Lehi City Council Meeting
Agenda
July 28, 2020

5:30 PM - **AMENDED** This will be a virtual online meeting and can be viewed at www.lehi-ut.gov. To submit comments go to www.lehi-ut.gov/government/public-meetings.

Pre-Council, 5:30 p.m.

1. Trail Connection Ribbon-Cutting Ceremony, 11642 N Frontage Road, Lehi.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

    2.1. Waste Management Recycling Program Discussion

3. Consent Agenda

    3.1. Approve Minutes from the June 23, 2020 City Council Meeting.
    062320CC2.pdf

    3.2. Reapproval of the Wasatch Front Annexation, Ordinance #39-2019
    Ord 39-2019- reapproval.docx

    3.3. Declare certain Lehi City personal property as surplus

Regular Agenda

4. Consideration of Ordinance #41-2020, the Center Pointe Towns zone change, changing the zoning on approximately 2.25 -acres of property located at 1627 Center Pointe Drive from Commercial to R-3. (Tabled from the July 14th City Council meeting)

Petitioner: Meadowbrook Land

CC Staff Report Center Pointe Towns Zone Change 07.14.20.docx
Center Point Towns Residential Zone Change DRC 5.20.2020.docx
narrative.pdf
Ord 41-2020.docx
CENTERPOINT TOWNHOMES-ZONE CHANGE MAP.pdf
Center Pointe- Aerial.pdf
Center Pointe- General Plan.pdf
Center Pointe- Zoning.pdf

5. Consideration of Concept approval for the Traverse Mountain Multi-Family concept, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd.

Petitioner: Riverbend Management

CC Staff Report Traverse Mountain Multi-Family Concept 07.28.20.docx
Traverse Mountain Multi-Family Concept DRC 06.24.2020.docx
Traverse Family Multi Family Concept.pdf
TM Multi-family Aerial.pdf
TM Multi-family Zoning.pdf
TM Multi-family General Plan.pdf

6. Consideration of Final subdivision approval for the Cedar Ridge Estates Plat B, a single lot subdivision located at 957 East Mesa Avenue in an RA-1 zone.

Petitioner: Laurie Allred

CC Staff Report Cedar Ridge Estates Plat B Final Subdivision 07.28.20.docx
Cedar Ridge Estates Plat B Subdivision DRC 7.15.2020.docx
Narrative Plat B.pdf
Cedar Ridge Estates Plat and Utilities.pdf
Cedar Ridge Estates- Aerial.pdf
Cedar Ridge Estates- General Plan.pdf
Cedar Ridge Estates- Zoning.pdf

7. Consideration of Final Subdivision approval for the Ellsworth Farms Plat A, a single lot subdivision located at approximately 958 East 1840 North in an RA-1 zone.

Petitioner: Richard Ellsworth

CC Staff Report Ellsworth Farms Plat A Final Subdivision 07.28.20.docx
Ellsworth Farms Subdivision DRC 07.15.2020.docx
Ellsworth Final Subdivision.pdf
Ellsworth Farms- Aerial.pdf
Ellsworth Farms- General Plan.pdf
Ellsworth Farms- Zoning.pdf

8. Consideration of Ordinance #42-2020, the Black zone change, changing the zoning on 1.52 acres from A-1 (agriculture) to R-1-12 (single family residential) at 1729 North Trinnaman Lane.

Petitioner: Dana Black

CC Staff Report Black Zone Change 07.28.20.docx
Black Zone Change DRC 06.24.2020.docx
Black Zone Change narrative.pdf
Ord 42-2020.docx
Black Zone Change map.pdf
Black ZC aerial.pdf
Black ZC general plan.pdf
Black ZC zoning.pdf

9. Consideration of Ordinance #43-2020, a General Plan Amendment on approximately 23.9-acres located at approximately 1402 West 900 North, changing the land use designation from VLDRA (very low density residential agriculture) to VLDR (very low density residential).

Petitioner: Danny Gutierrez & Mike Dubois

CC Staff Report Gutierrez Dubois General Plan Amendment 07.28.20.docx
Gutierrez Dubois General Plan Amendment DRC 06.24.2020.docx
Gutierrez Dubois narrative.pdf
Ord 43-2020.docx
Gutierrez Dubois map.pdf
Gutierrez Dubois GPA aerial.pdf
Gutierrez Dubois GPA current GP.pdf
Gutierrez Dubois GPA zoning.pdf

10. Consideration of Concept approval for the Hadfield Estates, a 51-lot residential subdivision at approximately 1402 West 900 North.

Petitioner: Danny Gutierrez & Mike Dubois

CC Staff Report Hadfield Estates Concept 07.28.20.docx
Gutierrez Dubois Concept DRC 06.24.2020.docx
Gutierrez Dubois Concept narrative.pdf
Gutierrez Dubois Concept Plan.pdf
Hadfield Estates Concept aerial.pdf
Hadfield Estates Concept GP.pdf
Hadfield Estates Concept zoning.pdf

11. Consideration of Ordinance #44-2020, a Development Code Amendment to Chapters 6, 16, 17, and 37, amending the single-family residential design standards for (PC) Planned Communities, (PRD) Planned Residential Development, and (PUD) Planned Unit Development.

Petitioner: Lehi City

CC Staff Report Chapter 6, 16, 17, 37 Development Code Amendment.docx
Ord 44-2020.docx
Development Code Amendment Chapter 37 DRC 06.10.2020.docx
Development Code Amendment Chapter 6 - 7.9.20.pdf
Development Code Amendment Chapter 16 - 7.9.20.docx.pdf
Development Code Amendment Chapter 17 - 7.9.20.docx.pdf
Development Code Amendment Chapter 37 - 7.9.20.pdf

12. Consideration of Resolution #2020-52, appointing a Board Member to the Lehi City Environmental Sustainability Committee.

Petitioner: Lehi City

Res 2020-52.docx

13. Consideration of Resolution #2020-54, a real estate purchase contract between Lehi City and Lake View Development, LLC.

Petitioner: Lehi City

14. Consideration of Adjourning into a Closed Executive Session to discuss the purchase, exchange, or lease or real property.

15. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2254.
- This agenda has been properly posted and a copy provided to the local news media.

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Waste Management Recycling Program Discussion

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve Minutes from the June 23, 2020 City Council Meeting.

Suggested Action:

Attachments:
062320CC2.pdf

LEHI CITY

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **June 23, 2020,** online at www.lehi-ut.gov.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Shaye Ruitenbeek, Management Analyst; Melanie Hansen, Events Coordinator; and Teisha Wilson, City Recorder.

Pre-Council, 4:00 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Koivisto gave the invocation.

2. Presentations and Reports

2.1 Fraud Risk Assessment Report-

Dean Lundell, Finance Director, gave on update on the Fraud Risk Assessment. Mr. Lundell stated that the State Auditor's office had asked us to do this once a year and hopefully we can use this to improve our internal controls. He then went through each question in the assessment and reported on the City's answers. He said that right now the City falls in the low risk category.

2.2 Benefit Discussion on Postpartum Recovery Leave

David Kitchen, Finance Director, stated that he spoke to the Council about adding this benefit a few months ago and has since done more research. He explained that this benefit would be a paid maternity leave for expecting mothers or mothers that have just given birth. He said they are trying to find a balance between doing what's best for the employee and what's best for the City. Councilors Koivisto and Albrecht expressed their support for this. Mr. Kitchen stated that he will prepare a final proposal for the Council's vote.

3. Agenda Questions

Mayor Johnson stated that there has been a lot of discussion about the TOD resolution that's being proposed tonight.

4. Administrative Report

Dan Harrison, Legacy Center Director, stated that there is an issue with the high dive at the outdoor pool that was recently brought to his attention. He said the depth of the pool no

longer meets code, so there is a potential risk there. He understands that the high dive is well utilized and that the community enjoys it, but they need to be responsible too. Some of the options they researched as a solution would be that they replace the high dive with a lower diving board, or they change the depth of the pool which could cost 1-2 million dollars. He said that they could replace the pool for that same amount. They do need to decide if they should keep the diving boards open this year.

Ryan Wood, City Attorney, discussed some of the risks involved with knowing that the pool no longer meets code, but also noted that the pool was up to code when it was built 40 years ago, so there may be some protection there. He said that he plans to do more research on case law that involves similar issues.

Councilors Albrecht and Koivisto expressed concerns with knowing that there is a risk of injury. Councilors Hancock and Condie felt that the risk of a high dive was inherent and that the city may be grandfathered in.

Jason Walker, City Administrator stated that they are seeing an increase in covid-19 cases and that this is concerning. He said that the City may need to reassess city operations if trends continue. The city was successful at operating in the State's orange guidelines, so it may be necessary to revert to that. They would not mandate city business to operate in the orange because that would come from the State. The importance of wearing face masks and social distancing was emphasized.

Mr. Lundell reported on April's sales tax numbers. He stated that it's much higher than anticipated and was even higher than last year's numbers. He was confidant that the city will stay within its budget for the current fiscal year.

5. Mayor and Council Reports

The Council reported on their respective committees. There was discussion about Round-Up week and the rodeo. Councilor Southwick stated that they are putting off the decision to cancel the rodeo for another week to see if the current trend continues. He stated that if this is the case, then they will most likely cancel the rodeo that has already been postponed to August. There was discussion about the celebration week activities and that those will need to be cancelled if they are still in the yellow or orange phases because they do not have contact tracing capabilities and they will not be issued a mass gathering permit.

The meeting recessed at approximately 6:40 p.m.
The meeting reconvened at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Hancock led the Pledge.

2. Consent Agenda

2.1. Approve Minutes from the May 26, 2020 Council Meeting.

2.2 Approve Purchase Orders

Motion: Councilor Southwick moved to approve the consent agenda items. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

3. Consideration of Final subdivision approval for The Towns at Snow Springs, a 59-unit residential development located at approximately 700 South 1900 West.

Brad Mackey, with Ivory Development, was representing the applicant.

Motion: Councilor Condie moved to approve the Final subdivision approval for The Towns at Snow Springs, a 59-unit residential development located at approximately 700 South 1900 West; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

4. Consideration of a Plat Amendment for the Carol Nickels Estates, amending Lot 5 of the Pine Tree Estates Plat B located at 325 East 2600 North in an RA-1 zone

Keneth Jones was the applicant and was available to answer any questions.

Motion: Councilor Albrecht moved to approve the Plat Amendment for the Carol Nickels Estates, amending Lot 5 of the Pine Tree Estates Plat B located at 325 East 2600 North in an RA-1 zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

5. Consideration of Ordinance #35-2020, a General Plan Amendment for Taylor Meadows, changing the land use designation from VLDRA to VLDR on approximately 16.8 acres at approximately 7550 North 8350 West (600 West 1300 South).

Dan Ford was representing the applicant.

Motion: Councilor Koivisto moved to approve Ordinance #35-2020, a General Plan Amendment for Taylor Meadows, changing the land use designation from VLDRA to VLDR on approximately 16.8 acres at approximately 7550 North 8350 West (600 West 1300 South); subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

6. Consideration of Ordinance #36-2020, a Development Code Amendment to Table 05-030-B to add auto sales of one acre or larger as a permitted use in the Commercial zone.

Cody Black was representing the applicant. He stated that his intent is to have no more than 20 cars on the west property to the north and south of the building of his business. The Council was amenable to have auto sales at Mr. Black's location, but there was concern with changing the uses allowed in a Commercial zone because although they may feel comfortable allowing that here, they may not be comfortable with that use in other commercial areas. There was discussion regarding the creation of a development agreement that would allow a specific number of cars for sale at the location. Mr. Wood stated that with an agreement the Council could include whatever stipulations they felt were necessary to make the use work in that location. Councilor Hancock was concerned with allowing 20 cars in the development agreement. Councilor Koivisto would be comfortable with allowing changes to the parking configuration on the Main Street side but not on the State Street side.

Motion: Councilor Koivisto moved to deny Ordinance #36-2020, but directed staff to work with the applicant to create a development agreement that could be presented to the Council for approval. Councilor Albrecht seconded the motion.

Mayor Johnson stated that he would like the Council to be specific about what should be included in the agreement. Councilor Albrecht felt comfortable allowing no more then 12 cars and that the applicant work with the Planning Department on a site plan showing where those cars can be located.

Amended Motion: Councilor Koivisto amended her motion to include Councilor Albrecht's comments and also included that she would like the parking spaces to be on the south side of the building. Councilor Albrecht seconded the amendment to the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

7. Consideration of Ordinance #37-2020, a Development Code Amendment to Chapters 11 and 17, including clarification of requirements for (PUE's) Public Utility Easement.

Motion: Councilor Southwick moved to approve Ordinance #37-2020, a Development Code Amendment to Chapters 11 and 17, including clarification of requirements for (PUE's) Public Utility Easement. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

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8. Consideration of Resolution #2020-46, approving an updated Storm Water Management Program.

Motion: Councilor Koivisto moved to approve Resolution #2020-46, approving an updated Storm Water Management Program. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

9. Consideration of Resolution #2020-47, approving an Interlocal Cooperation Agreement between Utah County and Lehi City for disbursement from the Corona Virus Relief Fund.

Motion: Councilor Southwick moved to approve Resolution #2020-47, approving an Interlocal Cooperation Agreement between Utah County and Lehi City for disbursement from the Corona Virus Relief Fund. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

10. Consideration of Resolution #2020-48, an Amendment to the Design Standards for Fiber Conduit.

Motion: Councilor Condie moved to approve Resolution #2020-48, an Amendment to the Design Standards for Fiber Conduit. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

11. Consideration of Resolution #2020-49, temporarily suspending the acceptance of land use applications to rezone property to the Transit Oriented Development Zone.

Below are the public comments submitted online through eComment.

Hello, My name is Ray Worthen, I am the owner and a long time employer at the Utah Refractory Plant. I am also a former longtime resident of Lehi and through the years have employed thousands of people. At one time we had nearly 200 employees on the payroll. Utah Refractories was built in the 1940's to supply needed materials to Geneva Steel for the war efforts. This plant is 80 years old and is in need of being closed and removed. We are currently in a contract to sell the property and have been working on this transaction for over 2 years. We will be terminating production in roughly 60 days. This means the plant will close. Even though measures will be taken to keep trespassers at bay, there will be those who enter, cause damage and possible dangerous situations to themselves and others. This property sits at the gateway of Northern Lehi and is quite frankly a blemish and an eyesore for those visiting or

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relocating. (We have heard this throughout the years from many Lehi City Personnel). It will take several years to get the redevelopment to completion. If you decide to halt the TOD designation this creates a real problem not only for us but for Lehi as a whole. This is a future site for some great opportunities for housing, employment and business revenue and could be a shining star for those passing through or contemplating moving to our great city. If we lose our momentum and this purchase goes away, I have real concerns that the potential looming economic recession may leave us all with a shut down abandoned site in the middle of several expensive development projects for years to come.

Mayor Johnson stated that this prevents the City from making a decision on a TOD application until they have a commitment from the State on the extended light rail system through Lehi.

Motion: Councilor Hancock moved to approve Resolution #2020-49, temporarily suspending the acceptance of land use applications to rezone property to the Transit Oriented Development Zone. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

12. Consideration of Resolution #2020-50, authorizing staff to access and transact with Utah Public Treasurers' Investment Fund (PTIF) accounts.

Motion: Councilor Condie moved to approve Resolution #2020-50, authorizing staff to access and transact with Utah Public Treasurers' Investment Fund (PTIF) accounts. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

Consideration of Adjourning into a Closed Executive Session for the purpose of discussing the character, professional competence, or physical or mental health of an individual.

Motion: Councilor Condie moved to Adjourn into a Closed Executive Session for the purpose of discussing the character, professional competence, or physical or mental health of an individual. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

The meeting adjourned into a closed session at 8:35 p.m.
The meeting reconvened at approximately 9:00 p.m.

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13. Adjournment

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:00 p.m.

Approved: July 28, 2020 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

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City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section:

Subject:
Reapproval of the Wasatch Front Annexation, Ordinance #39-2019

Suggested Action:

Attachments:
Ord 39-2019- reapproval.docx

ORDINANCE NO: 39-2019

AN ORDINANCE APPROVING THE WASATCH FRONT INVESTMENT PROPERTIES ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Wasatch Front Investment Properties Annexation, located at 1550 North 1255 West and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council conducted a public hearing on the 28th day of May, 2019, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

NOW, THEREFORE, IT IS ORDAINED by the City Council of Lehi City, Utah, as follows:

Section 1. The Lehi City Council finds that the proposed Wasatch Front Investment Properties Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the R-1-Flex zoning district designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, including the water dedication requirement described in Chapter 27 of the Lehi City Development Code, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council on the 28th day of May, 2019; and then reapproved on this 28th Day of July, 2020.

ATTEST

_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

Lehi Wasatch Front Investment Properties Annexation Legal Description

ANNEXATION DESCRIPTION

COMMENCING AT A POINT WHICH IS ON AN EXISTING FENCE LINE WHICH POINT IS SOUTH ALONG THE SECTION LINE 33.00 FEET AND EAST 262.33 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°41'07" EAST 96.97 FEET; THENCE SOUTH 14°17'43 EAST 335.00 FEET; THENCE SOUTH 89°01'00 WEST 180.65 FEET; THENCE NORTH 00°10'00" EAST 329.95 FEET TO THE POINT OF BEGINNING.

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Declare certain Lehi City personal property as surplus

Suggested Action:
1984 Freightliner

Attachments:

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #41-2020, the Center Pointe Towns zone change, changing the zoning on approximately 2.25 -acres of property located at 1627 Center Pointe Drive from Commercial to R-3. (Tabled from the July 14th City Council meeting)
Petitioner: Meadowbrook Land

Suggested Action:

Attachments:
CC Staff Report Center Pointe Towns Zone Change 07.14.20.docx

Center Point Towns Residential Zone Change DRC 5.20.2020.docx

narrative.pdf

Ord 41-2020.docx

CENTERPOINT TOWNHOMES-ZONE CHANGE MAP.pdf

Center Pointe- Aerial.pdf

Center Pointe- General Plan.pdf

Center Pointe- Zoning.pdf

CENTER POINTE TOWNS ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Meadowbrook Land		
Meeting Date	July 28, 2020		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 1627 North Center Pointe Drive		
Project Area	2.25 acres		
Existing Zoning	Commercial		
Proposed Zoning	R-3		
Existing General Plan Land Use Designation	High Density Residential (HDR)		
Adjacent Zoning and Land Use	*North*	Commercial	Center Pointe Shopping Center
	South	Commercial	Undeveloped
	East	Public Facility	Dry Creek
	West	Commercial	Undeveloped
Date of DRC Review	May 20, 2020		
Date of Planning Commission Review	June 11, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Best Practice 9.1: ***Develop local neighborhood programs to bring residents together under common causes and character.***

Neighborhoods are created by the coming together of individual households to form strong bonds. Communities are adopting programs and strategies to improve and strengthen neighborhood bonds and community character.

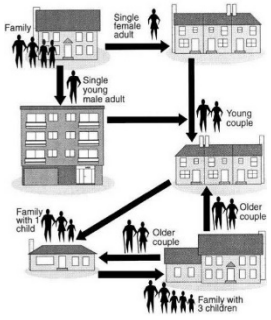


Diagram of life-cycle housing needs
Source: Envision Utah.

i. Life-Cycle Housing: Plan for housing suitable for different stages of life, including smaller, more affordable units for first-time buyers, singles, young couples, families with many children, and older home owners, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Housing policy should work to create opportunities for people to live and grow in the same community. This will enable young couples, families and the elderly to live near relatives, and stay within their same social networks (e.g. church boundaries) throughout their lives.

ii. Inclusionary Approach: High quality neighborhoods are inclusive and welcome people of all stages of life. Communities are addressing housing affordability using an inclusionary approach that allows for a mixture of housing types and prices, recognizing that housing affordability is integral to the long-term success of the City. Segregating housing by type, price, and size can lead to major divides in a community, most often along socioeconomic lines. This can ultimately lead to areas of higher crime, poverty, and other challenges. Ensuring neighborhoods include housing diversity minimizes the creation of these problem areas, and leads to a more inclusive, diverse, and accepting community. Children in such

communities will grow up knowing people from different ages, walks of life, and from different socio-economic groups.

iii. Communal Activity: Community activity such as community gardens, joint art projects, dance and cultural exchange, and other such events introduce people to each other and make it easier for neighborhood policing and easy identification of strangers. That sense of identity also puts *eyes on the street* and neighbors look out for each other's kids and property.

Planning should be strategic, and careful, to ensure that increased densities have minimum or low impacts on the fabric of existing neighborhoods.

APPLICABLE DEVELOPMENT CODE REGULATIONS

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.

PROPERTY HISTORY

Apr 24, 2006	The North Bench Annexation was recorded and included the western portion of the subject property.
May 10, 2018	The Dry Creek Lake Annexation was recorded and included the eastern portion of the subject property.
December 10, 2019	City Council approved the Meadowbrook Land General Plan Amendment to HDR and the corresponding concept plan.
July 14, 2020	City Council tabled this item during a regular session.

REPORT ANALYSIS

The applicant seeks approval for the zone change from Commercial to R-3, high density residential, on the 2.25 acres known as Center Pointe Towns. City Council approved a General Plan Amendment in December 2019 changing the designation from Commercial to High Density Residential. This proposed zone change is consistent with that amendment. During that same meeting they approved the concept plan with conditions. Those conditions included: "a traffic study be done to consider some traffic calming measures and also include the mid-block crossing in the study to determine if a crosswalk should be striped as per the MUTCD; and also include that there be a development agreement to state that the max density on this property would be 24 unit town homes or less; and also include in the development agreement that Patterson be part of the HOA and the HOA would maintain the exterior and take care of snow removal.."

These conditions do not impact the approval of this zone change but will need to take place prior to any site plan or subdivision approval.

The R-3 zone allows for density up to 12 units per acre. The approved concept shows townhomes at approximately 11 units per acre. Putting density next to the existing Center Pointe Shopping Center as well as the existing and future recreational uses of Dry Creek provides great amenities for residents and may help minimize impact to traffic in the area, as residents may choose to walk or bike to the nearby stores and recreational opportunities.

Additionally, having a variety of housing types and densities fulfills Best Practice 9.1 from the General Plan to create lifestyle housing and an inclusionary approach. The added variety the proposed density will bring in housing type will provide greater affordability in the neighborhood and might attract younger or older people who do not wish to live in a traditional detached single-family home. Though the proposed townhome units are smaller than the existing detached single-family homes in the area; they still are single family structures and will not significantly alter the nature of the existing neighborhood.

The DRC reviewed the proposed zone change and left one comment related to water dedication:

1. Water dedication will be required at a rate of 5.4-acre feet of culinary water per acre of property and 1.9-acre feet of irrigation water per acre of property. Water dedication must be completed prior to recording of the zone change and prior to the submittal of a preliminary subdivision application.

Please include this comment in your motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Center Pointe Towns zone change, including the DRC comment from June 11, 2020. This recommendation is based on the following findings:

1. The proposed zone change will add a diversity of housing types to the surrounding neighborhood.
2. The proposed zone change will allow for higher density housing within walking distance of retail and recreational uses.
3. The proposed zone change is in compliance with Best Practice 9.1 of the General Plan Land Use Element.
4. The proposed zone change is consistent with the recently approved General Plan amendment to High Density Residential.
5. The proposed zone change will not detrimentally affect the public health, safety and welfare.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on June 11, 2020. The minutes and motion from this meeting are as follows:

2.1) Public hearing and recommendation of Meadowbrook Land's request for review of the Center Pointe Towns zone change, changing the zoning on approximately 2.25 -acres of property located at 1627 Center Pointe Drive from Commercial to R-3 (high density residential).

Sierra Pierson, City Planner, presented information on the agenda item.

Commissioner Hemmert asked if R3 as proposed in the zoning designation was appropriate in the HDR land use designation.

The applicant was present.

Commissioner Hemmert opened public hearing.

There was a public comment regarding traffic and why the agenda item is being heard again when nothing had changed. The comment questioned if the zoning was appropriate, which was answered by Staff. The second part of the public

comment was directed to traffic calming measures. Ross Dinsdale, City Engineer, responded that there were no plans yet, but the City has done preliminary work (inaudible).

Commissioner Hemmert closed public hearing.

Motion: Commissioner Eyre forwarded a positive recommendation of Meadowbrook Land's request for review of the Center Pointe Towns zone change, changing the zoning on approximately 2.25 -acres of property located at 1627 Center Pointe Drive from Commercial to R-3 (high density residential); including all DRC comments from May 20, 2020 and findings stated in the report. Commissioner Nielsen seconded.

Amended Motion: Commissioner Eyre amended his motion to include no more than 24 units as stipulated, to include a traffic calming study and any other stipulations the City Council deems necessary. Commissioner Nielsen seconded.

Vote: Commissioner Hemmert, yes; Commissioner Nielsen, yes; Commissioner Ellis, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Hereth, yes; Commissioner Eyre; yes. The motion passed unanimously.

Center Point Towns Residential Zone Change
DRC Redline Comments

Meadowbrook Land - requests review of the Center Point Towns zone change, changing the zoning on approximately 2.25-acres of property located at 1627 Center Pointe Drive from Commercial to R-3.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present:
Date of Plans Reviewed: 5/12/2020
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:

1. Water dedication will be required at a rate of 5.4 acre feet of culinary water per acre of property and 1.9 acre feet of irrigation water per acre of property. Water dedication must be completed prior to recording of the zone change and prior to the submittal of a preliminary subdivision application.

General Comment: Per the City Council's approval of the Concept plan, before a site plan/subdivision plat is submitted, the conditions of the City Council's motion of approval will need to be met. Their motion to approved included that "a traffic study be done to consider some traffic calming measures and also include the mid block crossing in the study to determine if a crosswalk should be striped as per the MUTCD; and also include that there be a development agreement to state that the max density on this property would be 24 unit town homes or less; and also include in the development agreement that Patterson be part of the HOA and the HOA would maintain the exterior and take care of snow removal. Councilor Condie seconded the motion. Mr. Welch stated that they are still going to pursue a land swap or density swap and then deed this property to the City."

Consistency with the elements of the Lehi City General Plan.

This area has a proposed **[Residential designation]** on the General Plan that has been filed concurrently.

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

From the Lehi City General Plan Land Use Element the following goals and policies related to development should be considered:

1. Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.

2. Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.

3. Promote variety in commercial spaces, densities, and locations.

THIS ITEM NEEDS ENVELOPES AND WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 11th

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

CENTER POINT TOWNHOMES

05/11/2020

ZONE CHANGE

Subject Property: Refer to Figure 1
Current General Plan: HDR
Current Zoning: C
Proposed Zoning: R-3

1.0 Reason and Justification for Proposed Amendment

The proposed zone map amendment is to apply a zoning district to the match the recently changed general plan in this area. The general plan shows High Density Residential as the use for the area south Center Point Dr and adjoining the North Utah County Water Conservancy District – Dry Creek Debris Basin.

The justification for the proposed amendment is to allow for better use of the land on the south side of Center Pointe Drive from the Commercial property with limited development potential to a better use as residential

2.0 Consistency of Proposed Amendment with Goals and Policies of the General Plan

This proposed amendment would apply the policy of the general plan of an "overall pattern of planned and orderly development." This pattern would transition from Commercial to a residential project and then to a recreations area. Center Point Drive acts as a zoning boundary between the commercial and residential zones.

3.0 Compatibility of the Proposed Land Use with Existing Land Uses of Nearby Property

This proposed land use has Commercial to the North (Smiths), North Utah County Water Conservancy District – Dry Creek Debris Basin bounds the area on the West, South and East. Additionally, the Murdock Canal Trail also acts as an additional open space buffer to the existing residential properties to the west.

4.0 Effect of the Proposed Amendment on the Character of Surrounding Area

The proposed amendment and development will complete the roadway improvements along the south side of Center Pointe Dr and improve the existing area that in the past has had soil and rock stockpiles. The proposed site is over 330 feet away from any existing residential properties and will not effect the character of the surrounding area.

5.0 Gain to Public Health, Safety, and Overall Community Benefit from Existing Classification to Proposed Amendment.

This proposed amendment will help to unify the surrounding area with similar land uses and properly planned density transitions from commercial to residential to recreational. . This residential use will allow for development without driveways backing onto Center Point Drive. . This residential use will allow for a development pattern that allows units without driveways backing onto Center Point Drive.

11:036:0264

Boundary Description

COM N 185.68 FT & E 1794.58 FT FR W 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; N 67 DEG 8' 7" W 21.11 FT; ALONG A CURVE TO R (CHORD BEARS: N 19 DEG 21' 12" W 22.22 FT, RADIUS = 15 FT); N 57 DEG 47' 32" W .15 FT; ALONG A CURVE TO R (CHORD BEARS: N 50 DEG 24' 31" E 141.97 FT, RADIUS = 189.94 FT); N 72 DEG 20' 53" E 262.98 FT; S 0 DEG 14' 22" E 120.54 FT; S 81 DEG 44' 52" W 24.07 FT; S 73 DEG 35' 7" W 174 FT; S 58 DEG 41' 41" W 55.96 FT; S 38 DEG 36' 44" W 47.76 FT; N 54 DEG 1' 59" W 25.33 FT; ALONG A CURVE TO L (CHORD BEARS: N 60 DEG 35' 3" W 51.34 FT, RADIUS = 225 FT) TO BEG. AREA 0.925 AC.

11:036:0261

Boundary Description

COM N 385.1 FT & E 2127.59 FT FR N 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; N 0 DEG 14' 42" W 43.06 FT; N 79 DEG 15' 23" E 45.54 FT; N 80 DEG 18' 40" E 87.35 FT; N 77 DEG 4' 19" E 85.39 FT; N 70 DEG 16' 48" E 57.05 FT; S 75 DEG 25' 15" E 99.48 FT; S 43 DEG 22' 48" E 57.54 FT; S 31 DEG 38' 9" E 35.24 FT; S 60 DEG 53' 7" W 56.45 FT; S 65 DEG 14' 39" W 41.91 FT; S 74 DEG 17' 3" W 67.2 FT; S 85 DEG 37' 37" W 62.88 FT; S 69 DEG 33' 39" W 33.2 FT; S 73 DEG 2' 12" W 151.79 FT; S 81 DEG 44' 53" W 30.62 FT; N 0 DEG 14' 22" W 120.55 FT TO BEG. AREA 1.320 AC.

ORDINANCE NO: 41-2020

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR CENTER POINTE TOWNS LOCATED AT APPROXIMATELY 1627 NORTH CENTER POINTE DRIVE

WHEREAS, Meadowbrook Land owner of property located at approximately 1627 North Center Pointe Drive and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-3 (High Density Residential); and

WHEREAS, following a public hearing on June 11, 2020, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on July 14, 2020, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of June 11, 2020; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-3 (High Density Residential).

PART II:

A. If a provision of this Ordinance 41 -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 14th day of July, 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

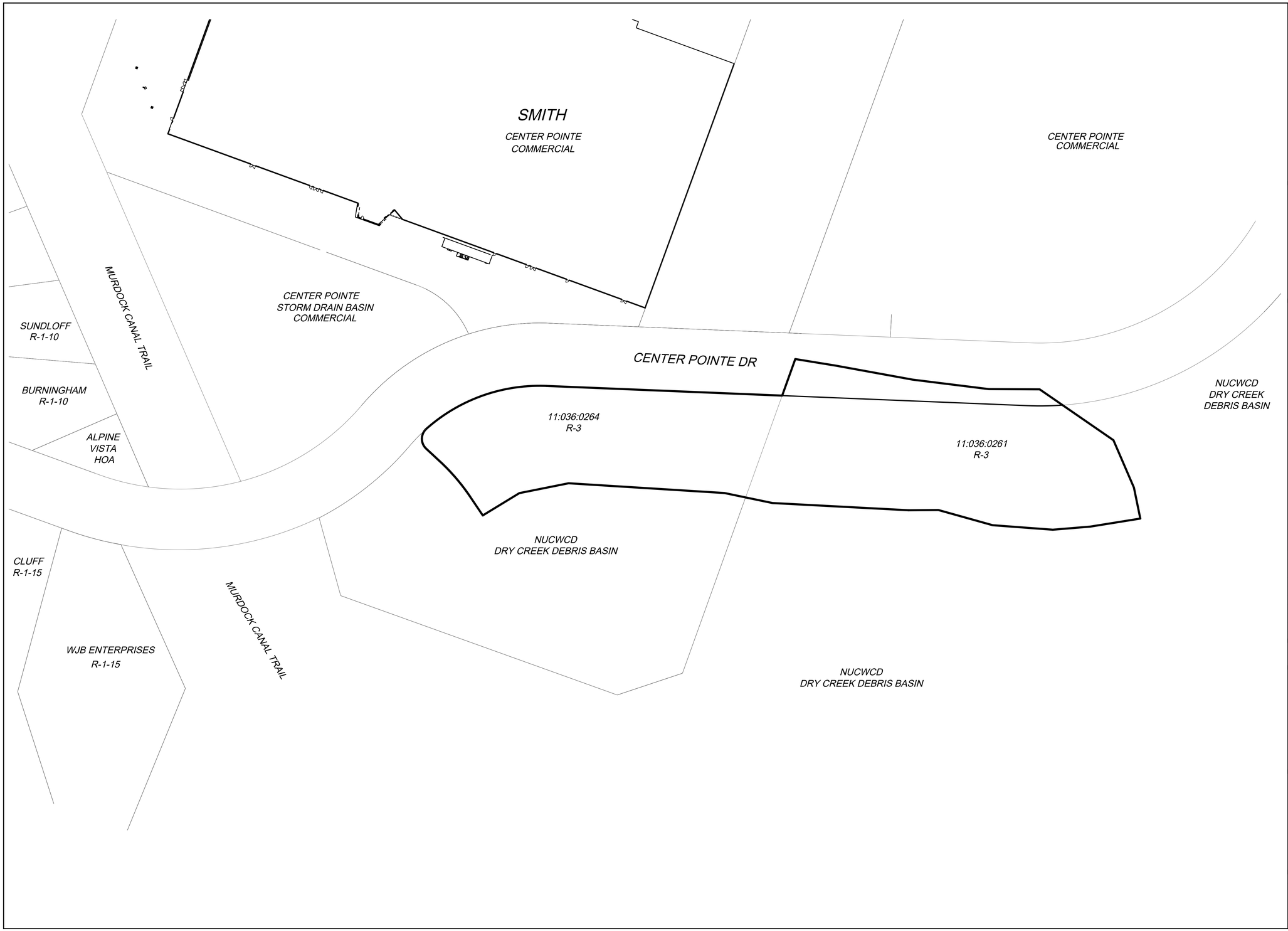
CENTER POINTE TOWNS ZONE CHANGE LEGAL DESCRIPTION

Parcel ID 11:036:0264

Legal Description: COM N 185.68 FT & E 1794.58 FT FR W 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; N 67 DEG 8' 7" W 21.11 FT; ALONG A CURVE TO R (CHORD BEARS: N 19 DEG 21' 12" W 22.22 FT, RADIUS = 15 FT); N 57 DEG 47' 32" W .15 FT; ALONG A CURVE TO R (CHORD BEARS: N 50 DEG 24' 31" E 141.97 FT, RADIUS = 189.94 FT); N 72 DEG 20' 53" E 262.98 FT; S 0 DEG 14' 22" E 120.54 FT; S 81 DEG 44' 52" W 24.07 FT; S 73 DEG 35' 7" W 174 FT; S 58 DEG 41' 41" W 55.96 FT; S 38 DEG 36' 44" W 47.76 FT; N 54 DEG 1' 59" W 25.33 FT; ALONG A CURVE TO L (CHORD BEARS: N 60 DEG 35' 3" W 51.34 FT, RADIUS = 225 FT) TO BEG. AREA 0.925 AC.

