT approvals for access;

4. an engineer's estimate of costs for construction of all required public improvements;

5. evidence that all property taxes are current, that rollback taxes have been paid, and that no other debts or obligations are outstanding and no liens or encumbrances are placed on the property.

6. a preliminary title report covering all the property located within the subdivision, prepared or updated within 30 days of the date of recording of the final plat;

7. a final copy of any restrictive covenants, reservations, or private easements;

8. a letter from the Utah County Health Department regarding any proposed septic tanks or leach fields; and

9. prior to recording the final plat, staking of the new property line adjacent to existing roads.

Section 11.130. Final Subdivision with No Improvements

(New 01/10/23)

The Final Plat Subdivision with No Improvements Application allows for a legal subdivision of land but does not allow for the construction of any new utilities, roads, or other improvements. The following information is required for all final subdivision with no improvement plats. The Reviewing Departments or City Council may require additional information as needed to evaluate the merits of the proposed subdivision:

A. General Requirements. The final plat shall be prepared by a land surveyor licensed to practice in the State of Utah and the final copy for recording shall be printed on Mylar.

E. Features to be shown on the Final Plat. The final plat shall contain at a minimum the following information:

1. a title block which contains:
   (a) the name of the subdivision;
   (b) type of development;
   (c) a surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey;
   (d) a legal description of the subdivision boundaries including the quarter-quarter section, section, township, range, principal meridian and the County of its location;
   (e) the owner's dedication of all public ways or spaces, signed by every person having a security interest in the subdivision property, dated, and notarized, including a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording; and
   (f) signature blocks for the dated signatures of the Mayor, City Recorder, Planning Commission Chair, City Engineer, and the Notary Public's acknowledgment;

2. written and graphic scale, not smaller than 1" to 100' or as recommended by the City Engineer;

3. the basis of bearings used and a north point;

4. a vicinity map locating the subdivision within the section, identifying adjoining or nearby plats or certificates of survey, and showing prominent landmarks;

5. a notation of any adjoining plats or certificates of survey and titles thereto;

6. the exterior boundaries of the platted area, giving lengths and bearings of the boundary lines, and if the subdivision is bounded by a water body or watercourse, a closing meander traverse of that boundary;

7. where curving boundaries are used, sufficient data to establish the boundary on angle, and arc length, showing proper closures in all boundaries of the subdivision, and no final plat will be approved that shows a plus or minus distance for

closure;

8. location of existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records;

9. location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten-foot public utility easement shown along front lot lines and any rear or side lot lines adjacent to a public right-of-way, or as otherwise required by the City to accommodate necessary public utilities; A fifteen foot public utility easement shall be required on both sides of a private roadway, alley, or access way where there is not a planter strip. Adequate building setback distance to accommodate code mandated clearances to various utilities is required. The public utility easement shall be free and clear of permanent structures including but not limited to: building footings, foundation walls, window wells, retaining walls, retention and detention facilities, geotextile reinforcing, and tie-backs.

10. all lots, blocks, and rights-of-way, including open space, created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose, including for curved boundaries, the curve radius, central angle, and length of arc;

11. an indication of lot areas in square feet;

12. lots consecutively numbered or lettered in alphabetical order;

13. proposed addresses shown on each lot, with corner lots showing two addresses, as obtained from the Lehi City Planning Division;

14. all proposed new streets named or numbered in accordance with the street naming and numbering system of the City;

15. location and names of adjacent properties and property owners and platted subdivisions;

16. location of zoning boundary lines within and adjacent to the proposed subdivision;

17. location of all existing homes or buildings within the proposed subdivision that are to remain;

18. all existing monuments found during the course of the survey, including a physical description such as "brass cap";

19. all monuments erected or to be erected, including corners and other points established in the field, with the monuments made of brass and the legend indicating the diameter, length, and weight of the monuments, and all exterior boundary angle points of the subdivision and lot corners marked in accordance with the Lehi City Design Standards and Public Improvements Specifications including brass pins in the back of curb for all front property lines;

20. a detail diagram showing typical setbacks for corner and interior lots;

21. a summary of total project acreage,

All other sections in this Code applicable to final plat subdivisions are also applicable to Final Plat Subdivisions with No Improvements.

Section 11.140. Revisions.

(Amended 5/22/01; 3/27/07; 04/27/10)

A. If any revision is included on the final plat that was not present on the Preliminary Plat or came as a requirement of approval by the City Council, it is the applicant's responsibility to inform the Reviewing Departments, Planning Commission and City Council of the change. Failure to inform the Planning Commission or City Council of the revisions may result in revocation of any or all approvals.

B. Revisions to approved construction drawings for subdivisions or site plans shall be coordinated with the Public Works Director. The Public Works Director may require Reviewing Departments review of the proposed revisions. The applicant shall provide one electronic copy in PDF format of the revisions, unless otherwise approved by the Public Works Director. The copies shall be made on colored paper where available; otherwise a red revision stamp shall be required on the drawings in the right hand margin to distinguish revised pages from the original approved pages, as directed by the Public Works Director. All revisions shall be indicated with clouding. The plans shall include a revision block filled out including the date of the revisions.

Section 11.150. Final Plat Approval Process.

(Amended 5/22/01; 11/15/11)

The review and approval process for a final subdivision plat is identified in the appendix of this Code,

including review by the Reviewing Departments, and review and approval by the City Council. In reviewing an application for final subdivision plat approval, the Reviewing Departments may, at their discretion, require review of the final plat by the Planning Commission prior to a final decision by the City Council. Following approval by the City Council, the Mayor is authorized to sign the Mylar plat on behalf of the City Council.

Section 11.160. Plat Materials; Size and Copies. *(Amended 05/22/01; 04/27/10; 07/10/12)*
The final subdivision plat shall be prepared on linen or on a stable base polyester Mylar film. The plat shall be of such size as is acceptable for filing in the office of the Utah County Recorder, but shall not be less than 24 x 36 inches. The applicant shall provide one electronic copy in PDF format of the final plat and construction drawings. All sheets shall be digitally formatted to be 22 x 34 inches, unless otherwise approved by the Lehi City Engineer. The City may request additional copies if required. A computer disk copy, in a computer format acceptable to the City Engineer, shall also be provided.