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DEVELOPER

MEADOWBROOK
LAND, LLC
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801)642-0119

DEVELOPMENT

CENTER
POINT

N

0 25 50 100 150
SCALE: 1"= 50'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
Zone Change	5/11/2020

PROJECT

CENTER
POINT

DESCRIPTION

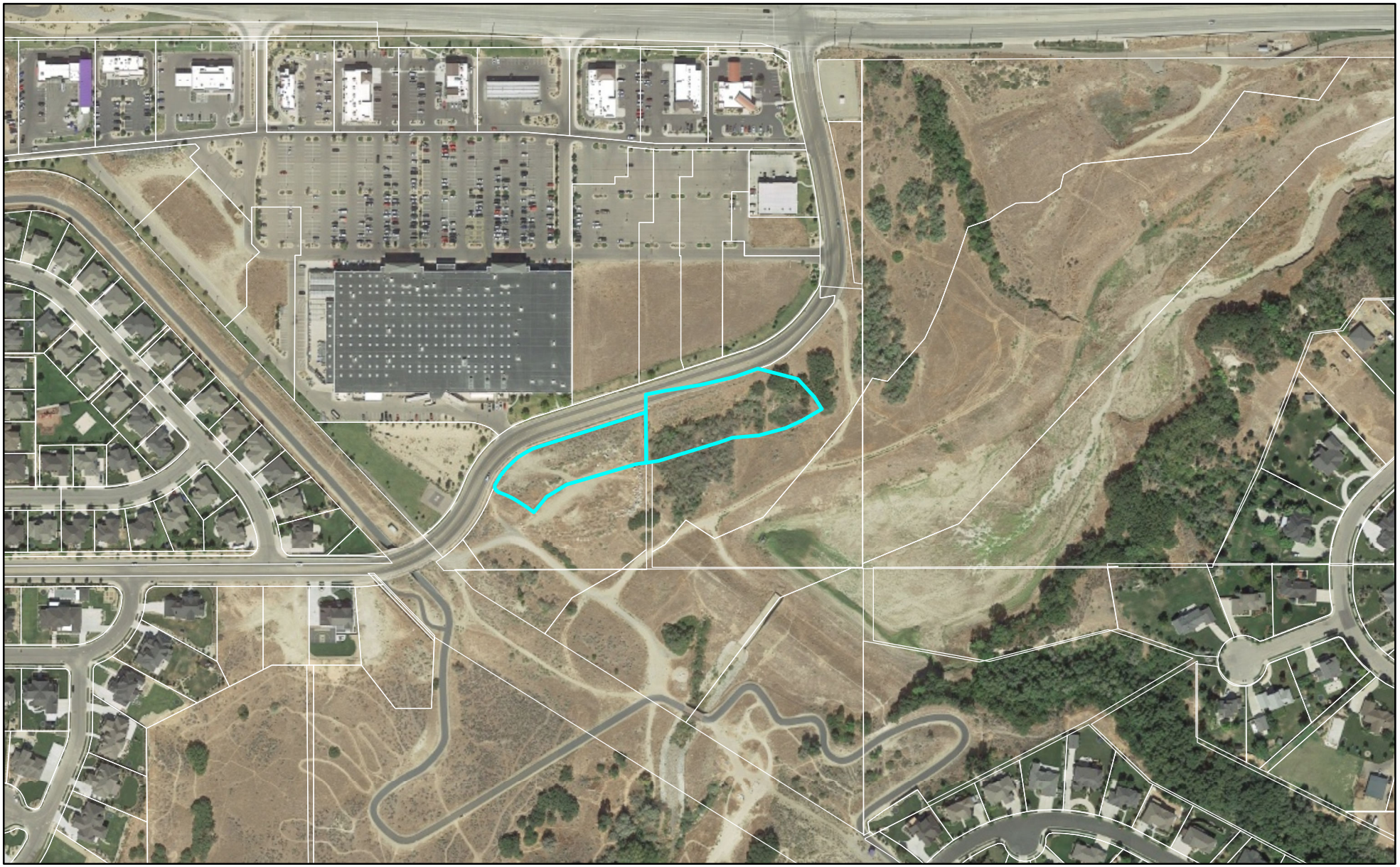
ZONE CHANGE MAP

SHEET NAME	SHEET NUMBER
CONCEPT	C1

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Center Pointe Towns Zone Change

Aerial

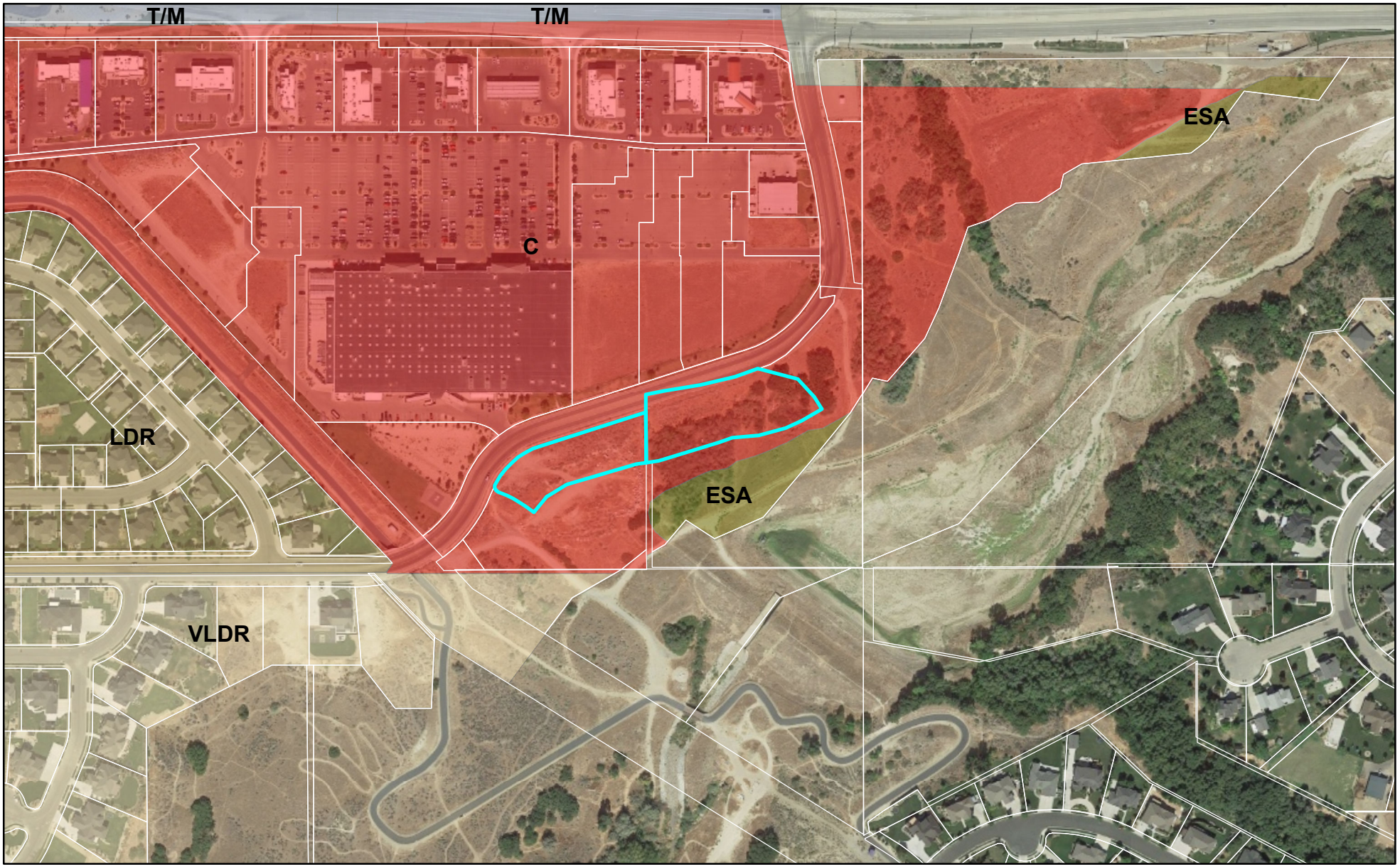


0 400 800 Feet

LEHI CITY

Center Pointe Towns Zone Change

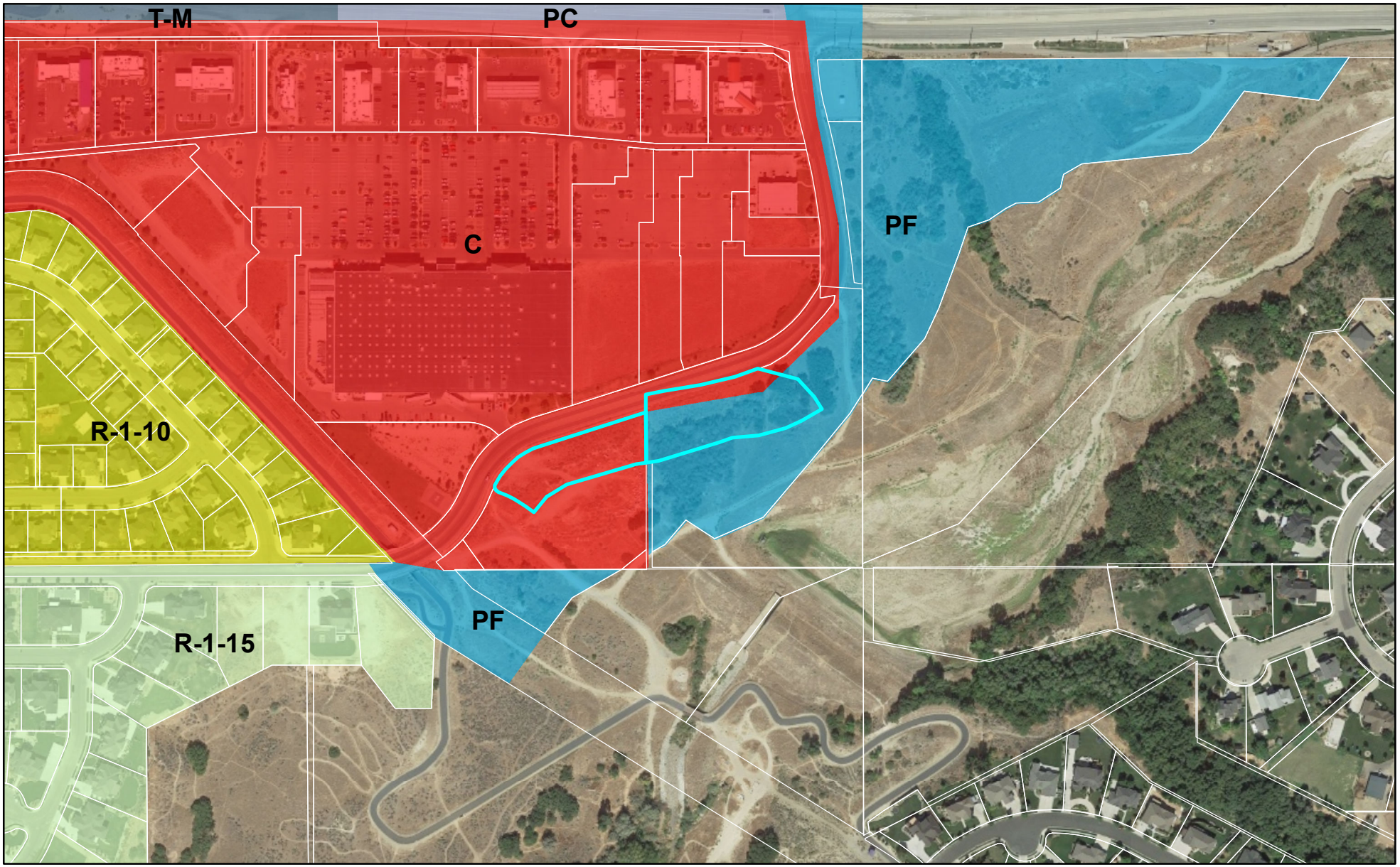
General Plan



LEHI CITY

Center Pointe Towns Zone Change

Zoning



LEHI CITY

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Concept approval for the Traverse Mountain Multi-Family concept, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd.
Petitioner: Riverbend Management

Suggested Action:

Attachments:
CC Staff Report Traverse Mountain Multi-Family Concept 07.28.20.docx

Traverse Mountain Multi-Family Concept DRC 06.24.2020.docx

Traverse Family Multi Family Concept.pdf

TM Multi-family Aerial.pdf

TM Multi-family Zoning.pdf

TM Multi-family General Plan.pdf

TRAVERSE MOUNTAIN MULTI-FAMILY CONCEPT

CITY COUNCIL REPORT

Applicant	Riverbend Management		
Meeting Date	July 28, 2020		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	3851 North Traverse Mountain Blvd		
Project Area	9.74 acres		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	High Density Residential (HDR)		
Adjacent Zoning and Land Use	*North*	PC (Commercial)	Offices/ Fire Station 83
	South	PC (Commercial)	Terrace Retail Center
	East	PC(Commercial)	Undeveloped
	West	PC (Commercial)	Townhomes
Date of DRC Review	June 24, 2020		
Date of Planning Commission	July 9, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Final approval- provided a recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 37.020. Multi-Family Residential Design Standards
A. Purpose and Application. This section is intended to create multi-family developments that will establish permanent neighborhoods, with sustained quality and adequate amenities, and to enhance a sense of community. The provisions of this section shall be applied to all new multi-family residential and mixed use developments, unless otherwise modified by an approved Area Plan, and for exterior remodels.

B. Architectural Standards.

1. General Design Concepts. New development shall be designed for its specific context with a design unique to Lehi City. Developments containing two or more buildings shall possess a similar design theme, and the site shall be designed such that the overall development is cohesive. Building architecture, exterior materials and colors shall coordinate. If a development contains more than one building, structures shall be varied to prevent repetitive design.

2. Side and Rear Facades. These design standards shall be applicable to all sides of a building, with each facade being required to meet the terms of this section.

3. Building Materials. The majority of each facade, meaning 51 percent or more of the wall area excluding windows and doors, shall be constructed of brick, stone, architectural textured concrete, fiber cement siding, wood, or other durable building material as approved by the Planning Commission. Stucco, EIFS, or untreated concrete block (CMU) shall be allowed only as an accent or secondary material. Stucco and EIFS shall not be

used on hierarchal architectural features, pop-outs in a facade, or for wainscots, but shall be allowed on recessed wall areas, walls between entrances, and between hierarchal architectural features. The Planning Commission may approve metal as an exterior building material and as a primary material on a case-by-case basis if an applicant can show that the type of metal is of a high grade and provides architectural quality to a building. Vinyl siding and standing seam metal are prohibited for use as exterior building materials. Building materials shall coordinate; however, materials shall be varied to give diversity and variety to the project. Buildings shall be constructed from differing percentages and combinations of materials.

4. Condominium and Apartment Building Entrances. Condominium and apartment buildings shall provide the following building entrances facing a street:

    a. primary street entrance connecting to interior hallways, stairwells, and elevators for all units to use; and

    b. individual street entrances and sidewalk connections for each ground floor unit (see Figure 135).

5. Architectural Variation. Design diversity adds lasting value to residential neighborhoods. The following standards shall be applied to all multifamily dwelling units:
    a. Multi-family dwellings greater than three units, constructed as apartment or condominium style, shall be designed with architectural wall variations spaced at intervals of 30 to 50 feet in linear width, depending on the size of the project (see Figure 137).

6. Site Planning and Design Standards.

7. Condominium and Apartment Building Orientation. Condominium and apartment buildings shall be oriented towards the street in order to create a "street wall" along the street edge with a minor front yard setback to allow for landscaped areas, courtyards, or plazas. Off-street parking shall not be located between the buildings and street sidewalk and shall be placed at the interior portion of the property (see Figure 139). Buildings shall be setback to allow for required public utility easements unless an alternative option is approved by the Reviewing Departments. No permanent structure shall be allowed within the required public utility easement.

8. Garages. Condominium and apartment buildings shall have garages incorporated into the primary structure with a minimum of 30 percent of the lower level gross floor area utilized as garage areas. Garages shall be placed on the rear sides of buildings accessed by an alley way or parking area. Additional garages may be detached from the principal structure. A common parking garage or structure attached to or incorporated into the building may be utilized in lieu of the 30 percent garage requirement (see Figure 140).

1. Open Space. Common open space is an essential design feature of all multi-family projects, and the following standards shall be met for all new multi-family developments:

    a. Open space areas shall respect and maintain natural features, such as trees and significant vegetation, hills, drainages, wetlands, water bodies, water ways, and other natures features.

    b. All open space areas within multi-family developments shall be designed to have two or more sides of the open space fronting primary internal public or private streets to ensure that open space is visible and available to all residents in the area (see Figure 141).

    c. Open spaces shall be centrally located so they are accessible as a community amenity to all units in the development.

    d. Pedestrian and bicycle connectivity shall be designed into open space areas to interconnect adjacent units, roadways, master planned trails, and greenway corridors.

2. Amenities. Each multi-family project with ten units or more shall include amenities for the residents of the project as per Table 37.080 of the Development Code. Because each project will be different in nature, the amenities are likely to be different. The amount of amenities required shall be in proportion to the proposed number of units in the development. The required number of amenities is listed in Table 37.080 Multi-Family Development Amenities Requirements. Amenities shall be provided according to project size or comparable equivalent amenities as required or recommended by the Planning Commission and, as approved by the City

Council, if required. Amenities included are:

a. picnic areas, which shall consist of a barbeque and two tables on a concrete pad with a cover;

b. sports court, which shall be at least 500 square feet and constructed with concrete or an equivalent hard surface area;

c. playground which shall be constructed of commercial grade materials and include equipment for younger children and older children;

d. club house used for gatherings of residents, which shall be at least 750 square feet in size complete with restrooms;

e. swimming pool, which shall be sub-surface and be no less than 20 feet by 40 feet in size;

f. tennis courts shall be professional regulation size and be constructed of concrete or equivalent hard surface area; and

g. splash pads shall be at least 300 square feet in size, include a minimum of three vertical spray features, and be constructed of concrete.

PROPERTY HISTORY

July 26, 1997 Area brought into the City as part of the Deerfield Annexation

June 11, 2019 City Council approved the Traverse Mountain Area Plan Amendment allowing 317 residential units to transfer from the Riverbend Planning District to the Highway Commercial District.

REPORT ANALYSIS

The applicant requests approval of the proposed Traverse Mountain Multi-Family Concept plan located at 3851 North Traverse Mountain Boulevard in the Traverse Mountain Planned Community. Planning Commission reviewed this and forwarded it with a recommendation instead of granting final approval in part because of the proposed exception to the connectivity standards. The concept shows 317 units located in six buildings, parking garages and covered parking, amenities, the proposed street layout, as well as proposed elevations. DRC members had concerns with servicing this concept plan with utilities in the future. The applicant updated their concept and provided a 3D fly over to show how grading is addressed. Planning Staff feels their updated plans adequately addressed some of the major concerns.

Units and Overall Layout
317 units are shown on 9.74 acres leading to a density of 32.5 units per acre. These units are in six separate buildings, and they range in size from one to three bedrooms. The grade on this site creates some challenges. The ground floor units closest to Traverse Mountain Boulevard will be below the grade of the street. Staff has some concerns with the street engagement and feeling of safety with this design. However, the grade may warrant an exception in this case.

The applicant shows the main amenity and open space in the middle of the site with a pedestrian pathway connecting it to the units on the north and south and a promenade that leads from the leasing building to the proposed section of the Murdock Canal Connector Trail. Staff has expressed concern with the amenity's location between the garages as it limits visibility into the space. Though not specified in the Development Code, Staff sees potential issues as it related to crime prevention through environmental design (CPTED) principles as there is limited natural surveillance and a potential entrapment area. Staff has expressed their concerns with the applicant and recommended finding a different solution for parking.

Parking
Parking is shown provided in 61 tuck under garages, 86 podium parking stalls, 76 garage parking stalls, 94 surface

covered parking stalls, and 182 surface parking spaces. This meets the parking requirements in Table 37.070 and the 30 percent minimum parking garage requirement for multi-family.

Amenities
The proposed concept shows several amenities including a clubhouse, pool, bocce ball, play pad for kids, terraced landscaping, community gardens, fire pits with covered seating, and a dog park. One of the DRC comments is they will need to meet the multi-family amenity requirements of 12 picnic areas, 2 sports courts, 5 playgrounds, at least a 1,500 square foot, and 2 pools/tennis court/splash pad or amenities at an equivalent cost. Planning Commission will review these amenities with their site plan application.

Street Layout
The proposed street layout exceeds the maximum 600-foot length along Traverse Mountain Boulevard. The applicant has expressed concern with the grade in that area and may warrant an exception for the block length. DRC members also expressed concern with the southeastern access, as it appears the potential exists for sight distance hazards. This requires further evaluation and study to ensure all safety requirements are met.

Elevations
The proposed elevations include tuck under garages, balconies, and articulations in the façade. It meets the requirement of 50 percent or less of the façade being stucco. The developer also included more variation on the sides of the building to add visual interest. The ground floor units have gated porches and if they include gates will meet the requirement for all ground level units having access to a public street.

Utilities
Staff had several concerns with utilities and suggested that the applicant submit a basic utility plan with their concept to ensure this layout works. The applicant declined the request and will submit the utility plan for review with the site plan. Staff's concerns include concerns with the public utility easement along Traverse Mountain Boulevard, looping of PI services, and the location of storm drain, PI, and other infrastructure. These issues can be evaluated at final site plan, and utility requirements and Development Code requirements will be reviewed for compliance with the final site plan.

The DRC reviewed the proposed concept and had 17 redline comments including:

1. Doubtful that the PUE space along Traverse Mtn. Blvd. works.
2. Concept plan at 6-23-2020 DRC shows no utilities, all comments and requirements for utilities will be given at preliminary submittal.
3. Need to incorporate LID into project
4. A traffic study will need to be provided.
5. Easternmost drive access will need to line up with driveway across the street
6. Southeastern access will need to be evaluated, appears to have very poor sight distance. Will need to meet safety standards
7. PI line must loop through site, eliminate long dead end run on South side
8. Storm drain, PI and sewer main will probably not be allowed within the PRWUA easement
9. Will need to meet Multi-family amenities requirement including: 12 picnic areas, 2 sports courts, 5 playgrounds, at least a 1,500 square foot, and 2 pools/tennis court/splash pad.
10. The 600' block length is exceeded along Traverse Mountain Boulevard, an exception would be required to allow the layout as proposed.
11. Multi-family design standards need to be met for building architecture.
12. Recommend angled on-street parking along south drive.
13. Show individual entrances and sidewalk accesses to the street on all ground floor units.
14. Provide elevations of the carports and detached garages. The elevations need to match the buildings as far as color, materials and quality.
15. The Area Plan amendment needs to be recorded prior to site plan or subdivision applications being submitted.
16. Consider wrapping the building around the corner of TM Blvd. and Traverse Parkway with a stepped building going down the slope.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **CONDITIONED APPROVAL** of the proposed Traverse Mountain Multi-Family Concept Plan, with the conditions that the layout be modified to accommodate utilities and meet applicable Development Code requirements. This recommendation is based on the following findings:

1. The proposed concept may be difficult for utilities as drafted.
2. The proposed concept does not meet the Connectivity Standards in the Development Code and requires an exception.
3. The proposed concept has safety concerns with sight distance on the proposed roadway.
4. The proposed concept will provide needed apartment style housing in an optimal location.
5. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

Planning Commission reviewed the Traverse Mountain Multi Family Concept Plan on July 9, 2020 below are the minutes and motion from that meeting:

2.4 Public hearing and recommendation of Riverbend Management's request for review of the Traverse Mountain Multi-Family concept, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd.

Applicant Devin Belnap, Rob Cottle and Katie Belnap were present for questions.

Commissioner Hemmert opened public hearing.

Commissioner Hemmert closed public hearing.

Commissioner Nielsen was concerned about where the connection was. He felt that it would be nice if it was in an area to be in a more pedestrian friendly area with the retail.

Scott motioned recommend conditional approval with the conditions that it be made to modify utilities and address Commissioner Nielsen's concerns of connectivity.

Abe second.

Motion: Commissioner Bunker motioned to recommend approval of Riverbend Management's request for review of the Traverse Mountain Multi-Family concept, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd**.**, with the conditions that it be made to modify utilities and address Commissioner Nielsen's concerns of connectivity. including all DRC comments and findings stated in the report. Commissioner Nielsen seconded.

Vote: Commissioner Hemmert, yes; Commissioner Nielsen, yes; Commissioner Petersen, yes; Commissioner Ellis, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Hereth, yes. The motion passed unanimously.

Traverse Mountain Multi-Family Concept
DRC Redline Comments

Riverbend Management - requests review of the Traverse Mountain Multi-Family concept, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None due to Covid-19
Date of Plans Reviewed: 06/15/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:

Glade – Power:

1. Doubtful that the PUE space along Traverse Mtn. Blvd. works.
2. Circ. Study Required– over 1MW. For details call or e-mail: gkirkham@lehi-ut.gov 385.201.2616

Kerry – Fire: No comments

Greg – Water/Sewer:

3. Concept plan at 6-23-2020 DRC shows no utilities, all comments and requirements for utilities will be given at preliminary submittal.

Trent – Parks: No comments

Gary – Building/Inspections: No comments

JD – Streets:

Ross – Engineering:

4. Need to incorporate LID into project
5. A traffic study will need to be provided.
6. Westernmost drive access will need to line up with driveway across the street
7. Southeastern access will need to be evaluated, appears to have very poor sight distance. Will need to meet safety standards
8. PI line must loop through site, eliminate long dead end run on South side
9. Storm drain, PI and sewer main will probably not be allowed within the PRWUA easement.

Kim – Planning:

10. Will need to meet Multi-family amenities requirement including: 12 picnic areas, 2 sports courts, 5 playgrounds, at least a 1,500 square foot, and 2 pools/tennis court/splash pad.
11. The 600' block length is exceeded along Traverse Mountain Boulevard, an exception would be required to allow the layout as proposed.
12. Multi-family design standards need to be met for building architecture.
13. Recommend angled on-street parking along south drive.
14. Show individual entrances and sidewalk accesses to the street on all ground floor units.
15. Provide elevations of the carports and detached garages. The elevations need to match the buildings as far as color, materials and quality.
16. The Area Plan amendment needs to be recorded prior to site plan or subdivision applications being submitted.
17. Consider wrapping the building around the corner of TM Blvd. and Traverse Parkway with a stepped building going down the slope.

GENERAL COMMENTS:

1. A soils report will be needed if this moves past concept.
2. The DRC feels like it would be in the best interest of the applicant to look into utilities, PUE's, site access, etc. and how this site can be serviced prior to going beyond a concept plan.

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 9th

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.

LEHI MULTI-FAMILY

11 JUNE 2020

Babcock Design



REVISION NARRATIVE - 5.29.2020

Page 4:

Under site narrative:

- Remved 45 degree parking
- Added stand alone garages and car ports

Building code narrative:

- Clubhouse SF changed
- Added Stand alone garages construction type

Page 5:

Under Leasing / Fitness Building + Clubhouse Narrative:

- Clubhouse SF changed

Page 7:

Site Summary:

- Added Building Types A, B, C
- Added overall efficiency calculation
- Added carports and stand alone garages to site plan and to parking calculations (added a colored key to site plan for covered parking type)
- Added note for trail at south side of easement

Page 14:

- Pool House SF grew slightly – overall Clubhouse SF reflects that number

Page 15:

- Now named Building A
- Unit count remained the same, changed 1br types to reduce width of overall building to 233'-6"
- Gross SF with and without Garages changed
- Garages reduced from 19 to 16 garages
- Hallway reduced from 6' to 5'
- Reduced size of lobbies

Page 16:

- Added a new building – Building B
- Identical to Building A – except added a 3BR at ground level and 3 fewer garages at ground level

Page 19:

- Now named Building C
- Hallway reduced from 6' to 5'
- Reduced overall Gross square footages – units remained the same

Page 21 – 25:

Revised Elevations

Page 28 – 35 :

Added Conceptual 3D imagery

GENERAL PROJECT INFORMATION

OWNER: Traverse Mountain Commercial Venture LLC
Devin Belnap VP of Development
Riverbend Management Inc.

PROJECT NAME: Lehi Traverse Mountain Multifamily

LOCAL AUTHORITY HAVING JURISDICTION:
Lehi City, Utah County
Planning Division
153 North 100 East
Lehi, UT 84043
385.201.1000

PLANNING CONTACT:
Brittney Harris
385.201.2516
bharris@lehi-ut.gov

GENERAL SITE INFORMATION

Property Information

PARCEL SERIAL	53:257:0001
PROPERTY ADDRESS	3851 N Traverse Mountain BLVD, Lehi, UT 84043
LEGAL DESCRIPTION	LOT 1, PLAT A, TRAVERSE MOUNTAIN SUBDV. AREA 9.455 AC
ACREAGE	9.455
PARCEL SERIAL	11:031:0197
Property Address	84043
ACREAGE	4.342
PARCEL SERIAL	53:305:0010
PROPERTY ADDRESS	3651 N Traverse Mountain BLVD
ACREAGE	5.007

LAND USE AND ZONING INFORMATION

PROJECT PROPERTY ZONING	PC – Planned Community District – Part of existing Traverse Mountain Area Plan as Amended by Riverbend
ALL SURROUNDING PROPERTY ZONING	PC – Planned Community District
GENERAL PLAN OVERLAY	C – Commercial District ESA – Environmentally Sensitive Area Provo Reservoir Canal (PRC) or a.k.a Murdock Canal

Provo River Water Users Association (PRWUA):
285 West 1100 North
Pleasant Grove, UT 84062
Dave Faux
Office: 801.796.8770 x 274
Cell: 801.376.1799
dwf@prwua.org
https://www.prwua.org/

There is a 120” diameter aqueduct running along the strip of land along the south edge of the project site which continues across W Traverse PKWY. This 90’ wide strip of land is owned by others.

Jordan Valley Water Conservancy District (JVWCD):
Shane Swensen
801.565.4300
shanes@jvwcd.org
https://jvwcd.org/

Michele Guy
micheleg@jvwcd.org

There is an additional JVWCD easement containing the Jordan Aqueduct that runs parallel to and just north of the PRWUA aqueduct. The easement has the following restrictions:

1. No buildings or anything permanent.
2. No large trees or vegetation.
3. If repairs need to be made to the aqueduct, large machinery will be required and anything we place on the easement would need to be replaced at the Owner’s cost.

ADOPTED CODES

- IBC 2011
- IFC 2012
- IPC 2012
- IMC 2012
- NEC 2017
- FGC 2012
- IECC 2012
- ICC/ANSI A117.1-2009

Traverse Mountain Area Plan:
https://www.lehi-ut.gov/area-plans/

Development Code:
https://www.lehi-ut.gov/government/municipal-code/development-code/

Per Chapter 5 Zoning Districts, Table 05-040-B Table of Bulk and Intensity Requirements Commercial, Industrial, and Business Park Zones:

1. Minimum Lot Width / Frontage - 60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council.
2. Minimum Front Yard and Corner Yard - No minimum requirement; however, setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080.
3. Minimum Rear Yard - As allowed by IBC and must recognize any easements and comply with Chapter 12-080.
4. Minimum Side Yard - As allowed by IBC and must recognize any easements and comply with Chapter 12-08.
5. Minimum Open Space Requirement – 10%.

Per Chapter 12 Development Standards:

1. 35’ clear vision triangle at streets.
2. Apartment buildings shall be oriented towards the street in order to create a “street wall” along the street edge with a minor front yard setback to allow for landscaped areas, courtyards, or plazas. Off-street parking shall not be located between the buildings and street sidewalk and shall be placed at the interior portion of the property (see Figure 139). Buildings shall be setback to allow for required public utility easements unless an alternative option is approved by the Reviewing Departments. No permanent structure shall be allowed within the required public utility easement.
3. Garages. Condominium and apartment buildings shall have garages incorporated into the primary structure with a minimum of 30 percent of the lower level gross floor area utilized as garage areas. Garages shall be placed on the rear sides of buildings accessed by an alley way or parking area. Additional garages may be detached from the principal structure. A common parking garage or structure attached to or incorporated into the building may be utilized in lieu of the 30 percent garage requirement.
4. Landscaping Plan. Development plans shall include a landscaping plan for all multi-family developments, which shall be installed by the developer. For projects with more than ten units, the landscaping plan shall provide trees on the site equal to the number of dwelling units, 20 percent of which shall be coniferous evergreen trees and two shrubs of five-gallon size for each dwelling unit. The coniferous trees shall be at least six feet in height and the deciduous trees shall be at least two inches in caliper.

Per Chapter 37 Design Standards, Table 37.070 Table of Off-Street Parking Requirements:

1. Multifamily Dwellings – One bedroom or less

   1 stall + 1 guest stall per 3 units. 1 covered.
2. Multifamily Dwellings – Two bedroom or more

   2 stalls +1 guest stall per 3 units. 1 covered.
3. Tandem configuration not allowed.

SITE NARRATIVE

The project site occupies a portion of three parcels of land and is bordered by North Traverse Mountain Boulevard along the north, West Traverse Parkway along the east and a parcel of land owned by Provo River Water Users Association along the south. There is an additional JVWCD easement containing the Jordan Aqueduct that runs parallel to and just north of the PRWUA aqueduct.

The existing site grade has a high point elevation of 4860.00' at the intersection of N Traverse Mountain Boulevard and North Traverse Mountain Boulevard and a low point of 4810.00' running along the entire south property line. The 50' grade differential requires the strategic use of retaining walls as well as using the building structures as soil retaining components where possible.

This project requires two fire access points with 26' wide fire access drives throughout. A combination of parking has been provided in both options as follows:

1. 90-degree parking, 9' x 18' stalls.

2. Carports, 9' x 18' stalls; Stand alone Garages, 10' x 20' - refer to site plan for quantities

3. City approved typical 6" concrete curb and gutter throughout.

4. Asphaltic paving at drives throughout with valley gutters as needed.

The site plan is organized with one entry point west of the intersection of N Traverse Mountain Boulevard and North Traverse Mountain Boulevard and the second entry point at the southeast corner from West Traverse Parkway.

All apartment buildings and the leasing building are used as soil retaining components allowing the middle green open space to be relatively flat at 1:20 slope with amenities placed throughout. All parking areas and drives along parking stalls are at 1:20 slope or less. Drives that do not have parking are at 1:10 slope or less. The amenity spaces include a micro park at the west with retaining walls along main entry drive, sand volleyball court, clubhouse and fitness building with pool, paved plaza space with fire pits, seating and tension shade structures, pickleball court(s) and nicely landscaped green space throughout.

BUILDING CODE NARRATIVE

Project Building Areas

49 Unit Building	15,096 s.f. (4 floors) =	64,384 s.f.
60 Unit Building	16,095 s.f. (5 floors) =	80,475 s.f.
Leasing / Fitness Building	4,345 s.f.	
Clubhouse Building	3,465 s.f.	
Grand Total Units:	317	

Use and Occupancy Classification
Group R-2 Apartment Buildings
Group U at tuck under private garages at (4) 49-unit buildings
Group S-2 at private ground level parking at (2) 60-unit buildings
Group B Leasing / Fitness and Clubhouse Buildings

Construction Type

Apartment Buildings	Type VA
Leasing / Fitness Building	Type VB
Clubhouse	Type VB
Ground Level Open Parking	Type 1A
Stand alone Garages	Type VB

Fire Sprinkling
Per NFPA 13

Building Height in Feet (Table 504.3):

Apartment Buildings	Allowable 70'	Actual 64'
Leasing / Fitness Building	Allowable 60'	Actual 44'
Clubhouse	Allowable 60'	Actual 25'

Building Height in Stories (Table 504.4):

Apartment Buildings	Allowable 4	Actual 4
Leasing / Fitness Building	Allowable 3	Actual 3
Clubhouse	Allowable 3	Actual 1

Area Per Floor (Table 506.2):

R-2 Allowable 36,000 s.f.	Actual at 49 Unit Building 15,096 s.f. Actual at 60 Unit Building 16,095 s.f.
U Allowable 27,000 s.f.	Actual at 49 Unit Building 6,007 s.f.
S-2 Allowable 316,000 s.f.	Actual at 60 Unit Building 16,095 s.f.
B Allowable 27,000 s.f.	Actual at Leasing / Fitness Building 4,345 s.f. Actual at Clubhouse Building 3,255 s.f.

Building Area Modifications per 506.3 are not needed.

Per IBC 2011 Section 420.2, Demising walls shall be fire partitions rated one hour. Demising walls shall extend to underside of floor or roof decking.

Per IBC 2011 Section 420.3, Floor / ceiling and roof / ceiling assemblies shall be constructed as horizontal assemblies rated one hour.

Per IBC 2011 Table 601	**Type VA**	**Type VB**	**Type IA**
Primary Structural Frame	1 hour rated	0 rating	3 hour rated
Bearing Walls Exterior	1 hour rated	0 rating	3 hour rated
Bearing Walls Interior	1 hour rated	0 rating	3 hour rated
Nonbearing Walls and Partitions Interior	0 hour rated	0 rating	0 rating
Floor Construction	1 hour rated	0 rating	2 hour rated
Roof Construction	1 hour rated	0 rating	1 ½ hour rated

Per IBC 2011 Table 602
Separation distances from imaginary property line both directions to face of buildings is 10' or greater and therefore exterior walls must be rated one hour.

Per IBC Table 705.8
Separation distances from imaginary property line both directions to face of buildings is 5' or greater and therefore Unprotected Openings, Sprinklered, no more than 25% will be allowed.

Per IBC Table 708.3, Exception 1
Corridor walls shall be permitted to have 30-minute rating; however, corridor walls are bearing and shall be one hour rated. Unit doors in corridors shall be permitted to be 20-minute rated.

Per IBC Table 713.4
Elevator and Stair shaft enclosures connecting 4 stories shall be 2-hour rated. Where shaft occurs at an exterior wall, wall shall be one hour rated per IBC 2011 Table 601.

APARTMENT BUILDING NARRATIVE

All apartment buildings have double loaded corridors with one stair enclosure at each end. One elevator is provided at each building. Each elevator shall be 3,500# capacity with off-center operating door for gurney capability. One centrally located mechanical shaft shall be provided for corridor conditioning ductwork from RTU at roof above. Corridor floors shall have 1 ½" thick gypcrete topping and LVT flooring.

The 49-unit building has tuck under garages running along one side of the single loaded corridor at the ground level. These garages will be private, each with a garage door and opener. Refer to building sections to see the conditions that this occurs on the site. The floor of each garage may step 4" lower to assist in grade change at the adjacent drive. The concrete drive will be warped at the demising walls.

Parking at the 60-unit building shall be one open space at the ground level with a 23' wide one-way drive and 90 degree 18' deep stalls each side. Walls at three sides are to be 50% open air, while one side will be a concrete retaining wall; mechanical ventilation will not be required. This is the single location of Type IA construction in the project and occurs only at the ground level.

Each apartment unit shall have 20-minute rated 36" wide unit entry door and 2'-10" wide interior doors. Countertops shall be granite at kitchen and vanities. Floors shall have 1 ½" thick gypcrete topping and LVT flooring. Flooring shall be LVT in common areas and bathrooms, and carpet in bedrooms and closets.

Unit HVAC shall be heat pumps with fan coil in closets accessible from corridor with louvered return, ducted supply and heat pumps at roof directly above each unit. Water heaters are to be electric and shall be in same closet as HVAC and accessible from corridor side.

Exterior of buildings shall be a mix of stucco and Hardie board siding with vinyl windows and swinging glass doors at the balcony. Unit balconies shall be one hour rated at the bottom with fluid applied waterproofing at the walking surface.

ACCESS TO APARTMENT BUILDINGS

Due to the sloping grade of the site, access to each apartment building will be via a combination of steps, 1:12 switchback ramps, steps and sidewalks. The spaces created will be attractively landscaped with common spaces for BBQ stations and seating.

LANDSCAPING

Landscaping shall consist of a combination of sod with sprinkler irrigation in manicured area and natural grasses in others. Weed control fabric with rock mulch at 10% of area. Larger boulders at water retention areas. Native trees and bushes and flowers are to be provided in strategic locations.

LEASING / FITNESS BUILDING + CLUBHOUSE NARRATIVE

The leasing / fitness building has a unique configuration of serving as a soil retaining component and of being a three-story building totaling 4,345 SF. Spaces are as follows:

1. Reception desk
2. Leasing center
3. Lobby / waiting
4. Outdoor wrap-around balcony
5. On demand fitness
6. On demand yoga
7. On demand cycling
8. Free weights, tread mills, elliptical machines, and cycles.
9. Bouldering wall
10. Restrooms with showers

The clubhouse building serves as a central concentration of interior amenity spaces totaling 3,465 SF with an adjacent pool. Spaces are as follows:

1. Small management office
2. Small maintenance office
3. Conference room
4. Business center / co-working space / phone booths
5. Rentable room with small kitchenette
6. Small kitchenette
7. Central mail room
8. Central delivered package room
9. Pool restrooms with outdoor showers
10. Dog washing room
11. Mechanical room for pool condensing boiler, chemical storage, peristaltic pump and chemical distribution equipment.
12. Mechanical room for central control of house and site lighting.
13. 40,000-gallon heated pool.
14. Heated spa.

TRASH COLLECTION

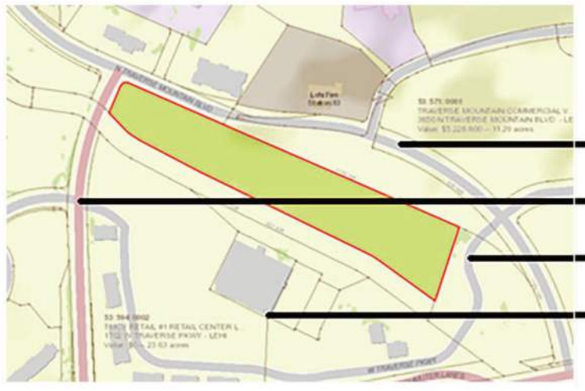
Trash chutes will not be provided. Tenants shall be responsible for removal of their own waste and for depositing that waste at dumpster enclosure locations adjacent each building. Dumpster enclosures shall be split face CMU or thin coat stucco over CMU with steel double swing gates and man door. Enclosures to be large enough for (2) four-yard dumpsters. A roof cover shall be provided.



Parcel Serial: 11:031.0177
Address: Null



Parcel Serial: 11:031.0197
Address: 84043



Parcel Serial: 53.257:0001
Address: 3851 N Traverse Mountain BLVD



Parcel Serial: 53:305:0010
Address: 3651 N Traverse Mountain BLVD



Parcel Serial: 53:257:0014
Address: Lehi, UT 84043



LEHI MULTI FAMILY

SITE PLAN
LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020

Babcock Design

site summary

Gross site area	9.74 acres
buildable area	8.24 acres
easement area	1.50 acres
Number of dwelling units	317
Overall Density	32.5 DU/AC
Density in Buildable Area	38.5 DU/AC

Units

TYPE	SF	# OF UNITS		TOTAL UNIT TYPE SF
studio	625	24	7.6%	15,000
1 bed 1 ba	776	128	40.4%	99,328
2 bed 1 ba	880	24	7.6%	21,120
2 bed 2 ba	1,045	120	37.9%	125,400
3 bed 2 ba	1,215	21	6.6%	25,515
Total		**317**	**100%**	**286,363**

903 average net SF

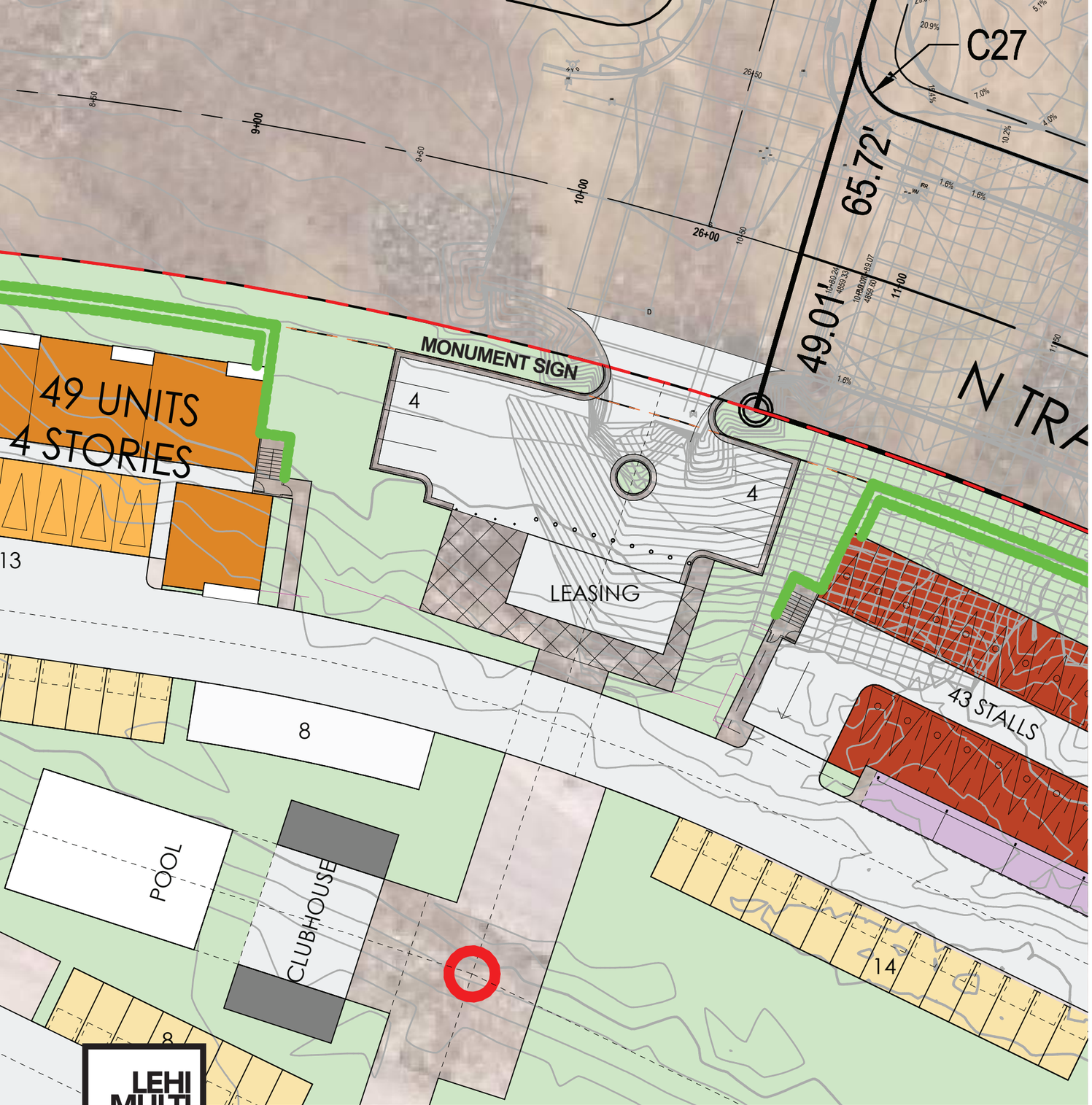
Gross Building

NET SF	# OF BLDGS	NET SF TOTAL	GROSS PER BLDG	GROSS TOTAL	GROSS W/ GARAGE
BUILDING A - 49 UNITS					
44,533	3	133,599	52,200	156,600	170,964
BUILDING B - 50 UNITS					
45,748	1	45,748	53,182	53,182	56,988
BUILDING C - 60 UNITS					
53,508	2	107,016	63,063	126,126	158,396
Total				**335,908**	**386,348**

efficiency: 85.25%
total SF w/ amenity **343,718**
efficiency: **83.31%**

Parking

REQUIRED	#UNITS	SPACES PER UNIT	SPACES REQ'D
studio	24	1.0	24
1 bed 1 ba	128	1.0	128
2 bed 1 ba	24	2.0	48
2 bed 2 ba	120	2.0	240
3 bed 2 ba	21	2.0	42
total			482
		GUEST	17
		TOTAL REQ'D	**499**
PARKING PROVIDED			**1.57 stalls per unit**
Surface covered parking			94
Tuck under garages (@Bldgs A & B)			61
Podium parking (@Bldg C)			86
Garage parking			76
total covered			317
Surface parking			14
Parking at easement			168
Total			**499**













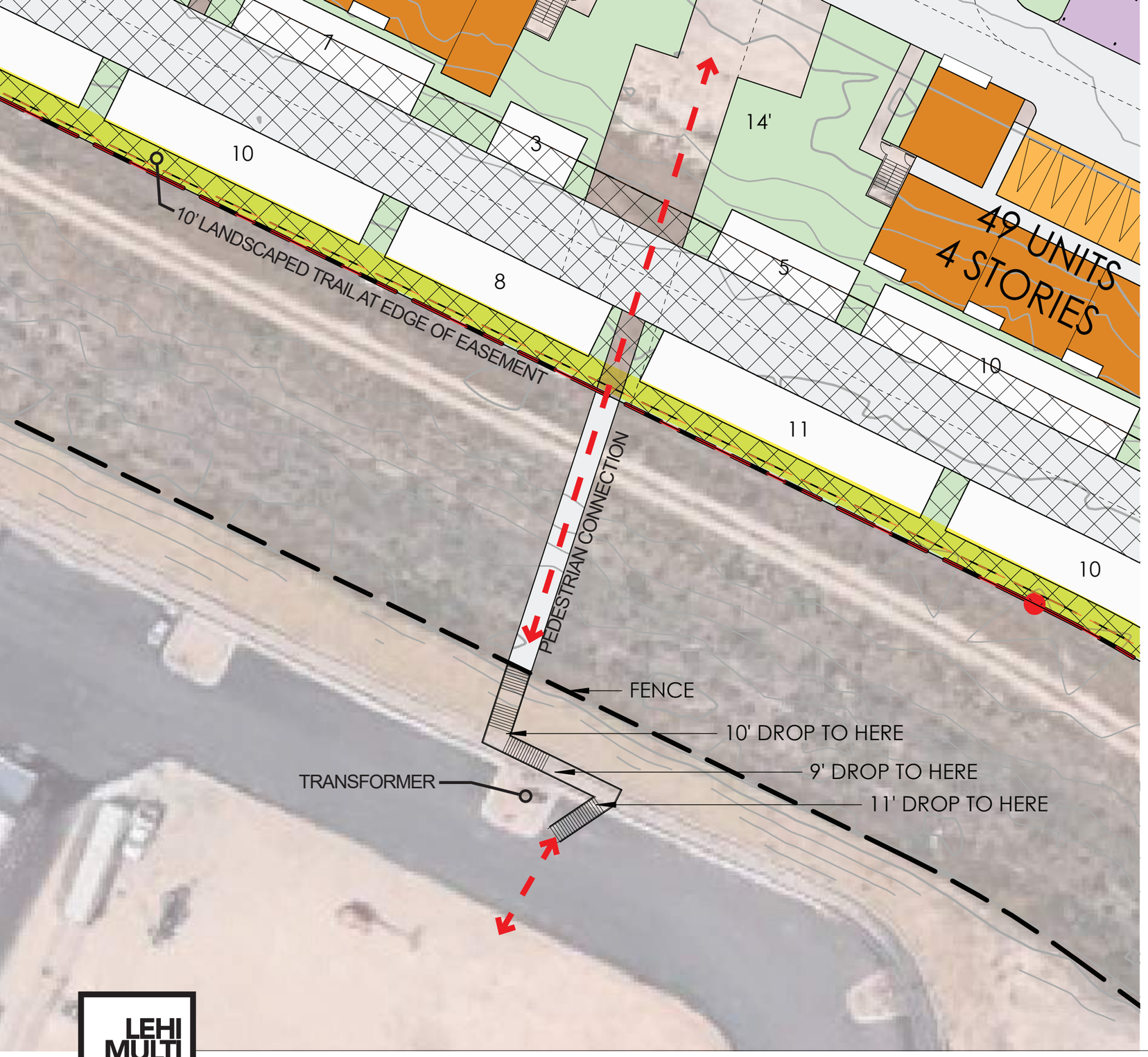


LEHI MULTI FAMILY

ENLARGED SITE PLAN - ENTRY AT LEASING / DROP OFF / LOADING ZONE / VISITOR PARKING

LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020

Babcock Design







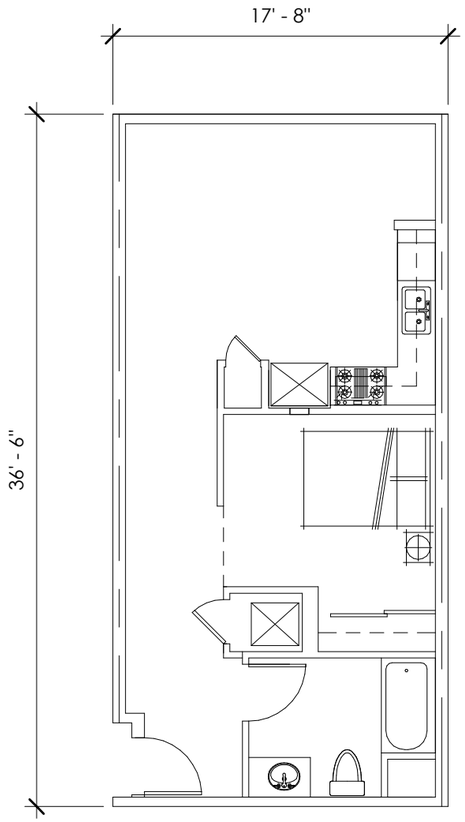
LEHI MULTI FAMILY

ENLARGED SITE PLAN - PEDESTRIAN ACCESS TO HARMON'S

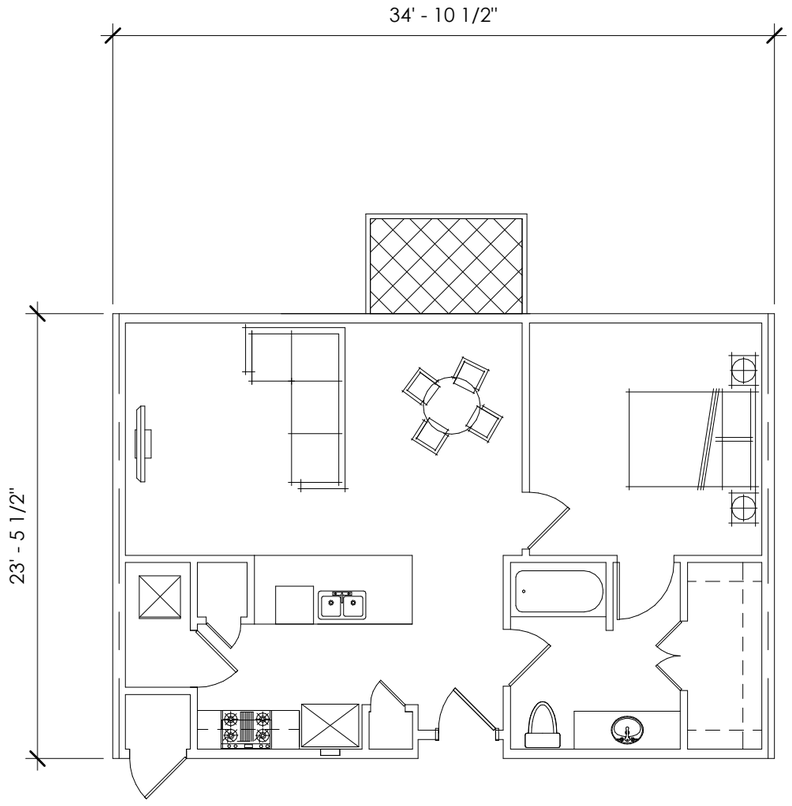
LEHI, UTAH | RIVERBEND MANAGEMENT

11 JUNE 2020

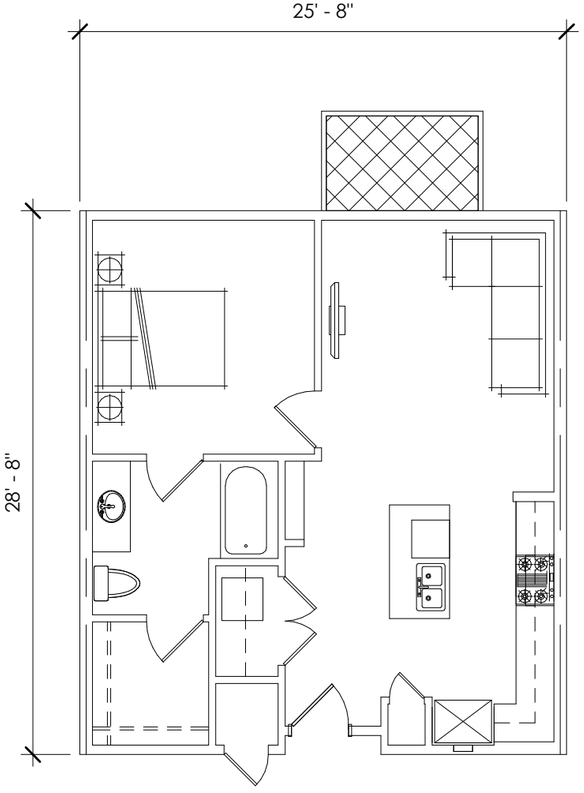
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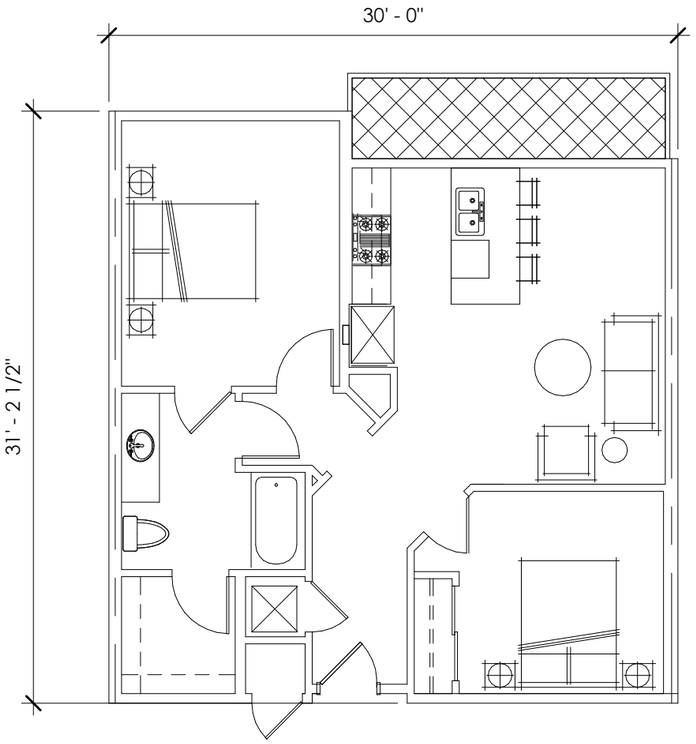
STUDIO
APPROX 625 SF



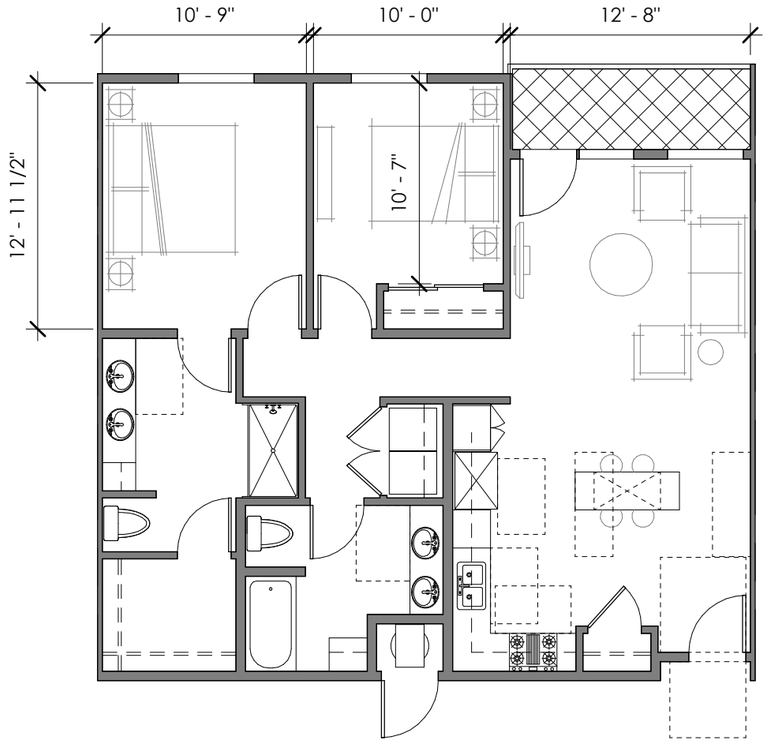
1 BED 1 BA
APPROX 818 SF



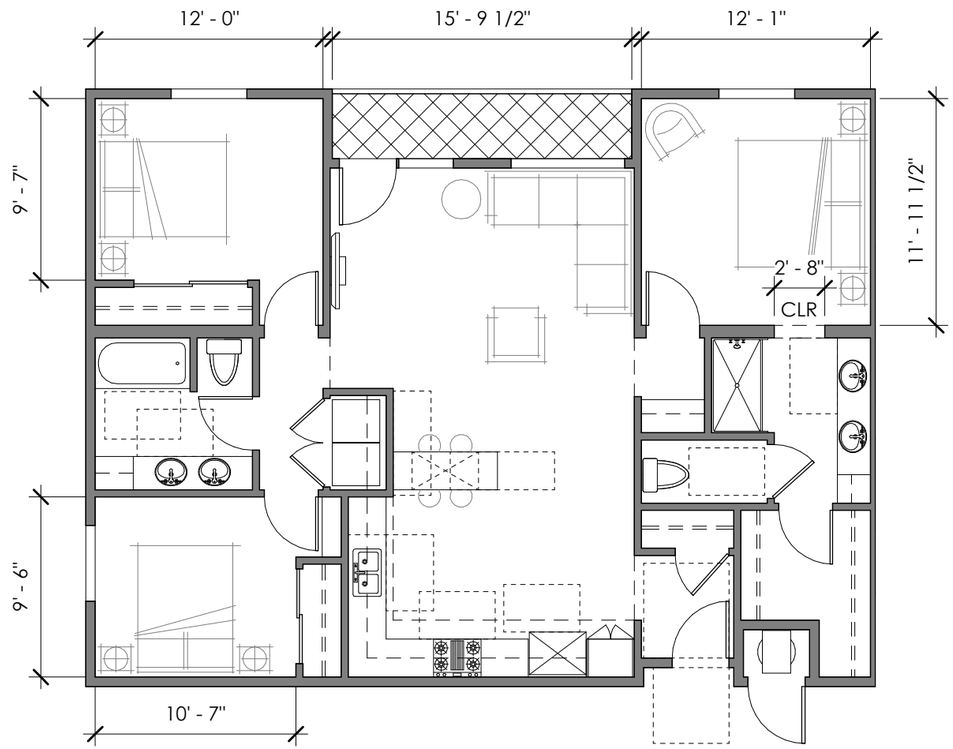
1 BED 1 BA
APPROX 735 SF



2 BED 1 BA
APPROX. 880 SF



2 BED 2 BA
APPROX. 1045 SF



3 BED 2 BA
APPROX. 1215 SF



FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION



SIDE ELEVATION

LEHI MULTI FAMILY

49 UNIT BUILDING
LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020

Babcock Design



LEHI MULTI FAMILY

49 UNIT BUILDING
LEHI, UTAH | RIVERBEND MANAGEMENT
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49 UNIT BUILDING
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LEHI MULTI FAMILY

49 UNIT BUILDING
LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020

Babcock Design



FRONT ELEVATION



BACK ELEVATION

LEHI MULTI FAMILY

60 UNIT BUILDING
LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020

Babcock Design



SIDE ELEVATION



SIDE ELEVATION



LEHI MULTI FAMILY

60 UNIT BUILDING
LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020

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LEHI MULTI FAMILY

60 UNIT BUILDING

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11 JUNE 2020

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LEHI MULTI FAMILY

60 UNIT BUILDING
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11 JUNE 2020

Babcock Design



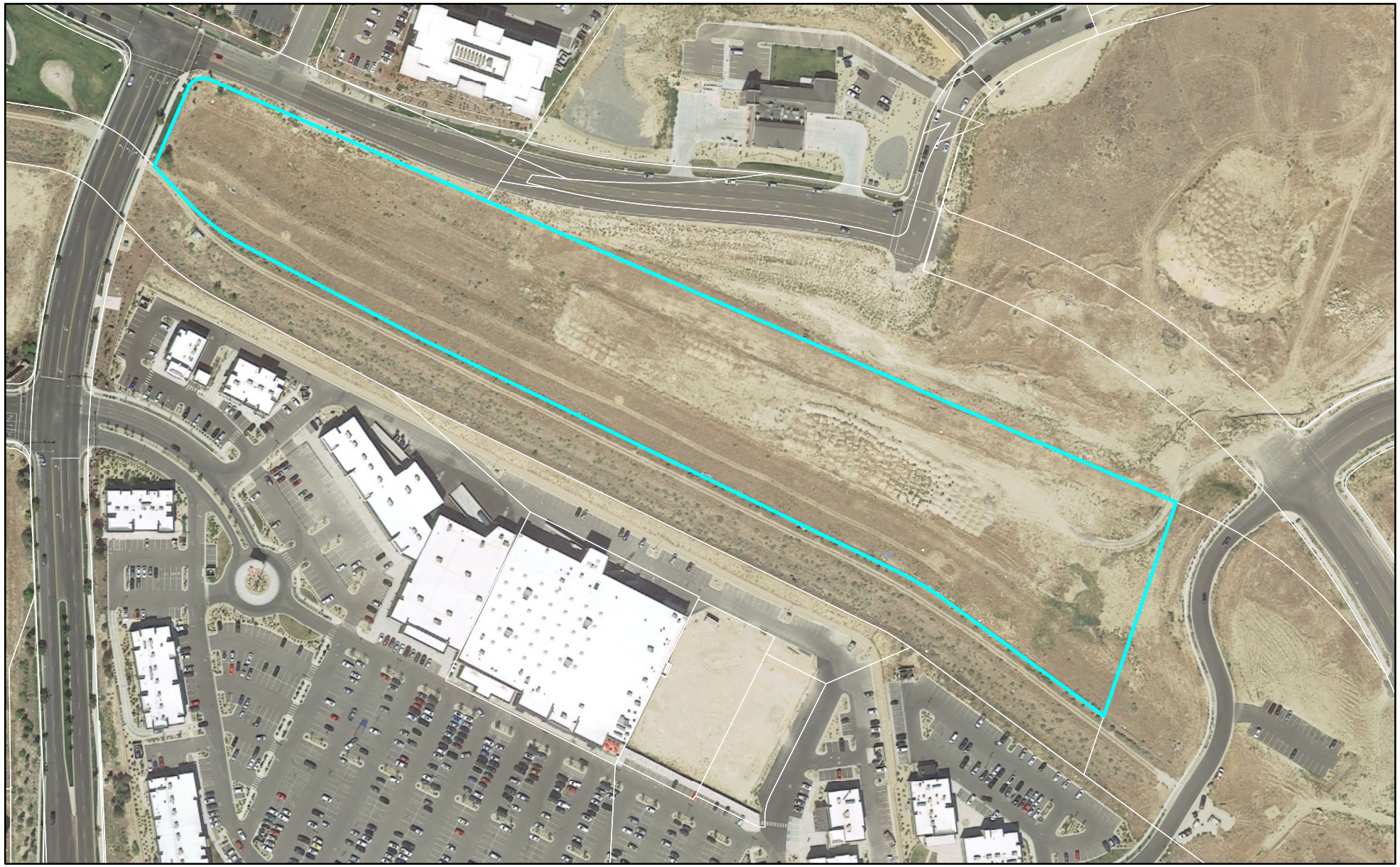
LEHI MULTI FAMILY

60 UNIT BUILDING
LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020

Babcock Design

Traverse Mountain Multi-Family Concept

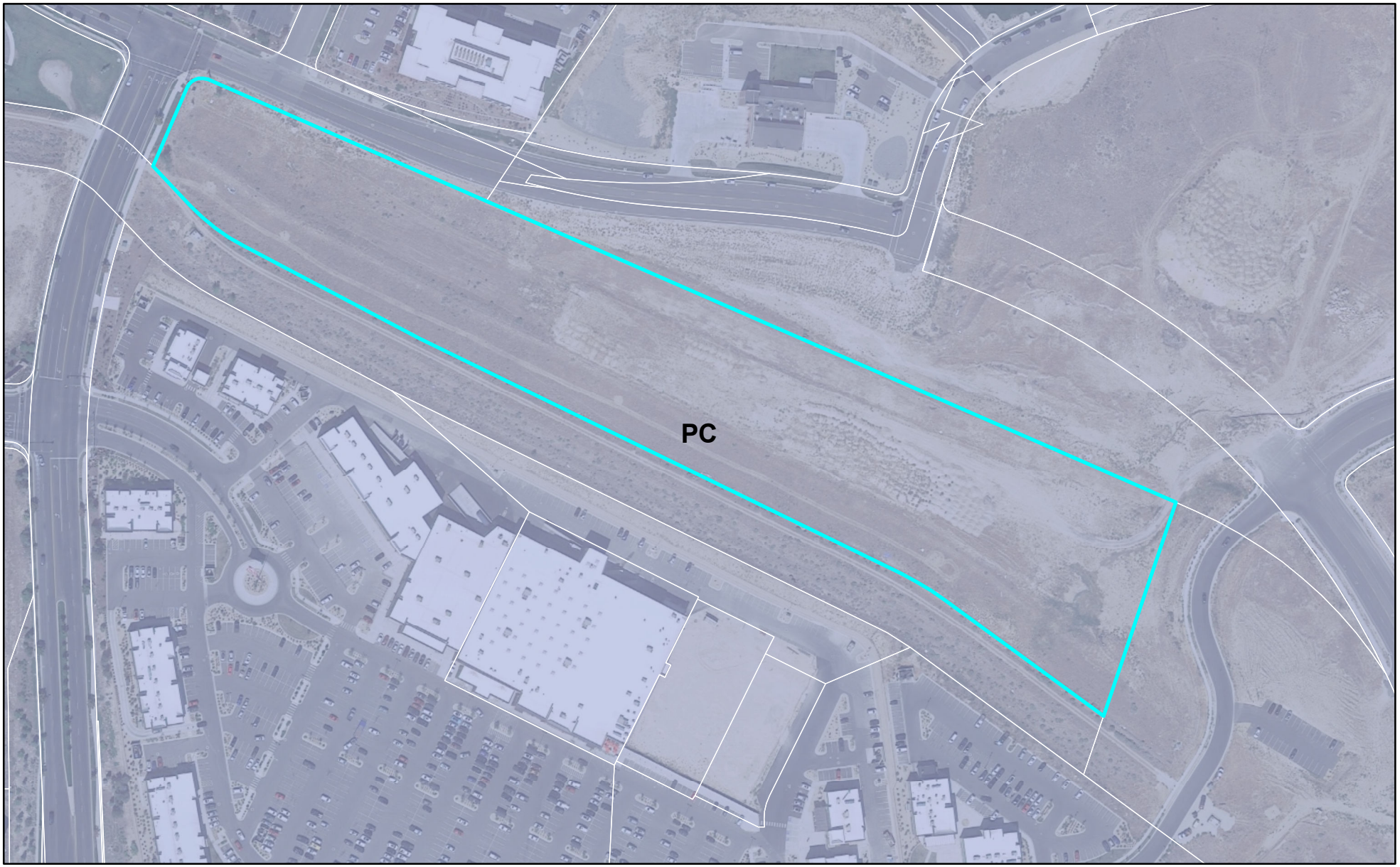
Aerial



LEHI CITY

Traverse Mountain Multi-Family Concept

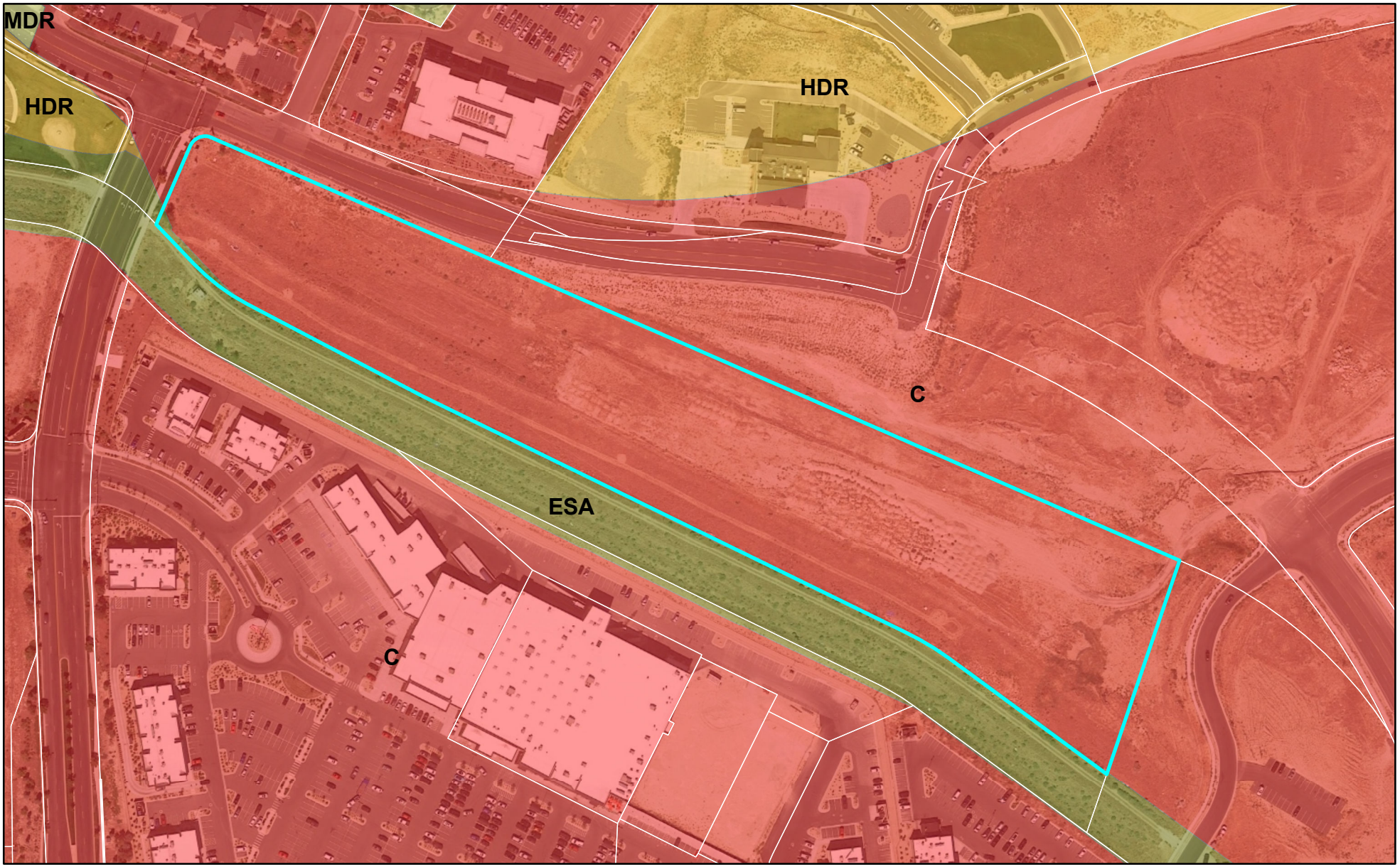
Zoning



LEHI CITY

Traverse Mountain Multi-Family Concept

General Plan



0 250 500 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Final subdivision approval for the Cedar Ridge Estates Plat B, a single lot subdivision located at 957 East Mesa Avenue in an RA-1 zone.
Petitioner: Laurie Allred

Suggested Action:

Attachments:
CC Staff Report Cedar Ridge Estates Plat B Final Subdivision 07.28.20.docx

Cedar Ridge Estates Plat B Subdivision DRC 7.15.2020.docx

Narrative Plat B.pdf

Cedar Ridge Estates Plat and Utilities.pdf

Cedar Ridge Estates- Aerial.pdf

Cedar Ridge Estates- General Plan.pdf

Cedar Ridge Estates- Zoning.pdf

CEDAR RIDGE ESTATES PLAT B FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Laurie Allred		
Meeting Date	July 28, 2020		
Requested Action/Purpose	Approval of a final subdivision		
Location	957 East Mesa Avenue		
Existing Land Use	Undeveloped		
Existing Zoning	RA-1		
General Plan Land Use Designation	VLDR (very low density residential)		
Number of Lots/Units	1		
Adjacent Zoning and Land Use	*North*	Unincorporated	Undeveloped
	South	RA-1	Single Family Home
	East	Unincorporated	Undeveloped
	West	R-1-8	Single Family Homes
Date of DRC Review	July 15, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.050. Single Lot Building Permits Outside a Recorded Subdivision.

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 11.180. Effective Period of Final Subdivision Plat Approval.

The approval of a final subdivision plat shall be effective for a period of two (2) years from the date the final plat is approved and signed by the City Council, at the end of which time such final subdivision plat shall have been recorded in the office of the Utah County Recorder.

Section 12.020. General Requirements.

D. Every Dwelling and Accessory Structure to be on a Lot. All primary structures and all associated accessory structures shall be located and maintained on a deeded lot, except for planned, grouped, or clustered structures or buildings approved under the provisions of Chapter 16 or Chapter 17 of this Code.

PROPERTY HISTORY

June 7, 2020 Property came into the City as the Allred B Annexation.

REPORT ANALYSIS

The applicant requests approval of the Cedar Ridge Estates Plat B, creating a single 0.59-acre lot at 957 East Mesa Avenue in an RA-1 zone.

This property recently annexed into the City with the RA-1 zoning. It was part of a larger parcel that did not annex into the City. Building a home first requires creating a legal lot, which is achieved through this subdivision. The proposed lot meets the requirements of the RA-1 zone including lot frontage and size.

The lot has access to utilities from Mesa Avenue and will continue to provide the temporary turn around on site. The applicant will also install curb and gutter in front of their lot.

The DRC reviewed the proposed subdivision and had 10 redline comments including the following:

1. Update to newest street cross-section
2. Show a transition at the corner from the 4' planter and 4' walk to the current standard of 7' planter and 5' walk.
3. Add a note on the plat stating that a permit for a 2-car garage will be required concurrently with the permit for the modular home.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Cedar Ridge Estates Plat B final subdivision including the DRC comments from July 15, 2020. This recommendation is based on the following findings:

1. The proposed subdivision will create a legal lot.
2. The proposed subdivision meets the requirements of the RA-1 zone.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Development Code.
5. Other findings based upon information presented at the public meeting.

Cedar Ridge Estates Plat "B" Final Subdivision
DRC Redline Comments

Laurie Allred - requests final subdivision review of Cedar Ridge Estates Plat "B", a single lot located at 957 East Mesa Avenue in an RA-1 zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: none due to Covid-19
Date of Plans Reviewed: **7/1/2020**
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Sewer lateral with a FL of 5.64' will likely conflict with both water mains. Pothole water mains to verify clearance can be met.
2. Water and PI meters are shown on the neighboring lot. Move to lot #1
3. Is there a Lehi Irrigation ditch on this property line with an associated easement ?

Trent – Parks:
4. Fix call-out. There is no note #10. Provide copy of written fencing agreement between adjacent property owners.
5. Update to newest street cross-section

Gary – Building/Inspections: No comments
JD – Streets:
6. Change the concrete and road base depth to 6"
7. Add note to plans that a 2' T-Patch will be required for any utility cuts.
8. Is there a CBR for this project?

Ross – Engineering: No comments
Kim – Planning:
9. Show a transition at the corner from the 4' planter and 4' walk to the current standard of 7' planter and 5' walk.
10. Add a note on the plat stating that a permit for a 2 car garage will be required concurrently with the permit for the modular home.

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot address on the final plat (must coordinate with Planning Division).
6. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
7. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
8. Address any comments or conditions from Planning Commission approval.
9. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
10. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).

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. Include surveyor's and engineer's stamps and signatures on the plat.
3. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
4. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. 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.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 28th

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.

Cedar Ridge Estate Plat ‘B’

Lehi, Utah County, Utah

NARRATIVE:

The property located at 957 East Mesa Avenue is being proposed as a single family development called Cedar Ridge Estate Plat ‘B’. This property was submitted to the Planning Commission and City Council for approval to be annexed into Lehi City requesting RA-1 zoning.

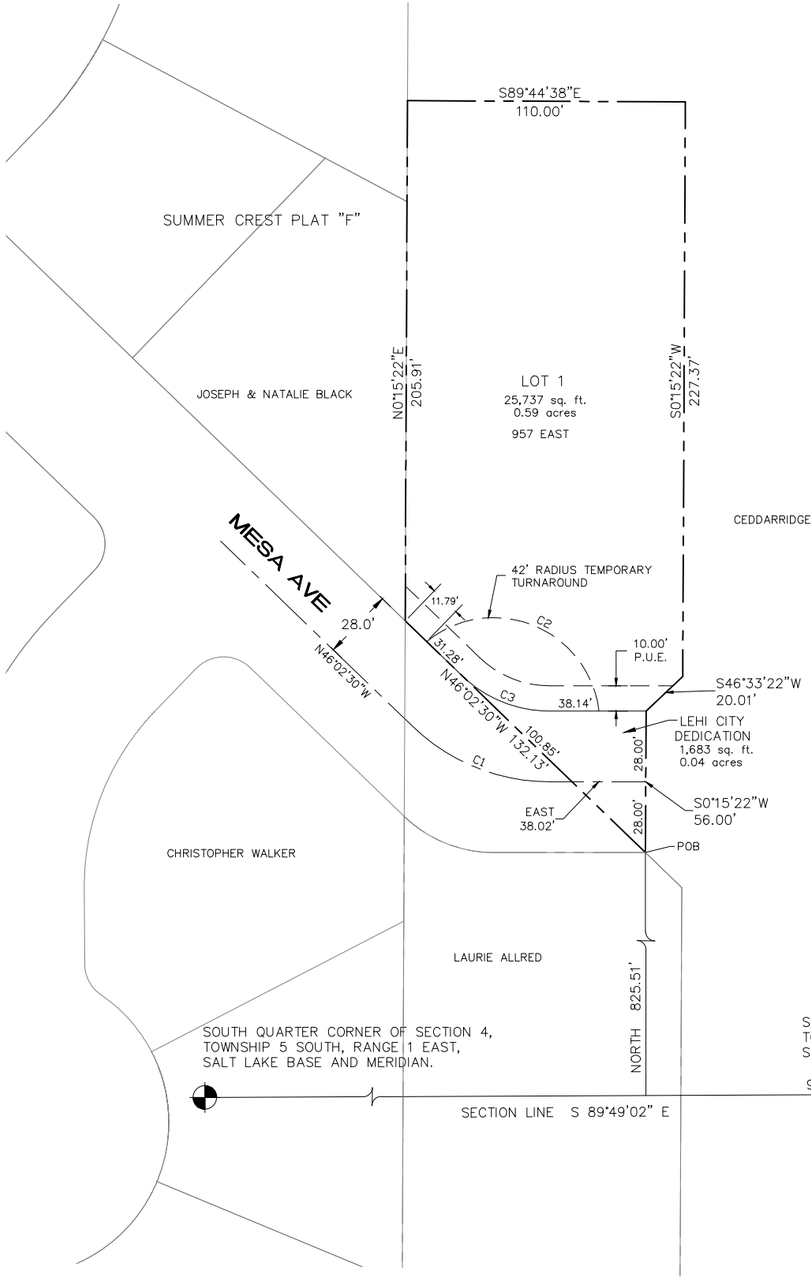
The proposal is for a one lot single family development as shown with lot #1. The improvements for this property are installed in the existing Mesa Avenue right of way. It is proposed that the sewer, culinary water and secondary water laterals be installed to the new lot and the north side of the roadway constructed. It is proposed to install curb and gutter in front of Lot #1 with the temporary turnaround to remain.