Section 11.170. Multiple Sheets and Plat Accuracy.
Multiple sheet plats may be used. All sheets shall be numbered and referenced to an index map, and all required certificates shall appear on a single sheet, along with the index and vicinity maps. Bearings shall be shown to the nearest second, lengths to the nearest hundredth foot, and areas to the nearest hundredth acre.

Section 11.180. Nature and Effect of Final Subdivision Plat.
It is the intent of this Code that approval of a final subdivision plat be a ministerial action by the City assuring compliance with the requirements of Section 11.060 and Section 11.100 of this Code and any conditions imposed by the City Council for preliminary plat approval. After a final subdivision plat has been approved by the City Council and recorded in the Office of the Utah County Recorder, the applicant may apply for building permits consistent with the approved final subdivision plat.

Section 11.190. Effective Period of Final Subdivision Plat Approval.
(Amended 07/28/09; 02/10/15)
The approval of a final subdivision plat shall be effective for a period of two years from the date the final plat is approved and signed by the City Council, by the end of which time the final plat shall have been recorded in the office of the Utah County Recorder. If the approved final plat is not recorded within two years of the date of approval, or as extended according to the provisions of Section 10.120, the final plat approval shall be void and the applicant shall be required to submit a new preliminary plat for review and approval subject to the existing provisions of this Code and the General Plan.

Section 11.200. Recording the Approved Final Subdivision Plat. *(Amended 01/08/02; 07/28/09)*
One Mylar drawing of the final subdivision plat, following the receipt of all necessary approvals, shall be submitted by the City for review, checking, and recording in the office of the Utah County Recorder. Any deficiency, gap, or overlap identified during the County and City review process shall be corrected prior to plat recording. All approvals shall become void unless the plat is offered to the City for recording within one year from the date of approval or as extended according to the provisions of Section 10.120. The filing of any unapproved plat is prohibited and any recording officer who records such a plat shall be guilty of a misdemeanor. Any sale or contract to sell any land in violation of the legal controls of this Code is voidable at the option of the purchaser.

Section 11.210. Proceeding With Subdivision Construction. *(Amended 02/13/01; 08/09/16)*
Following the recording of the final subdivision plat in the office of the Utah County Recorder, the developer or landowner may proceed with construction of the approved subdivision in accordance with the applicable provisions of the Lehi City Design Standards and Public Improvement Specifications. A grading permit application is not required for an approved final subdivision to proceed with construction if all preconstruction meeting prerequisites have been satisfied, including posting of the bond. A grading permit may be obtained in advance of final subdivision approval in accordance with Development Code Chapter 12-B, Grading Permits.

Section 11.220. Completion Assurance and Improvement Warranty.
(Amended 02/13/01; 11/18/03; 11/15/05; 05/22/07; 01/08/08; 07/28/09; 04/26/11; 07/08/14; 02/28/17)

A. A developer or owner must complete to the City's satisfaction all required public and private improvements, as well as any required landscaping, known as the "Required Improvements," associated with a particular subdivision before the corresponding subdivision plat can be recorded with the Utah County Recorder and before any development activity that requires a building permit takes place thereon.

Prior to commencing work on the Required Improvements, the developer or owner must first demonstrate its practical and financial ability to complete all such Required Improvements to the City's satisfaction. The developer or owner shall also pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs, and any other associated costs so the City can order all necessary supplies for the development. In the event the developer or owner begins the Required Improvements as contemplated by this Section 11.220(A), but is unable to complete the same, any approvals, permits, licenses, and the like which are applicable to the unfinished subdivision and which have been issued by the City, shall be void.

B. In the event a developer or owner desires to record a subdivision plat with the Utah County Recorder before starting the Required Improvements, the developer or owner must first post an improvement completion Assurance consistent with applicable City codes, which Assurance shall guarantee the proper and timely completion of all such Required Improvements. The developer or owner shall also pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs, and any other associated costs so the City can order all necessary supplies for the development. The Assurance must be posted, and all inspection and supply fees must be paid, prior to the developer or owner beginning any work on the Required Improvements, and before the recordation of any corresponding subdivision plat. The Assurance shall be posted in the full amount of the City's Estimate. The Assurance must also be in a form acceptable to the City, approved by the City Attorney, and must be issued by a financial institution insured by the Federal Deposit Insurance Corporation or National Credit Union Association.

C. If a developer or owner decides to begin work as contemplated by Section 11.220(A), then subsequently desires to record a plat by posting the Assurance as contemplated by Section 11.220(B) for any remaining unfinished improvements, the developer or owner shall first:

1. submit new plans and drawings to the City from the developer or owner's engineer and surveyor;

2. submit as-built plans for any improvements already begun;

3. submit a revised cost estimate from the developer or owner's engineer for any remaining improvements to be completed;

4. submit a new development application to the City, along with any applicable fees;

5. be subject to a new review process by the Reviewing Departments; and

6. obtain any necessary approvals and permits from the City.

D. Whether the developer or owner completes all of the Required Improvements prior to plat recordation as contemplated by Section 11.220(A) or posts an Assurance as contemplated by Section 11.220(B), the developer or owner shall post an improvement warranty security evidencing the developer's or owner's unconditional warranty that the corresponding Required Improvements comply with the City's written standards for design, materials, and workmanship, and that said Required Improvements will not fail in any material respect within the improvement warranty period as a result of poor workmanship or materials. The improvement warranty security shall be in an amount equal to ten percent of the lesser of: (i) the City's estimated cost of completion; or (ii) the developer's or owner's reasonable proven completion costs for all Required Improvements. The improvement warranty security shall be posted prior to recording the final plat or simultaneously with the developer's or owner's Assurance. All public improvement costs and inspection fees shall be paid prior to scheduling a preconstruction meeting. The form of the improvement warranty security shall be acceptable to the City, approved by the City Attorney, and shall be issued by a financial institution insured by the FDIC or NCUA. The improvement warranty period shall commence upon the City's acceptance of all Required Improvements, and shall expire one year from the date of said acceptance, unless a longer improvement warranty period is allowed by Title 10 of the Utah State Code. For the purposes of this Section 11.220, the City's written approval of all Required Improvements, in addition to the release of the entire Assurance, shall constitute acceptance of all Required Improvements.