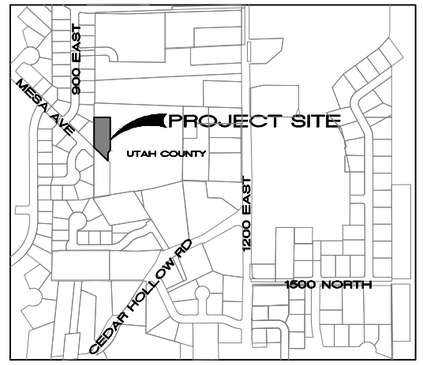
The storm drain runoff will be retained 100% on site and within property boundaries.

This proposal is in line with the adjacent developments and in Line with the goals of Lehi city.

CEDAR RIDGE ESTATE PLAT 'B'

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



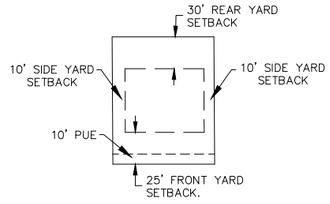


VICINITY MAP

GENERAL NOTES:
1) THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2) ONE (1) COLOR ELECTRONIC COPY OF AS BUILTS WILL BE SUBMITTED IN A FORM ACCEPTABLE TO LEHI CITY (AS PER SECTION 3 OF THE 2016 DESIGN STANDARDS) UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN AND POWER.
3) THE LOT IS RESPONSIBLE FOR RETAINING STORM WATER DRAINAGE WITHIN OWN LOT BOUNDARY.
5) SOILS REPORT WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
6) PROPERTY LINE TO BE EXTENDED AND MARKED ON THE CURB WITH NAILS. 5/8 REBAR AND CAP STAMPED TRANE ENGINEERING SET AT REAR LOT CORNERS.
8) NO FLOOR SLAB BELOW EXISTING GRADE.
9) 84' TEMPORARY ASPHALT TURNAROUND SHALL BE INSTALLED WITH APPROPRIATE ROAD BASE. 3 NO PARKING SIGNS, AND NO ABOVE GROUND UTILITIES ARE ALLOWED IN THE TURNAROUND AREA. HOME OWNER ACKNOWLEDGES THAT THERE IS NO PARKING AND NO MODIFICATIONS TO BE MADE TO THE TURNAROUNDS.
10) IF/WHEN FUTURE DEVELOPMENT OCCURS ON PROPERTY MESA AVENUE WILL CONNECT THROUGH TO FITZGERALD LANE.
11) AGREEMENTS PROVIDED FROM EXISTING ADJACENT PROPERTY OWNERS FOR FENCING TO REMAIN. FENCING ALONG NORTH AND EAST BOUNDARY TO BE INSTALLED PER AGREEMENT BETWEEN OWNER AND ADJACENT PROPERTY OWNER (CEDDARRIDGE FARM II LLC).

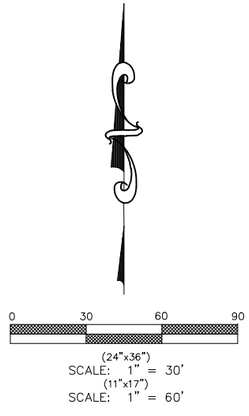
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	59.84'	78.00'	43°57'30"	58.39	N68°01'15"W
C2	89.72'	42.00'	122°24'00"	73.61	S68°02'13"E
C3	38.36'	50.00'	43°57'30"	37.43	S68°01'15"E

LAND USE	
TOTAL ACREAGE:	0.63 acres
TOTAL LOTS:	1
NO. LOTS / ACRE:	1.41
ZONING:	RA-1



TYPICAL INTERIOR LOT

SETBACK AND EASEMENT DETAIL



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

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described heron, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as CEDAR RIDGE ESTATE PLAT "B" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°49'02" West 938.90 feet along the section line and North 825.51 feet from the Southeast Corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian. thence North 46°02'30" West 132.13 feet; thence North 00°15'22" East 205.91 feet along the East line of Summer Crest Plat "F"; thence South 89°44'38" East 110.00 feet; thence South 00°15'22" West 227.37 feet; thence South 46°33'22" West 20.01 feet; thence South 00°15'22" West 56.00 feet to the point of beginning.

Parcel contains 0.63 acres

Basis of Bearing: NAD 83 Bearings

_____ DATE

_____ SURVEYOR

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as CEDAR RIDGE ESTATE PLAT "A" and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

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

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

ON THE_____DAY OF_____, A.D. 20___ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY _____ NOTARY PUBLIC SIGNATURE

COMMISSION # _____

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

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

ATTEST _____ CLERK-RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT 'B'

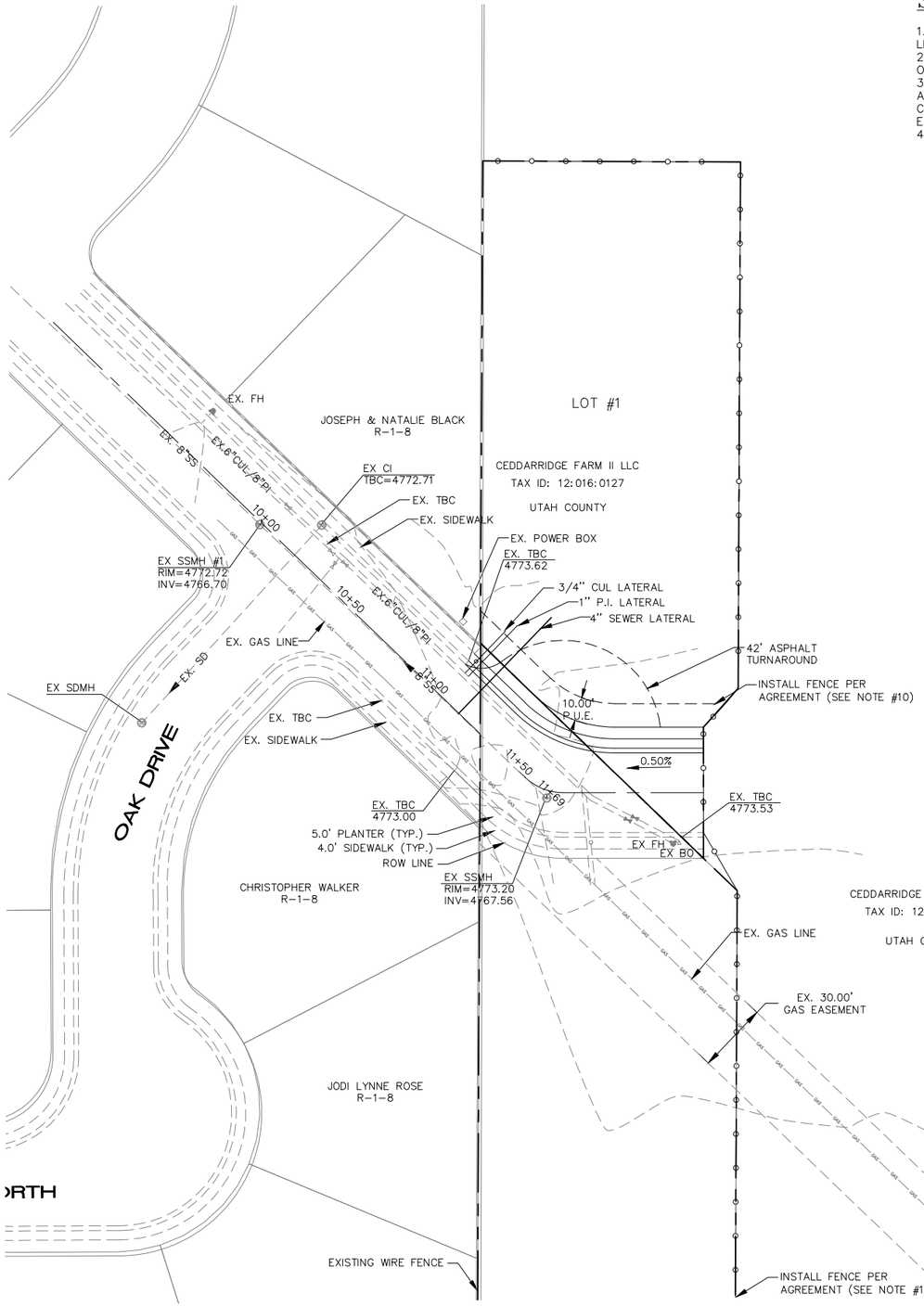
CEDAR RIDGE ESTATE

A RESIDENTIAL SUBDIVISION

RECORDING INFORMATION

LEHI, UTAH COUNTY, UTAH
SCALE: 1"= 30 FEET

SURVEYOR SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDED SEAL



STORM WATER MANAGEMENT PLAN

1. ALL GRADING AND MATERIALS TO BE ACCORDING TO THE 2016 LEHI CITY STANDARDS AND SPECIFICATIONS
2. THE CONTRACTOR IS TO FOLLOW THE BMP DETAILS AS OUTLINED AND ACCORDING TO LEHI CITY STANDARDS.
3. CONTRACTOR SHALL TAKE REASONABLE EFFORT TO LIMIT MUD AND SEDIMENT CARRIED ONTO CITY STREETS FROM THE CONSTRUCTION SITE AND REMOVE ANY PRIOR TO THE CLOSE OF EACH WORK DAY.
4. CONTRACTOR TO COORDINATE CONSTRUCTION FENCING.

INLET PROTECTION

1. INSTALL SILT FENCE OR STRAW BALE SEDIMENT BARRIER OR EQUIVILANT MEASURE AROUND STORM DRAIN INLETS.
2. INSPECT INLET PROTECTION AFTER STORM EVENT.
3. UPON COMPLETION OF CURB AND GUTTER, PROTECT INLETS WITH FILTER FABRIC AND COURSE GRAVEL OR EQUIVALENT MEASURE.

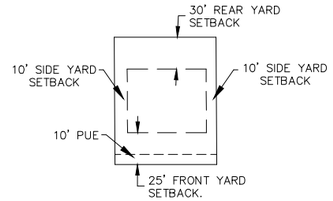
CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCE TO BE INSTALLED WITH CRUSHED STONE AT A LOCATION WHERE TRUCKS LEAVE THE SITE TO A PAVED SURFACE.
2. PROVIDE BERMING AT WASH AREA AS NEEDED TO PREVENT SOIL LADEN WASH WATER FROM ENTERING THE STORM WATER FACILITIES.
3. GRAVEL AREA TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TRAFFIC.

STORAGE AREA

1. CONTROL STORAGE OF ONSITE MATERIALS TO A DESIGNATED AREA WITH NO DRAINAGE OR WATERWAYS NEARBY.
2. ENSURE ALL ONSITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIALS THAT WILL NOT BE UTILIZED ON SITE.
3. COVER MATERIALS WHEN OUTSIDE THE STORAGE AREA OR WHEN NOT IN USE AND PROTECT STORM DRAIN SYSTEM WHEN IN USE.

LAND USE	
TOTAL ACREAGE:	0.63 acres
TOTAL LOTS:	1
NO. LOTS / ACRE:	1.41
ZONING:	RA-1



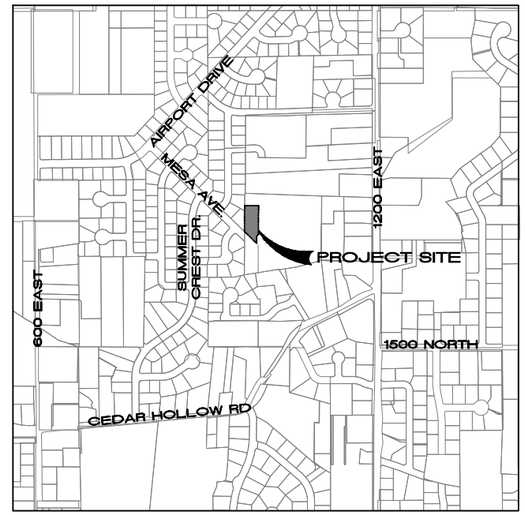
TYPICAL INTERIOR LOT

SETBACK AND EASEMENT DETAIL

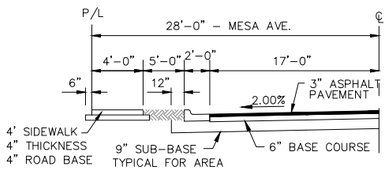
NOTES:
1) THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2) ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF LEHI CITY STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS AND THE LATEST LEHI CITY POWER SPECIFICATIONS.
3) STORM DRAIN IS TO BE RETAINED ON LOT.
4) LOT #1 WILL REQUIRE A SOILS REPORT AT TIME OF BUILDING PERMIT.
5) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICE, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
6) ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 LEHI CITY STANDARDS AND SPECIFICATIONS, CONTRACTOR TO ENSURE ALL ADA STANDARDS ARE MET.
7) ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
8) ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
9) AGREEMENTS PROVIDED FROM EXISTING ADJACENT PROPERTY OWNERS FOR FENCING TO REMAIN. FENCING ALONG NORTH AND EAST BOUNDARY TO BE INSTALLED PER AGREEMENT BETWEEN OWNER AND ADJACENT PROPERTY OWNER (CEDDARRIDGE FARM II LLC).

LEGEND

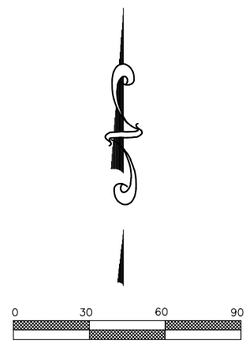
- PROPERTY BOUNDARY LINE
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- CENTERLINE
- EASEMENT LINE
- PROPOSED 8" PVC C-900 PURPLE SECONDARY WATERLINE
- PROPOSED 6" PVC DR18 C-900 BLUE OR WHITE CULINARY WATERLINE
- PROPOSED RCP STORM DRAIN W/ MH
- PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN W/ MH
- EXISTING SANITARY SEWER W/ MH
- FIRE HYDRANT
- WATER VALVE
- BLOW OFF
- EXISTING LEHI CITY POWER POLE
- TYPICAL KEY NOTE



VICINITY MAP



56' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-



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

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	12/07/17
				CDGD FILE:	

J:\ALLRED\01 UTILITY.dwg

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

LEHI, UTAH

CEDAR RIDGE ESTATE PLAT B
A RESIDENTIAL SUBDIVISION

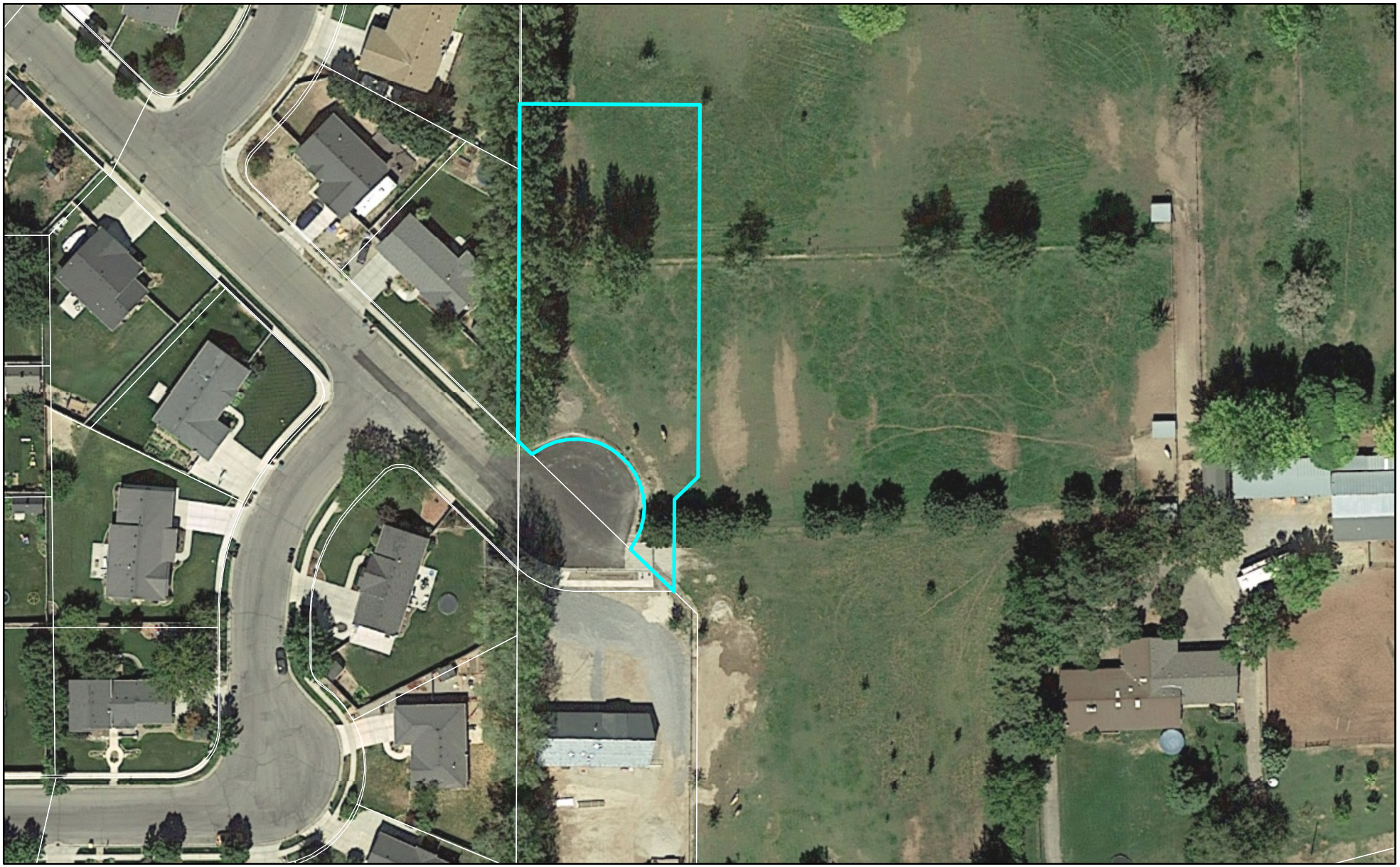
UTILITY

JOB ALLRED

SHEET NO. 1

Cedar Ridge Estates Plat B

Aerial

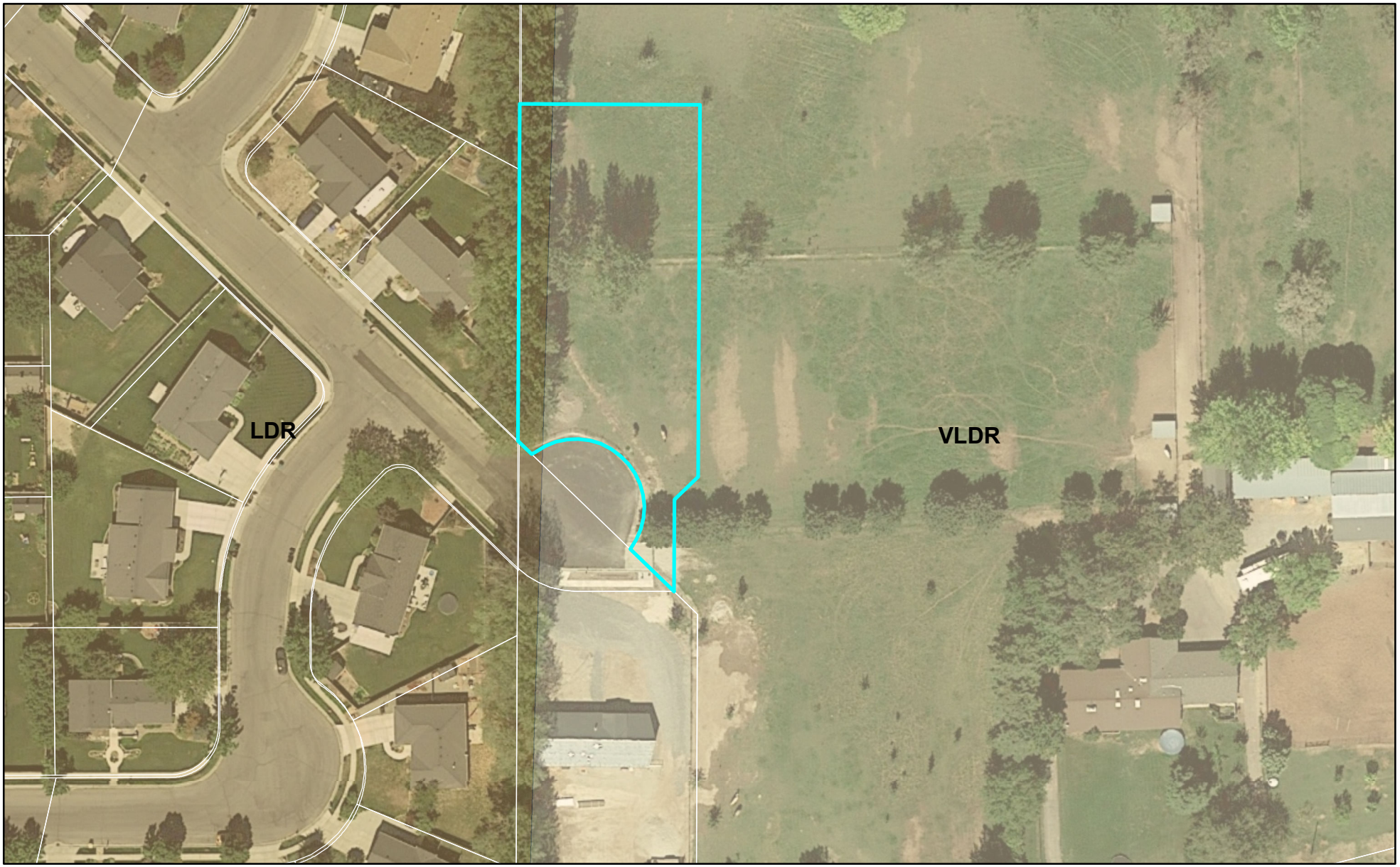


0 100 200 Feet

LEHI CITY

Cedar Ridge Estates Plat B

General Plan

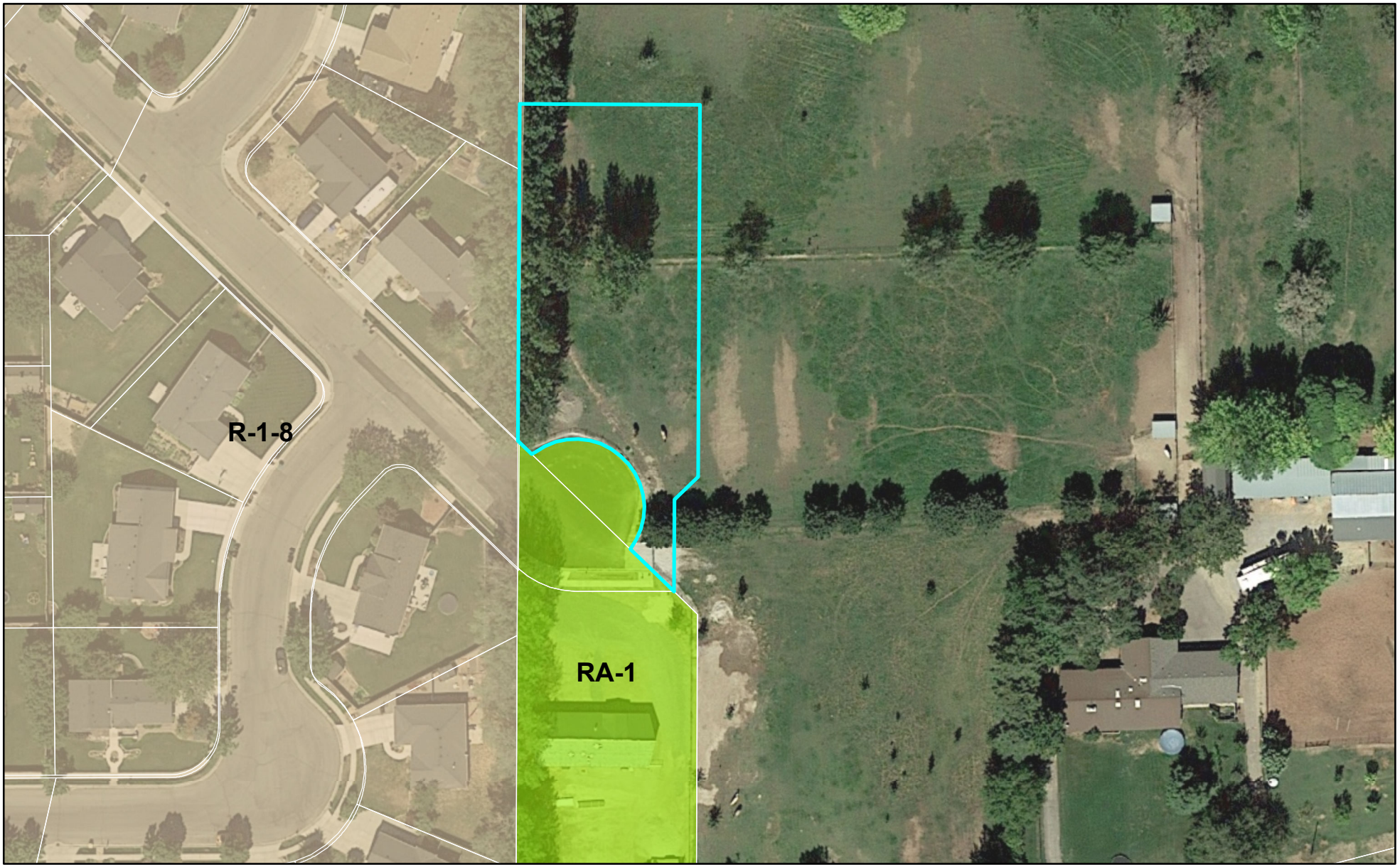


0 100 200 Feet

LEHI CITY

Cedar Ridge Estates Plat B

Zoning



LEHI CITY

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Final Subdivision approval for the Ellsworth Farms Plat A, a single lot subdivision located at approximately 958 East 1840 North in an RA-1 zone.
Petitioner: Richard Ellsworth

Suggested Action:

Attachments:
CC Staff Report Ellsworth Farms Plat A Final Subdivision 07.28.20.docx

Ellsworth Farms Subdivision DRC 07.15.2020.docx

Ellsworth Final Subdivision.pdf

Ellsworth Farms- Aerial.pdf

Ellsworth Farms- General Plan.pdf

Ellsworth Farms- Zoning.pdf

ELLSWORTH FARMS PLAT A FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Richard Ellsworth		
Meeting Date	July 28, 2020		
Requested Action/Purpose	Approval of a final subdivision		
Location	958 East 1840 North		
Existing Land Use	Undeveloped		
Existing Zoning	RA-1		
General Plan Land Use Designation	VLDR (very low density residential)		
Number of Lots/Units	1		
Adjacent Zoning and Land Use	*North*	R-1-10	Church Building
	South	TH-5	Undeveloped
	East	TH-5	Undeveloped
	West	R-1-8	Single Family Homes
Date of DRC Review	July 15, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.050. Single Lot Building Permits Outside a Recorded Subdivision.

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 11.180. Effective Period of Final Subdivision Plat Approval.

The approval of a final subdivision plat shall be effective for a period of two (2) years from the date the final plat is approved and signed by the City Council, at the end of which time such final subdivision plat shall have been recorded in the office of the Utah County Recorder.

Section 12.020. General Requirements.

D. Every Dwelling and Accessory Structure to be on a Lot. All primary structures and all associated accessory

structures shall be located and maintained on a deeded lot, except for planned, grouped, or clustered structures or buildings approved under the provisions of Chapter 16 or Chapter 17 of this Code.

Section 37.030. Connectivity Standards.

b. Street stub connections shall be provided to adjacent undeveloped properties at a maximum spacing equivalent to the maximum allowed block length (see Section 37.030(E)(2) to find applicable maximum block lengths). Street stub spacing is measured along the property line of a proposed subdivision (see Figure 155). Street stub connections shall be placed to nonresidential areas for future connections as part of redevelopment projects.

PROPERTY HISTORY

June 2, 2009 Property came into the City as part of the Smith-Ellsworth Annexation

June 9. 2020 City Council approved the Ellsworth Zone change of 0.35 acres from TH-5 to RA-1.

REPORT ANALYSIS

The applicant requests approval of the Ellsworth Farms Plat A Subdivision, creating a single 0.35-acre lot at 958 East 1840 North in an RA-1 zone.

This property annexed into the City in 2009 with TH-5 zoning. The Ellsworth Farm Holding LLC property recently recorded a zone change and water dedication on a portion of the property. This subdivision will create a legal lot and allow for the construction of a single-family home. The proposed lot meets the requirements of the RA-1 zone including lot frontage and size.

One of the DRC comments states that improvements need to be made to the south end of the lot, with a minimum half road section required. This requirement for a road comes from our connectivity standards in the Development Code and from the requirements in Table 12.250 for public improvement requirements. Stubbing the street encourages future connection to Mesa Avenue on the south.

In addition to the previously mentioned DRC comment, there were two redline comments:

1. Sewer lateral with a FL of 5.64' will likely conflict with both water mains. Pothole water mains to verify clearance can be met.
2. Add note to plans that a 2' T-Patch will be required for any utility cuts.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Ellsworth Farms Plat A final subdivision including the DRC comments from July 15, 2020. This recommendation is based on the following findings:

1. The proposed subdivision will create a legal lot.
2. The proposed subdivision meets the requirements of the RA-1 zone.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Development Code.
5. Other findings based upon information presented at the public meeting.

Ellsworth Farms Final Subdivision
DRC Redline Comments

Richard Ellsworth - requests final subdivision review of Ellsworth Farms Plat A, a single lot located at approximately 1015 East 1840 North in an RA-1 zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None due to Covid-19
Date of Plans Reviewed: **07/07/2020**
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments, line extension required
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Sewer lateral with a FL of 5.64' will likely conflict with both water mains. Pothole water mains to verify clearance can be met.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets:
2. Add note to plans that a 2' T-Patch will be required for any utility cuts.

Ross – Engineering:
3. Improvements need to extend to the south end of Lot 1. Minimum of Half road section req'd

Kim – Planning: No comments

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot address on the final plat (must coordinate with Planning Division).
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
8. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
9. Address any comments or conditions from City Council approval.
10. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
11. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
4. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

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

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. 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.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 28th

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.

ELLSWORTH FARMS PLAT ‘A’

Lehi, Utah County, Utah

NARRATIVE:

The property located at 1015 East 1840 North is being proposed as a single family development called Ellsworth Farms Plat ‘A’. This property was submitted to the Planning Commission and City Council for approval of a zone change to the Lehi City zoning map requesting RA-1 zoning.

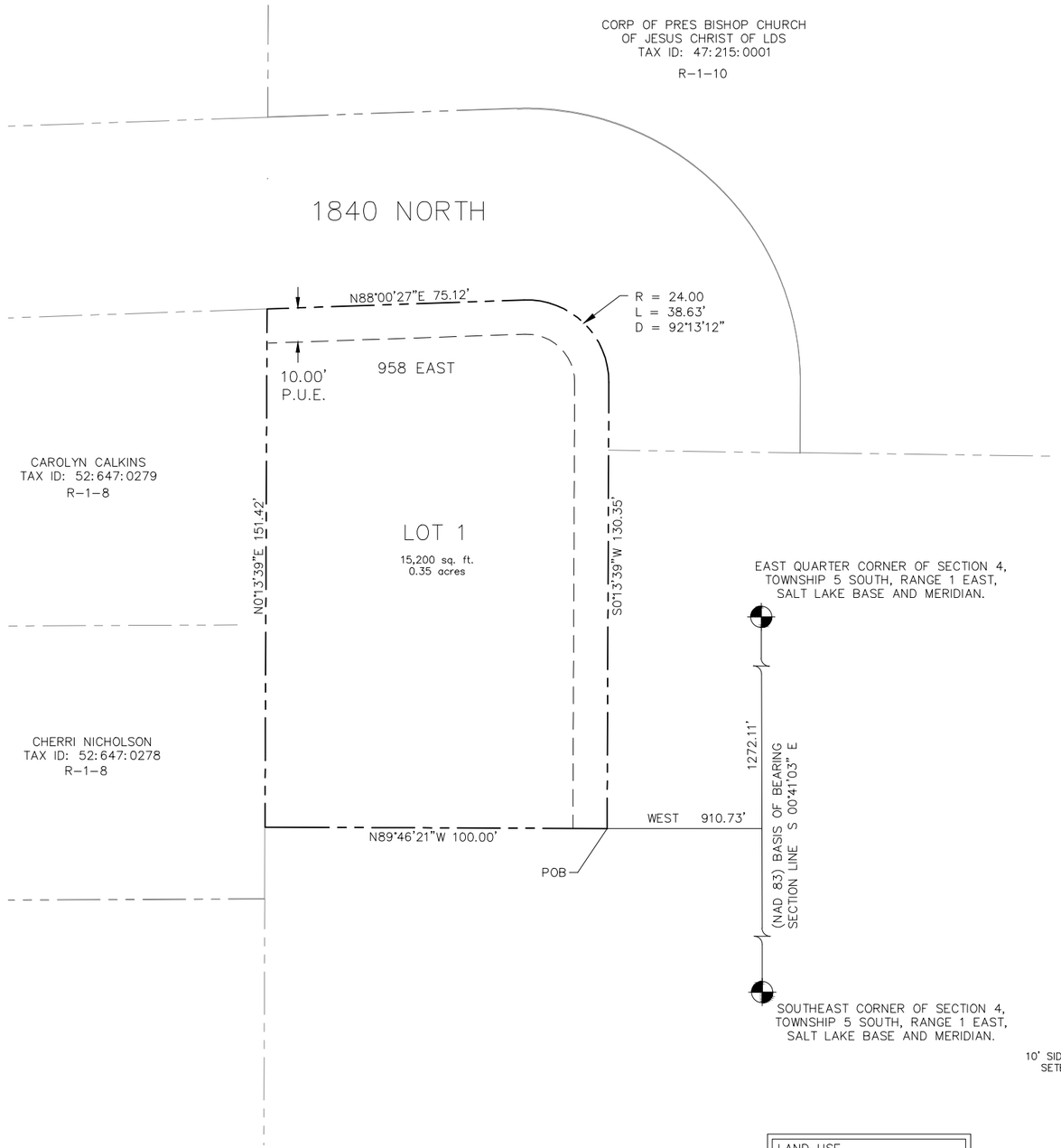
The proposal is for a one lot single family development as shown with lot #1. The improvements for this property are installed in the existing 1840 North right of way. It is proposed that the sewer, culinary water and secondary water laterals be installed to the new lot. It is proposed that the existing roadway remain as constructed.

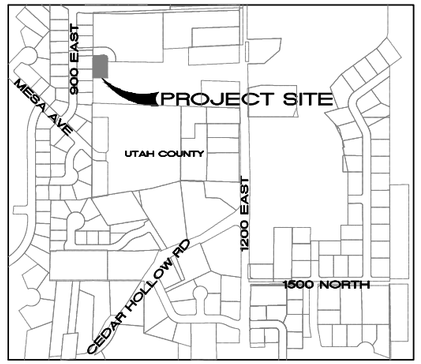
The storm drain runoff for the lot will be retained on site and within property boundaries.

This proposal is in line with the adjacent developments and in Line with the goals of Lehi city.

ELLSWORTH FARMS PLAT 'A'

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

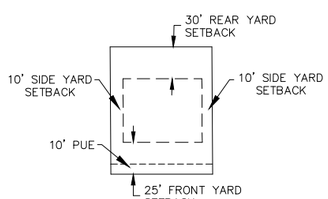




VICINITY MAP

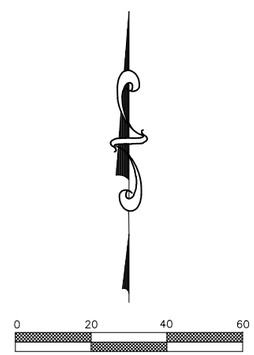
GENERAL NOTES:
1) THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2) THE LOT IS RESPONSIBLE FOR RETAINING STORM WATER DRAINAGE WITHIN OWN LOT BOUNDARY.
3) SOILS REPORT WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
4) PROPERTY LINE TO BE EXTENDED AND MARKED ON THE CURB WITH NAILS. 5/8 REBAR AND CAP SET AT REAR LOT CORNERS.
5) AGREEMENT TO BE PROVIDED FROM EXISTING ADJACENT PROPERTY OWNER FOR FENCING REQUIREMENTS.

LAND USE	
TOTAL ACREAGE:	0.35 acres
TOTAL LOTS:	1
NO. LOTS / ACRE:	2.85
ZONING:	RA-1



TYPICAL INTERIOR LOT

SETBACK AND EASEMENT DETAIL



SCALE: 1" = 20'

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described heron, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as CEDAR RIDGE ESTATE PLAT "B" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°41'03" East 1272.11' and West 910.73' from the East Quarter Corner of Section 4, Township 5 South Range 1 East, Salt Lake Base and Meridian; thence North 89°46'21" West 100 feet; thence North 00°13'39" East 151.42 feet along Summer Crest Plat F; thence along 1900 North Lehi Church Subdivision the following two courses 1) North 88°00'27" East 75.12 feet; 2) thence Southwesterly 38.63 feet along the arc of a 24 foot radius curve to the right, (chord bears: South 45°52'57" East 34.59 feet); thence South 00°13'39" West 130.35 feet along 1900 North Lehi Church Subdivision and its extension thereof to the point of beginning.

_____ DATE

_____ SURVEYOR

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as CEDAR RIDGE ESTATE PLAT "A" and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

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

_____ _____

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

ON THE_____DAY OF_____, A.D. 20___ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY _____ _____ NOTARY PUBLIC SIGNATURE

COMMISSION # _____

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTION STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF _____, A.D. 20____

MAYOR: _____ ATTEST: _____ CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

_____ DIRECTOR-SECRETARY

_____ CHAIRMAN, PLANNING COMMISSION

PLAT 'A'

ELLSWORTH FARMS

A RESIDENTIAL SUBDIVISION

RECORDING INFORMATION

LEHI, UTAH COUNTY, UTAH
SCALE: 1"= 20 FEET

SURVEYOR SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

STORM WATER MANAGEMENT PLAN

1. ALL GRADING AND MATERIALS TO BE ACCORDING TO THE 2016 LEHI CITY STANDARDS AND SPECIFICATIONS
2. THE CONTRACTOR IS TO FOLLOW THE BMP DETAILS AS OUTLINED AND ACCORDING TO LEHI CITY STANDARDS.
3. CONTRACTOR SHALL TAKE REASONABLE EFFORT TO LIMIT MUD AND SEDIMENT CARRIED ONTO CITY STREETS FROM THE CONSTRUCTION SITE AND REMOVE ANY PRIOR TO THE CLOSE OF EACH WORK DAY.
4. CONTRACTOR TO COORDINATE CONSTRUCTION FENCING.

CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCE TO BE INSTALLED WITH CRUSHED STONE AT A LOCATION WHERE TRUCKS LEAVE THE SITE TO A PAVED SURFACE.
2. PROVIDE BERMING AT WASH AREA AS NEEDED TO PREVENT SOIL LADEN WASH WATER FROM ENTERING THE STORM WATER FACILITIES.
3. GRAVEL AREA TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TRAFFIC.