E. The City shall be entitled to payment of all amounts remaining in any Assurance posted by the developer or owner in the event the developer or owner is unable to complete the Required Improvements pursuant to a corresponding written agreement with the City. The individual line-item amounts set forth in the City's Estimate, which shall serve as a basis for and correspond with the developer's or owner's Assurance, shall be considered separate with respect to releases by the City, but each amount shall

be applicable and available to every other line item in the event of the developer or owner's failure to perform one or more of the Required Improvements to the City's satisfaction. Notwithstanding the itemization of type and cost of any improvement or landscaping, any sum available pursuant to the Assurance may be used by the City, and not released to the developer or owner, for any other improvement or landscaping covered by the Assurance, in addition to the specified improvement or landscaping. The defaults and corresponding remedies contemplated by this Section 11.220(E) shall be made by certification from the City Engineer evidencing any such default. Moreover, the remedies contemplated herein are not exhaustive, and the City may pursue any other remedies available in law or in equity.

F. The City Engineer or designee shall have authority to release to the developer or owner from any portion of the Assurance. However, the City Engineer shall not release, prior to final acceptance, any amount of an Assurance for each specified improvement in excess of 90% thereof. Through the City's established inspection process, the City Engineer may authorize two base releases per each line item in the Assurance. One final release shall be authorized when the corresponding improvement or landscaping is completed by the developer or owner, and subsequently approved by the City. For Assurances in excess of one million dollars, an additional release per line item may be authorized for each additional million dollars contemplated by the Assurance.

G. In the event of an emergency requiring a more expeditious completion of the Required Improvements, the City may, after providing the developer or owner with a 30-day notice, complete the Required Improvements and compensate itself for its expenses from any remaining amount in the corresponding Assurance and improvement warranty security, plus 15% to recover overhead and other costs incurred by the City.

H. Assurances and improvement warranty securities contemplated by this Section 11.220 are for the sole benefit of the City and are not for the individual benefit of any other entity, citizen, or identifiable class of citizens, including the owners or purchasers of lots or units within a subdivision. The Assurances and improvement warranty securities are not for the purpose of ensuring payment of contractors, subcontractors or suppliers of labor or materials, and no contractors, subcontractors or suppliers of labor or materials shall have a cause of action against the City or the Assurance or improvement warranty security.

Section 11.230. Site Plan Approval Required.

A. The following applications shall be required to obtain site plan approval:

1. development requests to allow multi-family residential, mixed use, and nonresidential uses; and
2. requests for conditional use approval.

B. A request for permitted use approval may be required to obtain site plan approval.

Section 11.240. Application Requirements for Site Plans. *(Amended 5/22/01; 08/13/02; 04/27/10; 07/10/12; 08/09/16; 08/22/23)*

The following information is required for all site plans, in addition to other information required by the Reviewing Departments, Commission, or City Council to evaluate the merits of the proposed site plan:

A. General Requirements. The site plan ~~shall be prepared in pen and the~~ sheets shall be numbered in sequence if more than one sheet is used and shall ~~be~~ be digitally formatted to be 22 x 34 inches, unless otherwise approved by the Lehi City Engineer. ~~not be less than 36 x 24 inches~~. All engineering and surveying documents shall bear the seal of the professional engineer and professional land surveyor in accordance with Utah Code Ann. §58-22-602. The applicant shall provide one electronic copy in PDF format. The City may request additional copies if required. City standard details shall be limited to no more than two per sheet.

B. Features to be shown on Site Plan. The site plan shall show:

1. name of development;

2. surveyed boundary of the site plan accurate in scale, dimension, and bearing, including all adjacent and contiguous property under the control of the owner, even if only a portion is to be developed, giving the location and ties to the nearest horizontal control monument and section corner, benchmark, or monument if a survey is required;

3. graphic and written scale at no more than one inch equals 100 feet or as recommended by City Engineer;

4. north arrow;

5. topographic contour intervals of no greater than two feet, unless otherwise stipulated by City Engineer;

6. location and names of adjacent properties, property owners, and platted subdivisions;

7. location of zoning boundary lines within and adjacent to the proposed site plan;

8. location of existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records;

9. location of proposed easements, including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten-foot public utility easement along front lot lines and any rear lot lines adjacent to a public right-of-way, or as otherwise required by the City in order to accommodate necessary public utilities;

10. location, height, and type of existing fence lines within and contiguous to the site plan;

11. location, type, and height of any new fencing, berming, or other buffering to be installed as part of the development including any fencing required to comply with Section 12.080 – Project Buffering and Screening Requirements or Section 18.010, Right to Farm;

12. location and dimensions of all existing buildings within the proposed site plan, with an indication of whether the buildings are to remain or be removed;

13. location, dimensions, and square footage of all proposed buildings as part of the site plan;

14. building setback lines and building envelopes;

15. location and extent of all cuts and fills exceeding three feet anywhere on the project site and any associated retaining walls;

16. location of existing features within and contiguous to the proposed site plan including:
(a) existing public utility easements;
(b) irrigation ditches;
(c) drain pipes;
(d) drainage channels;
(e) culverts;
(f) railroads;
(g) bridges;
(h) power lines;
(i) water bodies;
(j) springs or water sources within 2,500 feet; and
(k) equestrian, pedestrian, and bicycle trails;

17. the location of existing and proposed roads including their names, dimensions, and cross sections;

18. the location and width of all existing and proposed entrances onto adjacent roads;

19. the location, dimensions, and surface type of all parking facilities, including ADA accessible stalls and loading areas, the location and dimension of backup aisles, bike parking locations, and bike parking detail;

20. location of all existing and proposed curb, gutter, and sidewalk within the site plan including:
(a) an indication of the grades; and
(b) flow arrows showing direction of storm water surface flows;

21. location of any necessary temporary turnaround easements for emergency access on dead-end roads;

22. if adjacent to a state road, UDOT access size and location and UDOT approval;

23. location and size of existing and proposed culinary and pressure irrigation water lines, including existing lines adjacent to or affected by the proposed site plan;

24. location of existing and proposed sewer mains including size, depth, and slope, including existing lines adjacent to or affected by the proposed site plan;

25. existing and proposed storm drainage improvements including:
(a) major drainage facilities, outfalls, and discharge; and
(b) drainage pipe locations, sizes, and depths;

26. location of detention and retention basins with an indication that the basins will include the

following:
(a) minimum one-foot freeboard;
(b) 3:1 slopes or flatter;
(c) grass covering and underground sprinkler system; and
(d) a designation of the purpose and conditions, if any, of the dedication or reservation;

27. the location, size, and grade of any required piping for irrigation ditches;

28. location of solid waste containers;

29. The location, dimensions, materials, and colors of signs, including the type and height of those signs.

30. location, type, and height of any fencing, berming, or other buffering to be installed as part of the development, including any fencing required to comply with Section 12.080 – Project Buffering and Screening Requirements or Section 18.010, Right to Farm;

31. identification of natural features or sensitive lands including:
(a) wetlands;
(b) floodplains, floodways, and areas, which would be covered in water in a 100-year storm event;
(c) areas where ground water rises periodically to within two feet of the surface of the ground;
(d) slopes exceeding 30 percent;
(e) vegetation areas, including name and size of all existing trees and shrubs which could be incorporated into the site plan; and
(f) threatened or endangered species habitat areas;

32. A landscaping plan for all landscaped areas which includes:
(a) planting areas with a list of the name, number, and size of plants designated for each area;
(b) location, name, and size of all existing trees and shrubs to be incorporated as part of the landscape plan; and
(c) location and sizes of any proposed irrigation facilities adequate to maintain the planting areas;

33. the location of all existing and proposed outdoor lighting fixtures and the manufacturer's specifications of the area to be lighted with such fixtures including:
(a) exterior lights;
(b) parking lot lighting; and
(c) transformers;

34. location of solid waste containers including design provisions for screening;

35. if roadway dedication is required, a notation of the distance from the asphalt centerline of each existing road to the new property line of the site plan;

36. calculation of site plan areas including:
(a) total acreage;
(b) total project density for multi-family residential site plans;
(c) square footage and percentage of all landscaped areas including:
(i) total landscaped area;
(ii) total irrigated area; and
(iii) total parking lot landscape;
(d) square footage of all impervious surfaces, including:
(i) rooftop area of all buildings;
(ii) roads and parking facilities;
(iii) curb and gutters;
(iv) walks;
(v) loading areas; and
(vi) asphalt or concrete aprons for solid waste containers or outdoor mechanical equipment;
(e) gross building square footage;
(f) parking calculations including:
(i) required number of parking stalls;
(ii) proposed number of parking stalls;
(iii) required number of bicycle stalls; and
(iv) proposed number of bicycle stalls;

37. a circulation plan showing:
(a) pedestrian walkways;
(b) crosswalks;
(c) master planned trail connections; and
(d) cross access points;

38. construction and plan and profile drawings of all required public improvements consistent with Lehi City Design Standards and Public Improvement Specifications, including:
(a) a utility index or cover sheet at the same scale as the Preliminary Plat which includes all of the information from the approved Preliminary Plat, including any changes or modifications required for preliminary approval and all public utility information;
(b) location, depth, pipe type, and slope of all drainage, sewer, and irrigation lines in

conformance with the letter issued by the irrigation company, including the location and spacing of all boxes, manholes, and other improvements and details of any detention basins and related piping and orifices;
(c) location, pipe type, and size of existing and proposed culinary and pressurized irrigation lines, and associated fire hydrants, valves, and blowoffs, noting where bends are required on water lines;
(d) cross sections of all roads including pavement design, base, and subbase amounts, indicating the CBR value used to determine the amount of subbase required on the cross section;
(e) location of power line extensions, easements for line extensions, distribution lines and related equipment.
(f) street signs and traffic control signs;
(g) two eight-inch utility casings where required at intersections and utility crossings;
(h) a note stating that three sets of as-built drawings shall be submitted to the City upon completion of the public improvements;
(i) all other specifications, details, and references required by the Design Standards and Public Improvements Specifications and Standard Drawings.

C. Additional Information Required. In addition to the site plan, the applicant shall provide:

1. proposed building elevations including dimensions, colors, and proposed building materials with a breakdown showing percentages of each material;

2. a development phasing schedule if applicable, including the sequence for each phase, approximate size in area of each phase, and proposed phasing of construction of public improvements, recreation, and common open space areas;

3. drainage system calculations and an explanatory narrative sealed by a licensed engineer, and for detention and retention basins, calculations to justify sizing based on 100-year design storm;

4. a statement from the appropriate agency accepting responsibility for all surface and subsurface drainage that is directed into channels owned by the agency;

5. a written statement from the appropriate agency such as irrigation companies and private land owners, regarding the effect of the proposed subdivision on any irrigation channels or ditches, and any piping or other mitigation required;

6. a letter from the Army Corp of Engineers regarding any wetland areas within the boundaries of the proposed plat;

7. if the site plan is proposed as a PUD, an application for a PUD providing detailed information regarding proposed features including building elevations, materials, and amenities;
8. where required, three copies of the California bearing ratio test results;

9. prepared easements for any necessary offsite water, sewer, or drainage easements across privately owned land, and for temporary turnarounds;

10. any deeds or boundary line agreements necessary for approval of the site plan;

11. any required UDOT approvals for access;

12. an engineer's estimate of costs for construction of all required public improvements;

13. a preliminary title report covering all the property located within the site plan, prepared or updated within 30 days of the date of the site plan approval;

14. a final copy of any restrictive covenants, reservations, or private easements;

15. a letter from the Utah County Health Department regarding any proposed septic tanks or leach fields;

16. prior to issuance of a building permit, staking of the new property line adjacent to existing roads; and

17. other information required by the Reviewing Departments, Commission, or City Council necessary to evaluate the merits of the proposed site plan.

Section 11.250. Site Plan Approval Process.
(Amended 5/22/01; 08/13/02; 11/09/04; 10/11/22; 08/22/23)
The review and approval process for a site plan shall be as follows:

A. 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.

B. Conditional Uses. The approval process for Site Plans associated with a Conditional Use shall be the same as that required for the issuance of a Conditional Use Permit as outlined in Section 09.020, including review by the Reviewing Departments and approval by the Planning Commission following a public hearing.

C. All new development projects or exterior renovations to existing buildings located within the boundaries of the Historic District shall receive additional review by the Historic Preservation Commission. The Commission, acting in an advisory role, provides input to assist in the implementation of the vision of the Historic District. If input from the Commission is provided, it shall be submitted prior to final review and approval.