INLET PROTECTION

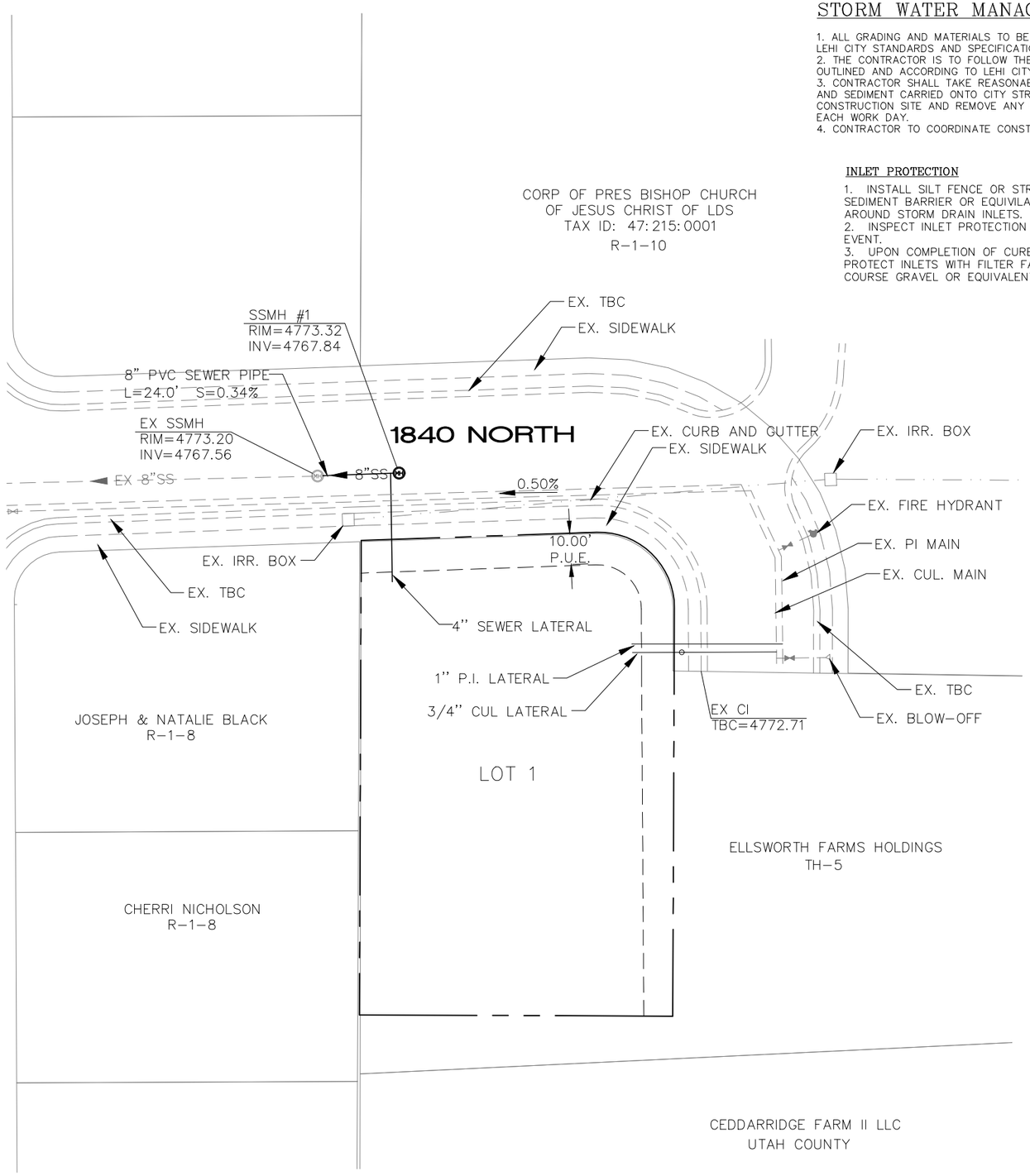
1. INSTALL SILT FENCE OR STRAW BALE SEDIMENT BARRIER OR EQUIVILANT MEASURE AROUND STORM DRAIN INLETS.
2. INSPECT INLET PROTECTION AFTER STORM EVENT.
3. UPON COMPLETION OF CURB AND GUTTER, PROTECT INLETS WITH FILTER FABRIC AND COURSE GRAVEL OR EQUIVALENT MEASURE.

STORAGE AREA

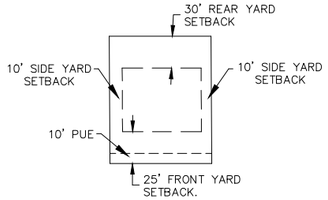
1. CONTROL STORAGE OF ONSITE MATERIALS TO A DESIGNATED AREA WITH NO DRAINAGE OR WATERWAYS NEARBY.
2. ENSURE ALL ONSITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIALS THAT WILL NOT BE UTILIZED ON SITE.
3. COVER MATERIALS WHEN OUTSIDE THE STORAGE AREA OR WHEN NOT IN USE AND PROTECT STORM DRAIN SYSTEM WHEN IN USE.

LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- CENTERLINE
- EASEMENT LINE
- PROPOSED 8" PVC C-900 PURPLE SECONDARY WATERLINE
- PROPOSED 6" PVC DR18 C-900 BLUE OR WHITE CULINARY WATERLINE
- PROPOSED RCP STORM DRAIN W/ MH
- PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN W/ MH
- EXISTING SANITARY SEWER W/ MH
- FIRE HYDRANT
- WATER VALVE
- BLOW OFF
- EXISTING LEHI CITY POWER POLE
- TYPICAL KEY NOTE



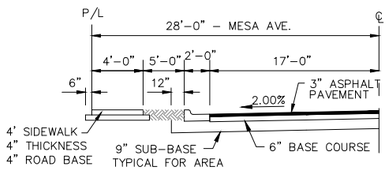
LAND USE	
TOTAL ACREAGE:	0.35 acres
TOTAL LOTS:	1
NO. LOTS / ACRE:	2.85
ZONING:	RA-1



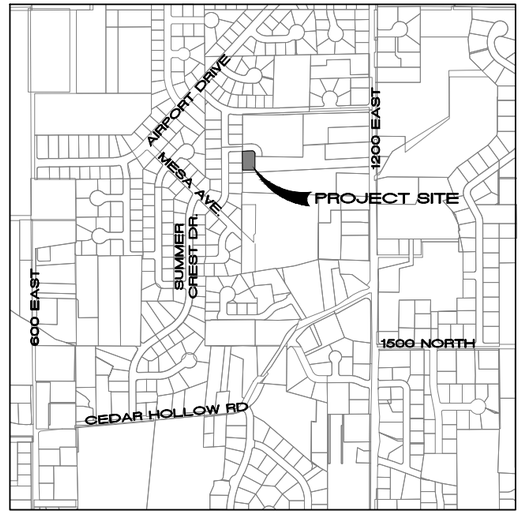
TYPICAL INTERIOR LOT

SETBACK AND EASEMENT DETAIL

NOTES:
1) THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2) ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF LEHI CITY STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS AND THE LATEST LEHI CITY POWER SPECIFICATIONS.
3) STORM DRAIN IS TO BE RETAINED ON LOT.
4) LOT #1 WILL REQUIRE A SOILS REPORT AT TIME OF BUILDING PERMIT.
5) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICE, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
6) ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 LEHI CITY STANDARDS AND SPECIFICATIONS, CONTRACTOR TO ENSURE ALL ADA STANDARDS ARE MET.
7) ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
8) ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
9) AGREEMENT TO BE PROVIDED FROM EXISTING ADJACENT PROPERTY OWNERS FOR MEETING FENCING REQUIREMENTS.



56' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-



VICINITY MAP



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

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	6/07/20
				COGO FILE:	

J:\ELLSWORTH\01 UTILITY.dwg

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

LEHI, UTAH

ELLSWORTH FARMS PLAT 'A'
A RESIDENTIAL SUBDIVISION

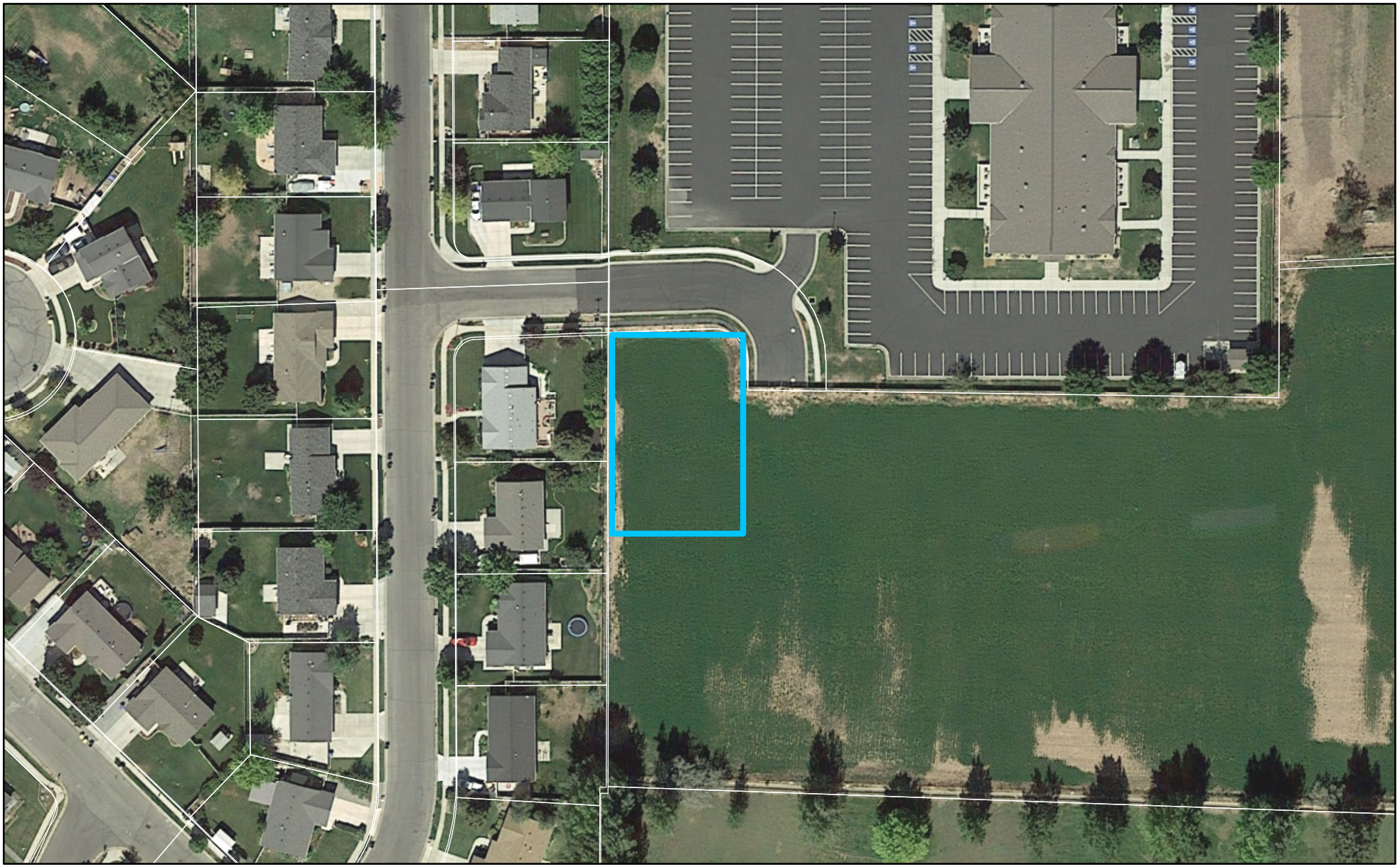
UTILITY

JOB ELLSWORTH

SHEET NO. 1

Ellsworth Farms

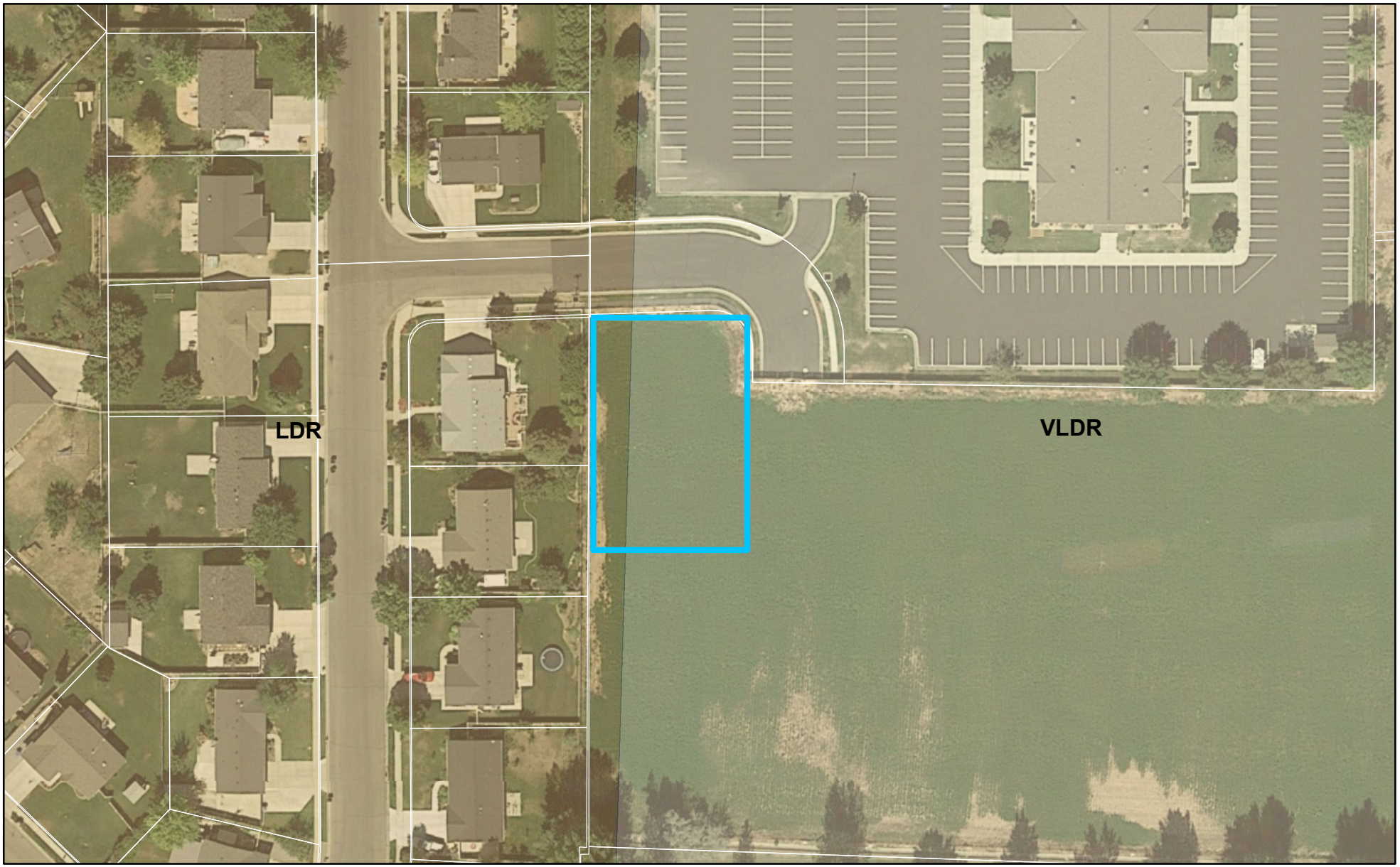
Aerial



LEHI CITY

Ellsworth Farms

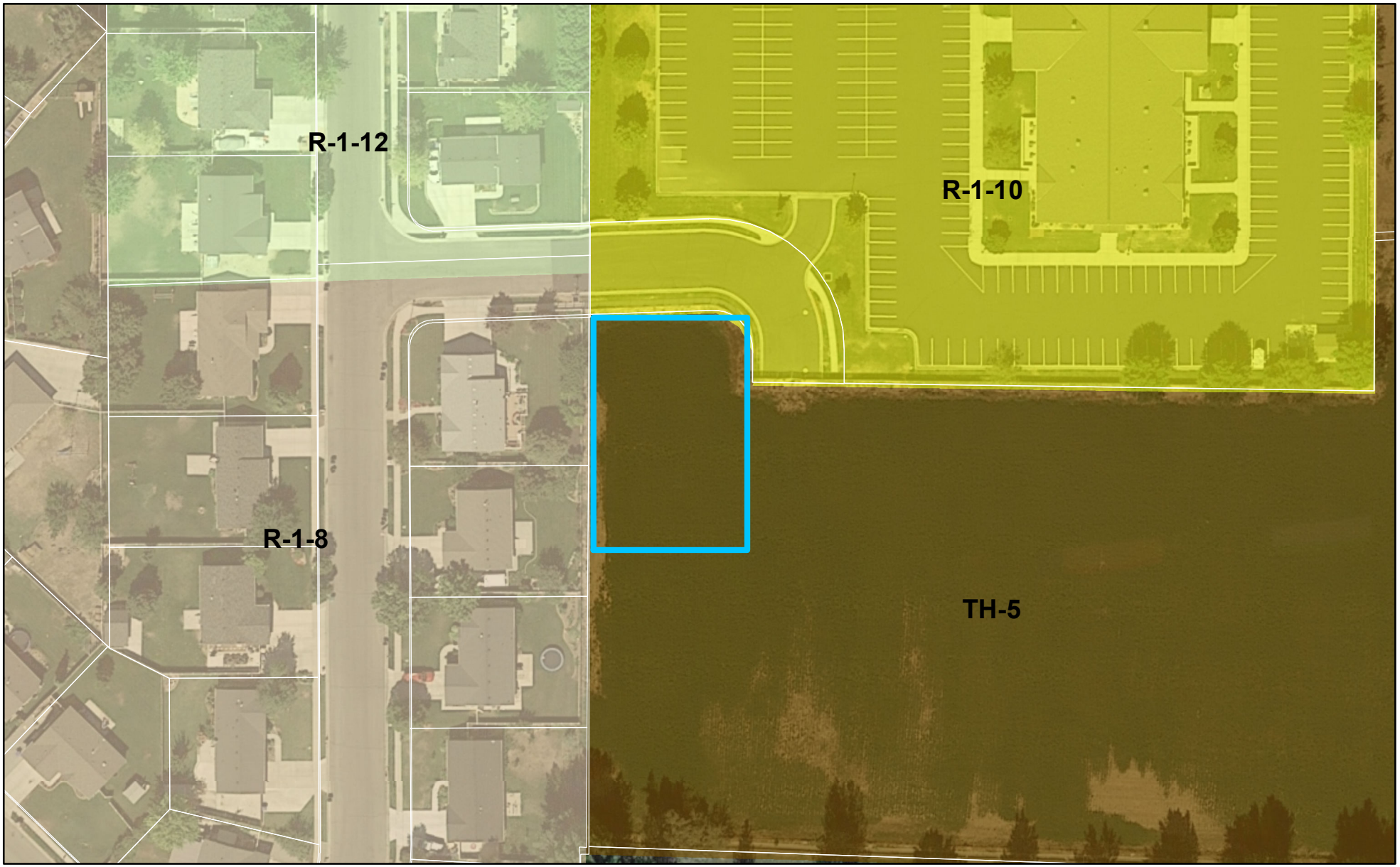
General Plan



LEHI CITY

Ellsworth Farms

Zoning



LEHI CITY

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #42-2020, the Black zone change, changing the zoning on 1.52 acres from A-1 (agriculture) to R-1-12 (single family residential) at 1729 North Trinnaman Lane.
Petitioner: Dana Black

Suggested Action:

Attachments:
CC Staff Report Black Zone Change 07.28.20.docx

Black Zone Change DRC 06.24.2020.docx

Black Zone Change narrative.pdf

Ord 42-2020.docx

Black Zone Change map.pdf

Black ZC aerial.pdf

Black ZC general plan.pdf

Black ZC zoning.pdf

BLACK ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Dana Black		
Meeting Date	July 28, 2020		
Requested Action/Purpose	Approval of a proposed zone change		
Location	1749 North Trinnaman Lane		
Project Area	1.52 acres		
Existing Zoning	A-1		
Proposed Zoning	R-1-12		
Existing General Plan Land Use Designation	LDR (Low Density Residential)		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	A-1	Undeveloped residential
	East	R-1-8	Single family residential
	West	R-1-8	Stonegate Plat B Subdivision
Date of DRC Review	June 24, 2020		
Date of Planning Commission Review	July 9, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

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. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.

APPLICABLE DEVELOPMENT CODE REGULATIONS

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.

PROPERTY HISTORY

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-1 to R-1-12 for 1.52 acres. This zone change is consistent with the General Plan designation of LDR for the property. This zone change would make it possible for the applicant to create a 2-lot subdivision in the future as stated in their narrative.

The purpose of Low Density Residential Districts such as R-1-12 is to provide for single-family residential areas and single-family dwelling units on larger individual lots.

The DRC had one comment on the proposed zone change. The first comment emphasized that water dedication will be required for the zone change. The rate of water dedication will be 1.35-acre feet per acre of culinary water and 2.34-acre feet per acre of irrigation water.

Please include the DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Black zone change, including DRC comments from June 24, 2020. This recommendation is based on the following findings:

1. The proposed zone change is consistent with the General Plan designation of LDR.
2. The proposed zone change will not unduly affect the uses or proposed uses for nearby and adjoining properties.
3. The proposed zone change is not detrimental to the public health, safety, and welfare from the existing classification to the proposed zone.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on July 9, 2020. The minutes and motion from this meeting are as follows:

2.8 Public hearing and recommendation of Dana Black's request for review of the Black zone change, changing the zoning on 1.52 acres from A-1 (agriculture) to R-1-12 (single family residential) at 1729 North Trinnaman Lane.

The applicants, Trent Black and Dana Black, were present for questions.

Commissioner Hemmert opened the public hearing.

Commissioner Hemmert closed the public hearing.

Motion: Commissioner Everett motioned to recommend approval of Dana Black's request for review of the Black zone

change, changing the zoning on 1.52 acres from A-1 (agriculture) to R-1-12 (single family residential) at 1729 North Trinnaman Lane**,** including all DRC comments and findings stated in the reports. Commissioner Hereth seconded.

Vote: Commissioner Hemmert, yes; Commissioner Nielsen, yes; Commissioner Peterson, yes; Commissioner Ellis, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Hereth, yes. The motion passed unanimously.

Black Zone Change
DRC Redline Comments

Dana Black – requests review of the Black zone change, changing the zoning on 1.52 acres from A-1 to R-1-12 at 1729 North Trinnaman Lane.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 06/16/2020

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-12 Zone. The amount of culinary water is 1.35-acre feet per acre and irrigation water is 2.34-acre feet per acre.

General Comments

1. When subdivided, a 6' non-climb fence will be required along Sunderland and Kielkowski properties.
2. FYI, to subdivide the west portion of the Black property into another lot, a public street would need to be extended from the north. That portion of road is not currently extended as shown on this map

Consistency with the elements of the Lehi City General Plan.

This area has a proposed **LDR (Low Density Residential)** designation on the General Plan.

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

From the Lehi City General Plan Land Use Element the following goals and policies related to development should be considered:

1. Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.

2. Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.

3. Promote variety in commercial spaces, densities, and locations.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 9, 2020.

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.

June 15, 2020

The reason for the proposed amendment is to meet the requirements for a Two-Lot Subdivision, to be Consistent with the Lehi City general plan.

Dana K. Black

ORDINANCE NO: 42-2020

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR 1749 NORTH TRINNAMAN LANE

WHEREAS, Dana Black, authorized agent for the owner of property located at 1749 North Trinnaman Lane and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as R-1-12 (Low Density Residential); and

WHEREAS, following a public hearing on July 9, 2020, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on July 28, 2020, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 9, 2020; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-1-12 (Low Density Residential).

PART II:

A. If a provision of this Ordinance 42 -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 28th day of July, 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

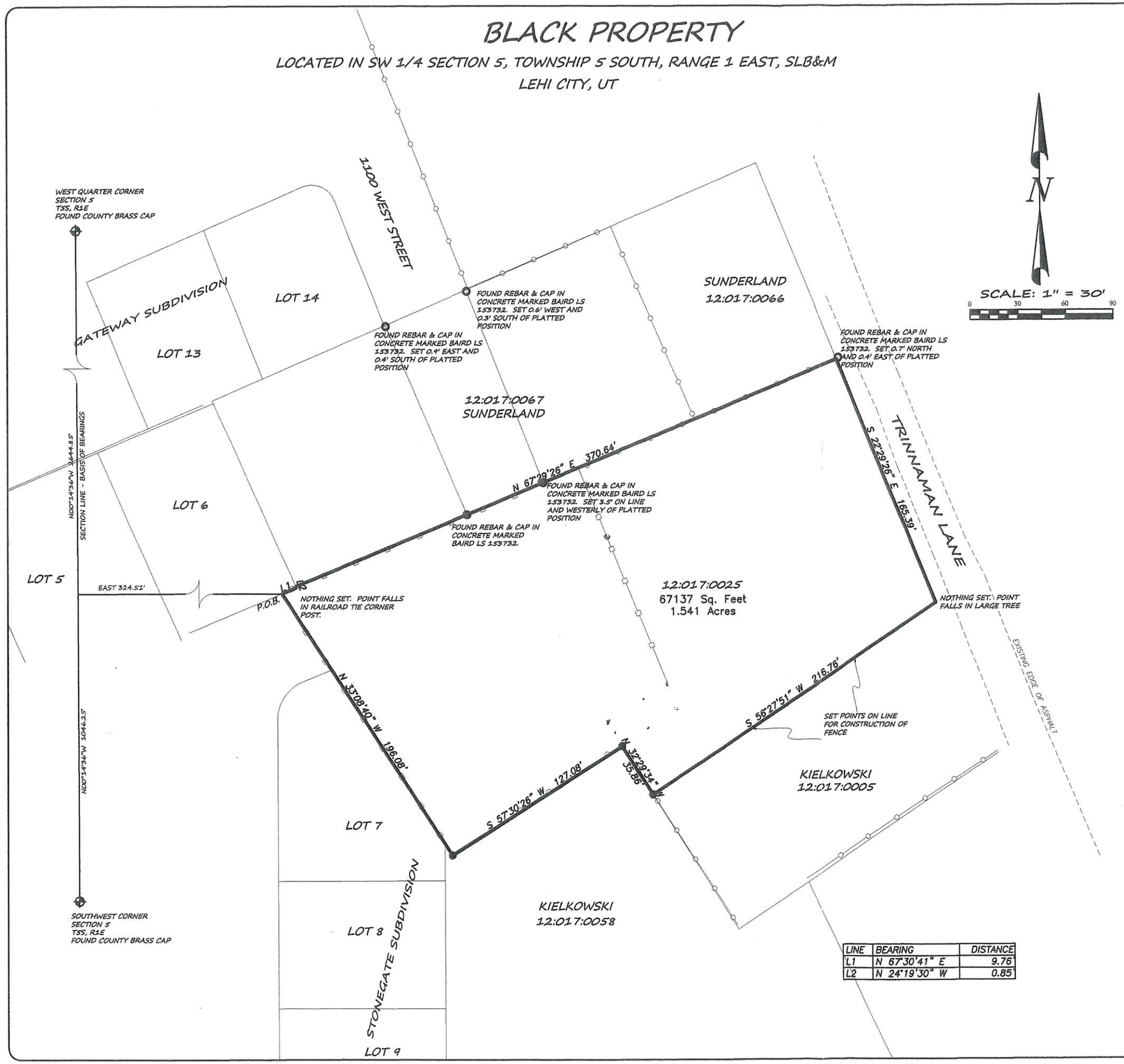
BLACK ZONE CHANGE LEGAL DESCRIPTION

Parcel ID 12:017:0025

Legal Description: COM N 1039.83 FT & E 734.40 FT FR SW COR SEC 5, T5S, R1E, SLM; S 56-27'51"W 216.76 FT; N 32-29'34"W 35.86 FT; S 57-30'26"W 127.09 FT; N 33-05'56"W 79.22 FT; N 33-10'19"W 116.59 FT; N 70-02'18"E 50.29 FT; N 67-11'18"E 330.09 FT; S 22-29'26"E 163.76 FT TO BEG. AREA 1.52 ACRES.

BLACK PROPERTY

LOCATED IN SW 1/4 SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
LEHI CITY, UT



LINE	BEARING	DISTANCE
L1	N 67°30'41" E	9.76'
L2	N 24°19'30" W	0.85'

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

BEGINNING AT POINT ON THE EAST LINE OF THE STONEGATE SUBDIVISION PLAT "B", WHICH IS LOCATED N00°14'36"W 1046.25 FEET ALONG THE SECTION LINE AND EAST 324.51 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M; THENCE N67°30'41"E 9.76 FEET ALONG THE SOUTH LINE OF 6, STONEGATE SUBDIVISION, THENCE N24°19'30"W 0.85 FEET ALONG EAST LINE OF LOT 6, THENCE N67°29'26"E 370.64 FEET TO THE WESTERLY LINE OF TRINNAMAN LANE, THENCE ALONG ROADWAY S22°29'26"E 165.39 FEET, THENCE S56°27'51"W 216.76 FEET TO A CHAIN LINK FENCE, THENCE ALONG FENCE N32°29'34"W 35.86 FEET TO A FENCE CORNER, THENCE ALONG FENCE S57°30'26"W 127.08 FEET TO THE STONEGATE SUBDIVISION, THENCE ALONG SUBDIVISION N33°08'40"W 196.08 FEET TO THE POINT OF BEGINNING.
AREA OF ABOVE DESCRIBED PARCEL BEING 1.541 ACRES.

BASIS OF BEARINGS IS N00°14'36"W ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 5 TOT HE WEST QUARTER OF SECTION 5.

SURVEYOR — NOVEMBER 11, 2014 DATE

SURVEYOR'S NOTES

THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MONUMENT THE BOUNDARIES OF PARCEL 12:017:0025 OWNED BY RAY BLACK.

THE SUBJECT PROPERTY IS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY 4959, BOOK 1896, PAGE 134 ON FEBRUARY 20, 1981.

A RECORD OF SURVEY FILED AS MAP NO. 93-194 PERFORMED BY DUDLEY & ASSOCIATES FOR THE SURROUNDING LAND OWNERS DEPICTS THE WESTERLY BOUNDARY AND A PORTION OF THE SOUTH BOUNDARY OF THE BLACK PROPERTY. MONUMENTS FROM THE DUDLEY SURVEY WERE DILIGENTLY SEARCHED FOR BUT NONE WERE RECOVERED.

A RECORD OF SURVEY FILED AS MAP NO. 07-218 PERFORMED BY JAMES BAIRD FOR THE ADJOINING PROPERTY TO THE NORTH. MULTIPLE MONUMENTS FROM THIS SURVEY WERE RECOVERED AND USED IN DETERMINING THE LOCATION OF THE NORTH LINE OF THE SUBJECT PARCEL.

THE STONEGATE SUBDIVISION PLAT "B" IS FILED AS MAP NO. 5695-69 AS ENTRY 70843.

MONUMENTS WERE SET ON LINE ALONG THE SOUTHERLY LINE TO AIDE IN THE CONSTRUCTION OF A FENCE.

THE EXISTING HOUSE LOCATED ON THE SUBJECT PROPERTY HAS A STREET ADDRESS OF 1749 NORTH TRINNAMAN LANE, LEHI

THE FIELD WORK FOR THIS PROJECT WAS PERFORMED IN OCTOBER AND NOVEMBER OF 2014.

LEGEND

- SECTION CORNER
- 5/8" REBAR, 2' LONG, WITH 2" DIAMETER ALUMINUM OR PLASTIC CAP MARKED OAK HILLS SURVEYING
- FOUND MONUMENT AS NOTED ON PLAT
- WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE

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

SURVEYOR SEAL

RECORD OF SURVEY FOR: RAY BLACK
PROJECT ADDRESS: TRINNAMAN LANE
LEHI, UTAH
SECTION: 5
TOWNSHIP: S SOUTH
RANGE: 1 EAST
BASE MERIDIAN: SLB&M

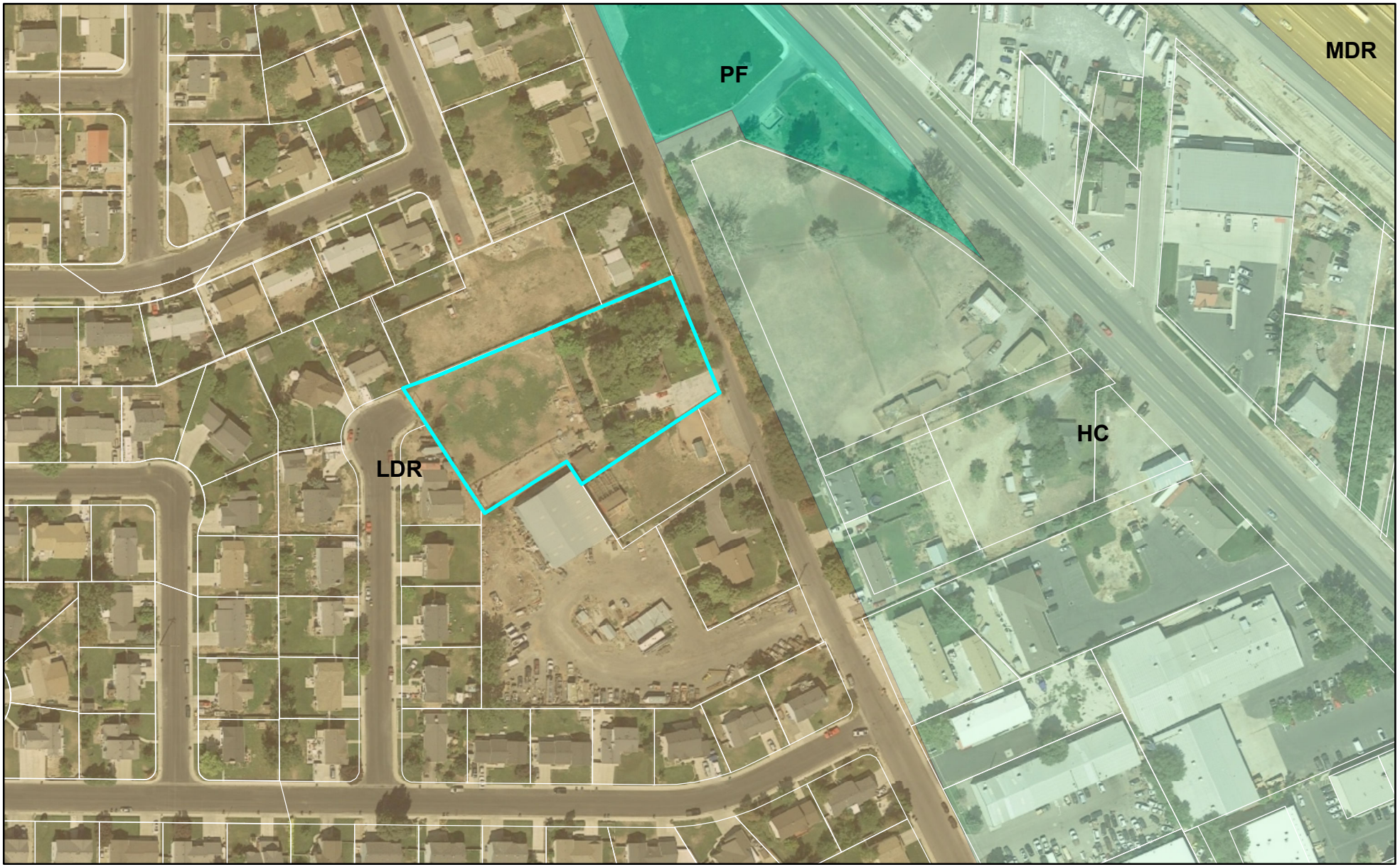
PROJECT NO: 14-249
DRAWN BY: KSB
REVIEWED BY: KSB
APPROVAL DATE: 11/11/2014
MAP SCALE: 1" = 30'

SHEET NO.
1 OF 1


100

Dana Black Zone Change

General Plan

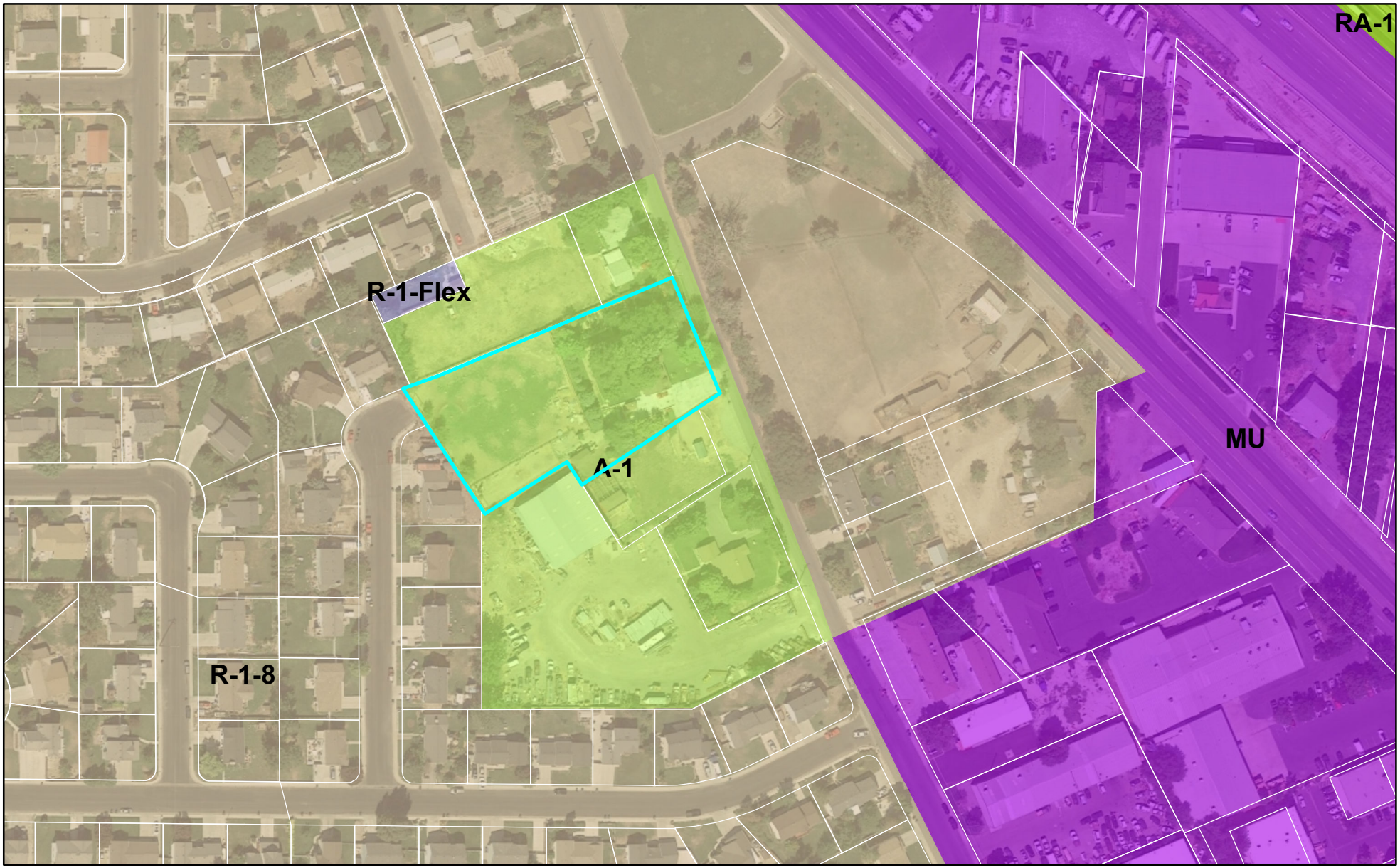


0 210 420 Feet

LEHI CITY

Dana Black Zone Change

Zoning



0 210 420 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #43-2020, a General Plan Amendment on approximately 23.9-acres located at approximately 1402 West 900 North, changing the land use designation from VLDRA (very low density residential agriculture) to VLDR (very low density residential).
Petitioner: Danny Gutierrez & Mike Dubois

Suggested Action:

Attachments:
CC Staff Report Gutierrez Dubois General Plan Amendment 07.28.20.docx

Gutierrez Dubois General Plan Amendment DRC 06.24.2020.docx

Gutierrez Dubois narrative.pdf

Ord 43-2020.docx

Gutierrez Dubois map.pdf

Gutierrez Dubois GPA aerial.pdf

Gutierrez Dubois GPA current GP.pdf

Gutierrez Dubois GPA zoning.pdf

GUTIERREZ DUBOIS GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Danny Gutierrez & Mike Dubois		
Meeting Date	July 28, 2020		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	Approximately 1402 West 900 North		
Acreage	Approximately 23.9 acres		
Existing Zoning	A-1		
Existing General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Proposed Land Use Designation	VLDR (Very Low Density Residential)		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	R-1-22	Pelican Pointe Subdivision
	East	A-1	Undeveloped
	West	A-1	Single family residential
Date of DRC Review	June 24, 2020		
Date of Planning Commission Review	July 9, 2020		
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

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 at the periphery of the City in the south and west areas 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, and compatible with, 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. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.



Very Low Density Residential (VLDR)

The purpose of the Very Low Density Residential (VLDR) classification is to provide for large-lot single-family residential areas and/or hobby farm developments. The overall neighborhood density is not to exceed 2.5 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-15, RA-1, and R-1-22.

PROPERTY HISTORY

December 14, 1978- Part of the property was annexed into the City as part of the Lehi Meadows Addition

September 30, 1981- Part of the property was annexed into the City as part of the Phillips and Maupin Property Annexation

September 15, 1993- Part of the property was annexed into the City as part of the Leo Hadfield Addition

REPORT ANALYSIS

The applicant is requesting approval to amend the General Plan land use designation of this approximately 23.9-acre property from VLDRA (Very Low Density Residential Agriculture) to VLDR (Very Low Density Residential).

The current General Plan land use designation of VLDRA would allow an overall neighborhood density up to 1.75 units per acre. The applicant requests the amendment to VLDR, which would allow an overall neighborhood density of up to 2.5 units per acre.

The applicant's narrative states that the proposed amendment is desired because they believe the VLDRA designation and corresponding zones are not reflective of Lehi's rapid growth reality. The applicant believes that many

half acre lots are not well maintained and become storage areas, result in high water usage, and that those without animals do not care for the smells or noise. The applicant also points out that there are other neighborhoods in the vicinity with 15,000 square foot lots or smaller.

DRC Comments

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

1. The property to the west has smaller lots because open space was provided. Should propose some open space or a PUD/PRD if the request is to gain more density.

2. Planning Staff recommends staying with the 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."

   Rather than change the vision of the General Plan, staff recommends that the applicant consider development of the property as a PUD or PRD. This is also in keeping with the vision of the General Plan which states: "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. with a PRD or PUD overlay." It should be noted that even in the draft update to the General Plan, this area is showing to remain as VLDRA. This helps provide a balance of housing choices, where, if people wanted to have larger lots and possible animal rights, this area provides that opportunity. There are ample other areas throughout the City that are designated for LDR and VLDR land uses.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **DENIAL** of the Gutierrez Dubois general plan amendment, including DRC comments from June 24, 2020. This recommendation is based on the following findings:

1. The DRC and Planning Commission both gave negative recommendations to the proposed General Plan amendment.
2. The current General Plan and proposed DRAFT Land Use update do not show a change in these properties.
3. Adjacent properties are all located within the VLDRA designation.
4. The property is included in a PUD/PRD opportunity area as identified on the current General Plan Land Use map.
5. The proposed General Plan amendment is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
6. The proposed General Plan amendment will have a substantial adverse effect on surrounding property.
7. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on July 9, 2020. The minutes and motion from this meeting are as follows:

2.2 Public hearing and recommendation of Danny Gutierrez & Mike Dubois's request for review of a General Plan Amendment on approximately 23.9-acres located at approximately 1402 West 900 North, changing the land

use designation from VLDRA (very low-density residential agriculture) to VLDR (very low density residential). Commissioner Hemmert asked if it aligned with the current or future plan.

The applicants Danny Gutierrez and Mike Dubois presented some pictures and discussed why they thought they could fit in the area to the commissioners

Commissioner Hemmert mentioned that he didn't think that people wanted smaller lots. Commissioner Ellis asked about BRD's. The applicant said they have been researching a lot and felt that the BRD wasn't an option for them.

Commissioner Hemmert opened the public hearing.

Commissioner Hemmert noted that there were three public comments.

Commissioner Hemmert closed the public hearing.

Commissioner Peterson asked questions to the staff. If of the lots hit the animal requirements with density bonuses. He pointed out properties to the south which were not mentioned in the presentation that had R-22. His opinion is just because that's what we want and that the applicants don't think people can take care of areas, but he believes you can so he doesn't feel like there is enough justification to change.

Commissioner Nielsen said lot size doesn't make a good neighbor. The bigger issue if we approve this what's stopping from someone else and that it will open a can of worms and make it hard to enforce the vision and goals of the city for the future.

Applicant Danny Gutierrez asked a question to the Commissioners about the General Plan. Commissioner Hemmert discussed the general plan and the amendments because they fit the future plan.

Motion: Commissioner Peterson motioned to recommend a negative recommendation of Danny Gutierrez & Mike Dubois's request for review of a General Plan Amendment on approximately 23.9-acres located at approximately 1402 West 900 North, changing the land use designation from VLDRA (very low-density residential agriculture) to VLDR (very low density residential).; including all DRC comments and findings stated in the report stating that The proposed general plan amendment is not in conformance with the general plan the intent and the vision in its various elements Commissioner Nielsen seconded.

Vote: Commissioner Hemmert, yes; Commissioner Nielsen, yes; Commissioner Peterson, yes; Commissioner Ellis, yes; Commissioner Everett, no; Commissioner Bunker, yes; Commissioner Hereth, no. The motion passed.

Gutierrez Dubois General Plan Amendment
DRC Redline Comments

Danny Gutierrez & Mike Dubois – request review of a General Plan Amendment on approximately 23.9-acres located at approximately 1402 West 900 North, changing the land use designation from VLDRA to VLDR.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 06/16/2020

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:

1. The property to the west has smaller lots because open space was provided. Should propose some open space or a PUD/PRD if the request is to gain more density.

Kim – Planning:

2. Planning Staff recommends staying with the 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."

   Rather than change the vision of the General Plan, staff recommends that the applicant consider development of the property as a PUD or PRD. This is also in keeping with the vision of the General Plan which states: "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. with a PRD or PUD overlay." It should be noted that even in the draft update to the General PLan, this area is showing to remain as VLDRA. This helps provide a balance of housing choices, where, if people wanted to have larger lots and possible animal rights, this area provides that opportunity. There are ample other areas throughout the City that are designated for LDR and VLDR land uses.

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.

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 at the periphery of the City in the south and west areas 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, and compatible with, 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.

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.



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. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

Very Low Density Residential (VLDR)



The purpose of the Very Low Density Residential (VLDR) classification is to provide for large-lot single-family residential areas and/or hobby farm developments. The overall neighborhood density is not to exceed 2.5 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-15, RA-1, and R-1-22.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 9, 2020. (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.

In reference to the following parcels:

1. Allan Hadfield 1454 W 900 N Lehi Utah 84043
Tax Id's:
46:345:0001 2.99 Acres Lot Line Adjustment being completed to reduce to 1 acre
46:345:0002 2.99 Acres Lot Line Adjustment being completed to Increase to 5 Acres
46:345:0003 2.99 Acres
2. Michael and Joanne Dubois
1065 N Trinnaman Lane Lehi Utah 84043
Tax id: 12:033:0036 8.47 Acres
3. MDT INC
1335 W 1220 N
Tax Id: 12:033:0024 6.5 Acres
VLDRA to VLDR

To whom it may concern:

We are proposing a General Plan Amendment for the above reference parcels. We are under the belief that the VLDRA ½ acre zone is a little dated and doesn't truly reflect the changes happening in Lehi City. Although it would be desirable to live on large lots, we feel like the general population doesn't understand what it takes to take care and upkeep this amount of ground. As we look around at older neighborhoods with ½ acre lots we see that these homes have yards that are not maintained, yards that become storage areas. The costs to maintain these lots become a burden as the years pass. As we know we live in a desert and we know that as our population here in the city will grow the demand for water will increase and may become impossible to water in the future. As for animal rights we see in other neighborhoods that people without Animals don't like the flies, the smells, or the noise.

We feel like Our Subdivision should be approved based on every other new neighborhood around us being 15,000 sqft lots or smaller. To the west we have homes that have many 8000 sqft lots or smaller. To the South we have many lots 15,000 sq ft. To the east 200 Ft we have 7.17 acres zones 8000 sq ft. We feel it very reasonable to ask for 15,00 sq ft lots based on we see around us.

Thanks For your Time and Consideration

Danny Gutierrez and Michael Dubois

E

ORDINANCE NO: 43-2020

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR HADFIELD ESTATES (GUTIERREZ & DUBUOIS)

WHEREAS, on July 28, 2020, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on July 9, 2020, to review and make a recommendation on the General Plan Amendment located at approximately 1402 West 900 North changing the land use designation from Very Low Density Residential Agriculture to Very Low Density Residential, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on July 28, 2020, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Very Low Density Residential Agriculture to Very Low Density Residential;

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject properties from Very Low Density Residential Agriculture to Very Low Density Residential. The total amendment will include approximately 23.9-acres of property located at approximately 1402 West 900 Norht, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 43-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

A. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

B. The City Council hereby directs that the official copy of the Lehi City General Plan

be updated to reflect the provisions enacted by this Ordinance.

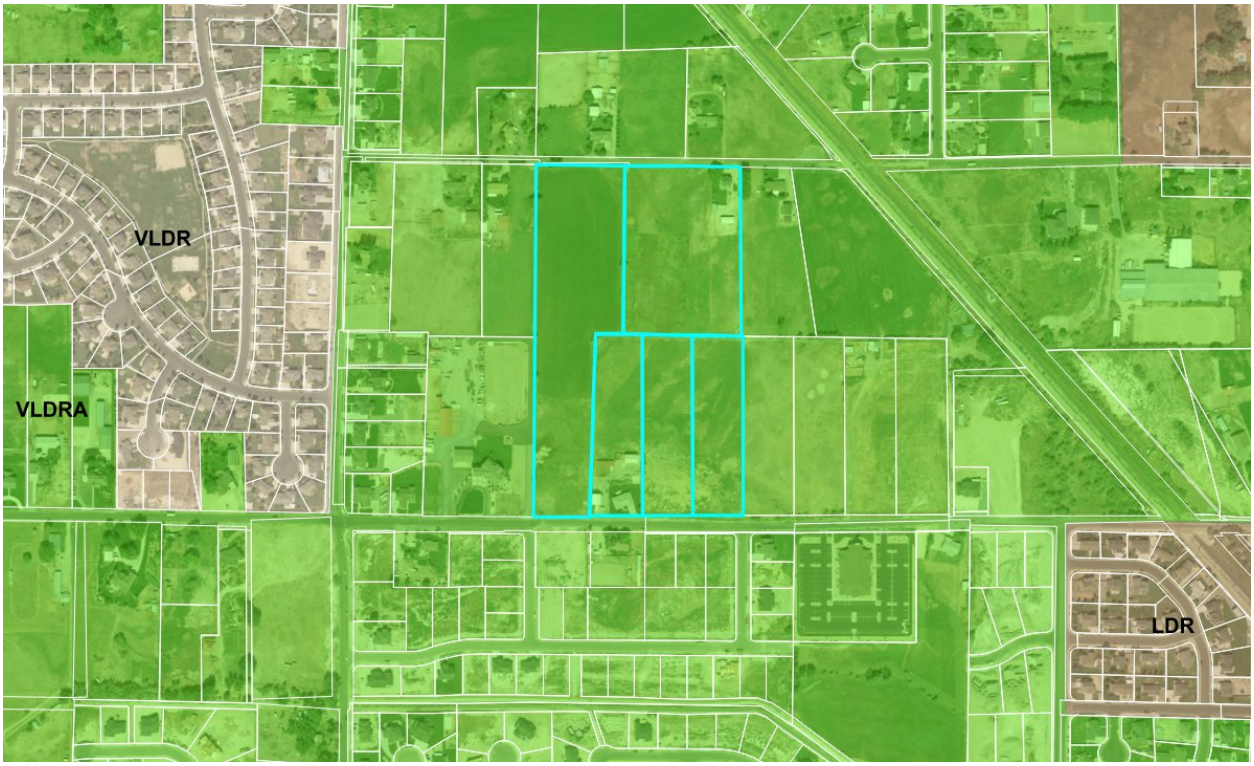
D. This Ordinance shall take effect immediately after being posted or published a s required by law.

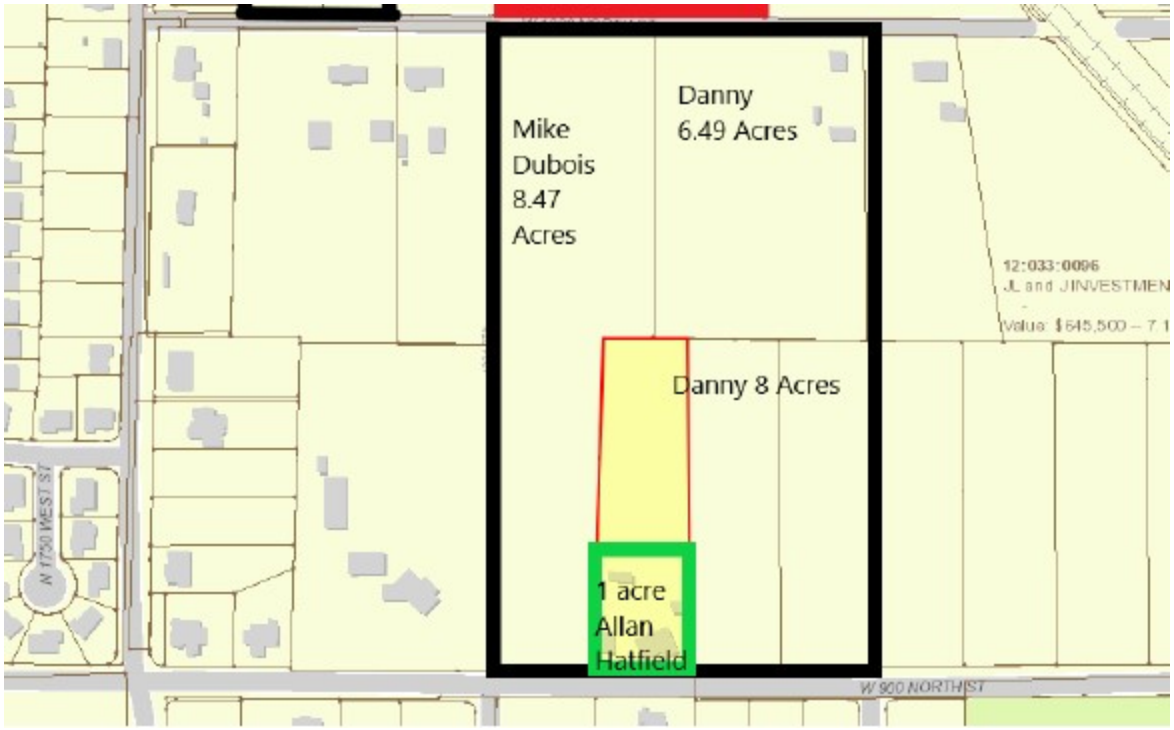
Approved and Adopted by the City Council of Lehi City this 28th day of July, 2020.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

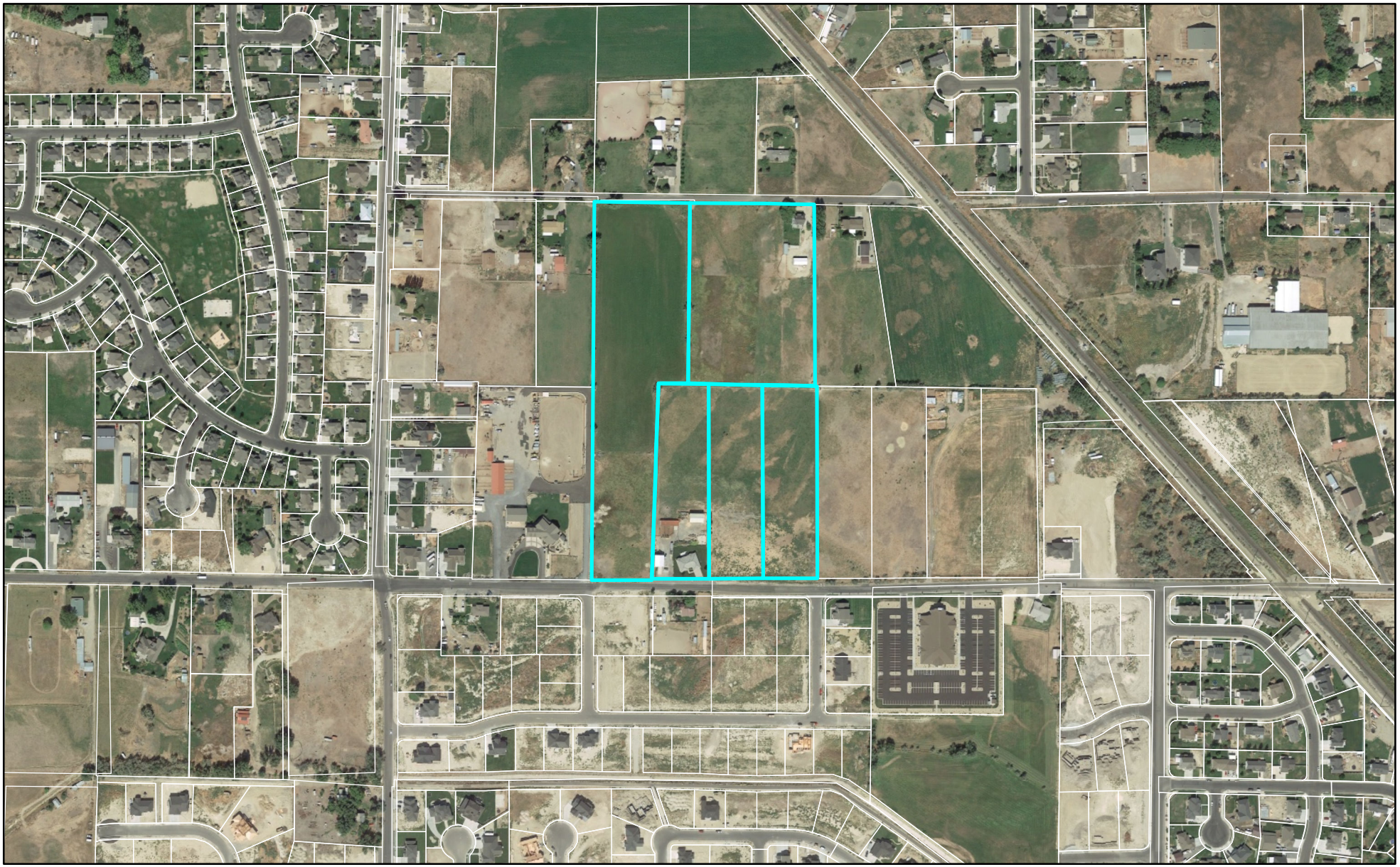
Exhibit A




Mike
Dubois
8.47
Acres
Danny
6.49 Acres
Danny 8 Acres
1 acre
Allan
Hatfield
N 1750 WEST ST
W 900 NORTH ST
12:033:0096
JL and JINVESTMEN
Value: $645,500 – 7.1

Gutierrez Dubois General Plan Amendment

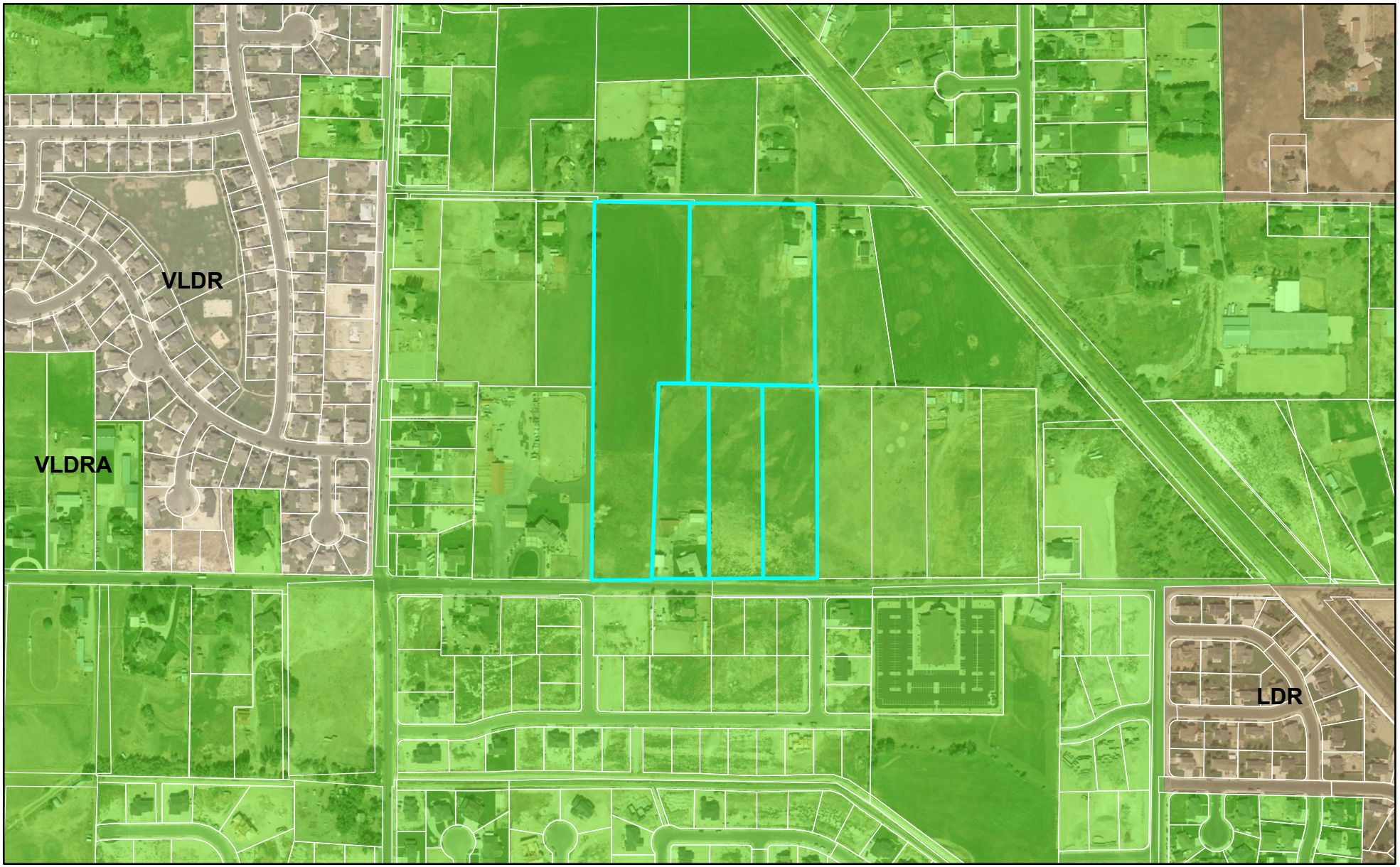
Aerial



LEHI CITY

Gutierrez Dubois General Plan Amendment

General Plan

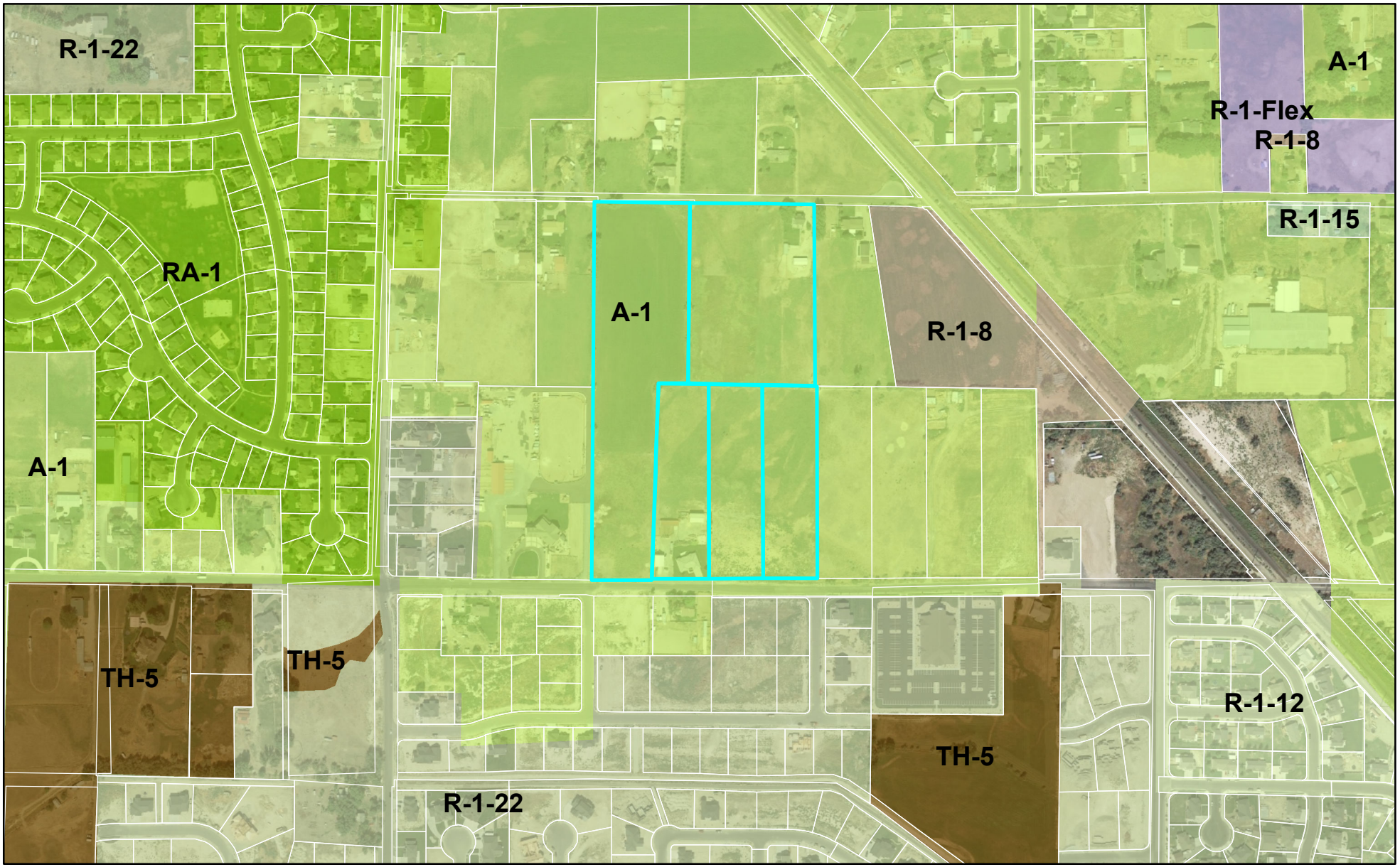


0 580 1,160 Feet

LEHI CITY

Gutierrez Dubois General Plan Amendment

Zoning



LEHI CITY

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Concept approval for the Hadfield Estates, a 51-lot residential subdivision at approximately 1402 West 900 North.
Petitioner: Danny Gutierrez & Mike Dubois

Suggested Action:

Attachments:
CC Staff Report Hadfield Estates Concept 07.28.20.docx

Gutierrez Dubois Concept DRC 06.24.2020.docx

Gutierrez Dubois Concept narrative.pdf

Gutierrez Dubois Concept Plan.pdf

Hadfield Estates Concept aerial.pdf

Hadfield Estates Concept GP.pdf

Hadfield Estates Concept zoning.pdf

HADFIELD ESTATES CONCEPT
CITY COUNCIL REPORT

Applicant	Danny Gutierrez & Mike Dubois		
Meeting Date	July 28, 2020		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	Approximately 1402 West 900 North		
Project Area	Approximately 23.9 acres		
Existing Zoning	A-1		
General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	R-1-22	Pelican Pointe Subdivision
	East	A-1	Undeveloped
	West	A-1	Single family residential
Date of DRC Review	June 24, 2020		
Date of Planning Commission Review	July 9, 2020		
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.

PROPERTY HISTORY

December 14, 1978- Part of the property was annexed into the City as part of the Lehi Meadows Addition

September 30, 1981- Part of the property was annexed into the City as part of the Phillips and Maupin Property Annexation

September 15, 1993- Part of the property was annexed into the City as part of the Leo Hadfield Addition

REPORT ANALYSIS

The applicant requests approval of the Hadfield Estates concept plan to be located at approximately 1402 West 900 North. This report will discuss the concept layout and DRC comments.

Concept Layout

The proposed residential subdivision will consist of 51 lots on approximately 23.9 acres. The 51 proposed lots range in

size from 15,000 to 50,279 square feet. The property is currently zoned A-1 and the proposed concept plan lots would not meet the lot size requirements for the zone. However, the applicants are concurrently applying for a General Plan amendment to VLDR (Very Low Density Residential) that would allow them to eventually rezone the property to R-1-15 and meet the lot size requirement. Except for lot 14, all the lots are under 19,000 square feet. The proposed residential subdivision will have an overall density of approximately 2.13 units per acre. The proposed density for the project is not consistent with the current A-1 zone which allows a maximum density of 1 unit per acre. The R-1-15 zone would allow for a density of 2.5 units per acre.

The current roadway configuration shows a connection running north-south from 900 North to 1220 North. However, to meet connectivity requirements, roads will need to stub to the east and west. These road connections would help break up the block lengths and provide access for future development.

Staff recommends that the applicant consider development of the property as a PUD or PRD to keep with the current long-range vision of the General Plan for the area. A PUD or PRD encourages creativity and flexibility of design by incorporating clustering and open space, with a variety of lot sizes and a range of housing choices.

DRC Comments

The DRC had 17 comments, including the following:
1. No double fronting lots. Homes should all front 1220 N
2. Provide connectivity on west side of project
3. Provide connectivity on east side of project
4. 1220 North is master planned to have 38' of asphalt
5. 900 North is a master planned minor collector with 48' of asphalt planned
6. This is not consistent with the current VLDRA General Plan designation. Recommend keeping the VLDRA designation with a PRD or PUD layout.

Please consider all DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **DENIAL** of the proposed Hadfield Estates concept plan, including the DRC comments from June 24, 2020. This recommendation is based on the following findings:

1. The DRC and Planning Commission both gave negative recommendations to the proposed concept plan.
2. The proposed concept does not conform to the goals and policies of the General Plan.
3. The proposed concept is not consistent with the existing VLDRA land use designation.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on July 9, 2020. The minutes and motion from this meeting are as follows:

2.3 Public hearing and recommendation of Danny Gutierrez & Mike Dubois's request for review of Hadfield Estates concept plan, a 51-lot residential subdivision at approximately 1402 West 900 North.

The commissioners asked clarifying questions to the staff.

Commissioner Hemmert opened the public hearing.

Commissioner Hemmert noted that there were 5 public comments.

Commissioner Hemmert closed the public hearing.

Motion: Commissioner Nielsen moved to send a negative recommendation for Danny Gutierrez & Mike Dubois's request for review of Hadfield Estates concept plan, a 51-lot residential subdivision at approximately 1402 West 900 North, including all DRC comments and findings stated in the reports; Commissioner Hereth seconded.

Vote: Commissioner Hemmert, yes; Commissioner Nielsen, yes; Commissioner Peterson, yes; Commissioner Ellis, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Hereth, yes. The motion passed unanimously.

Gutierrez Dubois Concept
DRC Redline Comments

Danny Gutierrez & Mike Dubois- request review of a concept plan for Hadfield Estates, a 51-lot residential subdivision at approximately 1402 West 900 North.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 06/16/2020

DRC REDLINE COMMENTS:
Glade – Power:
1. Line extension/circuit upgrade required.

Kerry – Fire: No comments
Greg – Water/Sewer:
2. Utility extension would be required on 1220 North (Water, PI, Sewer, Storm Drain)
3. All City utilities are existing in 900 North (Water, PI, Sewer, Storm Drain)
4. All irrigation ditches in the area must be piped or abandoned per Lehi Irrigation Co standards. Any existing well in the area must be abandoned by a certified well driller. Any septic tank in the area must be abandoned and removed.

Trent – Parks:
5. No double fronting lots. Homes should all front 1220 N

Gary – Building/Inspections:
6. A soils report will be required if this moves past concept.

JD – Streets:
7. Lehi City's ROW is 62', 5' sidewalk and a 7 foot planter. All sidewalks shall be 6" road base and 6" of concrete

Ross – Engineering:
8. Provide connectivity on west side of project
9. Provide connectivity on east side of project
10. 900 North is a Minor Collector. Road spacing along collector roads is 350' (aligning road on East side of the project with 1350 East and building a half road section is one option to meet road spacing requirement
11. Add scale
12. 24 inch storm drain master planned on south side of 1220 North
13. Storm drain outflow is restricted to 0.13 CFS/acre in this area. Will need to meet the new state standard of retaining on site the 80th percentile storm (approx 0.5 inches)
14. Waterline looping is required for more than 50 lots
15. 1220 North is master planned to have 38' of asphalt
16. 900 North is a master planned minor collector with 48' of asphalt planned

Kim – Planning:
17. This is not consistent with the current VLDRA General Plan designation. Recommend keeping the VLDRA designation with a PRD or PUD layout.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 9, 2020. (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.

In reference to the following parcels:

1. Allan Hadfield 1454 W 900 N Lehi Utah 84043
Tax Id's:
46:345:0001 2.99 Acres Lot Line Adjustment being completed to reduce to 1 acre
46:345:0002 2.99 Acres Lot Line Adjustment being completed to Increase to 5 Acres
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2. Michael and Joanne Dubois
1065 N Trinnaman Lane Lehi Utah 84043
Tax id: 12:033:0036 8.47 Acres
3. MDT INC
1335 W 1220 N
Tax Id: 12:033:0024 6.5 Acres

To whom it may concern:

We are proposing a General Plan Amendment for the above reference parcels. We are under the belief that the VLDRA ½ acre zone is a little dated and doesn't truly reflect the changes happening in Lehi City. Although it would be desirable to live on large lots, we feel like the general population doesn't understand what it takes to take care and upkeep this amount of ground. As we look around at older neighborhoods with ½ acre lots we see that these homes have yards that are not maintained, yards that become storage areas. The costs to maintain these lots become a burden as the years pass. As we know we live in a desert and we know that as our population here in the city will grow the demand for water will increase and may become impossible to water in the future. As for animal rights we see in other neighborhoods that people without Animals don't like the flies, the smells, or the noise.

We feel like Our Subdivision should be approved based on every other new neighborhood around us being 15,000 sqft lots or smaller. To the west we have homes that have many 8000 sqft lots or smaller. To the South we have many lots 15,000 sq ft. To the east 200 Ft we have 7.17 acres zones 8000 sq ft. We feel it very reasonable to ask for 15,00 sq ft lots based on we see around us.