Section 11.260. Lack of Site Plan Information. *(Amended 08/13/02)*
The lack of information under any item specified in Section 11.210, or improper information supplied by the applicant, may be cause to find the application incomplete or for disapproval of a site plan application.

Section 11.270. Multiple Sheets and Plan Accuracy.
Multiple sheet site plans may be used. All sheets shall be numbered and referenced to an index map, and all required certificates shall appear on a single sheet along with the index and vicinity maps. Bearings shall be shown to the nearest second, lengths to the nearest hundredth foot, and areas to the nearest hundredth acre.

Section 11.280. Nature and Effect of Site Plan Approval. *(Amended 08/13/02)*
It is the intent of this Code that approval of a site plan be a ministerial action by the City assuring compliance with the requirements of Section 11.210 and Section 11.250 of this Code and any conditions imposed by the Reviewing Departments, Planning Commission or City Council for site plan approval. After a site plan has been approved by the Reviewing Departments, Planning Commission, or City Council and no subdivision plat is required, the applicant may apply for building permits consistent with the approved site plan. No building permit application may be approved by the Chief Building Official unless the approved building permit conforms to the approved site plan.

Section 11.290. Effective Period of Site Plan Approval. *(Amended 08/13/02; 07/28/09)*
The approval of a site plan shall be effective for two years from the date that the site plan is approved by the City, by the end of which time construction shall have commenced or a building permit application shall have been submitted and a building permit issued. If site improvements have not commenced within the two-year period or as extended according to the provisions of Section 10.120, or if a building permit application has not been submitted and a building permit issued, the site plan approval shall be void and the applicant shall be required to submit a new site plan for review and approval subject to the then existing provisions of this Code and General Plan.

Section 11.300. Proceeding With Construction. *(Amended 2/13/01; 08/13/02; 08/09/16)*
Following the approval of a site plan the developer or owner may proceed with construction in accordance with the applicable provisions of the Lehi City Design Standards and the Public Improvement Specifications. A grading permit application is not required for an approved site plan to proceed with construction if all preconstruction meeting prerequisites have been satisfied, including posting the bond. A grading permit may be obtained in advance of site plan approval in accordance with Development Code Chapter 12-B, Grading Permits.

Section 11.310. Guarantees and Bonds.
(Amended 02/13/01; 3/11/03; 11/18/03; 11/15/05; 05/22/07; 01/08/08:07/28/09; 04/26/11; 02/28/17)

A. Based on a cost estimate submitted by the developer's or owner's engineer, the City Engineer or designee shall prepare the bond estimate, revising the costs as required to match prevailing conditions for the construction and installation of all required public improvements as well as all private improvements required pursuant to the site plan approval process, and including a ten percent contingency fee. A bond shall be posted by the developer or owner guaranteeing the construction of all required public improvements and private landscaping. The bond shall be in the form of

an Escrow Bond or Irrevocable Letter of Credit. The form must be approved by the City Attorney and must be issued by a financial institution having an operating branch in the State of Utah and insured by the Federal Deposit Insurance Corporation or National Credit Union Association. The form shall be acceptable to the City, unless otherwise approved by the City Council due to extraordinary circumstances. The properly issued and executed bond, together with all required inspection fees, shall be submitted to Lehi City before any building permits will be issued. The bond shall be held for a two-year construction period, unless extended in writing by Lehi City.

B. The amounts stated in the bond estimate shall be considered separate with respect to releases by Lehi City, but each amount shall be applicable to every other part in the event of the developer's or owner's failure to perform one or more of the improvements as required by the Code. Notwithstanding the itemization of type and cost of improvements, any sum available pursuant to the bond may be used by the City, and not released to the developer for any other improvement covered by the bond as well as the specified improvement.

C. The City Engineer or designee shall have authority to release to the developer or owner any funds held by the City. The City Engineer shall not release, prior to final acceptance, any amount for each specified improvement in excess of 90% thereof. The City Engineer shall authorize through the normal inspection process two base releases per each line item in the bond. For bonds over one million dollars, an additional release per line item shall be authorized for each additional million dollars in the bond.

D. After final acceptance, ten percent of the amount pertaining to all specified improvements shall be held for a period of one year from the date of final acceptance, notwithstanding the provisions referring to the two-year obligation. The ten percent may be released any time after six months have passed at the discretion of the City Engineer, the purpose being to guarantee the materials and workmanship of the completed improvements.

E. The City shall have the power to require payment to the City of all amounts remaining in the bond upon certification by the City Engineer that the developer or owner has failed to comply with an obligation to install public improvements and private landscaping in a manner satisfactory to the City Engineer, or that the developer or owner is in default, whether the two-year period has elapsed or not. Any such funds shall be segregated by the City Treasurer in a special account and expended for the purposes set forth in the public improvements and private landscaping contract entered into by the developer or owner. Should an emergency arise the City may, after providing the developer or owner with a 30-day notice period, complete the required improvements and be compensated from all bond amounts plus 15% to recover overhead and other costs incurred by the City to complete the required improvements.

F. Bonds required by this section are for the sole benefit of the City. The bonds are not for the individual benefit of any citizen or identifiable class of citizens, including the owners or purchasers of lots or units within a PUD. The bonds are not for the purpose of ensuring payment of contractors, subcontractors or suppliers of labor or materials, and no contractor, subcontractor or supplier of labor or materials shall have a cause of action against the City or the bond.

G. Developments requiring a site plan shall complete all required private improvements, except private landscaping, prior to the certificate of occupancy being granted.

H. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.

Section 11.320. Condominium Plats.

(Amended 07/10/12)

A. Reference is made to Section 57-8 Utah Code for definition and specific requirements.

B. Building permits for condominium units may be issued following approval of the final plat by the City Council as provided by this Code. The building permit will be issued based upon a certified architectural plan of the building elevation and floor plans as approved by the Chief Building Official.

C. All condominium plats shall be filed in the office of the Utah County Recorder following completion of construction and before acceptance of improvements.

Section 11.330. Vacating, Altering, or Amending a Recorded Subdivision Plat.

(Amended 07/10/12)

A. The City Council may consider, after Reviewing Departments review, any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot contained

in a subdivision plat.

B. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.

C. The City Council shall hold a public hearing within 45 days after the day on which the application is filed if:

1. any owner within the plat notifies the City of the owner's objection in writing within ten days of mailed notification; or

2. a public hearing is required because all of the owners in the subdivision have not signed the revised plat.

D. The public hearing requirement of Subsection C does not apply and the City Council may consider at a public meeting an owner's request to vacate or amend a subdivision plat if the application seeks to:

1. join two or more of the applicant fee owner's contiguous lots;

2. subdivide one or more of the applying fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

3. adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the application, regardless of whether the lots or parcels are located in the same subdivision;

4. on a lot owned by the applying fee owner, adjust an internal lot restriction imposed by the City; or

5. alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
   a. owned by the applicant; or
   b. designated as a common area.

E. Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to the State Code requirements for vacation of a public right-of-way.

F. Each request to vacate or amend an entire plat or a portion of a plat shall include:

1. the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the application; and

2. the signature of each owner described in Subsection F.1 who consents to the application.

Section 11.340. Plat Amendment Approval Process and Recordation. *(Amended 07/10/12)*

A. Following a review by the Reviewing Departments, the City Council may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Council finds that:

1. there is good cause for the vacation or amendment; and

2. no public street, right-of-way, or easement has been vacated or amended.

B. The City Council shall ensure that the amended plat showing the vacation or amendment is recorded in the Office of the County Recorder.

C. An amended plat may not be submitted to the County Recorder for recording unless it is signed and acknowledged by each owner of record on the portion of the plat that is amended.

Section 11.350. Lot Line Adjustments.
(Amended 11/09/04; 07/10/12)

A. The owners of record on adjacent parcels that are described by either a metes and bounds description or a recorded plat may exchange title to portions of those parcels or make lot line adjustments if the exchange of title or adjustment is approved by the Zoning Administrator in accordance with Subsection B. The Zoning Administrator may require the approval of a lot line adjustment be forwarded to the Reviewing Departments or Planning Commission if the Zoning Administrator determines the adjustment may have an impact on the health, safety, or general welfare of the surrounding properties, property values, or residents.

B. All applications for lot line adjustments shall include:

1. a scaled drawing showing the proposed lot line adjustment, including the location of adjacent streets, the location of each lot affected by the adjustment, lot dimensions and lot sizes of the subject properties before and after the proposed lot line adjustment, and any other information deemed necessary by the Zoning Administrator to determine whether the proposed adjustment will result in a violation of applicable zoning requirements;

2. a legal description of the proposed lot line adjustment prepared by a licensed surveyor; and

3. if the lot line adjustment affects any public utility easements, a Disclaimer of Easement Verification Form provided by the City, signed by each affected public utility necessary to vacate the public utility easement.

C. The Zoning Administrator shall approve an exchange of title under Subsection A if:

1. no new dwelling lot or housing unit will result from the exchange of title;

2. the exchange of title will not result in a violation of applicable zoning requirements; and

3. any affected public utility easements have been vacated or modified as necessary.

D. If an exchange of title is approved under Subsection C, a notice of approval shall be recorded by the Zoning Administrator or designee, in the Office of the County Recorder which:

1. is executed by each owner included in the exchange and by the Zoning Administrator, or Planning Commission Chair, whichever is applicable;

2. contains an acknowledgment for each party executing the notice in accordance with the provisions of Title 57, Chapter 2a, Recognition of Acknowledgments Act; and

3. recites the descriptions of both the original parcels and the parcels created by the exchange of title.

E. A notice of approval recorded under this section does not act as a conveyance of title to real property and is not required for the recording of a document purporting to convey title to real property.

F. Following approval of the lot line adjustment, the applicant is responsible to file the necessary title conveyance documents with the Utah County Recorders' Office.

Section 11.360. Vacation of a Public Street

(New 07/10/12)

All petitions to vacate a public right-of-way shall follow the approval procedures outlined in the Utah State Code and shall require review by the Reviewing Departments, recommendation by the Planning Commission following a public hearing, and approval by the City Council. Each request to vacate a public right-of-way shall include:

A. a written narrative describing the reasons for the proposed public street vacation;

B. an exhibit showing the portion of public street to be vacated including:

1. north arrow;

2. surrounding streets and buildings;

3. the acreage of the vacated street area;

4. the surveyed boundary of the vacated street area; and

5. the location of all adjacent properties and the ownership identified;

C. a petition to vacate some or all of a public street, right-of-way, or easement, including:

1. the name and address of each owner of record of land that is:
   a. adjacent to the public street, right-of-way, or easement; or
   b. accessed exclusively by or within 300 feet of the public street, right-of-way, or easement;

2. the signature of each owner under Subsection C.1 who consents to the vacation; and

3. proof of mailed notification to surrounding owners as required by State Code and the Lehi City Development Code.

Agenda Item No: 2.8

Planning Commission Agenda Item Report

Meeting Date: March 28, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 11 removing private landscaping from the bond requirements.

Suggested Action:

Attachments:

Dev Code Chapt 11.pdf

CHAPTER 11 DEVELOPMENT CODE AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	March 28, 2024
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	March 13, 2024

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Lehi City requests review and recommendation of an amendment to Chapter 11 of the Development Code to change the language of information required in the bond to match State Code requirements. The State recently changed what can be bonded for, taking out private landscaping. The Development Code still stated that private landscaping was included in the bond. This amendment will eliminate the language about private landscaping to comply with State Code.

The DRC had one comment to remove one stray “and”, this change will be implemented by Staff.

SCOPE OF APPROVAL

Development Code Amendments are discretionary items. However, where this amendment is to comply with State Code, the Planning Commission should recommend approval. However, the Commission could recommend any

changes based on the State Law requirements or other changes that would be allowed.

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

Chapter 11 Application Requirements
DRC Redline Comments

Lehi City- requests review of a Development Code Amendment to Chapter 11 Application Requirements removing private landscaping from the bond requirements.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner:
Representatives of the Applicant Present:
Date of Plans Reviewed:
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering:
1. Fix wording to remove the "and" in paragraph E

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28th

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.

pected on issues such as traffic, lighting, or compatibility of uses.

B. Conditional Uses. The approval process for Site Plans associated with a Conditional Use shall be the same as that required for the issuance of a Conditional Use Permit as outlined in Section 09.020, including review by the Reviewing Departments and approval by the Planning Commission following a public hearing.

C. All new development projects or exterior renovations to existing buildings located within the boundaries of the Historic District shall receive additional review by the Historic Preservation Commission. The Commission, acting in an advisory role, provides input to assist in the implementation of the vision of the Historic District. If input from the Commission is provided, it shall be submitted prior to final review and approval.

Section 11.260. Lack of Site Plan Information. *(Amended 08/13/02)*
The lack of information under any item specified in Section 11.210, or improper information supplied by the applicant, may be cause to find the application incomplete or for disapproval of a site plan application.

Section 11.270. Multiple Sheets and Plan Accuracy.
Multiple sheet site plans may be used. All sheets shall be numbered and referenced to an index map, and all required certificates shall appear on a single sheet along with the index and vicinity maps. Bearings shall be shown to the nearest second, lengths to the nearest hundredth foot, and areas to the nearest hundredth acre.

Section 11.280. Nature and Effect of Site Plan Approval. *(Amended 08/13/02)*
It is the intent of this Code that approval of a site plan be a ministerial action by the City assuring compliance with the requirements of Section 11.210 and Section 11.250 of this Code and any conditions imposed by the Reviewing Departments, Planning Commission or City Council for site plan approval. After a site plan has been approved by the Reviewing Departments, Planning Commission, or City Council and no subdivision plat is required, the applicant may apply for building permits consistent with the approved site plan. No building permit application may be approved by the Chief Building Official unless the approved building permit conforms to the approved site plan.

Section 11.290. Effective Period of Site Plan Approval. *(Amended 08/13/02; 07/28/09)*
The approval of a site plan shall be effective for two years from the date that the site plan is approved by the City, by the end of which time construction shall have commenced or a building permit application shall have been submitted and a building permit issued. If site improvements have not commenced within the two-year period or as extended according to the provisions of Section 10.120, or if a building permit application has not been submitted and a building permit issued, the site plan approval shall be void and the applicant shall be required to submit a new site plan for review and approval subject to the then existing provisions of this Code and General Plan.

Section 11.300. Proceeding With Construction. *(Amended 2/13/01; 08/13/02; 08/09/16)*
Following the approval of a site plan the developer or owner may proceed with construction in accordance with the applicable provisions of the Lehi City Design Standards and the Public Improvement Specifications. A grading permit application is not required for an approved site plan to proceed with construction if all preconstruction meeting prerequisites have been satisfied, including posting the bond. A grading permit may be obtained in advance of site plan approval in accordance with Development Code Chapter 12-B, Grading Permits.

Section 11.310. Guarantees and Bonds.
(Amended 02/13/01; 3/11/03; 11/18/03; 11/15/05; 05/22/07; 01/08/08:07/28/09; 04/26/11; 02/28/17)

A. Based on a cost estimate submitted by the developer's or owner's engineer, the City Engineer or designee shall prepare the bond estimate, revising the costs as required to match prevailing conditions for the construction and installation of all required public improvements as well as all private improvements required pursuant to the site plan approval process, and including a ten percent contingency fee. A bond shall be posted by the developer or owner guaranteeing the construction of all required public improvements ~~and private landscaping.~~ The bond shall be in the form of an Escrow Bond or Irrevocable Letter of Credit. The form must be approved by the City Attorney and must be issued by a financial institution having an operating branch in the State of Utah and insured by the Federal Deposit Insurance Corporation or National Credit Union Association. The form shall be acceptable to the City, unless otherwise approved by the City Council due to extraordinary circumstances. The properly issued and executed bond, together with all required inspection fees, shall be submitted to Lehi City before any building permits will be issued. The

bond shall be held for a two-year construction period, unless extended in writing by Lehi City.

B. The amounts stated in the bond estimate shall be considered separate with respect to releases by Lehi City, but each amount shall be applicable to every other part in the event of the developer's or owner's failure to perform one or more of the improvements as required by the Code. Notwithstanding the itemization of type and cost of improvements, any sum available pursuant to the bond may be used by the City, and not released to the developer for any other improvement covered by the bond as well as the specified improvement.

C. The City Engineer or designee shall have authority to release to the developer or owner any funds held by the City. The City Engineer shall not release, prior to final acceptance, any amount for each specified improvement in excess of 90% thereof. The City Engineer shall authorize through the normal inspection process two base releases per each line item in the bond. For bonds over one million dollars, an additional release per line item shall be authorized for each additional million dollars in the bond.

D. After final acceptance, ten percent of the amount pertaining to all specified improvements shall be held for a period of one year from the date of final acceptance, notwithstanding the provisions referring to the two-year obligation. The ten percent may be released any time after six months have passed at the discretion of the City Engineer, the purpose being to guarantee the materials and workmanship of the completed improvements.

E. The City shall have the power to require payment to the City of all amounts remaining in the bond upon certification by the City Engineer that the developer or owner has failed to comply with an obligation to install public improvements ~~and private landscaping~~ in a manner satisfactory to the City Engineer, or that the developer or owner is in default, whether the two-year period has elapsed or not. Any such funds shall be segregated by the City Treasurer in a special account and expended for the purposes set forth in the public improvements an~~d private landscaping~~ contract entered into by the developer or owner. Should an emergency arise the City may, after providing the developer or owner with a 30-day notice period, complete the required improvements and be compensated from all bond amounts plus 15% to recover overhead and other costs incurred by the City to complete the required improvements.

F. Bonds required by this section are for the sole benefit of the City. The bonds are not for the individual benefit of any citizen or identifiable class of citizens, including the owners or purchasers of lots or units within a PUD. The bonds are not for the purpose of ensuring payment of contractors, subcontractors or suppliers of labor or materials, and no contractor, subcontractor or supplier of labor or materials shall have a cause of action against the City or the bond.

G. Developments requiring a site plan shall complete all required private improvements, except private landscaping, prior to the certificate of occupancy being granted.

H. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.

Section 11.320. Condominium Plats.

(Amended 07/10/12)

A. Reference is made to Section 57-8 Utah Code for definition and specific requirements.

B. Building permits for condominium units may be issued following approval of the final plat by the City Council as provided by this Code. The building permit will be issued based upon a certified architectural plan of the building elevation and floor plans as approved by the Chief Building Official.

C. All condominium plats shall be filed in the office of the Utah County Recorder following completion of construction and before acceptance of improvements.

Section 11.330. Vacating, Altering, or Amending a Recorded Subdivision Plat.

(Amended 07/10/12)

A. The City Council may consider, after Reviewing Departments review, any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot contained in a subdivision plat.

B. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.

C. The City Council shall hold a public hearing within 45 days after the day on which the application is filed if:

Agenda Item No: 2.9

Planning Commission Agenda Item Report

Meeting Date: March 28, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 23- Signs, to include property address signs as being exempt from the sign regulations.

Suggested Action:

Attachments:

Dev Code Chapt 23.pdf

CHAPTER 23- SIGNS DEVELOPMENT CODE AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Planning Department
Meeting Date	March 28, 2024
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	March 6, 2024

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

Staff recommends a Development Code Amendment to Chapter 23 Section 23.070 of the Development Code. Specifically, the proposed amendment includes the addition of an address sign exemption.

These changes were suggested as planning staff recently noticed that address signs are not defined or included in the signage Chapter 23. These address numbers are wayfinding and directional. Address signs help visitors and residents navigate unfamiliar areas. The decision was made to exclude these signs from review, on the condition that they are less than five percent of the total wall area.

We believe this will help clarify the interpretation of the Code by specifying the requirements for address signs. DRC comments included suggestions of additional wording and specifically adding public safety signs to the exemption list. Both recommendations were accepted and adjusted.

SCOPE OF APPROVAL

Development Code Amendments are legislative items and also public hearings. The public can share their opinions on the amendments and recommend any changes. Ultimately, they would need the Planning Commission to include the proposed changes in their motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Code amendment 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 23, Signs Amendment
DRC Redline Comments

Lehi City- requests review of an amendment to the Lehi City Development Code Chapter 23, Signs to include property address signs as being exempt from the sign regulations.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Annie
Representatives of the Applicant Present:
Date of Plans Reviewed: 2/23/2024
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. Include any signs required for public safety

Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
2. Add building address and other grammatical changes shown in the Bluebeam session

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28, 2024

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

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

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

February 23, 2024

Narrative – Section 23.070 Development Code Amendment

The Planning Division is proposing a Development Code Amendment to Chapter 23 Section 23.070 of the Development Code. Specifically, we are proposing the addition of an address sign exemption.

Planning Staff has recently noticed that address signs are not defined or included in the signage Chapter 23. These address numbers are wayfinding and directional. Address signs help visitors and residents navigate unfamiliar areas. The decision was made to exclude these signs from review, on the condition that they are less than 5% of the total wall area.

We believe this will help clarify the interpretation of the Code by specifying the requirements for address signs.

Please contact the Planning Division if you have any questions.

Thank you,

Annalisa Reed
Planning Intern

Section 23.050. General Sign Requirements.

A. All signs shall be constructed, mounted, and attached in a safe and secure manner in accordance with the International Building Code.

B. No sign shall be placed or maintained in the City except as provided in this chapter.

C. No signs other than public or quasi-public signs shall be placed within or extend into public rights-of-way, or be placed on semaphore poles, utility poles, or over public property, except as otherwise provided in this chapter.

D. Signs shall not be placed on public street trees.

E. No sign over three feet in height shall be allowed in a clear view area at the intersection of streets.

F. Signs shall not be located in a public utility easement unless a determination is first made by the Reviewing Departments that sign placement in the easement can be done in a way that affords adequate access to the utilities within the easement. If a sign is proposed to be placed in a public utility easement, the applicant shall provide a written, notarized certification stating the applicant shall be responsible for any costs associated with moving the sign if utility work necessitates moving the sign. No sign shall be placed over an existing public utility.

G. Every sign erected or proposed to be erected shall be classified by the Zoning Administrator in accordance with the descriptions contained in this chapter. Any sign that does not clearly fall into one of the classifications shall be placed in the classification which, in the opinion of the Zoning Administrator, is the most closely related. The
Zoning Administrator's decision shall be based on the design and location of the sign.

H. All signs placed contrary to the provisions of this chapter are declared to be nonconforming and, as such, may be dealt with or removed as provided in this chapter.

I. Any sign that poses an immediate public safety hazard may be removed as specified in this chapter.

J. Signs shall be allowed on private property only with the property owner's written permission, in addition to meeting the other requirements of this chapter.

Section 23.060. Permit Required.

Except as otherwise specified in this chapter, the owner of each sign shall apply for and receive a sign permit from the City prior to commencing construction for a sign, erecting a new sign, or modifying an existing sign.

Section 23.070. Exemptions.

The following shall be exempt from the permitting regulations of this chapter:

A. decals or logos affixed to windows or door panels;

B. flags;

C. individual pennants not on a string;

D. disabled parking space signs not exceeding two square feet reserving parking for disabled individuals;

E. holiday decorations associated with any generally recognized national, local, or religious holiday;

F. illuminated building accents and decorations;

G. painted or applied wall accents and decorations;

H. wayfinding on-premises signs not exceeding two square feet in area, limited to two per driveway entrance;

I. public or quasi-public street signs (including public safety signs), and on-premises signs erected by civic institutions;

J. public art, including original art displays;

K. security and warning signs regulating the use of premises, not exceeding one sign two square feet in area in residential areas and one sign five square feet in area in commercial and industrial zones, but these number and size limitations shall not apply to the posting of conventional "no trespassing" signs in accordance with state law;

L. signs inside a building;

M. signs carved into a building or raised in integral relief on a building, which are a physical part of the building façade and part of the physical construction of the building materials comprising the façade, but not including letters or signs that are merely attached to the exterior façade of the building, even if of the same finish or color as the building;

N. signs required by federal, state, or City law;

~~N.~~O. building address signs which are less than five percent of the total area of any wall;

~~O.~~P. signs not visible from a public right-of-way; and

~~P.~~Q. temporary signs of two square feet and under, except temporary signs prohibited by other sections of this chapter.

Section 23.080. Sign Approvals. *(Amended 01/11/22; 07/12/22)*

a. Signs Approved by the Zoning Administrator. Unless otherwise stated in this chapter, the following signs in non-residential zoning districts may be approved by the Zoning Administrator provided a complete sign permit application has been submitted and the signs otherwise meet the requirements of this chapter:

i. awning signs;

ii. canopy signs;

iii. drive-thru signs;

iv. electronic display signs where the electronic display portion is fifty square feet or less;

v. monument signs;