Thanks For your Time and Consideration

Danny Gutierrez and Michael Dubois

1220 NORTH LEHI

CONCEPT PLAN

Scale 1" = #### ft



WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

G:\DATA\2002? Gutierrez Lehi\dwg\Concept NEW.dwg
PLOT DATE: Jun 09, 2020

NO.	REVISION	DATE

PROJECT INFORMATION

1220 NORTH LEHI

CONCEPT PLAN

LEHI, UTAH

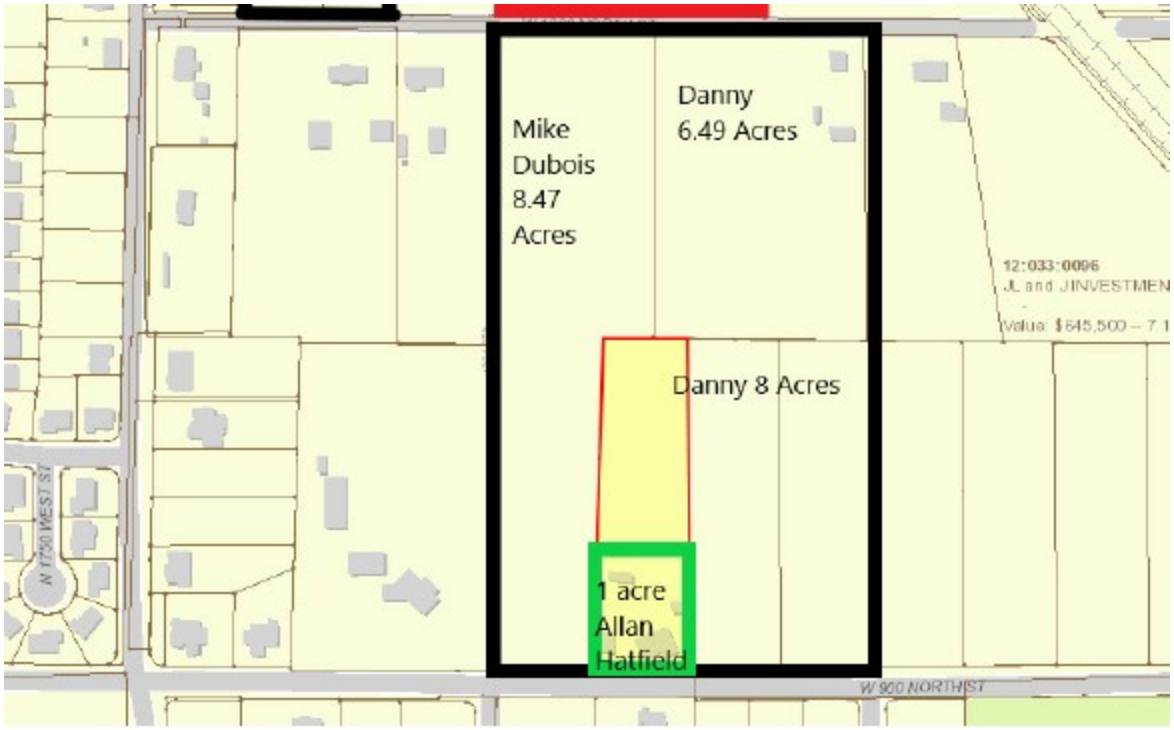
DRAWN	CHECKED	PROJECT #
JRP	####	####

DATE 02/03/20

SCALE 1" = 60'

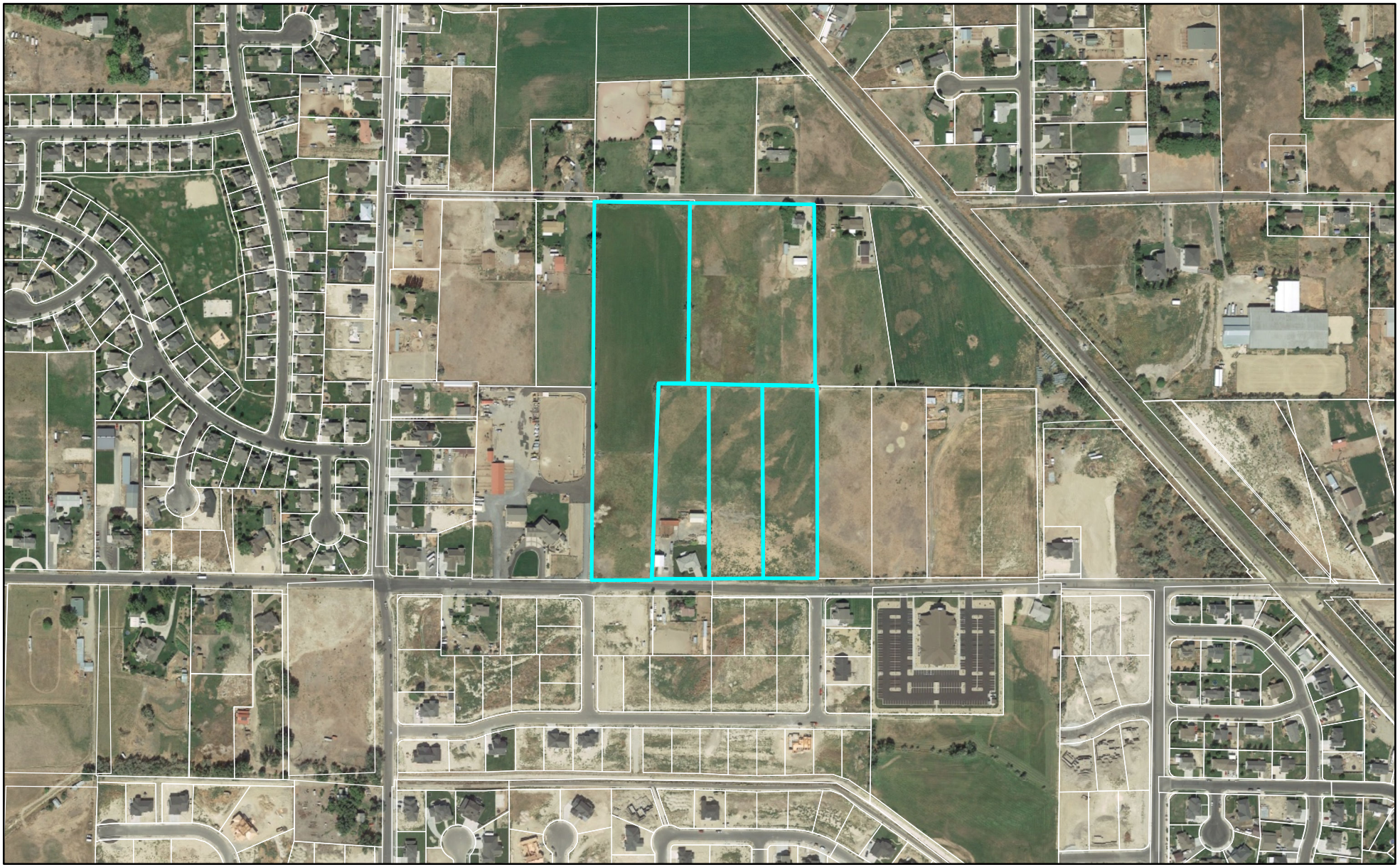
SHEET 1 OF 1

ENGINEER'S STAMP


Mike
Dubois
8.47
Acres
Danny
6.49 Acres
Danny 8 Acres
1 acre
Allan
Hatfield
N 1750 WEST ST
W 900 NORTH ST
12:033:0096
JL and JINVESTMEN
Value: $645,500 – 7.1

Hadfield Estates Concept

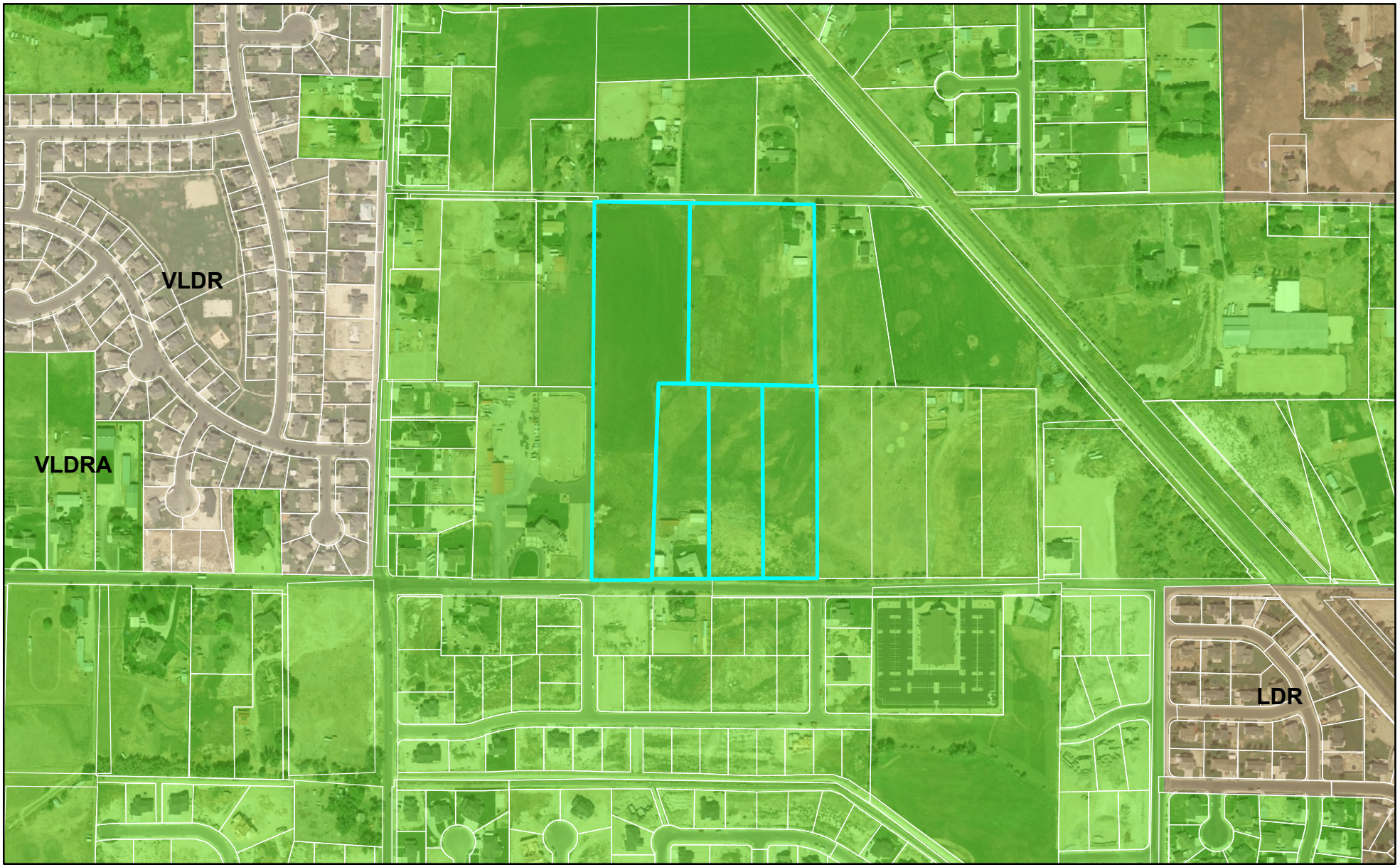
Aerial



LEHI CITY

Hadfield Estates Concept

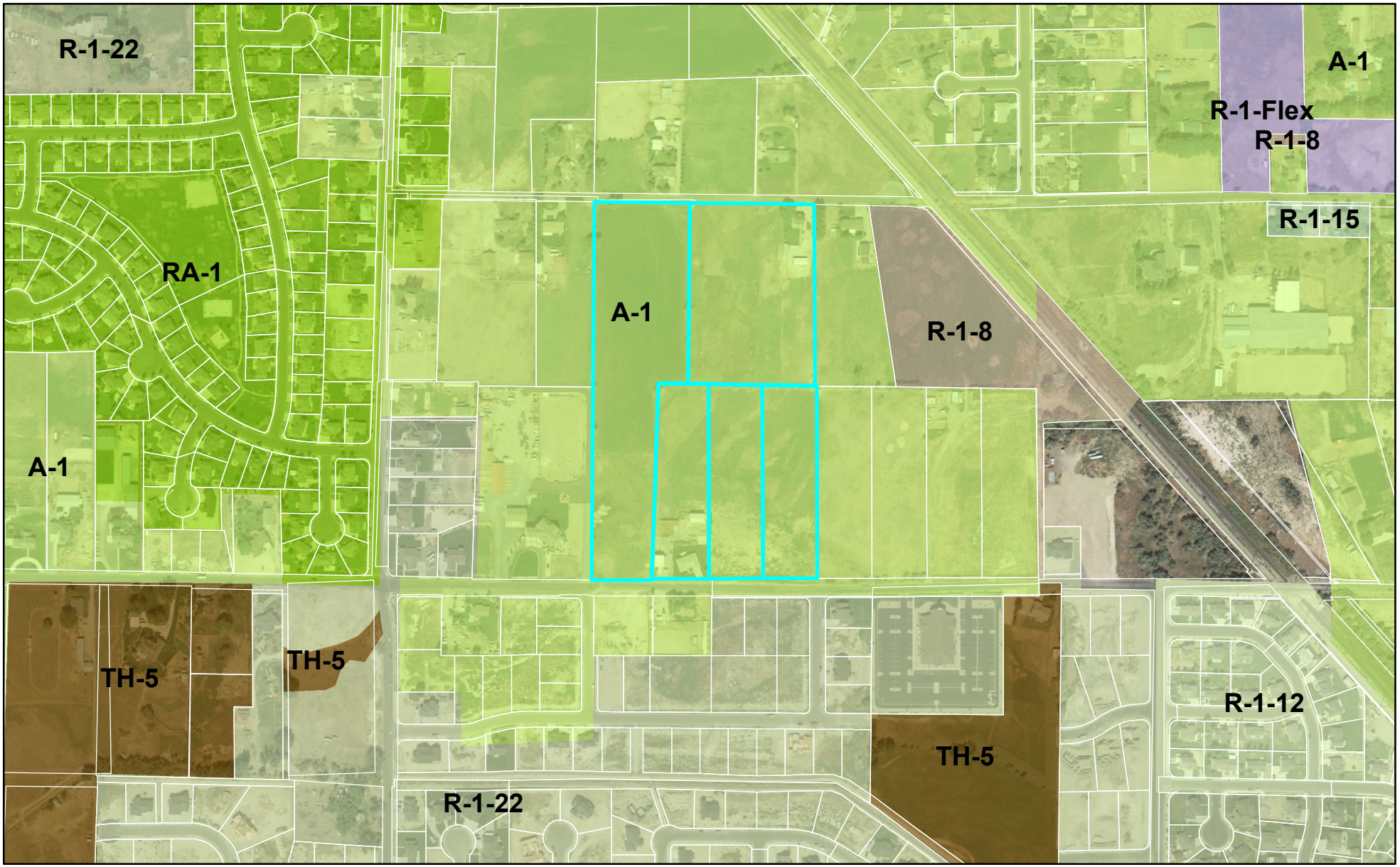
General Plan



LEHI CITY

Hadfield Estates Concept

Zoning



0 580 1,160 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #44-2020, a Development Code Amendment to Chapters 6, 16, 17, and 37, amending the single-family residential design standards for (PC) Planned Communities, (PRD) Planned Residential Development, and (PUD) Planned Unit Development.
Petitioner: Lehi City

Suggested Action:

Attachments:
CC Staff Report Chapter 6, 16, 17, 37 Development Code Amendment.docx

Ord 44-2020.docx

Development Code Amendment Chapter 37 DRC 06.10.2020.docx

Development Code Amendment Chapter 6 - 7.9.20.pdf

Development Code Amendment Chapter 16 - 7.9.20.docx.pdf

Development Code Amendment Chapter 17 - 7.9.20.docx.pdf

Development Code Amendment Chapter 37 - 7.9.20.pdf

CHAPTER 6, 16, 17, & 37 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	July 28, 2020
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	June 10, 2020
Date of Planning Commission Review	July 9, 2020

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests review and approval of the proposed amendment to Chapter 37 of the Development Code. The proposed amendment would update single-family residential design standards for Planned Communities (PC), Resort Communities (RC), Planned Residential Developments (PRD), and Planned Unit Developments (PUD) and move the requirements to Chapter 37 of the Development Code. In consequence, the single-family residential design standards in Chapters 6, 16, and 17 are proposed to be removed to avoid inconsistency and duality with the proposed amendment. The amendment is being proposed to allow for more opportunities for different elevation styles and variety within the City. The proposed amendment provides requirements for product mix and diversity, building materials, and architectural features.

Product Mix and Diversity

One of the methods of providing more variety of single-family architecture is through regulating product mix and diversity. The proposed amendment will keep the previous requirement of not allowing homes with the same floor

plan and elevation to be built on "adjacent lots or on lots fronting directly or diagonally across the same street or open space from one another" that was in the original code. In addition to the previous code requirement, the proposed amendment will include a table of minimum requirements for floor plans, color schemes, and combination of building materials. The table will require that there are more floor plans, color schemes, elevations, and building materials used within subdivisions that have more lots to ensure that there is variety throughout the development. The table has been updated since the June 25, 2020, Planning Commission meeting to adjust the ranges on the size of the development based on feedback from homebuilders. In addition, the proposed code was adjusted to further clarify the building material combinations required in the table.

Building Materials

The proposed amendment will also amend the required building materials in Planned Communities, Resort Communities, PRDs, and PUDs. The amendment separates the use of hard surface materials, including brick, stone, fiber cement siding, from materials such as stucco. The amendment proposing to require 30 percent of homes, based on the preliminary plat, to be 100 percent hard surface materials. The other 70 percent of homes will be required to have at least 30 percent hard surface materials for the overall home.

In addition to the building materials, the proposed amendment requires that the building materials used on the front of the home are also used on the sides of the home. This would require that sides of the home are not only stucco but include some hard surface materials. The use of the hard surface materials on the side of the home would be calculated into the 30 percent hard surface material requirement. In addition, the amendment specifies that it is prohibited to change building materials where there is no architectural break. Following recommendations from home builders and the Planning Commission at the June 24, 2020, meeting, the requirement for the continuation of building materials on the sides of the home will not be required for homes that have a five-foot setback from the property line. The code was also updated to no longer allow vinyl siding as an allowed building material in the PC, PUD, PRD, and RC zones.

Architectural Features

The proposed amendment also includes requirements for architectural features on the front, sides, and rear of the home. The requirements are listed in two sections: one for the sides and rear of the home and another for the front of the home. The intention with these sections is to ensure architectural variety, while still providing an opportunity for creativity and flexibility within the design of the homes. The architectural features have also been updated to include modern-style features.

For the rear and side wall requirements, the proposed amendment has the developer or architect pick from a list of potential wall variations to include on the home. Potential variations include windows, building projections, chimneys, a change in building materials, or covered patios or poaches, etc. The code requires that at least two wall variations are included on the side walls and four variations on the rear wall. If the home is a double fronting home that backs onto a collector or arterial street, it will be required to have five or more variations. Based on the feedback from home builders, the code was updated to reduce the requirement for homes that have a five-foot setback from the property line. For homes with a five-foot setback from the property line, one side elevation will be required to have one variation.

On the front of the homes, the amendment also has the home builder pick from a list of potential wall variations. In this case, the amount of variations required would be based on the type of building materials used on the front of the home. For homes that use stucco as the primary exterior material (51 percent or more) will include at least seven architectural features. Whereas homes that use all hard surface materials will be required to have at least five architectural features. Potential variations include a front porch, oversized windows, decorative window trim, decorative lighting, decorative columns or walls, etc.

The proposed amendment also discusses enhanced architectural features and requirements for all corner lots, including wrap-around architecture to provide visual interest on both the front and corner of the home. The previous code only allowed required corner features on one home per plat. It also minimizes garage dominance by having requirements for the setback from the front of the garage to the front of the home. During their meeting on July 9, 2020, the Planning Commission moved to alter the text concerning the garages from being encouraged to required. The text will change

from saying, “garages are encouraged to be set recessed from the front of the home or designed in a rear-loading configuration” to say “garages shall be set recessed from the front of the home or designed in a rear-loading configuration.”

DRC Comments

The DRC had one comment during their review on June 10, 2020, which stated that craftsman and prairie homes are very similar and that in the product mix section staff should consider using examples such as Tudor or Victorian.

Please include all DRC comments as a part of the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** to the City Council for the proposed Chapter 6, 16, 17, and 37 Development Code Amendment for single-family residential standards. The recommendation is based on the following findings:

1. The proposed amendment will allow for a greater variety of architecture and flexibility for building single-family residential homes.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on July 9, 2020. The minutes and motion from this meeting are as follows:

2.1 Recommendation of Lehi City’s request for review of a Development Code Amendment to Chapters 6, 16, 17, and 37, amending the single-family residential design standards for (PC) Planned Communities, (PRD) Planned Residential Development, and (PUD) Planned Unit Development. (Tabled from the June 25, 2020 meeting)

Commissioner Everett asked about cost to developers and concerned that it won't help promote affordable housing. Kim Struthers said that it seemed that the developers stated that the materials were the primary concern. Mr. Struthers discussed about balance of good neighbors and the cost pushing it out of affordability.

Commissioner Nielsen asked if they could require instead of encouraged for the sections on garages. Craig Chambers said they can require if the code allows it.

Commissioner Nielsen made a motion moved to forward a positive recommendation noting that they would like to change wording on the garage section to be required as opposed to encouraged.

Motion: Commissioner Nielsen made a motion moved to forward a positive recommendation noting that they would like to change wording on the garage section to be required as opposed to encouraged. Commissioner Peterson seconded it.

Vote: Commissioner Hemmert, yes; Commissioner Nielsen, yes; Commissioner Peterson, yes; Commissioner Ellis,

yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Hereth, yes. The motion passed unanimously.

ORDINANCE NO: 44-2020

AN ORDINANCE AMENDING CHAPTERS 6, 16, 17, AND 37 OF THE LEHI CITY DEVELOPMENT CODE ON SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS

WHEREAS, it has become necessary to amend Chapters 6, 16, 17, and 37 of the Lehi City Development Code, removing the single-family design standards in Chapters 6, 16, and 17 to provide clarification, simplification, and avoid duality within the Code, and;

WHEREAS, this amendment seeks to include single family design standards for Planned Communities, Planned Residential Developments, and Planned Unit Developments in Chapter 37, and;

WHEREAS, following a public hearing on July 9, 2020, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on July 28, 2020 the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 9, 2020, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapters 6, 16, 17, and 37 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

Chapter 6, 16, 17, and 37 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 44 -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 28th day of July 2020.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Development Code Amendment Chapter 37
DRC Redline Comments

Lehi City – requests review of a Development Code Amendment to Chapter 37, amending the single-family residential design standards for Planned Communities, PRD, and PUD.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 06/02/2020
Time Start: N/A
Time End: N/A

DRC REDLINE COMMENTS:
Glade – Power:
1. Craftsman/Prairie are very similar-interchangeable; Tudor, Victorian, etc.

Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION

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 06

PLANNED COMMUNITY ZONE (PC)

(Amended 1/25/00; 09/13/16; 05/22/18)

Section 06.010. Purpose and Intent.
Section 06.020. Planned Community Description.
Section 06.030. Design Compatibility.
Section 06.040. Minimum Eligibility Requirements.
Section 06.050. Allowed Uses.
Section 06.060. Procedures for Establishment of a Planned Community Zone.
Section 06.070. Development Approvals.
Section 06.080. Allowed Density.
Section 06.090. Required Open Space
Section 06.100. Location of Open Space.
Section 06.110. Density Bonus.
Section 06.120. Density Bonus Amenities.
Section 06.130. Total Density.
Section 06.140. Residential Design Standards.
Section 06.150. Commercial Development Standards.
Section 06.160. Variations from Development Code and Design Standards.
Section 06.170. City Council Discretion

Section 06.010 Purpose and Intent.

A. The intent of the Planned Community (PC) Zone and this Chapter is to provide for the implementation of the Lehi City General Plan. The standards for development contained herein are intended specifically to accomplish the following purposes:

1. allow the City to encourage and facilitate more detailed and specific planning and analysis for certain areas of the City;

2. establish provisions and requirements which enable the City to address unique areas of the City or where other characteristics exist that warrant a comprehensive set of land use policies and standards which will encourage an efficient and imaginative development pattern;

3. provide an opportunity for flexibility from the constraints of traditional zoning and allow for development on a performance basis, with higher density and intensity of uses achieved as higher quality development and performance standards are implemented within the zone; and

4. provide a consolidated and structured framework for the processing of preliminary and final subdivision plats, preliminary and final site plans, and other permits and licenses required by this Code.

B. An application for approval of a PC Zone is a request by the applicant for additional flexibility beyond that allowed by the traditional zones within the City. It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed PC Zone is preferable to traditional zoning. Approval for use of the PC Zone lies at the discretion of the City Council.

Section 06.020 Planned Community Description.

A. Each PC Zone shall include a cohesive mixture of land uses, including commercial or business park uses, which will provide services and employment opportunities to residents within the community. Residential uses shall provide a range of housing types and densities to accommodate a variety of age and income groups and residential preferences, so that the community's demographic diversity is maintained. Commercial uses shall focus on retail services for the residents of the community and must include a unifying design theme which compliments the residential areas. Residential and commercial land uses shall be integrated to promote a walkable, sustainable community.

B. Development shall promote creative lot configuration with usable public and private recreation areas, parks, trails and open space with assurance of maintenance. Preservation of open space and critical environmental areas is required through the use of clustering and other innovative development options where a standard lot pattern is not practical or desirable due to physical constraints.

Section 06.030 Design Compatibility.

A. Development within a PC Zone shall promote attractive, unified architectural design. Development shall be planned as one complex land use with a common architectural design theme that provides variety within a context of architectural compatibility, rather than an aggregation of individual, unrelated buildings located on separate, unrelated lots.

B. In order to ensure that development within the PC Zone is compatible and meets the purposes of this chapter, the Planning Commission may recommend and the City Council may require that certain design guidelines be employed as part of the approval of an Area Plan for a PC Zone. The design guidelines may

include, but are not limited to, architectural controls, colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the City Council. As part of the design guidelines for any PC Zone, each single family detached or attached dwelling shall include, as a minimum standard, an enclosed one car garage.

Section 06.040 Minimum Eligibility Requirements. *(Amended 12/14/04)*

A. The establishment of a PC Zone shall require a minimum area of 40 contiguous acres.

B. At the discretion of the Planning Commission and City Council, projects with a total acreage of over 220 acres may include a noncontiguous area if both of the properties are under one ownership or control, the noncontiguous area is 40 acres or larger, and the noncontiguous area is located not farther than 1,500 feet from the larger portion of the project.

Section 06.050 Allowed Uses.

Any use identified as a permitted or conditional use in Tables 05-030A, 05-030B or 05-030C, or other use proposed by the applicant, may be an allowed use in the PC Zone; however, each requested use shall be authorized through an Area Plan which has been approved and adopted by the City Council pursuant to the provisions of Chapter 15, Area Plans, of this Code. Proposed uses shall be reviewed for compatibility within the PC Zone as well as compatibility with allowed uses in adjacent zones.

Section 06.060 Procedures for Establishment of Planned Community Zone. (Amended 7/28/09; 11/15/11)

A. General Plan Amendment. Unless an area has been previously designated as a PC Land Use as part of the Lehi City General Plan Land Use Element, all areas proposed for development as a PC shall require a General Plan Amendment in accordance with Chapter 4, Amendments, of this Code.

B. Concept Plan. Concurrent with any request to amend the Land Use Element of the General Plan to a PC designation, a concept plan shall be submitted. A concept plan shall be approved by the City Council, following Planning Commission and Reviewing Departments' review, prior to property being designated as a PC Land Use.

1. The concept plan shall give the applicant, staff, Planning Commission and City Council an opportunity to discuss the planned community development prior to the General Plan land use being established, and prior to the preparation of a more detailed Area Plan. The applicant can use the concept plan meetings to ask questions, and receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements for layout of streets, drainage, water, sewerage, fire protection, mitigation of environmental impacts, and similar matters, and the availability of existing services.

2. The proposed density of the planned community development shall be discussed as part of the concept plan; however, the final total density of the planned community development shall be established only as part of the approval and adoption of an Area Plan.

3. The City may also advise the applicant, where appropriate, to discuss the proposed Planned Community with those agencies who must eventually approve those aspects of the development coming within their jurisdiction, including but not limited to, the Alpine School District and the various utility service providers. Neighbors of the proposed Planned Community shall also be consulted to get their views and concerns.

4. The concept plan shall cover the entire area proposed as a PC Zone and shall identify in general terms the following:

(a) proposed land uses;
(b) overall layout and locations of uses, including potential civic and religious uses;
(c) proposed density and intensity of uses and a description of amenities if a density bonus is proposed;
(d) major infrastructure improvements that may be necessary;
(e) proposed site-planning standards, including architecture and materials of buildings;
(f) park areas, open space areas, trails and other community amenities;
(g) proposed landscaping, buffering, and transitioning treatments;
(h) location of any critical lands; and
(i) all other issues that must be addressed to allow a thorough informed review by the Reviewing Departments, Planning Commission and City Council of the proposed concept plan.

5. To accommodate requests for changes to the concept plan, the City may allow the concept plan to be amended. Amendments shall follow the same requirements for initial approval of a concept plan, including review by staff, the Planning Commission and City Council.

6. A concept plan shall be effective for a period of one year from the date of approval by the City Council, at the end of which time an application for a Zoning Map amendment and Area Plan shall have been submitted and under review by the City. If an application for Area Plan approval in conjunction with an application for a Zoning Map Amendment to the PC Zone has not been filed within the one year period, the concept plan shall be void. The City Council may grant an extension of the approval according to the provisions of Section 10.120.

7. Properties designated as a PC Land Use for which the concept plan has become void shall require the applicant to submit a new concept plan for approval, subject to the then existing provisions of this Code and General Plan.

8. Properties designated as a PC Zone on the Lehi City Zoning Map or properties designated as a PC Land Use on the General Plan Land Use map prior to the effective date of this chapter for which a concept plan has not been approved shall require the applicant to submit a concept plan according to these provisions, prior to any application for an area plan or zoning map amendment to the PC Zone.

C. Zoning Map Amendment and Area Plan Approval. Following approval of a General Plan Amendment and review of a concept plan by the City Council, the applicant may prepare a Zoning Map Amendment and an Area Plan pursuant to the provisions of Chapter 4 and Chapter 15 of this Code. The establishment of a PC Zone requires the review, approval and adoption by the City Council, following receipt of a Reviewing Departments and Planning Commission recommendation, of an Area Plan for those properties proposed for a PC Zone. Prior to approval and adoption of an Area Plan, the Reviewing Departments, Planning Commission and City Council shall verify that the planned community development follows the general layout of the concept plan. The Area Plan shall comply as closely as possible with the concept plan, and shall cover at least 40 acres.

Section 06.070 Development Approvals.

A. Following the establishment of a PC Zone and approval and adoption of an Area Plan by the City Council, the applicant may prepare and submit applications for development approval, including subdivision and site plan approval, pursuant to Chapter 11, Application Requirements, of this Code.

B. If a proposed Area Plan is adopted by the City pursuant to Chapter 15 of this Code, all permits, licenses and development shall comply with the adopted Area Plan. Additionally, developers and builders shall comply with the Lehi City General Plan, the Lehi City Development Code, and all other codes and ordinances of the City unless modified by the adopted Area Plan.

Section 06.080 Allowed Density. *(Amended 4/11/00)*

A. The base density for all residential development in the PC Zone shall be based on the current General Plan land use designation(s) or three units per acre, whichever is greater. Density is calculated based on the gross acreage of the entire PC Zone area, including commercial and residential areas, to produce a total number of allowed units. Commercial area equivalent residential units shall be calculated at three units per acre. Areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code as well as any existing public streets, any areas of additional right of way required to comply with the Lehi City Master Transportation Plan, and any perennial channels, measured from top of bank to top of bank of the flow channel, shall be excluded from the gross acreage when calculating the base density. Density for any area(s) under existing power transmission lines shall be calculated at 50 percent of the allowed density. Density shall not exceed the overall base density of three units per acre or current General Plan designation(s) unless specifically authorized in an approved Area Plan and in accordance with the density bonus provisions described in this chapter. Units may be applied to the area in a manner which meets the purpose of this chapter, provides a mixture of housing types and configurations, and is subject to the approval of an Area Plan for the Planned Community. Additional density may also be allowed as part of a transfer of development rights from any environmentally sensitive area(s) outside of the proposed Planned Community.

B. The overall average residential density requirement is intended to set a baseline density standard for all residential development, as well as encourage variety, and allow flexibility to respond to changing market conditions. A mix of housing types may be used to achieve this criterion, some high density and some

low density, provided the overall average density is met. For example, a planned community may include a mix of large lot single family units (2 dwelling units per acre), traditional lot single family units (3.5 dwelling units per acre), small lot single family units (5.5 dwelling units per acre), townhouses (8 dwelling units per acre), and apartments (12 dwelling units per acre) combined to meet the overall allowed density.

C. For the purposes of administering this chapter, the Area Plan shall identify and delineate each different residential area as a "sub-area" or "pod", with an indication of the number of units per acre allowed in each sub-area.

Section 06.090 Required Open Space.
Not less than ten percent of the total gross acreage in a PC Zone shall be devoted to open space as defined in Chapter 39, Definitions, of this Code. The open space shall be landscaped by the developer with a minimum of grass and an underground sprinkling system unless part of a critical environmental or natural area which is to be preserved, and may contain recreation activity areas, picnic pavilions, gazebos, water features, playgrounds, or other landscaped areas. The open space may be held in common, administered by a homeowners association, dedicated to the City upon acceptance by the City Council, or used to provide amenities in the development. Maintenance of the open space is the responsibility of the owner of the development, if held in single ownership, or a homeowners association, if the dwelling units are sold separately, unless dedicated to the City and accepted by the City Council. Public open space shall be dedicated with the first phase of the project. Area(s) under existing power transmission lines included in the required open space shall be given half credit toward open space acreage.

Section 06.100 Location of Open Space. *(Amended 6/13/00)*
The location of open space conserved through clustered residential development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be contiguous, not a collection of remnants, and the majority of residential lots or units within the Planned Community shall abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement. Detention and retention basins shall not be counted toward meeting the minimum open space requirement unless it can be demonstrated by the applicant that use of the detention and retention areas as part of the open space will not limit the design or placement of the open space, and will not detract from its usability, subject to Planning Commission review and City Council approval. In general, open space design and location issues shall be kept separate and independent of drainage issues.

Section 06.110 Density Bonus.
Development within a PC Zone is eligible for a density bonus based on additional amenities provided. Density in excess of the base density may be considered for planned communities which satisfy the requirements of one or more of the density bonus amenities listed in this chapter. Each amenity is assigned a potential density bonus figured as a percentage increase in dwelling units. A density bonus shall not exceed 40 percent above the base density.

Section 06.120 Density Bonus Amenities.

A. An applicant for a PC Zone may include one or more of the following amenities in the design of the development and be considered for a density bonus in accordance with this section. Each amenity is followed by a percentage increase in total density for providing the amenity. The maximum density bonus allowed is equal to a 40 percent increase in dwelling units above the base density. If an applicant were to provide all of the density bonus amenities in a planned community, the total would exceed a 40 percent increase in dwelling units. Regardless, the maximum density bonus allowed is equal to a 40 percent increase in dwelling units above the base density. The Planning Commission and City Council shall determine whether the applicant has complied with the necessary requirements for a density bonus as provided in this section.

B. The density increases listed represent the maximum allowed. The Planning Commission may recommend and the City Council is entitled to approve less than the maximum amount listed.

1. Active Recreation. Active Recreational Facilities in addition to required multi-family amenities or master planned trails which are provided for residents of the Planned Community development or the citizens of Lehi City are eligible for a density bonus. Active recreation areas may include swimming pools, sports courts, tennis courts, trails, pedestrian bridges, and other similar amenities. The Planning Commission and City Council may determine the bonus based on the cost of the amenity, its benefit to the residents of the Planned Community, its size, and the number

of amenities in the Planned Community. The allowed density bonus for active recreation may be up to ten percent.

2. Common Buildings or Facilities. Developments which contain buildings or facilities in addition to required multi-family amenities that are constructed for use by the residents of the planned community or citizens of the community for meetings, indoor recreation, receptions, classes, or other similar uses are eligible for a density increase up to a maximum amount of ten percent. The Planning Commission and City Council may determine the bonus based on the cost of the building or facility, its benefit to the residents of the Planned Community, or its size. The common buildings or facilities must be constructed prior to 25 percent of the building permits being issued for the overall development.

3. Civic Sites. Developments which set aside and donate property for civic uses including police or fire satellite stations, municipal buildings, public recreation facilities and other public buildings or facilities are eligible for a density increase. The Planning Commission and City Council may determine the bonus based on the cost and size of the property. The allowed density bonus for active recreation may be up to ten percent.

4. Street Beautification. Planned Communities which incorporate detached meandering sidewalks with grass, shrubs, perennial flowers and trees along all streets of the development with provision for maintenance through a homeowners association or other means acceptable to the City are eligible for up to a five percent density increase.

5. Pedestrian and Bicycle Enhancements. Planned Communities which include additional pedestrian and bicycle amenities not typically required as part of the street improvements are eligible for up to a ten percent density increase. Improvements may include, but are not limited to:

(a) raised planters
(b) bulb-outs or curb extensions
(c) pedestrian plazas – Including a minimum seven hundred fifty (750) square feet with seating areas and tables
(d) additional bike lanes/facilities not already required

6. Entry Monuments. Planned Communities which provide a landscaped entry sign area for residential areas, which landscaping will be maintained by an automatic sprinkling system, are eligible for a two percent density increase per entry sign area.

7. Landscaping. Planned Communities which provide completely landscaped front yards maintained by an automatic sprinkling system for all single family dwellings, and installed by developer at time of construction, including grass or other acceptable ground cover, plus at least three one-gallon shrubs and two shade or evergreen trees of at least a two-inch caliper are eligible for up to a two percent density increase.

8. Open Space in Addition to Ten Percent Minimum. Planned Communities which provide either active or passive open space, as defined in this section, in addition to the ten percent minimum requirement for all residential areas, are eligible for a density increase as indicated. Planned Communities which provide an additional ten to 14% open space (20-24% total) are eligible for a two percent density increase. Planned Communities which provide an additional 15 to 19% open space (25-29 percent total) are eligible for a five percent density increase. Planned Communities which provide more than an additional 20% open space (30% or greater total) are eligible for a ten percent density increase. All open space areas shall be maintained by the owner of the project if held in single ownership, a homeowners association if sold separately, or dedicated and accepted by the City for maintenance purposes. All open space areas shall include emergency vehicle access.

9. Water Features. Planned Communities which provide water features, exclusive of any features provided as part of an entry sign area, such as fountains, streams, ponds, or other similar features that are used commonly and are highly visible in the planned community are eligible for a two percent density increase for each separate feature.

10. Theme Lighting. Planned Communities which incorporate a lighting theme into the development such as decorative street lights/lamp posts, lighting along walkways or trails, entrance way lighting, and exterior building lighting in addition to the normal street lighting requirements of this chapter are eligible for a two percent density increase. All theme lighting shall be ap-

proved by the Lehi City Power Department to ensure proper inventory, quality, and maintainability.

11. Design Features. Architecture that is unique, visionary and timeless as determined by the Planning Commission and City Council may be eligible for up to a five percent density bonus.

C. Layouts that exceed the minimum connectivity index and have reduced block and cul-de-sac lengths from those identified in Section 37.050 may be eligible for up to a ten percent density bonus.

Section 06.130 Total Density.

The total density of a Planned Community is determined by multiplying the Base Density of three units per acre and the total percent of density increase earned. In no case will the total density exceed 40% above the base density. For example, if an applicant had a base density of 200 units and earned a 20% density increase, the applicant would be eligible for 240 dwelling units. However, in no case would the applicant be eligible for more than a 40% density increase or 280 dwelling units. The total density of a PC Zone shall be determined at the time of Area Plan approval.

~~**Section 06.140 Residential Design Standards.**~~

~~A. The design standards in this section shall apply to any residential developments within a PC Zone including any defined sub-area or pod, or any residential project or development or any portion of a residential project or development. These standards are considered as minimum requirements for residential areas, and shall be met regardless of whether the applicant is requesting a density bonus. However, if a density bonus is being requested, the applicable standards required by this section may be used as part of the requirement to obtain a density bonus under the provisions of this Chapter.~~

~~B. Single Family Design Standards. For all single family detached units, the following standards shall apply:~~

~~1. Product Mix. Single family detached areas shall provide a variety of home styles to insure a diverse and interesting street scene. Neighborhoods that have nearly identical homes and streets without variation in product placement and form are not allowed. In order to ensure that the neighborhood is non-repetitive, the same home elevation or homes with the same color scheme shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another.~~

~~2. Corner Lots. Attention shall be paid to corner lots. At least one home plan per neighborhood shall be designed specifically for corner home sites. This home plan is required to include wrap-around architecture to provide visual interest on both the front and corner side yard of the home, and the ability to turn the garage for side entry. An example would be continuing a full-wrap of material accent onto the side façade, adding a wraparound porch, or facing the home on a diagonal towards the intersection.~~

~~3. Garages. The home and front yard rather than the garage shall be the primary emphasis of the front elevation. The garage shall not extend forward of the main architecture of the home. The use of side load or swing-in type garages is highly encouraged.~~

~~4. Wall Variations. Each exterior wall of the home shall have architectural variations. Four or more of the following architectural features shall be incorporated into the design: a change in building materials, building projections measuring at least three feet in depth, roof line variations measuring at least three feet in height, awnings and lighting, or another architectural variation that creates visual interest.~~

~~5. Building Materials. The majority of each exterior wall and elevation, excluding windows and doors, shall be constructed of brick, stone, fiber cement siding, or other durable building material as approved by the Planning Commission. At least 25% of the front elevation and wall shall be rock or brick. Stucco or metal may be allowed by the Planning Commission as an accent or secondary material only on 49% or less of the wall. Metal clad buildings, or majority portions of walls constructed of stucco or vinyl siding, are prohibited.~~

~~C. Multi Family Design Standards. The standards found in Section 37.040 of this Code shall apply to all multi family attached residential projects.~~

Section 06.150 Commercial Development Standards.

In addition to residential and recreational uses, a PC Zone may provide offices and professional service uses in a planned environment. Where a PC Zone proposes a mix of residential and commercial or business

park uses, the following development standards shall apply in addition to any other commercial development standards contained in this Code or the Design Standards and Public Improvement Specifications manual:

A. Building Design. The proposed non-residential structures shall be complimentary to the surrounding architecture in terms of scale, massing, roof shape, and exterior materials. Buildings should be scaled down into groupings of smaller attached structures. Buildings adjacent to single family detached units shall be limited to two stories or 35 feet.

B. Parking. Large expanses of asphalt shall be reduced and broken into smaller parking areas through the use of parking lot landscaping. Parking lots shall include ample landscaping to buffer cars from neighboring properties including the use of berms and landscaped islands.

C. Access and Traffic. Adequate vehicular and pedestrian access shall be provided. A traffic impact study shall be required as part of the Area Plan, to project auto and truck traffic generated by the uses proposed.

D. Roof Design. Rooflines shall blend in with surrounding buildings in a way that promotes an attractive, unified architectural design.

E. Materials. New buildings shall blend with the materials of surrounding buildings in a way that promotes an attractive, unified architectural design.

F. Signage. Signage of the non-residential buildings shall be part of a coordinated signage system for the entire PC development. Signage shall help unify the development and provide a positive image. Natural materials such as wood, stone, rock and metal with external illumination are encouraged. The use of monument signs is also encouraged. Pole signs, billboards and off-premises signs are prohibited. The size and location of signage shall conform to the requirements and design guidelines of Chapter 23, Signs, of this Code.

G. Lighting. Outdoor lighting shall be screened by shields or hoods to prevent glare onto adjacent properties. The intensity of large fixtures shall be reduced by utilizing a larger number of smaller light poles of twelve to 18 feet. Incandescent lights shall be used in pedestrian spaces where quality light is especially important.

H. Buffering. A buffer between residential and non-residential uses within and adjacent to the PC Zone shall be required as per Section 12.080 of this Code. The buffer may include open space areas, pedestrian trails, and landscaped areas, and may be counted toward the open space requirement for the Planned Community.

Section 06.160 Variations from Development Code and Design Standards.

A. In the process of approving an Area Plan for a PC Zone, the Planning Commission may recommend and City Council may approve variations from applicable standards of this Code or the Lehi City Design Standards and Public Improvements Specifications Manual if all of the following conditions are met:

1. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents;

2. that the variation desired will not adversely affect the public health, safety or general welfare; and

3. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the General Plan.

~~B.~~A. Any exceptions granted under this section must still allow adequate installation, construction, and operation of all required utilities and infrastructure.

Section 06.170 City Council Discretion.

The limitations and standards contained in this Chapter with respect to maximum density, density bonus amenities, and maximum units per acre allowed in any one sub-area or pod represent baseline standards that apply to typical development within the PC Zone. However, there may be special circumstances where there are extraordinary contributions made or the applicant proposes to go beyond the standards required to achieve any given density bonus. In such instances, the Planning Commission may recommend and the City Council is entitled to approve variations from the density limitations. It shall be the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that such an increase or variation is warranted, and that such increase or variation will further the purposes and intent of this chapter.

CHAPTER 16

PLANNED RESIDENTIAL DEVELOPMENT (PRD)

(Amended 08/14/18)

Section 16.010. Purpose.
Section 16.020. Description.
Section 16.030. Allowed Uses
Section 16.040. Requirements for PRD Projects.
Section 16.050. Architectural Standards.
Section 16.060. Combined PRD and Subdivision applications Permitted.
Section 16.070. Approval Process.
Section 16.080. Application Requirements.
Section 16.090. Approval Criteria.
Section 16.100. Provision of Services.
Section 16.110. Certificates of Occupancy.
Section 16.120. Maintenance of Common Areas.
Section 16.130. Phased Development Procedures.
Section 16.140. Amendments to Development Plan.

Section. 16.010. Purpose.

A Planned Residential Development (PRD) may be allowed at the discretion of the Planning Commission and City Council in any agricultural or residential district by complying with the provisions of this Chapter. The Planned Residential Development provisions of this Code are an overlay zoning district provision to allow design flexibility in the development of lands within the City, the placement of buildings on lots and development areas, and to encourage the realization of several potential public benefits. The intent is to:

A. provide flexible development options where the standard lot pattern is not practical or desirable due to physical constraints;

B. provide flexibility in architectural design, placement of buildings, use of open space and outdoor living areas, provision of circulation facilities and parking, and related site and design considerations;

C. promote the preservation of open and natural areas;

D. allow for common open areas within a development area while still achieving the density of the base zone;

E. support reductions in development costs and ongoing maintenance costs;

F. provide for efficient use of public services and improvements;

G. encourage and preserve opportunities for energy efficient development; and

H. promote an attractive and safe living environment.

Section 16.020. Description.

A Planned Residential Development (PRD) is a site plan or subdivision area containing houses and dwelling units with some or all of the lots reduced below the minimum lot sizes required by the zoning district, but where the overall project and site area meets the density standard of the zoning district. These projects require that the planning for lots and the locations of houses and dwellings be achieved in a coordinated, functional and unified manner. Because the exact location of each house or dwelling is determined during the review and approval phases, greater flexibility in development standards is possible while assuring that the character of the underlying district is maintained.

Section 16.030. Allowed Uses.

Planned Residential Developments allow all of the uses that are allowed in the underlying zone by right, or as a conditional use, with appropriate conditions.

Section 16.040. Requirements for Planned Residential Development Projects.

(Amended 4/11/00; 08/13/02; 12/08/15)

A. Qualifying Districts**.** Planned Residential Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City with a minimum area requirement of ten acres.

B. Procedure for Approval**.** Planned Residential Developments are allowed subject to the requirements of this Chapter and the site plan and subdivision requirements, review, and procedures as contained in this Code.

C. Density**.** The overall project may not exceed the density allowed by the underlying zoning district plus any additional density bonus allowed at the discretion of the Planning Commission and City Council.

D. Calculation of Density. The number of dwelling units allowed in a Planned Residential Development is to be calculated in the following manner:

1. The following areas shall be subtracted from the gross site area to determine net usable area:
   (a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
   (b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
   (c) existing public streets, any areas of additional right-of-way required to comply with the Lehi City Master Transportation Plan; and
   (d) areas to be set aside for public buildings or institutional uses including churches and schools.

2. Net usable site area shall be multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be as determined by the Planning Commission and City Council on a case-by-case basis at the time of Concept Plan approval.

4. If the Planned Residential Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.

E. Lot Sizes**.** There shall be no minimum lot size requirement of area, width, or depth. However, lot sizes shall be adequate to promote compatibility with adjoining activities on and off the development site as determined by the Planning Commission and City Council.

F. Housing Types Allowed**.** Allowed housing types shall be consistent with the types of housing allowed by the underlying zoning district. The proposed locations for all houses and dwelling units, or building envelopes for all structures, shall be shown on the plat or site plan in enough detail so that compliance with the required development standards is assured.

G. Building Setbacks**.** Along the perimeter of the development site or project area, all development shall meet the building setback standards of the underlying zoning district. Within the site, building setbacks and separation shall be established as part of the preliminary development plan approval by the reviewing and approval bodies of the City sufficient to promote a functional, attractive, and compatible development. Setbacks may be reduced, but shall be sufficient to allow for the installation of all required public utilities.

H. Height. The height limit of the underlying zoning district shall apply.

I. Required Open Space. At least 20% of the total Planned Residential Development site shall be devoted to open space as defined in Chapter 39 of this code, or payment in lieu of open space provided. Additional density may be authorized for the provision of open space greater than the required 20% minimum. Open Space proposed for dedication may be received by the City at the discretion of the City Council. All open space shall be in common ownership, city ownership, or held in a form acceptable to the City to guarantee public access.

J. Open Space Design.

1. The required open space shall be landscaped with sod and irrigation sprinklers and a minimum 25% of the proposed open space shall be water wise landscaping as defined in Chapter 39 of this Code.

2. Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Deciduous trees shall be a minimum 2” caliper and coniferous trees shall be a minimum six feet in height.

3. Detention and retention basins shall not be counted toward meeting the minimum open space requirement. Open space design and location issues shall be kept separate and independent of drainage issues.

K. Location of Open Space. The location of open space conserved through clustered residential development shall be consistent with the policies contained in the General Plan Parks, Open Space, and Recreational Facilities Element. Required open

space areas shall be contiguous, not a collection of remnants, and the majority of residential lots or units within the PRD shall abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

~~Section 16.050. Architectural Standards.~~
~~(New 08/12/03)~~

~~A. Purpose. The architectural standards and criteria in this section are intended to provide high quality neighborhoods that are aesthetically attractive and desirable places to live. The standards require variations in neighborhood appearance, a sense of individuality for each home, and street scenes that function well and have visual interest. In making neighborhoods a more attractive and desirable place to live, the City hopes to increase neighborhood longevity, create a greater sense of community pride, and provide a high quality of life for Lehi's citizens.~~

~~B. Product Mix. Each PRD project shall provide a variety of home styles to ensure a diverse and interesting street scene. Neighborhoods that have nearly identical homes and streets without variation in product placement and form are not allowed. In order to ensure that the neighborhood is non-repetitive, the same home elevation or homes with the same color scheme shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another.~~

~~C. Corner Lots. Attention shall be paid to corner lots. At least one home plan per neighborhood shall be designed specifically for corner home sites. This home plan is required to include wrap around architecture to provide visual interest on both the front and corner side yard of the home, and the ability to turn the garage for side entry. An example would be continuing a full-wrap of material accent onto the side façade, adding a wraparound porch, or facing the home on a diagonal towards the intersection.~~

~~D. Garages. The home and front yard rather than the garage shall be the primary emphasis of the front elevation. House plans shall not have the garage extend forward of the main architecture of the home. The use of side load or swing in type garages is encouraged.~~

~~E. Architectural Features. The architectural features described in this subsection are required for each home within a PRD based on the type of exterior materials used. Houses using vinyl, aluminum, stucco or other siding as the exterior material shall incorporate at least 12 of the architectural features listed in this subsection in their design. Houses with a combination of siding and hard surface such as brick wainscot or hard surface front with siding on side and rear shall incorporate at least ten of the architectural features listed in this subsection in their design. Houses using all hard surface for exterior materials such as brick or stone shall incorporate at least eight of the architectural features in their design. The architectural features selected shall be appropriate to the architectural style of the home. Prior to issuance of a building permit within an approved PRD, the Chief Building Official shall verify that these architectural standards have been satisfied. The Chief Building Official may request input from the Reviewing Departments, Planning Commission, and City Council as deemed necessary.~~

~~1. Front Porch must be at least four feet wide and four feet long. Landings and stoops do not count.~~



~~2. Wrap around porch.~~



~~3. Decorative gables, curved gables and dormers with 2" x 6" fascia that break up otherwise long, uninterrupted rooflines.~~





~~4. Hip roof or Dutch hip roof with 2" x 6" fascia.~~



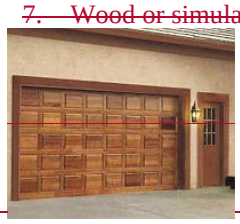

~~5. 8/12 roof pitch or greater with 2" x 6" fascia~~



~~6. Architectural grade asphalt shingles, or wood or simulated wood shake shingles.~~



~~7. Wood or simulated wood garage door.~~




~~8. Decorative valance windows in garage door.~~




~~9. Arched garage door entry.~~





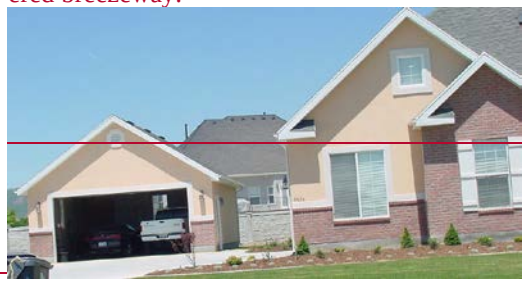
~~10. One large garage door split into two single doors.~~



~~11. Side entry garage with windows in the exterior garage wall that faces the front yard.~~



~~12. Full recess garages, with or without a covered breezeway.~~



~~13. Attached trellis beneath the garage roof fascia and above garage door header trims.~~



14. Overhead detached trellis forward of the garage, spanning the driveway.



15. Decorative front door including wood or simulated wood doors and doors with etched or stained glass windows.





16. Bay or bow window.





17. Oval, octagon, or other feature window.







18. Arched window.





19. Oversized windows, larger than minimum building code requirement.



20. Decorative window trim.





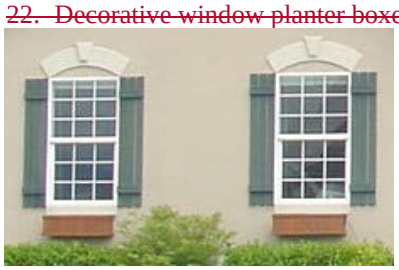


21. Decorative shutters and window mullions for all street facing windows. Styles other than

~~standard vinyl rectangular shutters are encouraged.~~

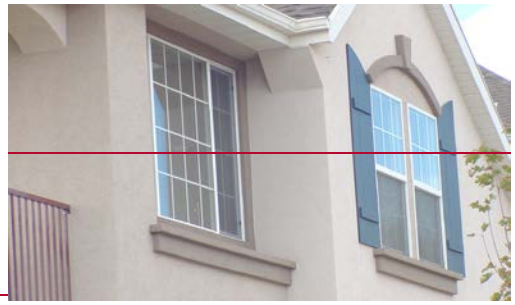



~~22. Decorative window planter boxes.~~





~~23. Pot shelves.~~

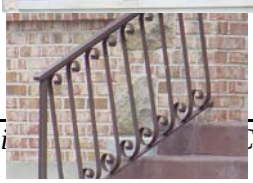


~~24. Balconies, covered or open.~~




~~25. Decorative railings or porch columns.~~






~~26. Quoins corners, mullions, or similar decorative trim.~~

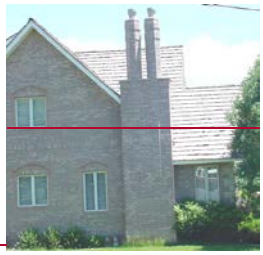


~~27. Cantilevers "pop outs" and setbacks to different parts of the home that break up otherwise long uninterrupted wall planes.~~






~~28. Decorative chimney or chimney accents and details.~~




Section 16.060. Combined Planned Residential Development and Subdivision Applications Permitted.

A subdivision plat may be approved concurrently with the approval of the Planned Residential Development. To do so, the applicant must request preliminary plat approval concurrently with the Planned Residential Development approval. The combined Planned Residential Development and subdivision application shall be subject to the review and appeal

procedures and the subdivision procedures and requirements of this Code.

Section 16.070. Approval Process.
Planned Residential Developments (PRDs) are to be reviewed in a three-step process: Concept Plan, Preliminary Plat, and Final Plat.

A. Concept Plan. 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. Overall density of the proposed PRD will be discussed as part of the Concept Plan, however, the total density of the PRD shall be established as part of the preliminary plat approval. Sections 11.010 – 11.040 of the Development Code identify the requirements for Concept Plan.

B. Preliminary Plat. The Preliminary Plat examines items such as density, including the number, type, and location of all dwelling units and other associated structures, parking, impact on surrounding areas, adequacy of services, project amenities, and plan for service improvements, consistent with the preliminary subdivision requirements of this Code. Preliminary approval shall only be granted when there is a reasonable certainty that the Planned Residential Development will fulfill all requirements of this Code for subdivision approval. The preliminary application requirements for a Planned Residential Development are those identified for a preliminary subdivision plat as identified in Section 11.070.

C. Final Plat. Review of the final plat is an administrative and technical matter. The applicant shall submit the detailed and technical information necessary to demonstrate that all City standards, requirements, and conditions have been met. Approval shall only be granted if the final plat is in conformance with the preliminary approval and the requirements of the City for final subdivision plat approval as identified in Section 11.120 have been met.

Section 16.080 Application Requirements.
(Amended. 1/13/04)
Applications for preliminary and final plat review and approval shall contain all information required by the City for subdivision approval as required in Chapter 11, as well as the following:

A. A statement of how the purpose and intent of this Chapter will be achieved by the proposed Planned Residential Development (PRD). The statement shall include sketches or illustrations of the proposed character of the development, including architecture of buildings and a description of how the development will relate to surrounding land uses. The statement shall also include a description of existing neighborhood features and neighborhood and community amenities to be provided by the development.

B. A summary report identifying the different land uses, including the amount of land for housing, open areas, streets, and parking; the number and type of housing units; and a statement of how necessary services will be provided.

Section 16.090 Approval Criteria.
The preliminary plat can be approved if the review and approval body finds that all of the following approval criteria have met:

A. The plat fulfills the purposes for Planned Residential Developments;

B. The plat meets all the requirements of this Chapter and all other applicable Chapters, particularly the development standards as contained within this Code;

C. There is a certainty that the applicable development standards and service standards will be met;

D. Adequate public facilities exist or can be provided to serve the proposed Planned Residential Development; and

E. The proposed Planned Residential Development provides greater amenities for residents of the City and efficiency in the provision of City services than would be achieved by a conventional development pattern.

Section 16.100. Provision of Services.
(Amended 1/13/04)
It is the responsibility of the applicant to provide all service facilities necessary for the functioning of the

Planned Residential Development consistent with the requirements generally imposed on subdivision or site plan approvals. All services shall be provided at no cost to the public.

Section 16.110. Certificates of Occupancy.
Certificates of occupancy will not be issued unless all improvements and conditions of approval have been fulfilled to the satisfaction of the City Engineer and Chief Building Official, or the applicant has filed a guarantee with the City to ensure completion and warranty of all required improvements and conditions.

Section 16.120. Maintenance of Common Areas.
Unless dedicated and accepted by the City, an enforceable maintenance agreement for any common-owned areas shall be created and recorded. The agreement shall be approved by the City Attorney to assure that the City's interests are maintained and protected.

Section 16.130. Phased Development Procedures.
An applicant may submit a preliminary subdivision plat or preliminary site plan for the entire Planned Residential Development area that proposes phased final subdivision plats or phased final site plans. However, dedication of open space as required by Section 16.040(I) shall be required for the entire Planned Residential Development at the time of final subdivision approval of the first phase of the Planned Residential Development area.

Section 16.140. Amendments to the Development Plan.
Applicants may be granted revisions to approved preliminary or final Planned Residential Development plans. Requests for revisions shall be submitted in writing to the City. Changes and amendments to approved preliminary and final Planned Residential Development plans shall be processed following the same procedure as the original review and approval unless they are determined to meet the standards for a Minor Revision as identified in Section 14.020 of this Code.

CHAPTER 17

PLANNED UNIT DEVELOPMENTS

(Amended 08/14/18)

Section 17.010. Purpose and Intent.
Section 17.020. Approval Process.
Section 17.030. Application Requirements.
Section 17.040. Development Standards.
Section 17.050. Architectural Standards.
Section 17.060. Guarantees.
Section 17.070. Amendments to an Approved Planned Unit Development.

Section 17.010. Purpose and Intent.

(Amended 2/27/01, 11/14/17)

A. A Planned Unit Development may be allowed at the discretion of the Planning Commission and City Council in any zoning district by complying with the provisions of this Chapter. No permit shall be issued for a Planned Unit Development unless and until the following requirements have been met. The intent of allowing Planned Unit Developments in certain districts within the city is:

1. to encourage the construction of affordable housing units within the City under conditions and requirements that will ensure development of residential environments of sustained desirability and stability;

2. to permit development of housing and commercial projects within residential or commercial districts which are characterized by a harmonious grouping of attractive buildings situated on spacious surroundings and landscaped with well kept lawns, trees and shrubs;

3. to allow more flexibility in the location of buildings on the land, the grouping of open spaces and the number of dwelling units in one building; and

4. to improve the overall quality of the built environment, maintain property values, and enhance the image of Lehi City and the character of its major corridors that serve as primary access into and through the City.

B. A Planned Unit Development is intended to be an "overlay district" in that the proposed use shall be consistent with the zoning district in which it is proposed as to the requirements of density, use and purpose, except that single family attached housing may be permitted in traditional single family residential zones to allow for preservation of sensitive lands or agricultural areas, or for transitioning housing types when adjacent to differing land uses.

Section 17.020. Approval Process.

(Amended 2/27/01; 08/13/02)

A. Planned Unit Development (PUD) projects are to be reviewed in a three-step process: Concept Plan, Preliminary Plat, and Final Plat.

1. Concept Plan. 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, 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. Overall density of the proposed PUD will be discussed as part of the Concept Plan; however, the total density of the PUD shall be established as part of the preliminary plat approval. Sections 11.010 – 11.040 of the Development Code identify the requirements for Concept Plan.

2. Preliminary Plat**.** The Preliminary Plat examines items such as density, including the number, type, and location of all dwelling units and other associated structures, parking, impact on surrounding areas, adequacy of services, project amenities, and plan for service improvements, consistent with the preliminary subdivision requirements of this Code. Preliminary approval shall only be granted when there is a reasonable certainty that the PUD will fulfill all requirements of this Code for subdivision approval. The preliminary application requirements for a PUD are those identified for a preliminary subdivision plat as identified in Section 11.070.

3. Final Plat**.** Review of the final plat is an administrative and technical matter. The applicant shall submit the detailed and technical information necessary to demonstrate that all City standards, requirements, and conditions have been met. Approval shall only be granted if the final plat is in conformance with the preliminary approval and the requirements of the City for final subdivision plat approval as identified in Section 11.120 have been met.

B. The City Council may require a subdivision or residential project to be processed as a Planned Unit Development if the subdivision or residential project includes contiguously owned property larger than ten acres, contains more than 25 lots or residential units, or is located adjacent to a master planned arterial or collector road.

Section 17.030. Application Requirements.
In addition to the requirements for a preliminary and final subdivision plat and preliminary and final site plan, whichever is applicable, as contained in this Code and the Lehi City Design Standards and Public Improvements Specifications, a Planned Unit Development application shall provide the following information:

1. preliminary architectural drawings and elevations of all dwellings, structures, and other buildings;

2. site plans of sufficient detail showing all buildings, structures, parking areas, and open space areas, and identifying the locations of all buildings, structures, roadways, and other private and public improvements;

3. tables showing the total number of acres in the proposed development and percentage designated for each of the proposed types of uses including off-street parking, streets, parks, playgrounds, schools, and churches; and

4. tabulations of the overall density for all residential and nonresidential uses and any other data that the reviewing bodies may require.

Section 17.040. Development Standards. *(Amended 4/11/00; 2/27/01; 08/13/02; 11/18/03; 12/08/15; 03/31/20)*
All Planned Unit Developments shall conform to the following standards and requirements:

A. Qualifying Districts**.** Planned Unit Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City. To ensure that PUD projects are able to achieve the purposes stated in Section 17.010, and to ensure that projects are large enough to support a private homeowners association, property management agency, or corporation responsible for maintenance of open space, all Planned Unit Developments shall have a minimum area requirement of ten acres. Exceptions may be allowed for infill projects at the discretion of the Planning Commission and City Council. However, it is still the burden and responsibility of the applicant to demonstrate that the purposes of this chapter can be met, and that the adequate guarantees can be made for the maintenance of all required open space and common areas. For the purposes of this section, an infill project is defined as the development, or redevelopment within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped or pristine area.

B. Ownership. The area proposed for the Planned Unit Development shall be in one ownership, or if in several ownerships, the application for the permit shall be filed jointly by all of the owners of the property included in the plan.

C. Designer/Engineer. The plan for the Planned Unit Development shall be prepared by a designer, architect or civil engineer licensed to practice in the state of Utah.

D. Density. The overall project may not exceed the density allowed by the underlying zoning district plus any additional density bonus allowed at the discretion of the Planning Commission and City Council.

E. Calculation of Density. The number of dwelling units allowed in a Planned Unit Development is to be calculated in the following manner.

1. The following areas shall be subtracted from the gross site area to determine net usable area:
   (a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
   (b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
   (c) existing public streets, or any areas of additional right of way required to comply with the Lehi City Master Transportation Plan; and
   (d) areas to be set aside for public buildings or institutional uses such as churches and schools.

2. Net usable site area is multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be calculated at a rate of one unit per

five acres regardless of the density allowed by the underlying zone.

4. If the Planned Unit Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.

~~F.~~ Lot Sizes. The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the district in which the development is located. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas. Setbacks may be reduced, but shall be sufficient to allow for the installation of all required public utilities. The public utility easement shall be free and clear of building footings, foundation walls, window wells, or any other permanent structure that does not meet clearance requirements. Front yard building setbacks shall be at least 15 feet in order to ensure the public utility easement is unobstructed.

G. Required Open Space. For all Planned Unit Developments, not less than ten percent of the gross area of the project site shall be set aside for the use of the occupants for parks, playgrounds, open space or other open areas. All areas required for vehicular access, parking areas, and land which is otherwise required to comply with the minimum yard requirements around buildings, shall not be included in computing the area required for parks, playgrounds or other open space areas.

H. Open Space Design.

1. The required open space shall be landscaped with sod and irrigation sprinklers and a minimum 25% of the proposed open space shall be waterwise landscaped as defined in Chapter 39 of this Code.

2. Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Deciduous trees shall be a minimum 2" caliper and coniferous trees shall be a minimum six feet in height.

3. Detention and retention basins shall not be counted toward meeting the minimum open space requirement. Open space design and location issues shall be kept separate and independent of drainage issues.

I. Location of Open Space. The location of open space conserved through a Planned Unit Development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be well planned, walkable, and connected, not a collection of remnants. Where possible, units shall front onto the open space(s). Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

J. Open Space Adjacent to Major Roads. Where a Planned Unit Development is required for projects adjacent to a master planned arterial or limited access collector road, the area between the property line/ROW line and the required decorative fence shall be enlarged and landscaped as part of the required open space. The enlarged parkway area shall be counted towards meeting the minimum open space requirement and shall include decorative fencing, street tree plantings and other applicable improvements required in the Lehi City Design Standards and Public Improvement Specifications Manual. The landscaped area may also include shrubs, rocks, flowerbeds and ground cover. Maintenance of the landscaped parkway shall be insured by the developer and owner by means of a property management agency or by establishing a private association or corporation responsible for such maintenance, which shall levy the cost thereof as an assessment on the property owners within the Planned Unit Development.

K. Utilities. All buildings shall be served by public sewer and water systems and shall conform to the requirements of the Lehi City Design Standards and Public Improvement Specifications.

L. Compatibility. Wherever the Planned Unit Development site shares a common property line with a lower density residential or agricultural district, then for that portion of the Planned Unit Development site the setback requirements of the adjacent or contiguous zoning district shall apply. For example, if the rear yards of units in a PUD share a common property line with a lower density residential district, then the rear yard of the PUD units shall be the same as the required rear yards of the adjacent lower density district.

M. Landscaping. All areas not covered by buildings, or by off-street car parking areas or driveways, shall be planted in lawn, trees and shrubs, or otherwise landscaped and maintained in accordance with an approved landscape plan. All required front yard

and side yard areas which are adjacent to a public street shall not be used for automobile parking areas, except for permitted driveways, but shall be landscaped and maintained with lawns, trees and shrubs, or other landscape materials.

N. Design Standards and Conditions. Design standards and conditions of development approval in addition to those required by the underlying zoning district may be required as conditions of approval, by the Reviewing Departments, Planning Commission and City Council when deemed necessary to insure that a Planned Unit Development will be compatible with adjoining or nearby uses.

O. Parking. Developments shall provide adequate parking based on the requirements of Table 37.070. In addition to those requirements, developments with single-family detached units on lots with less than 50' of frontage shall provide guest parking at a rate of one space for every six dwelling units.

~~Section 17.050. Architectural Standards.~~

~~(New 8/12/03; Amended 03/31/20)~~

~~A. Purpose. The architectural standards and criteria contained in this section are intended to provide high quality neighborhoods that are aesthetically attractive and desirable places to live. The standards require variations in neighborhood appearance, a sense of individuality for each home, and street scenes that function well and have visual interest. In making neighborhoods a more attractive and desirable place to live, the City hopes to increase neighborhood longevity, create a greater sense of community pride, and provide a high quality of life for Lehi's citizens.~~

~~B. Product Mix. Each PUD project shall provide a variety of home styles to ensure a diverse and interesting street scene. Neighborhoods that have nearly identical homes and streets without variation in product placement and form are not allowed. In order to ensure that the neighborhood is non-repetitive, the same home elevation or homes with the same color scheme shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another.~~

~~C. Corner Lots. Attention shall be paid to corner lots. At least one home plan per neighborhood shall be designed specifically for corner home sites. This home plan shall include wrap-around architecture to provide visual interest on both the front and corner side yard of the home, and the ability to turn the garage for side entry. An example would be continuing a full wrap of material accent onto the side façade, adding a wraparound porch, or facing the home on a diagonal towards the intersection.~~

~~D. Garages. The home and front yard rather than the garage shall be the primary emphasis of the front elevation. House plans shall not allow the garage to extend forward of the main architecture (covered porches, front doors, etc.) of the home. The use of side load or swing in type garages is encouraged.~~

~~E. Architectural Features. The architectural features listed in this subsection are required for each home within a PUD based on the type of exterior materials used. Houses using vinyl, aluminum, stucco or other siding as the exterior material shall incorporate at least 12 of the architectural features listed in this subsection in their design. Houses with a combination of siding and hard surface such as brick wainscot or hard surface front with siding on side and rear shall incorporate at least ten of the architectural features listed in this subsection in their design. Houses using all hard surface for exterior materials such as brick or stone shall incorporate at least eight of the architectural features listed in this subsection in their design. The architectural features selected shall be appropriate to the architectural style of the home. Prior to issuance of a building permit within an approved PUD, the Chief Building Official shall verify that these architectural standards have been satisfied. The Chief Building Official may request input from the Reviewing Departments, Planning Commission, and City Council as deemed necessary.~~

~~1. Front Porch shall be at least four feet wide and four feet long; landings and stoops do not count.~~



~~2. Wrap-around porch.~~



~~3. Decorative gables, curved gables and dormers with 2' x 6' fascia that break up otherwise long, uninterrupted rooflines.~~




~~4. Hip roof or Dutch hip roof with 2' x 6' fascia.~~



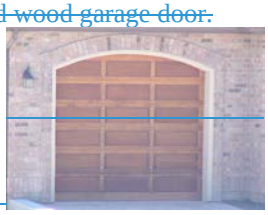

~~5. 8/12 roof pitch or greater with 2' x 6' fascia.~~



~~6. Architectural grade asphalt shingles or wood or simulated wood shake shingles.~~



~~7. Wood or simulated wood garage door.~~

~~8. Decorative valance windows in garage door.~~




~~9. Arched garage door entry.~~




~~10. One large garage door split into two single doors.~~



~~11. Side entry garage with windows in the exterior garage wall that faces the front yard.~~



~~12. Full recess garages, with or without a covered breezeway.~~



~~13. Attached trellis beneath the garage roof fascia and above garage door header trims.~~



~~14. Overhead detached trellis forward of the garage, spanning the driveway.~~



~~15. Decorative front door including wood or simulated wood doors and doors with etched or stained glass windows.~~




~~16.~~

~~16. Bay or bow window.~~




~~17. Oval, octagon or other feature window.~~





~~18. Arched window.~~





~~19. Oversized windows larger than minimum building code requirement.~~



~~20. Decorative Window trim.~~





~~21. Decorative shutters and window mullions for all street facing windows. Styles other than standard vinyl rectangular shutters are encouraged.~~

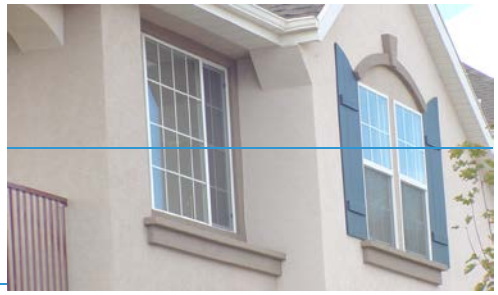



~~22. Decorative window planter boxes.~~





~~23. Pot shelves.~~



~~24. Balconies, covered or open.~~





~~25. Decorative railings or porch columns.~~









~~26. Quoins corners, mullions, or similar decorative trim.~~







~~27. Cantilevers, "Pop Outs" and setbacks to different parts of the home that break up otherwise long uninterrupted wall planes.~~









~~28. Decorative chimney or chimney accents and details~~





Section 17.060. Guarantees. *(Amended 2/27/01)*

A. Adequate guarantees, acceptable to the City, shall be provided for the permanent preservation and maintenance of park, playground, and other open space areas.

B. The city may require the developer and owner to furnish and record protective covenants, which will guarantee the preservation and maintenance of all park, playground and other open space areas or the city may require the creation of a corporation or homeowners association granting beneficial rights to the open space to all owners or occupants of land within the Planned Unit Development.

C. The developer and owner shall develop and maintain all park, playground and other open space areas, unless part of, or all of these areas are contiguous to and made part of an existing City-maintained park.

D. In the case of private reservations, all park and open space areas shall be protected against any future building development by conveying to the City as part of the condition for project approval, an open space easement over such open areas, restricting the area against any future building or use, except as is consistent with that of providing landscaped open space for the aesthetic and recreational satisfaction of the residents. Building or uses for noncommercial, recreational or cultural purposes, compatible with the open space objectives, may be permitted only with the express approval of the City, and the receipt of all

necessary approvals, licenses and permits.

E. The maintenance of all private parks and open space areas shall be ensured by the developer and owner by establishing a private homeowners association, property management agency or corporation responsible for such maintenance which shall levy the cost thereof as an assessment on the property owners within the Planned Unit Development. Ownership and tax liability of private parks and open space reservations shall be established in a manner acceptable to the City and made a part of the conditions of the Planned Unit Development approval.

Section 17.070. Amendments to an Approved Planned Unit Development.

Amendments to an approved Planned Unit Development may be permitted by following the procedures required for the original approval and upon the filing of a petition with the City by at least two-thirds or more of the property owners within the Planned Unit Development area.

CHAPTER 37

DESIGN STANDARDS

(Amended 05/28/19)

Section 37.010. Nonresidential Design Standards.
Section 37.020. Multi-Family Residential Design Standards
Section 37.030. Single-Family Residential Design Standards
Section 37.040. Connectivity Standards
Section 37.050. Downtown Outdoor Spaces Site Design Standards
Section 37.060. Parking Standards

Section 37.050. Single-Family Residential Design Standards

A. Purpose. The single-family residential design standards in this section promote high-quality architectural designs that enhance the character of Lehi City and establish unique neighborhood identities. Creativity and variety in home design are encouraged to create a sense of place and lasting neighborhoods.
B. The following provisions shall be applied to all single-family developments in PC and RC zones, or with PUD or PRD overlay zoning:

1. Lot Size and Frontage Variation. Lot sizes and frontage widths within each subdivision plat shall be varied to encourage a variety of floor plans including rambler and two-story homes.

2. Product Mix and Diversity. A variety of home styles shall be provided to insure a diverse and interesting street scene. Single-family developments that have nearly identical homes without variation in product placement and form shall not be allowed. In order to ensure that the development is non-repetitive, homes with the same floor plan and elevation shall not be built on adjacent lots or on lots fronting directly or diagonally across the same street or open space from one another.

3. Single-family developments shall include a diversity of floor plans, color schemes, and combinations of building materials. The minimum requirements are set forth in the following table:

	Single Family Units Per Preliminary Plat			
	1-24	25-49	50-199	200+
Floor Plans	3 plans	4 plans	5 plans	10 plans
Elevations (Craftsman, prairie, farmhouse, cottage, etc.)	3 per floor plan	3 per floor plan	3 per floor plan	3 per floor plan
Color Schemes	3	4	5	6
Building Material Combinations (stone, fiber cement siding – board-and-batten and hardi-board being considered separate materials, brick, stucco, etc.)	2	3	4	4

C. Corner Lots.
1. All corner lots shall include wraparound architecture. The development shall include floor plans designed specifically for corner lots. These home plans are required to include wrap-around architecture to provide visual interest on both the front and corner side yard of the home. Wraparound architecture

shall include features such as a wraparound porch, facing the home on a diagonal towards the intersection, additional windows (3+), or other one-story architectural elements that increases street engagement on the corner side yard.

2. Building materials on the side of the home facing the side street shall be of the same type and proportion as the front of the house.

3. Corner lots adjacent to trails shall be designed so the driveway does not conflict with or cross the trail. This shall include turning the garage for a side entry or facing the house towards the non-trail street.

D. Garages. Massing shall accentuate front entries and minimize garage dominance. The following setbacks shall apply from the front of the garage to the front of the home as defined below:

1. The garage shall not extend forward of the front door of the home more than five feet.

2. Where the home design includes a front porch at least 10 feet in width, the garage shall not extend forward more than five feet from the porch.

3. Where side load garages are used, the garage may extend up to 20 feet forward of the front door of the home.

4. Garages shall~~are encouraged to~~ be set recessed from the front of the home or designed in a rear-loading configuration.

E. Roofline Variation. Rooflines on the fronts of all homes, and the rear side of homes that are double fronting (that back onto a collector or arterial street) shall be varied on the same street. Roofline variations include the following:

1. Decorative gables, curved gables and dormers with 2 x 6 fascia that break up otherwise long, uninterrupted rooflines.

2. Hip roof or Dutch hip roof with 2 x 6 fascia.

3. 8/12 roof pitch or greater with 2 x 6 fascia.

4. Decorative chimney or chimney accents and details

5. Opposing roof lines (modern)

6. Flat roof lines (modern)

7. Other roofline variations as approved by the Zoning Administrator.

F. Side and Rear Wall Articulation and Variations. Side and rear home elevations shall include architectural wall variations. Architectural materials and trim on rear elevations must be similar in style and detail to front elevations. Homes that are setback 5 feet from the property line or less shall have one side elevation with at least one wall variation. Homes setback further than five feet from the property line shall have side elevations with at least two wall variations. Rear elevations shall have at least two wall variations.

Rear elevations of double fronting homes that back onto a collector or arterial street shall have three or more variations. The following wall variations can be used:

1. Windows (minimum of 2 windows);

2. building projections measuring at least two feet in depth (including bay or box windows, or other building pop-outs);

3. chimneys;

4. trim or water table;

5. a change in building materials such as a wainscot or highlighting an architectural feature, but not including a change in materials along a wall surface where there is no architectural break;

6. covered patios or porches;

7. awnings or trellises;

8. decorative lighting; and

9. other architectural variations that create visual interest as determined by the Zoning Administrator.

G. Building Materials. Building materials and colors shall provide an enduring quality that enhance the architectural character of each home. A variety of lasting building materials should be used throughout each development, and each home should be constructed from materials that match the architectural style. At least 30 percent of all homes, based on the preliminary plat, shall be 100 percent hard surface including brick, stone, fiber cement siding, and concrete. The remaining homes shall include at least 30 percent hard surface on the overall home. The building materials on the front of the home shall continue on the sides of the home. It is prohibited to change the building materials where there is no architectural break. Architectural breaks include, but are not limited to, the corner of the home, a change in wall direction, an architectural feature such as a bay or box window, etc. Homes that are setback five feet from the property line or less shall not be required to have building materials on the front of the home continue to the sides.

1. Vinyl siding shall not be an allowed building material.

H. Front Wall Architectural Features. The architectural features listed in this subsection are required for each home based on the type of exterior materials used. Houses using stucco as the primary exterior material (51% or more) shall incorporate at least seven of the architectural features listed in this subsection in their design. Houses using all hard surface for exterior materials shall incorporate at least five of the architectural features listed in this subsection in their design. The architectural features selected shall be appropriate to the architectural style of the home.

1. Front Porch shall be at least four feet wide and four feet long; landings and stoops do not count.

2. Wrap around porch.

3. Wood or simulated wood garage door.

4. Decorative valance windows in garage door.

5. Arched garage door entry.

6. One large garage door split into two single doors.

7. Side entry garage with windows in the exterior garage wall that faces the front yard.

8. Full recess garages, with or without a covered breezeway.

9. Attached trellis beneath the garage roof fascia and above garage door header trims.

10. Decorative front door including wood or simulated wood doors and doors with etched or stained-glass windows.

11. Bay or bow window.

12. Oval, octagon or other feature window.

13. Arched window.

14. Oversized windows larger than minimum building code requirement.

15. Decorative Window trim.

16. Decorative shutters and window mullions for all street facing windows. Styles other than standard vinyl rectangular shutters are encouraged.

17. Decorative window planter boxes.

18. Pot shelves.

19. Balconies, covered or open;

20. Decorative railings or porch columns;

21. Quoins corners, mullions, or similar decorative trim.

22. Cantilevers, "Pop Outs" and setbacks to different parts of the home that break up otherwise long uninterrupted wall planes.

23. Decorative chimney or chimney accents and details.

24. Decorative lights.

25. Awnings or sunshades.

26. Decorative columns or walls.

27. Roof to ground chain features.

28. Other architectural features as approved by the Zoning Administrator.

I. Prior to issuance of a building permit within an approved PC, RC, PRD, or PUD, the Zoning Administrator or Designee shall verify that these architectural standards have been satisfied. The Zoning Administrator may request input from the Reviewing Departments, Planning Commission, and City Council as deemed necessary.

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-52, appointing a Board Member to the Lehi City Environmental Sustainability Committee.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-52.docx

LEHI CITY

RESOLUTION NO. 2020-52

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING BOARD MEMBERS TO THE LEHI CITY ENVIRONMENTAL SUSTAINABILITY COMMITTEE

WHEREAS, the Lehi City Environmental Sustainability Committee Bylaws outlines the qualification for membership, terms and vacancies; and

WHEREAS, in accordance with that section Curtis Payne has resigned and his position needs to be filled and will expire December 31, 2021; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individuals to the Lehi City Environmental Sustainability Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Appoint Kenneth Roberts, whose term will begin immediately and will expire December 31, 2021.

2. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 28th day of July, 2020

Lehi City Corporation

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-54, a real estate purchase contract between Lehi City and Lake View Development, LLC.
Petitioner: Lehi City

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: July 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Adjourning into a Closed Executive Session to discuss the purchase, exchange, or lease or real property.

Suggested Action:

Attachments: