Lehi Planning Commission Meeting
Agenda
February 26, 2026

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

1. Call to Order

2. Consent Agenda

   2.1. Approval of the minutes from the February 12, 2026 meeting.

   pz 02.12.26 (no appendix).docx

3. Regular Agenda

   3.1. Public hearing and consideration of Cascade Collision's request for approval of a Plat Amendment for Lehi Plaza Plat B located at 1115 East Main Street adding one additional commercial lot.
   Lehi Plaza B 1.pdf
   Lehi Plaza B 2.pdf

   3.2. Public hearing and recommendation of JDH Development's request for review of the Vivian Estates Phase 5 Zone Change on 11.58 acres located at approximately 2125 North 600 East, changing the zoning from TH-5 (transitional holding) to RA-1 (residential/agriculture).
   Vivian ZC 1.pdf
   Vivian ZC 2.pdf

   3.3. Public hearing and consideration of Symphony Homes request for preliminary subdivision approval of Fox Trail, an 8-lot single-family residential subdivision located at 1500 North 2850 West.
   Fox Trail 1.pdf
   Fox Trail 2.pdf

   3.4. Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment adding Chapter 12-D, Flood Damage Prevention, in compliance with FEMA.

Chapt 12-D.pdf

3.5. Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 37, removing the exception for the maximum setback if there is a module of parking allowed.
Chapt 37.pdf

3.6. Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 35, Urban Forestry, creating a limit on rock mulch.
Chapt 35.pdf

4. City Business

5. Adjournment

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

Agenda Item No: 2.1

Planning Commission Agenda Item Report

Meeting Date: February 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:

Approval of the minutes from the February 12, 2026 meeting.

Suggested Action:

Attachments:

pz 02.12.26 (no appendix).docx

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **February 12, 2026**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Tyson Eyre, Commission Chair
Nicole Kunze, Commission Vice Chair
Gregory Jackson, Commissioner
Beau Jones, Commissioner
Ken Roberts, Commissioner

Members Absent: Lindsay Gheman, Commission Alternate
Stephen Su'a-Filo, Commission Alternate

Others Present: Kim Struthers, Community Development Director; Jacob Curtis, Planner; Gary Ellis, City Engineer; Nate Purser, Assistant City Attorney; Kate Morgan, Deputy City Recorder.

Regular Session, 7:00 p.m.

1. Call to Order

Commission Chair Eyre welcomed everyone to the meeting.

2. Consent Agenda

2.1) Approval of minutes from the January 22, 2025 meeting.

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

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

Motion passed unanimously.

3. Regular Agenda

3.1) Public hearing and recommendation of Flagship Homes' request for review of the TH-5 (transitional holding) zoning for the Kirkham Estates Annexation on 7.24 acres located at approximately 500 East 700 South (7611 W 8170 N).

This item was withdrawn from the agenda.

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A citizen asked what would happen to the area's zoning. Kim Struthers explained that it would remain a TH-5 holding zone.

3.2) Public hearing and recommendation of Adam Albrecht's request for review of the Parker Zone Change on 2.4 acres located at 300 North Palomino Way changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).

Jacob Curits presented the item. The zone change is consistent with the General Plan's designation of the area.

The applicant was not present.

Commissioner Eyre opened public comment.

There was one comment online from Shawn and Jennifer Lewis. They have concerns over potential complications in sewer and water utilities along 300 N.

Commissioner Eyre closed public comment.

Gary Ellis explained that there are two sewage lines that drain out of the area. The lines are 8 inches, which can handle hundreds of homes. He doesn't foresee it being an issue.

Commissioner Eyre asked if either sewer line could be tapped into for future development. They will both be available.

Commissioner Jackson shared that the sewage concerns are valid, but not the issue being evaluated at this meeting.

> **Motion:** Commissioner Jackson moved to approve the zone change with the findings that it is consistent with the General Plan, that development concerns would be met by developers per the city's usual functions, and that it eliminates a currently existing island that is out of line with the General Plan. He included all DRC comments. Commissioner Kunze seconded.

Commissioner Roberts asked that the motion be amended to recommend approval, rather than granting approval.

> **Amended Motion:** Commissioner Jackson moved to give a positive recommendation to the Lehi City Council with the findings that the zone change is consistent with the General Plan, that development concerns would be met by developers per the city's usual functions, and that it eliminates a currently existing island that is out of line with the General Plan. He included all DRC comments. Commissioner Kunze seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.3) Public hearing and recommendation of Grow Development's request for review of the 1450 West 1220 North Zone Change on 5.25 acres located at 1450 West 1220 North changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).

Jacob Curtis presented items 3.3 and 3.4 in conjunction. The zoning change reflects the zoning designation in the General Plan.

3.4) Public hearing and consideration of Grow Development's request for approval of the 1450 West 1220 North Concept, an 8-lot residential development located at 1450 West 1220 North.

All eight lots fit code requirements. The applicant is looking for feedback on the layout.

Boyd Brown was present, representing Grow Development. He had no additional comment.

Commissioner Eyre clarified that the applicant is looking for feedback. Brown explained that they are trying to keep the existing home on one of the lots, and that they have had some layout difficulties with road placement.

Commissioner Roberts asked if any trails would be installed on the property. There are none planned.

Commissioner Eyre opened public comment for item 3.3.

Danny Gutierez is in the process of building a subdivision nearby. He explained that the was required to widen a road beyond typical city requirements and wants to have a discussion with the city and Boyd to ensure the roadways work well. He worries about ending up with three roads in the same small area.

Mark Peacock lives on 1220 North to the west of the property. He has no problems with the zone change and appreciates the larger lots. He is concerned about an irrigation ditch on the north end of the property which turns a corner and runs down to his property. He has been burning this ditch to maintain it for some time. He worried that buildings would be built too close to the property line for him to continue maintaining the ditch in this manner. He recommends having it piped. He also shared concerns over construction vehicles using 1220 North, as he feels it is too narrow. He asked if sewage would be extended north.

James Cortessi owns property in the area. He verified that the irrigation ditch will flood the properties if it is not properly maintained.

Danny Gutierez returned to the stand to speak on the irrigation ditch. He agrees that piping is likely the best solution. There are a few exit points that can catch water and bring it down through the subdivision.

Commissioner Eyre closed public comment for item 3.3.

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Gary Ellis spoke on the state of the roads. Each development must meet city requirements for road connections. 1220 will be required to be widened and improved with the development. Ellis went on to explain that as long as required distances between intersections are met, developers are welcome to put their road connections anywhere. There will be a required road stub to the north of this development. The sewer is on 1220 and will flow to the west. It will not need to connect to the sewer line on 1700 west. The storm drains will need to connect to 1700 west, but the city will work with the developer on installing those.

Commissioner Eyre mentioned that comments on ditches come up frequently and that it is an important issue for citizens. He asked if piping the ditch would be the city's or the developer's responsibility. The city would be responsible, as it is on property the developer doesn't own.

Kim Struthers explained that the city provides contact information for Lehi Irrigation to developers, but that the company doesn't sit in on city DRC meetings. There is frequently coordination between the city, the company, and developers on ongoing projects. Commissioner Eyre asked if Lehi Irrigation was notified of this item. Struthers explained that they weren't, as contact isn't required until a primary plat is submitted.

Commissioner Jackson discussed the powers that the Planning Commission and the City hold to enforce infrastructure creation and maintenance. He asked staff what they considered to be the best path forward.

Kim Struthers mentioned that berming has been used in other developments to prevent flooding. Gary Ellis recommended asking the developer to extend setbacks to allow burning to continue. Commissioner Eyre asked if that would be in the city's power. Nate Purser said he'd look into it.

Commissioner Eyre clarified that the city can only require a developer to improve a ditch if the ditch is on the property they are developing.

Commissioner Roberts noted that based on the submitted concept plan, there would only be one lot affected, as the others have a road separating them from the ditch. He asked if there was a possibility that Lehi Irrigation Company would pipe the ditch. Staff was unsure.

Commissioner Jackson clarified that both items are in line with the General Plan.

> **Motion for item 3.3:** Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the findings that the proposed amendment on the character of the surrounding area is consistent with the goals and policies of the General Plan, that it is suitable for the uses requested, and that it will be an overall benefit to the community. He included all DRC comments. Commissioner Roberts seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

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Jacob noted that this development will be coming before the Commission again before development, as only the concept has been submitted.

Commissioner Eyre invited the applicant to address concerns before continuing to the public comment section of item 3.4. Boyd explained that he is aware of the ditch and wants to work with the city and Lehi Irrigation Company to come up with a solution that works.

Commissioner Roberts asked about existing outbuildings on the plan. Boyd said they will be demolished.

Commissioner Eyre opened public comment for item 3.4.

Bart Peacock shared frustration over his assumed responsibility of the irrigation ditches, as he didn't create them. He explained that he will need a way to access the ditch to do maintenance.

Commissioner Eyre closed public comment for item 3.4.

Commissioner Eyre asked if there were any legal protections for irrigation and how it functions. Gary Ellis mentioned that this problem hasn't come up yet. Based on the site plan, he feels it should be accessible from the planned road. He is unaware of any easements but assumes there must be easements associated with irrigation.

Commissioner Jackson commiserated with Peacock and emphasized that his concerns have been heard. He explained that the city can't delegate anything in this instance, as the ditch isn't on the property in question. Commissioner Jackson asked Boyd if he would be working towards solutions with the neighbors. Boyd explained that he is willing to work with people, but that he can't guarantee anything. He doesn't feel obligated to make improvements that aren't on his property, and he feels it is too early in the process for him to commit to anything specific.

Commissioner Eyre asked if fill would need to be brought in for the plots. Boyd explained that there hasn't been enough engineering done on the site to know for sure, but he thinks it is likely.

Commissioner Kunze asked if the developer knew who owned the property the ditch was on. Boyd said that it belonged to Mr. DuBois, and that he will likely be easy to work with as he intends to develop similar subdivisions in the area.

Commissioner Jones echoed Commissioner Jackson's earlier statements to Peacock. He explained that this must be approved, as it meets code.

> **Motion for item 3.4:** Commissioner Jones moved to approve the item with no modifications with the findings that it is consistent with Lehi City's Development Code, and that the proposed concept does conform to the goals and policies of the General Plan. He included all DRC comments.

Commissioner Jackson asked for a recommendation that the developer engage with the neighbors to come to an agreement on the solution for the ditch concerns brought up.

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Amended Motion for item 3.4: Commissioner Jones moved to approve the item with no modifications with the findings that it is consistent with Lehi City's Development Code, and that the proposed concept does conform to the goals and policies of the General Plan, and with the recommendation that the developer continue to engage with neighboring properties as the concept is developed. He included all DRC comments. Commissioner Kunze seconded.

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

Motion passed unanimously.

3.5) Public hearing and recommendation of Lawrence Snow's request for review of a zone change on 0.66 acres located at 151 East 1450 North changing the zoning from TH-5 (transitional holding) to R-1-Flex (residential).

Jacob Curtis presented the item. The zone change is consistent with the designation of the General Plan. The applicant wants to demolish the existing home and build a new one. The zone change will enable them to acquire a building permit.

Lawrence Snow was present and had no further comments.

Commissioner Eyre opened and closed public comment.

Commissioner Jackson verified with staff the that item conformed to both city code and the General Plan.

Motion: Commissioner Jackson moved to give a positive recommendation to the Lehi City Council with the findings that everything meets code and is consistent with the General Plan. He included all DRC comments. Commissioner Jones seconded.

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

Motion passed unanimously.

3.6) Public hearing and consideration of Kairos Land Development's request for approval of the Belmont Flex Suites Concept Plan, a non-residential development located at 1552 North Boston Street with an exception for building setbacks.

Jacob Curtis presented the item. The use is permitted in this zone and the maximum setback is being extended to include module parking in front of the building. Staff has no concerns over this exception. The applicant is looking specifically for feedback on the number of parking spaces required, as there are multiple contradictory codes they are working under.

Dustin Carr was present representing Kairos Land Development along with his partner Jonas. An updated parking plan was presented to the Commission, which has been attached to these

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minutes as "Appendix A." Carr emphasized that they want to make the parking code compliant. The main driver behind this extended setback is the ten foot easement for utilities along the front of the property. Carr explained that there is a lot of industrial development in the area, as well as a general lack of small warehouse space in Lehi City. The developer is considering adding mezzanines in certain units to increase storage area.

Carr explained that the gross size of the building is what is used to calculate parking spaces. He explained that if only the rentable space was measured, there would be enough difference to put them in a smaller parking bracket.

Commissioner Roberts asked how tall the building would be. Carr said the plan currently puts them at around 20 feet.

Commissioner Eyre opened and closed the public comment.

Commissioner Jackson asked staff's thoughts on parking. Kim Struthers doesn't think the ask is unreasonable. He considers the issue to be largely self-regulating, as people who require more parking space will likely see a full lot and find somewhere else to rent. He also thinks that it would be in line with similar projects in the city. He explained that Boston Street could be a possible unofficial source of overflow parking.

Commissioner Eyre asked about the residential condos located to the east. There isn't a road leading through, but there is a pedestrian connection.

Commissioner Eyre asked if there was rear access for trucks. There will not be. Truck usage would be rare, if existent at all. Commissioner Eyre noted the location of the garbage cans and asked the applicant to keep garbage trucks in mind when making changes to the plan.

Commissioner Jackson said that the presentation passes his personal test for what he wants to see out of a concept plan.

Commissioner Eyre asked about setbacks for the adjacent residential properties. He asked if the road counted as part of a setback. Struthers explained that 20 feet is as tall as the building can get without shrinking the footprint. The back area of the plan couldn't be used, as it is required for the landscape buffer between the building and the residential properties.

Commissioner Roberts asked if there were any anticipated problems regarding people parking on the residential street and using the pedestrian access path to get to the building. Struthers said that the city hasn't had any complaints of similar activity yet, and he doesn't see it becoming an issue as there is a lot of surrounding open space that could be used for parking.

Commissioner Kunze asked some clarifying questions, locating the property within the city.

> **Motion:** Commissioner Kunze moved to approve the item with the exceptions for setbacks with the findings that the proposed concept is consistent with the Lehi City Development Code, and with the goals and policies of the General Plan. She included all DRC comments.

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Commissioner Roberts requested including that required parking will be based off of net square footage, rather than gross square footage.

> **Amended Motion:** Commissioner Kunze moved to approve the item with the exceptions for setbacks with the findings that the proposed concept is consistent with the Lehi City Development Code, and with the goals and policies of the General Plan. Parking requirements will be based off of the net square footage of the building, rather than the gross square footage. She included all DRC comments. Commissioner Jackson seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.7) Public hearing and consideration of Daryl Hodgson's request for approval of a flag lot located at 645 West 2100 North in the RA-1 (residential/agriculture) zone.

Jacob Curtis presented the item. This item has been approved before, but the approval has since expired.

Daryl Hodgson, the applicant, was present. He explained that there were delays and distractions that prevented the construction from taking place earlier, but that they are now ready to divide the lots and build a new house.

Commissioner Eyre opened and closed public comment.

> **Motion:** Commissioner Roberts moved to approve the item with the findings that it meets the requirements for a flag lot, that it won't be close to existing homes, that it will be located and conducted in a manner in compliance with the goals and policies of Lehi City. He included all DRC comments. Commissioner Jackson seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.8) Public hearing and consideration of Symphony Homes' request for preliminary subdivision approval of Heritage Meadows, a 13-lot residential development located at 1250 West 800 North.

Jacob Curtis presented the item. All lots meet city requirements. The applicant is considering a trail connection with a bridge, which would require updated plans. The applicant would like to get the current plans approved in order to weigh both options.

Russ Wilson was present representing Symphony Homes. He had no additional comments.

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Commissioner Eyre opened public comment.

Joshua Lutz lives to the west of the development. He likes the idea of more neighbors. He said that the waste ditch trail is used frequently, and that the bridge connection in his neighborhood is used often. He thinks it should be required for this new development. He got 16 signatures in his neighborhood in support of a bridge with the potential of higher density in exchange.

There was one online comment from Kara Traveler. She is in support of the development as long as a bridge goes in, as she sees it as a major benefit to the neighborhood.

Commissioner Eyre closed public comment.

Commissioner Jackson shared his appreciation for Lutz's comment. Commissioner Eyre clarified that density in lieu is not the only option available to the city.

Commissioner Roberts asked if there would be a connection to the church. The developer is not planning on having a connection to the church. The church has no plans to connect or open up the existing fence, despite stubbing a sidewalk out towards the development. Commissioner Eyre asked for clarification on that potential process. The right of way would interact with the sidewalk stub. As far as Kim Struthers is aware, connecting the sidewalks is not required in city code.

Commissioner Roberts asked about the likelihood of a bridge. The developers are looking into it with the help of city staff. They are currently sorting through bids.

Commissioner Eyre shared that he is against going below 1/2 acre lots, but he thinks that it should be discussed further as the plans evolve.

Commissioner Jones clarified that this is required to be approved, as it is an administrative item that meets city code.

> **Motion:** Commissioner Jones moved to approve the item with the findings that it does meet the requirements of Lehi City's Development Code with regard to subdivision approvals. He included all DRC comments. He recommends that the developer strongly consider putting a bridge connection in. Commissioner Roberts seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.9) Public hearing and recommendation of Lehi City's request for review of a zone change on 0.91-acres located at 498 North 900 East changing the zoning from R-1-Flex (residential) to R-1-8 (residential).

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Jacob Curtis presented the item. This would ensure compliance with zoning requirements. The subdivision meets lot size requirement for both zones, and changes in the Development Code in the last six to nine months allow for the R-1-8 zone.

Commissioner Roberts clarified that there is no developer involved in this item. Curtis explained that the city is covering the process of moving the zone change forward as the city noticed a discrepancy late in the process that wasn't flagged earlier. The developers of the property are aware of this, and their plans have been approved up to this point.

Commissioner Eyre opened and closed public comment.

> **Motion:** Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the proposed zone is consistent with the LDR General Plan designation, the intent of the previous zone change and subdivision were for three lots, and this zone change will allow for the same number of lots and will now be in compliance. Commissioner Jones seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.10) Public hearing and recommendation of Lehi City's request for a Development Code amendment to Chapter 5, Table of Uses (nonresidential) and Chapter 39 to add Automobile Accessories and Installation.

Jacob Curtis presented the item. This amendment will allow opportunities for less impactful auto businesses in the city.

Commissioner Eyre likes that this potentially will cut down on bureaucracy. Curtis explained that the City Council has given staff instructions to amend the code in ways that assist small businesses, and that the Commission will likely be seeing more of this type of amendment.

Commissioner Eyre opened and closed public comment.

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

4. City Business

4.1) Review and Acceptance of the Planning Commission Bylaws for 2026

Kim Struthers presented the bylaws.

Motion: Commissioner Jackson moved to accept the bylaws as presented. Commissioner Roberts seconded.

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

Motion passed unanimously.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Jackson moved to adjourn the meeting. Commissioner Roberts seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:57 p.m.

Approved: February 26, 2026 Attest:

_____ _____

Tyson Eyre, Commission Chair Kate Morgan, Deputy City Recorder

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Agenda Item No: 3.1

Planning Commission Agenda Item Report

Meeting Date: February 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Cascade Collision's request for approval of a Plat Amendment for Lehi Plaza Plat B located at 1115 East Main Street adding one additional commercial lot.

Suggested Action:

Attachments:

Lehi Plaza B 1.pdf

Lehi Plaza B 2.pdf

LEHI PLAZA PLAT B PLAT AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Matt Brown		
Meeting Date	February 26, 2026		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	Approximately Interstate Plaza Drive and State Street		
Existing General Plan Designation	Commercial		
Existing Zoning	Commercial		
Existing Land Use	Commercial Buildings		
Number of Lots/Units	Adding 1 Lot		
Adjacent Zoning and Land Use	*North*	Commercial	Nursing Home
	South	Commercial	Businesses
	East	Commercial	Businesses
	West	I-15	I-15
Date of DRC Review	February 4, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 01/23/24)

A. The Planning Commission, following review by the Reviewing Departments, shall be the Land Use Authority for approving any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot contained in a subdivision plat. The Planning Commission shall follow all requirements and procedures identified in Utah State Code Section 10-9a-608.

PROPERTY HISTORY

March 8, 1985	The majority of this property was annexed into the City as part of the East Industrial Park Annexation
May 8, 1987	The remaining area of this property was annexed into the City as part of the Yates Annexation
July 9, 2019	City Council approved the Lehi Plaza preliminary and final subdivision
January 12, 2021	City Council approved the first Lehi Plaza Plat B Plat Amendment

REPORT ANALYSIS

The applicant requests approval of an amendment to the Lehi Plaza Plat B amended plat, adding one additional lot located at approximately State Street and Interstate Plaza Drive.

This is a commercial subdivision with no improvements, it is just a proposal to change commercial lot lines. This amendment will add the existing cascade collision building to the plat and change some lot lines.

The Reviewing Departments had a few minor comments for updates on the plat.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed commercial subdivision is just a legal subdividing of land.
2. The proposed subdivision meets the requirements of the commercial zone.
3. The proposed subdivision meets/does not meet the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

Plat Amendment to Lehi Plaza Plat B
DRC Redline Comments

Cascade Collision- requests review of a plat amendment to Lehi Plaza Plat B, extending Lot 3 located at 1115 East Main Street.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: none
Date of Plans Reviewed: 01/26/26
Time Start: 1:44
Time End: 1:46

DRC REDLINE COMMENTS:
Glade – Power:
1. Provide show and label easement over existing Lehi Power. May want to adjust easement in Lot 4 to be at the back of walk for more buildable area.

Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering:
2. Add notes to plat:
   a. All commercial sites developed within these lots shall be required to provide reciprocal cross access-ways and utility access to adjoining lots.
   b. There is no access allowed to the property from Main Street or the I-15 on-ramp
   c. Permanent retention facility to be owned and maintained by the owners of this property and cannot be altered without the approval by Lehi City engineer and the City Council.

Luke – Traffic: No comments.
Kim – Planning:
3. Update language in title from "amending and extending Lot 3" to "adding lot and creating lot 4" or something similar to more accurately depict what is happening with this.

THIS ITEM CAN MOVE FORWARD TO THE JANUARY 26TH PLANNING MEETING

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.


LEGEND
COMMERCIAL
legendcommercial.com
FOR LEASE
801-656-7354
TANNER PULSIPHER SKYLER PETERSON
PUBLIC
HEARING
PLAT AMENDMENT


PUBLIC
HEARING


AutoZone
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HEARING

Lehi Plaza Plat B

Aerial

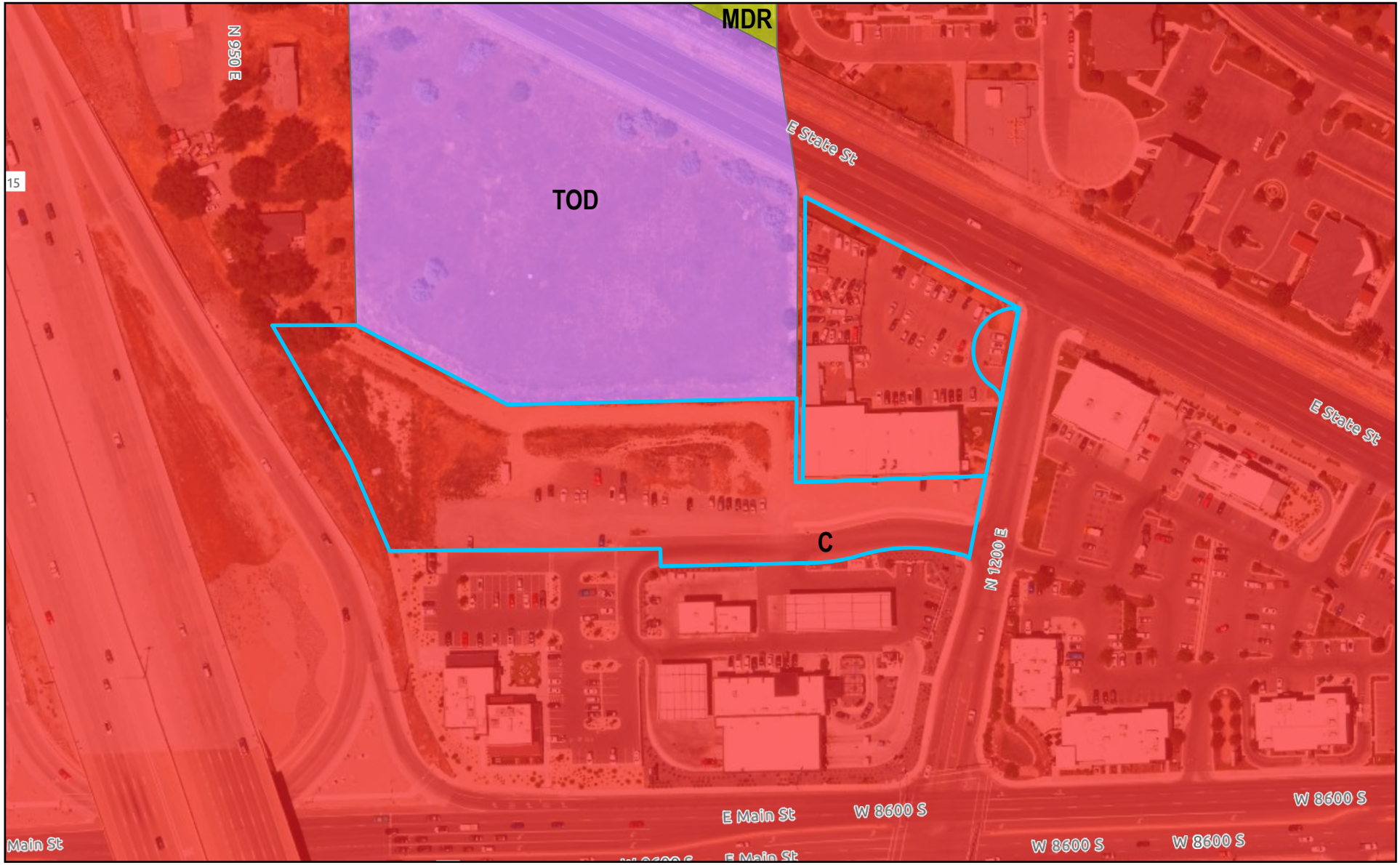


0 205 410 820 Feet

LEHI CITY

Lehi Plaza Plat B

Zoning



0 205 410 820 Feet

LEHI CITY

Lehi Plaza Plat B

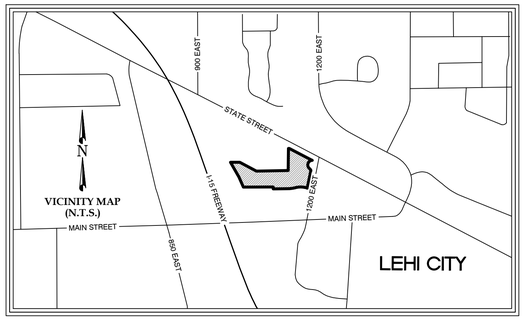
Zoning

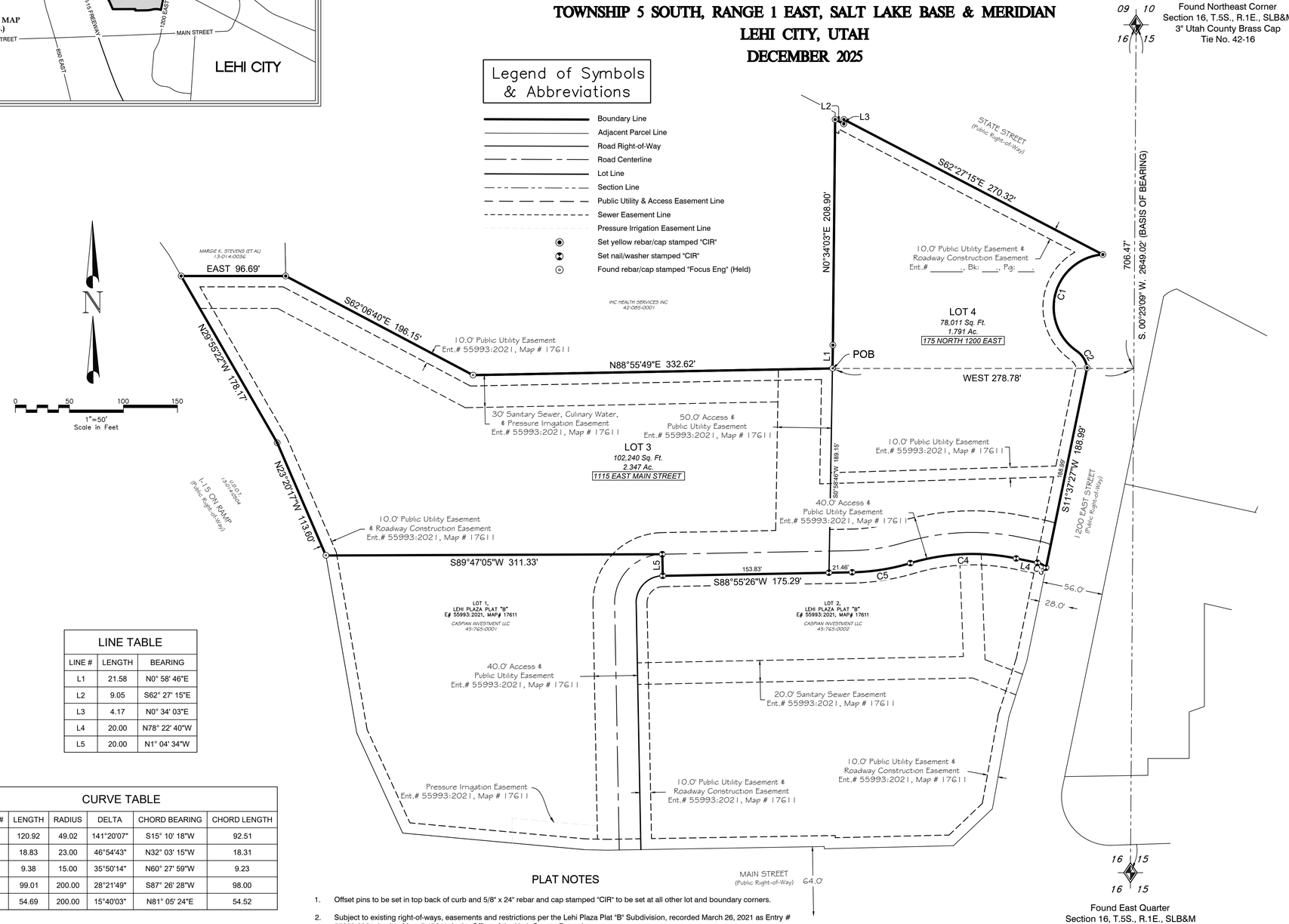


0 205 410 820 Feet

LEHI CITY

LEHI PLAZA PLAT "B" SUBDIVISION
AMENDING AND EXTENDING LOT 3
A COMMERCIAL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH
DECEMBER 2025





LINE TABLE		
LINE #	LENGTH	BEARING
L1	21.58	N0° 58' 46"E
L2	9.05	S62° 27' 15"E
L3	4.17	N0° 34' 03"E
L4	20.00	N78° 22' 40"W
L5	20.00	N1° 04' 34"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	120.92	49.02	141°20'07"	S15° 10' 18"W	92.51
C2	18.83	23.00	46°54'43"	N32° 03' 15"W	18.31
C3	9.38	15.00	35°50'14"	N60° 27' 59"W	9.23
C4	99.01	200.00	28°21'49"	S87° 26' 28"W	98.00
C5	54.69	200.00	15°40'03"	N81° 05' 24"E	54.52

PLAT NOTES

1. Offset pins to be set in top back of curb and 5/8" x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
2. Subject to existing right-of-ways, easements and restrictions per the Lehi Plaza Plat "B" Subdivision, recorded March 26, 2021 as Entry # 55993:2021, having Map # 17611, in the Office of the Utah County Recorder.
3. The Property is in Zone C, Commercial Zone.
4. Statement of Accuracy: Minimum linear closure of 1:15,000

SURVEYOR'S CERTIFICATE

I, CAMERON J. LISTER, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12286353 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; 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 hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as ***LEHI PLAZA PLAT "B" SUBDIVISION AMENDING AND EXTENDING LOT 3*** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 2026 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

An entire tract of land described in that Warranty Deed recorded November 13, 2024 as Entry No. 79769:2024; in that Deed of Reconveyance recorded October 9, 2025 as Entry No. 78163:2025; and all of Lot 3, Lehi Plaza Plat "B", a Commercial Subdivision, recorded March 26, 2021 as Entry No. 55993:2021, having Map No. 17611 in the Office of the Utah County Recorder and is located in the Northeast Quarter of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a Northeasterly corner of said Lot 3, Lehi Plaza Plat "B" Subdivision, said point being 706.47 feet S.00°23'09"W. along the Section Line and 278.78 feet West from the Northeast Corner of said Section 16; thence N.00°58'46"E. 21.58 feet; thence N.00°34'03"E. 208.90 feet; thence S.62°27'15"E. 9.05 feet; thence N.00°34'03"E. 4.17 feet; thence S.62°27'15"E. 270.32 feet to a point of non-tangency with a 49.02-foot radius curve to the left, concave Easterly (Radius point bears S.04°09'39"E.); thence Southerly 120.92 feet along the arc of said curve, through a central angle of 141°20'07" (Chord bears S.15°10'18"W. 92.51 feet) to a point of reverse curvature with a 23.00-foot radius curve to the right, concave Southwesterly (Radius point bears S.34°29'24"W.); thence Southeasterly 18.83 feet along the arc of said curve, through a central angle of 46°54'43" (Chord bears S.32°03'15"E. 18.31 feet); thence S.11°37'27"W. 188.99 feet to a point of non-tangency with a 15.00-foot radius curve to the left, concave Southwesterly (Radius point bears S.47°27'08"W.); thence Northwesterly 9.38 feet along the arc of said curve, through a central angle of 35°50'14" (Chord bears N.60°27'59"W. 9.23 feet); thence N.78°22'40"W. 20.00 feet to a point of non-tangency with a 200.00-foot radius curve to the left, concave Southerly (Radius point bears S.11°37'23"W.); thence Westerly 99.01 feet along the arc of said curve, through a central angle of 28°21'49" (Chord bears S.87°26'28"W. 98.00 feet) to a point of reverse curvature with a 200.00-foot radius curve to the right, concave Northerly (Radius point bears N.16°44'38"W.); thence Westerly 54.69 feet along the arc of said curve, through a central angle of 15°40'03" (Chord bears S.81°05'24"W. 54.52 feet); thence S.88°55'26"W. 175.29 feet; thence N.01°04'34"W. 20.00 feet; thence S.89°47'05"W. 311.33 feet; thence N.23°20'17"W. 113.60 feet; thence N.29°55'22"W. 178.17 feet; thence East 96.69 feet; thence S.62°06'40"E. 196.15 feet; thence N.88°55'49"E. 332.62 feet to the **Point of Beginning**.

The above described entire tract of land contains 180,251 sq. ft. in area or 4.138 acres, more or less. Contains two (2) lots.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are owners of the above described tract of land hereby cause the same to be divided into lots, streets, and easements to be hereafter known as:

LEHI PLAZA PLAT "B" SUBDIVISION AMENDING AND EXTENDING LOT 3

and does 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 conveys to Lehi City and 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 whereof, I have hereunto set my hand this _____ day of _____, A.D. 2026.

Nichols Enterprises, LLC

_____
Owner's Name and Position

_____
Print Name

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of Utah)

On this _____ day of _____, in the year 20_____, before me, _____ a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***LEHI PLAZA PLAT "B" SUBDIVISION AMENDING AND EXTENDING LOT 3*** and was signed by him/her on behalf of said _____ and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, A.D. 2026, by the Planning Commission.

_____ _____
Director-Secretary Chair Planning Commission

ACCEPTANCE BY LEGISLATIVE BODY

The city of Lehi, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public this _____ day of _____, A.D. 2026.

Mayor: _____

Approved: _____ Attest: _____
City Engineer (See Seal Below) Clerk/Recorder (See Seal Below)

LEHI PLAZA PLAT "B" SUBDIVISION
AMENDING AND EXTENDING LOT 3
A COMMERCIAL SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
SCALE 1" = 50' LEHI CITY, UTAH COUNTY, UTAH SHEET 1 OF 1

PREPARED BY:
CIR | CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR CAMERON J. LISTER No. 12286353 STATE OF UTAH			

Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: February 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of JDH Development's request for review of the Vivian Estates Phase 5 Zone Change on 11.58 acres located at approximately 2125 North 600 East, changing the zoning from TH-5 (transitional holding) to RA-1 (residential/agriculture).

Suggested Action:

Attachments:

Vivian ZC 1.pdf

Vivian ZC 2.pdf

VIVIAN ESTATES PHASE 5 ZONE CHANGE
PLANNING COMMISSION REPORT

Applicant	JDH Development		
Meeting Date	February 26, 2026		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	Approximately 2125 North 600 East		
Acreage	11.58 acres		
Existing Zoning	TH-5 (transitional holding)		
Existing General Plan Land Use Designation	VLDR (very low density residential) and ESA (environmentally sensitive area)		
Proposed Zoning Designation	RA-1 (half acre lots)		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	RA-1	Previous phases of Vivian Estates
	South	PF	Family Park
	East	PF	Family Park
	West	RA-1	Previous phases of Vivian Estates
Date of DRC Review	February 11, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

GOAL: ENVIRONMENT Create a built environment that pays special attention to the natural environment and its limited resources, natural hazards, and unique geography.

Strategy 1 Locate lowest-density or lowest-intensity land use designations adjacent to environmentally sensitive areas. In addition to being unsafe and inappropriate for most development, environmentally sensitive areas, such as floodplains and wetlands, are often an important ecological resource that provides a high-quality habitat for native species. Protecting and conserving these environmentally sensitive areas may be more difficult if the area is surrounded by incompatible land uses. For instance, high-traffic roadways or developments with light pollution from homes and businesses may reduce the area's habitat quality.

PROPERTY HISTORY

March 22, 2017 Property came into the City as part of the Vivian Carter Addition.

REPORT ANALYSIS

The applicant requests review and recommendation of a proposed zone change from TH-5 to RA-1 located at approximately 2125 North 600 East. This property came into the City with Transitional Holding Zoning, meaning no water was dedicated at the time it was annexed. The applicant would now like to develop this land into future phases of Vivian Estates. This area was included in the original concept plan that was included as part of the annexation.

The proposed RA-1 zoning is consistent with the Very Low Density Residential land use designation on this property. Lower density also makes sense in this area that is close to Dry Creek, an area that is considered more environmentally sensitive.

The Reviewing Departments had a comment regarding the water rights that will need to be dedicated as part of this zone change.

SCOPE OF APPROVAL

Zone changes are legislative items. However, this zone change is consistent with the General Plan and should include some justification if not approved.

The public can speak on this item. Specific concerns with the RA-1 zoning are the most helpful. This zone change does not allow for feedback on the layout or other subdivision specific concerns.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the General Plan Designation of Very Low Density Residential (VLDR)
2. The proposed zone change will allow the property to develop in a similar way as what was approved conceptual with the annexation.
3. The proposed zone change will keep larger lots in environmentally sensitive areas.
4. The overall community benefit of the proposed amendment.

Vivian Estates Phase 5 Residential Zone Change
DRC Redline Comments

JDH Development- requests review of the Vivian Estates Phase 5 Zone Change on 11.58 acres located at approximately 2125 North 600 East changing the zoning from TH-5 to RA-1.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Austin White
Date of Plans Reviewed: 01/27/26
Time Start: 1:51pm
Time End: 1:58pm

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S.– Building/Inspections: No comments.
Shelbey– Public Works: No comments.
Gary E. – Engineering: No comments.
Luke – Traffic: No comments.
Kim – Planning:
1. The zone change ordinance must be recorded before a preliminary subdivision plat can proceed.
2. If the zone change is approved, as a condition of recording the zone change ordinance, water dedication will be required per Chapter 27 of the Development Code. The rate for the RA-1 Zone is 1.13 acre feet per acre of culinary water and 2.56 acre feet per acre of irrigation water.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 26th IF WE RECEIVE NOTICE ENVELOPES BY FRIDAY FEBRUARY 13th

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




PUBLIC
HEARING
ZONE DISTRICT
MAP AMENDMENT
NOTICE is hereby given that a Public Hearing before the Lehi City
Planning Commission will be held at the Lehi City Council Chambers,
153 N 100 E on February 25, 2026 at 7:00 p.m.
receiving comment on 8301 Developments request for the purpose of
Zone District Map amendment on approximately 11.78-acres of property
located at approximately 3125 North 800 East changing the zoning from
RA-5 (transitional building) to RA-1 (residential/agriculture).


PUBLIC
HEARING

Vivian Estates Phase 5

Aerial

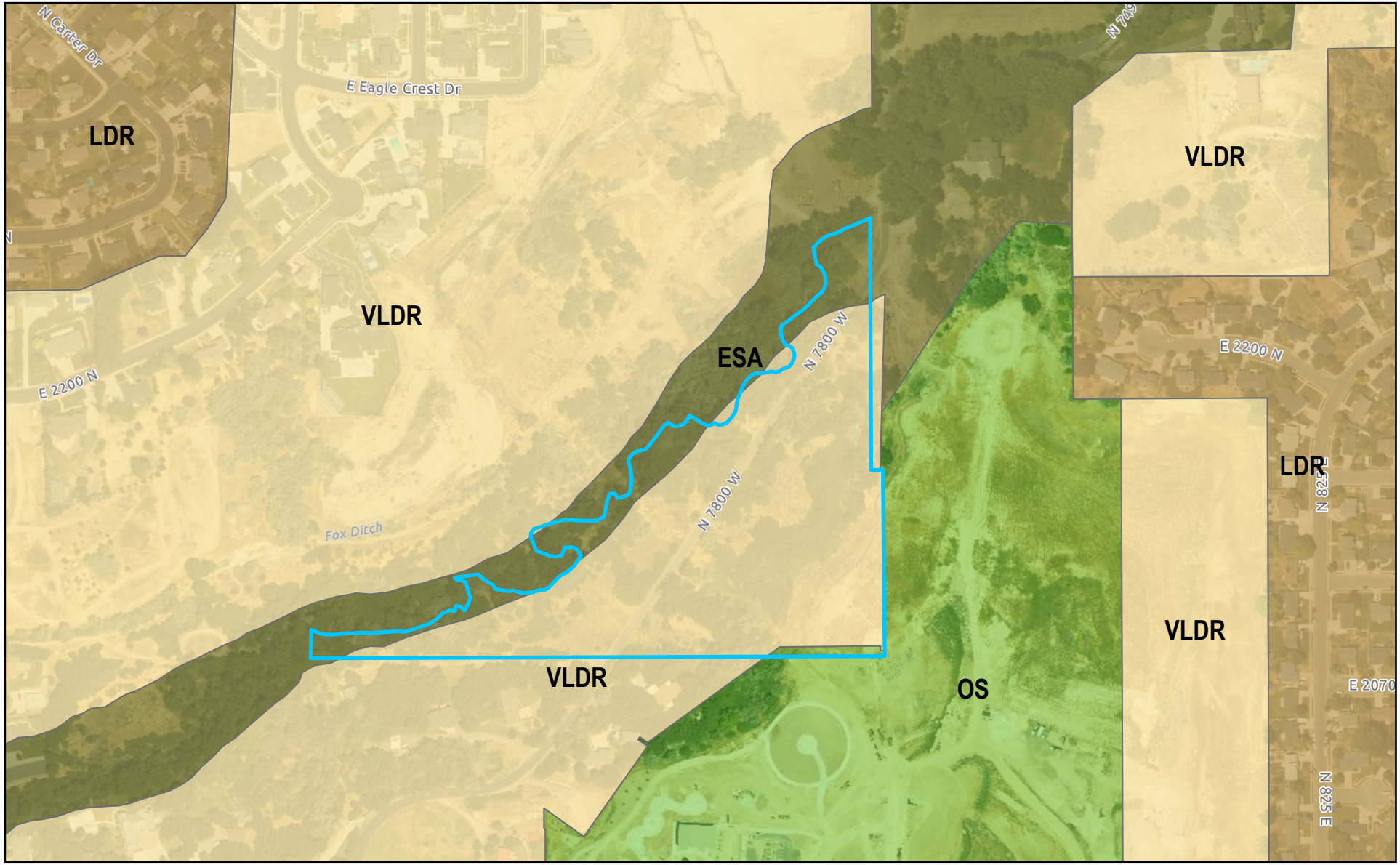


0 435 870 1,740 Feet

LEHI CITY

Vivian Estates Phase 5

General Plan

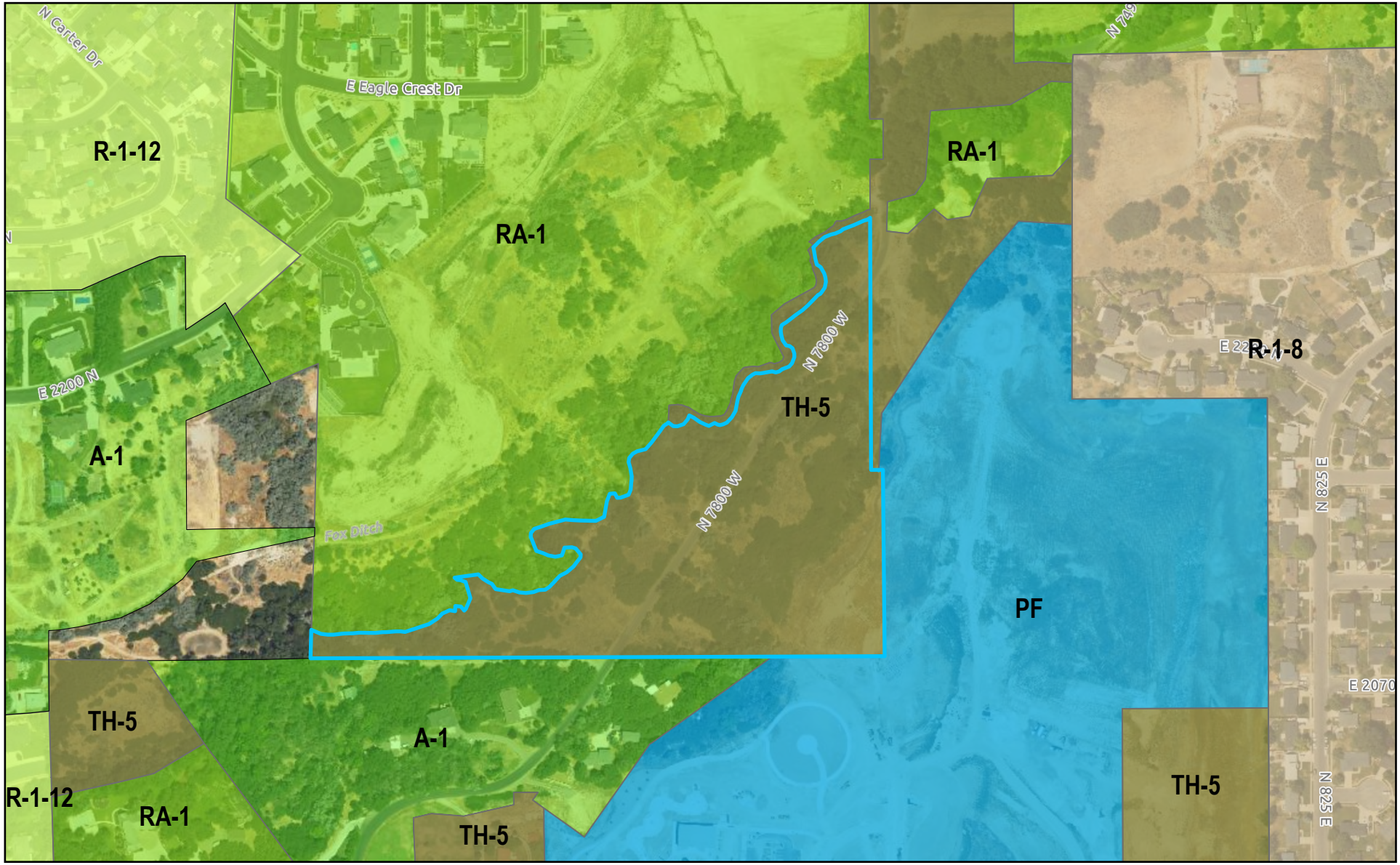


0 435 870 1,740 Feet

LEHI CITY

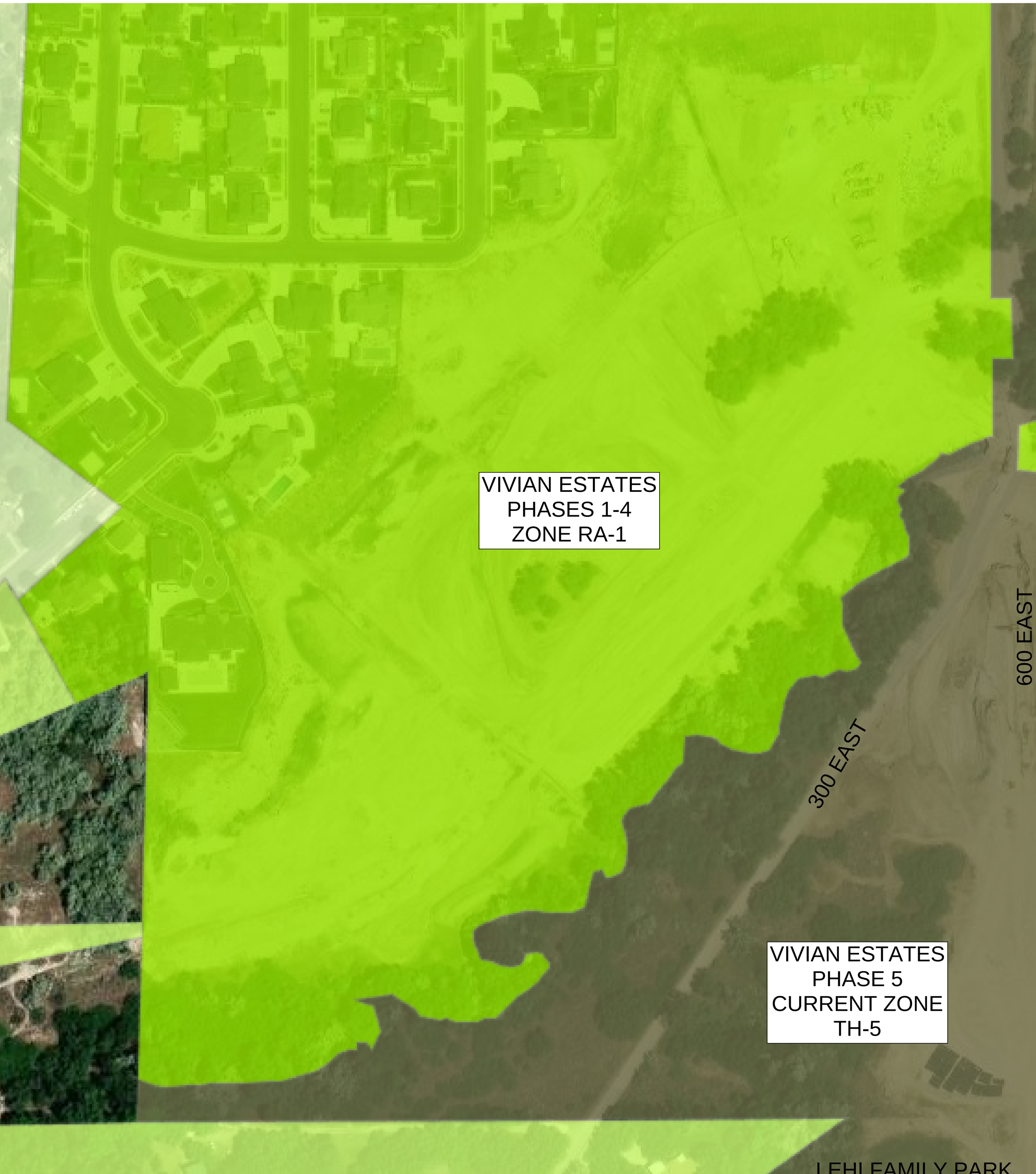
Vivian Estates Phase 5

Zoning



0 435 870 1,740 Feet

LEHI CITY


VIVIAN ESTATES
PHASES 1-4
ZONE RA-1
600 EAST
300 EAST
VIVIAN ESTATES
PHASE 5
CURRENT ZONE
TH-5
LEHI FAMILY PARK

Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: February 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Symphony Homes request for preliminary subdivision approval of Fox Trail, an 8-lot single-family residential subdivision located at 1500 North 2850 West.

Suggested Action:

Attachments:

Fox Trail 1.pdf

Fox Trail 2.pdf

FOX TRAIL PRELIMINARY SUBDIVISION
PLANNING COMMISSION REPORT

Applicant	Symphony Homes		
Meeting Date	February 26, 2026		
Requested Action/Purpose	Public hearing, review, and recommendation for a proposed preliminary subdivision		
Decision Type	Administrative		
Location	Approximately 2850 West 1500 North		
Existing General Plan Designation	Very Low-Density Residential Agriculture (VLDRA)		
Existing Zoning	R-1-22		
Existing Land Use	Agriculture		
Number of Lots/Units	8 lots		
Adjacent Zoning and Land Use	*North*	R-1-22	Single-family homes
	South	R-1-22	Single-family homes
	East	R-1-22	Future LDS stake center and meeting house
	West	R-1-22	Single-family homes
Date of DRC Review	February 11, 2026		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation or final approval
City Council	Final approval (Only for PUD, PRD, TOD, or Planned Community)

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

August 26, 2025 The City Council approved the concept plan of Colledge Farms Plat F for 8 lots instead of 9.

February 9, 2026 The zoning on this property changed from TH-5 to R-1-22.

REPORT ANALYSIS

Symphony Homes is requesting preliminary subdivision approval for the Fox Trail subdivision, an eight-lot single

family residential subdivision located at approximately 2850 West 1500 North. This report will discuss the layout of the subdivision and the DRC comments.

Layout
The proposed subdivision is on 5.18 acres of property. There are eight single-family lots, and they vary in size from 16,000 square feet to 33,000 square feet. The applicant was granted flexibility in lot sizes due to the subdivision being submitted as a Planned Unit Development. An additional lot was also granted for density in lieu to widen 1500 North. While these lots do not meet the standard code requirements of the R-1-22 zone, they do meet the base density requirement of 1.75 units an acre as the total density for the subdivision is 1.5 units an acre. The proposed subdivision also connects the existing stub of 2850 West to 1500 North.

DRC Comments
There were five redline comments from the DRC, including:
1. Provide landscaping plan for the parkstrips.

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

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

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

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
2. Other findings based upon information presented at the public hearing.

Fox Trail Subdivision Review
DRC Redline Comments

Symphony Homes- requests preliminary subdivision review of Fox Trail, an 8-lot single-family residential subdivision located at 1500 North 2850 West. Need envelopes

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Russell Wilson, Jake Black,
Date of Plans Reviewed: 02/03/26
Time Start: 3:15 PM
Time End: 3:20 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer:
1. Keep pi main at the same level as the culinary just over the 3" land drain.
2. Keynote 24 3" solid white PVC.
3. Lower 30" fl to match 36" fl to get both water mains across with out doing loops.

James – Parks:
A. Provide landscaping plan for the parkstrips. The landscaping plan should meet or exceed the Lehi City design requirements including one street tree per 30' of frontage and 50% plant coverage at maturity.
Arnie/Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering:
4. Add a line in the Utility Reimbursement table for the SD line that is not up-sized and is to be fully reimbursed.
5. Change this Qty to 354.

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 26TH.

ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

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

APPLICANT
1. For checkoff plans, a full plan submission is required including, where applicable: erosion control plan with BMPS, landscape plans, civil plans, building elevations, power plans, etc.
2. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
3. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
4. This project will need to post a public landscaping bond.
5. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.

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

6. Required water dedication must be completed.
7. Reimbursement Agreement for any reimbursable improvement items must be in place.
8. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
9. Include surveyor's and engineer's stamps and signatures on the construction drawings.
10. Show lot addresses on the final plat (must coordinate with Planning Division).
11. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
1. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com). More information available at https://www.lehi-ut.gov/departments/water/storm-water/
12. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
13. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Shelbey Brewer at lehicitystormwater@gmail.com and CC Planner) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
14. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.

A. The Power plan must be included with the final plan set and overlaid on the utility sheet. The Power plan will be provided by Lehi City Power Dept.
B. The communication plan must be included with the final plan set and overlaid on the utility sheet. The communication plan will be provided by Lehi City Fiber.
C.

STAFF

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

PRIOR TO RECORDING OF PLAT:

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

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to the planner over the project for review.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. Provide a recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Affiliated First Title 801-610-1670
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

STAFF

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

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. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. If the subject property is subject to the Gardner-Plumb agreement with Lehi City, the conditions of that agreement apply here.
6. 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.
7. All signage will require a separate review and approval process
8. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
9. 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.
10. 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 (NEED ENVELOPES BEFORE SCHEDULING IF PRELIMINARY)

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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


PUBLIC
HEARING


PUBLIC
HEARING
SUBDIVISION


PUBLIC
HEARING

Fox Trail

Aerial

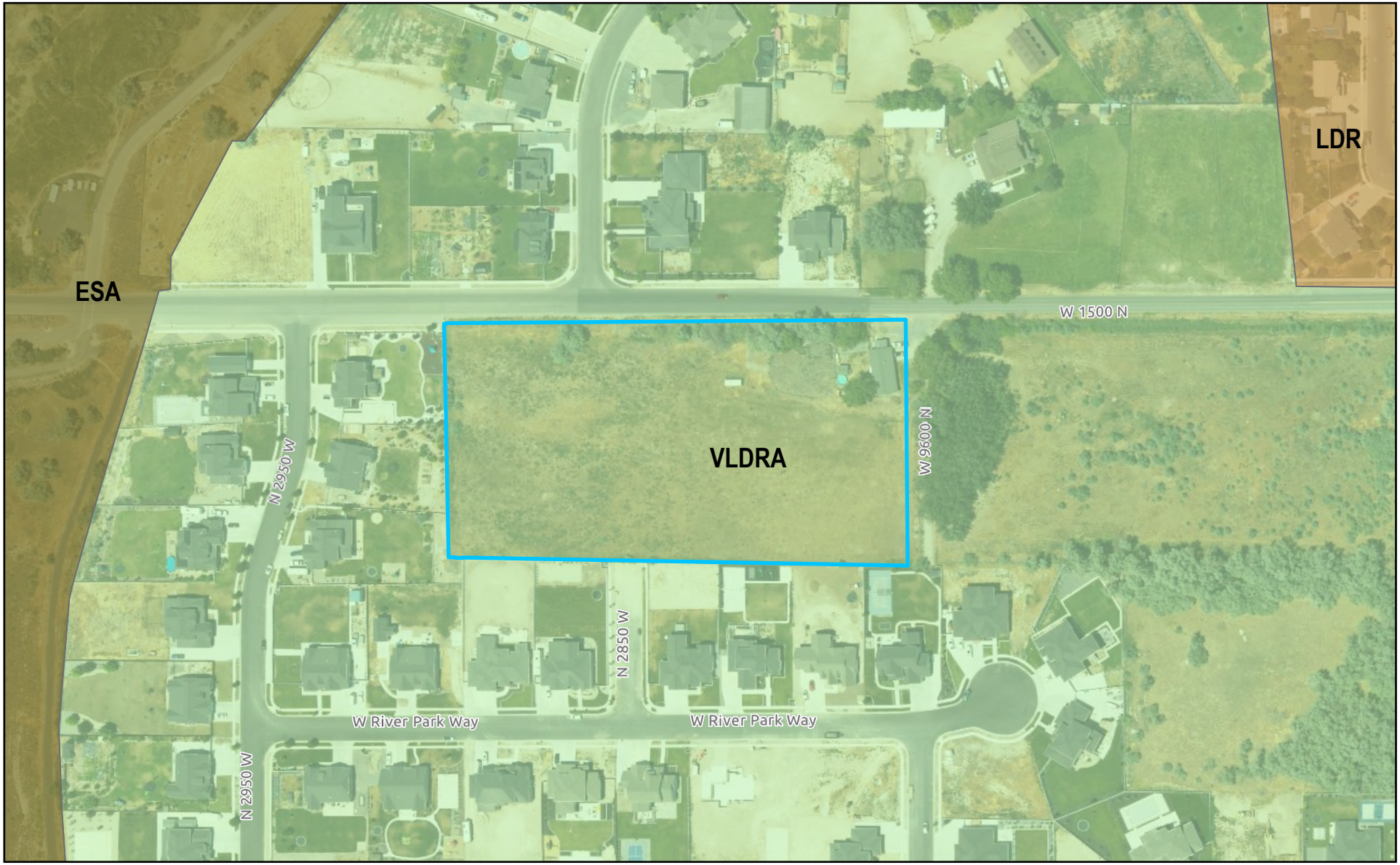


0 245 490 980 Feet

LEHI CITY

Fox Trail

General Plan

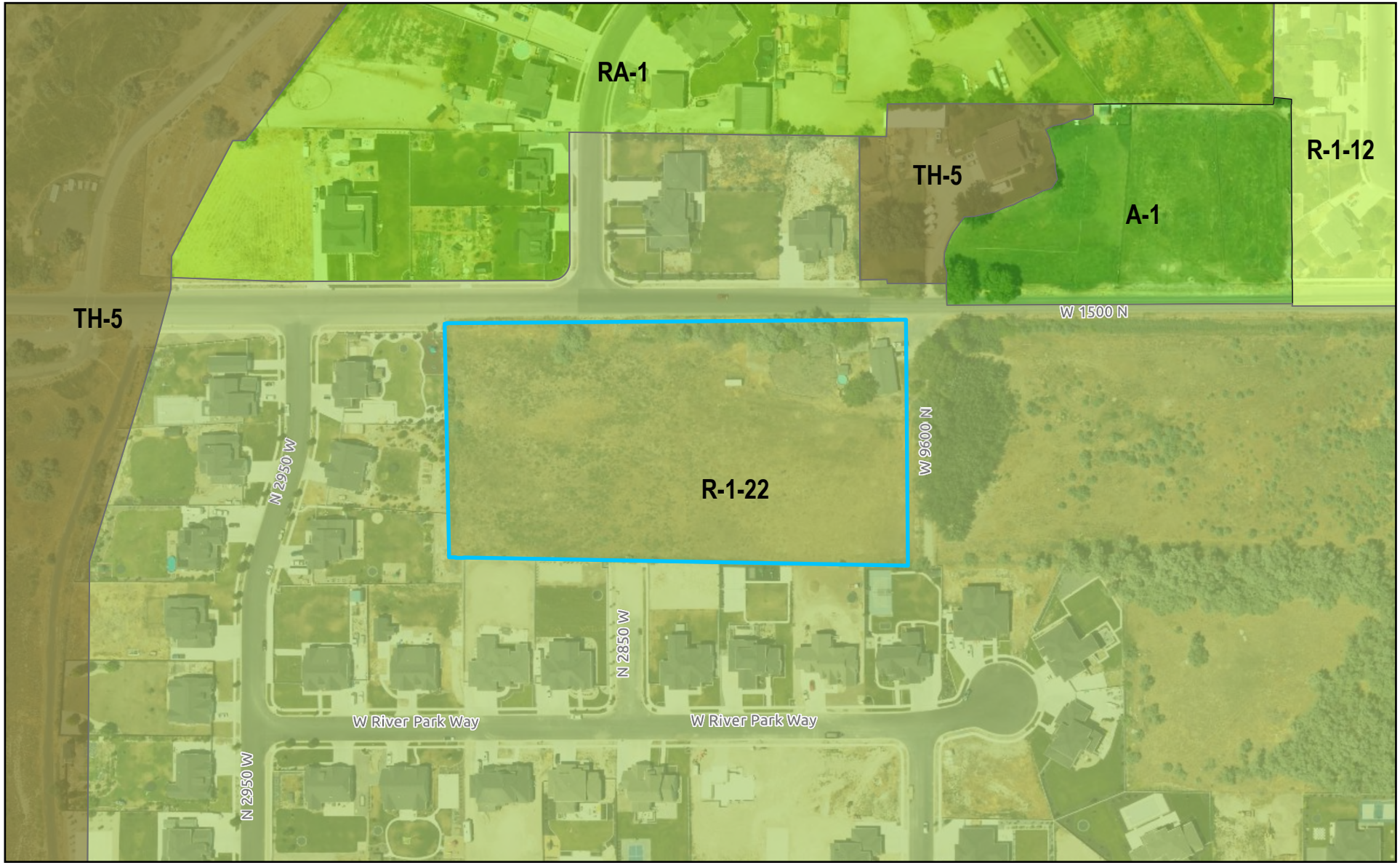


0 245 490 980 Feet

LEHI CITY

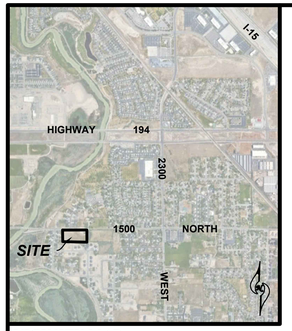
Fox Trail

Zoning



0 245 490 980 Feet

LEHI CITY



VICINITY MAP
NTS

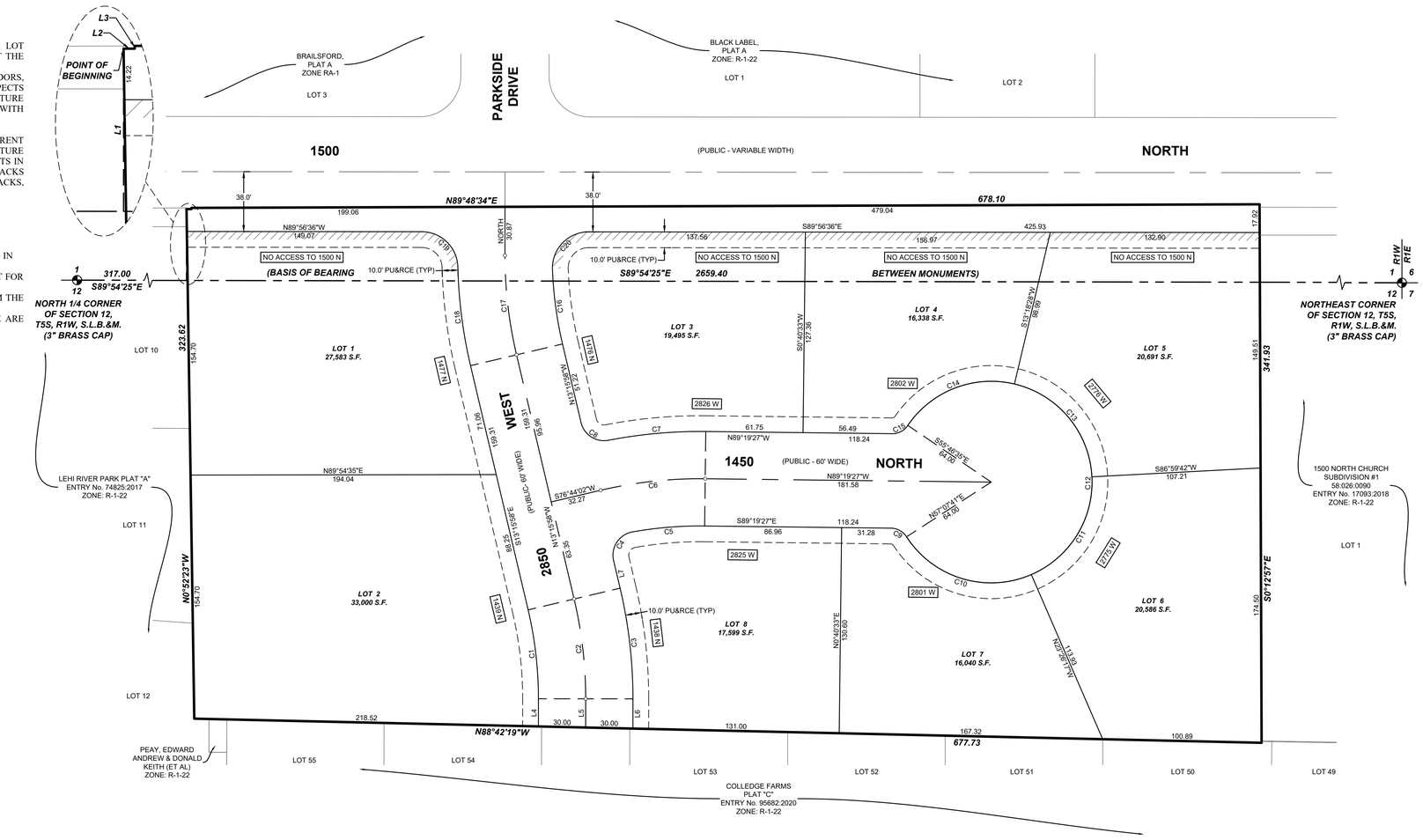
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	*NORTH*	*45.33*
L2	*N89°48'34"E*	*3.11*
L3	*N0°11'18"W*	*0.76*
L4	N0°03'06"E	17.59
L5	N0°03'06"E	18.24
L6	N0°03'06"E	18.89
L7	N13°15'58"W	17.99

LEGEND
- NO VEHICULAR ACCESS (SEE NOTE 7)
- XXX — LOT ADDRESSES
- 10' PU&RCE (TYP)

PRELIMINARY PLAT OF FOX TRAIL SUBDIVISION
A RESIDENTIAL SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 12 & SE1/4 OF SECTION 1, T5S, R1W, S.L.B.&M., LEHI, UTAH

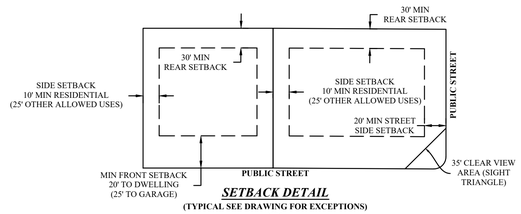
0 40' 80'
SCALE: 1" = 40'

NOTES:
1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY & REAR LOT CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. 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.
3. ZONING SETBACKS ARE PER THE R-1-22 ZONING DISTRICT.
4. ALTHOUGH THE SETBACK LINES SHOWN HEREON REFLECT CURRENT CITY REQUIREMENTS AS OF THE DATE OF THIS PLAT, FUTURE BUILDINGS SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS IN EFFECT WHEN ANY BUILDING PERMITS ARE ISSUED, ALL SETBACKS SHOULD BE VERIFIED WITH THE CITY. THE CURRENT SETBACKS, GRAPHICALLY SHOWN HEREON ARE AS FOLLOWS:
   - •RESIDENTIAL SETBACKS:
     - FRONT: 20'
     - BACK: 30'
     - SIDE: 10'
     - STREET SIDE: 20'
5. DETENTION REQUIREMENTS HAVE BEEN MET THROUGH "PIPING IN LIEU OF DETENTION".
6. ONE BONUS LOT HAS BEEN GIVEN IN LIEU OF REIMBURSEMENT FOR THE ROW AND PAVING ALONG 1500 NORTH.
7. PROPERTY LINES FOR THIS SUBDIVISION ARE AT 12 FEET FROM THE TOP BACK OF CURB.
8. FLOOR SLABS LOWER THAN 5 FEET BELOW EXISTING GRADE ARE REQUIRED TO HAVE FOUNDATION DRAINS.



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	245.00	13°19'04"	56.95	N6°36'26"W 56.82
C2	275.00	13°19'04"	63.92	N6°36'26"W 63.78
C3	305.00	13°19'04"	70.89	N6°36'26"W 70.73
C4	15.00	93°10'23"	24.39	N33°19'14"E 21.79
C5	245.00	10°46'08"	46.05	N85°17'29"E 45.98
C6	275.00	13°56'31"	66.92	S83°42'17"W 66.75
C7	305.00	11°39'42"	62.08	S84°50'42"W 61.97
C8	15.00	87°43'12"	22.97	N57°07'34"W 20.79
C9	12.00	56°27'08"	11.82	S61°05'53"E 11.35
C10	64.00	80°33'58"	89.99	S73°09'18"E 82.76
C11	64.00	69°34'01"	77.71	N31°46'43"E 73.02
C12	64.00	292°54'16"	327.18	S0°40'33"W 70.74
C13	64.00	73°41'14"	82.31	N39°50'55"W 76.75
C14	64.00	69°05'03"	77.17	S68°45'56"W 72.58
C15	12.00	56°27'08"	11.82	S62°26'59"W 11.35
C16	245.00	11°11'34"	47.86	N7°40'11"W 47.78
C17	275.00	13°15'58"	63.67	N6°37'59"W 63.53
C18	305.00	11°52'52"	63.25	N7°19'32"W 63.13
C19	23.00	88°33'31"	35.55	N45°39'51"W 32.12
C20	23.00	92°07'48"	36.98	N43°59'30"E 33.13

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

PROJECT AREA TABULATION TABLE
TOTAL PROJECT AREA: 5.20 +/- ACRES
TOTAL AREA OF LOTS: 171,333 S.F.
TOTAL NUMBER OF LOTS: 8
TOTAL DEDICATION AREA: 54,970 S.F.
SUBJECT PROPERTY ZONE: R-1-22

SURVEYOR'S CERTIFICATE
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

BOUNDARY DESCRIPTION
A portion of the NE1/4 of Section 12 & SE1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning on the northwest corner of that Real Property described in Entry No. 111501:2021 according to the Official Records of Utah County, located S89°54'25"E along the Section line 317.00 feet and North 45.33 feet from the North 1/4 Corner of said Section 12; thence along said Deed and extension thereof the following 3 (three) bearings and distances: (1) N89°48'34"E 3.11 feet; (2) thence N0°11'18"W 0.76 feet; (3) thence N89°48'34"E 678.10 feet to a Boundary Line Agreement described in Entry No. 7377:2004 according to the Official Records of Utah County; thence S0°12'57"E along said Boundary Line Agreement 341.93 feet to a point on the north line COLLEDGE FARMS PLAT "C", according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N88°42'19"W along said Plat and extension thereof 677.73 feet to a point on the east line of RIVER PARK PLAT "A", according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N0°52'23"W along said Plat 323.62 feet to the point of beginning.

Contains: 5.20 +/- acres

OWNER'S DEDICATION
KNOW ALL BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AS SET FORTH HEREAFTER KNOWN AS:

FOX TRAIL SUBDIVISION

AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

_____(SIGNATURE)
SYMPHONY DEVELOPMENT
BY: _____(PRINTED NAME)
ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT
ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN THE STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY
MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY

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

_____
MAYOR
_____
ATTEST: CLERK/RECORDER (SEE SEAL BELOW)
_____
CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS_____DAY OF_____, A.D. 20____, BY THE LEHI CITY PLANNING COMMISSION.

_____
CHAIR, PLANNING COMMISSION
_____
DIRECTOR - SECRETARY

SHEET 1 OF 1

PRELIMINARY PLAT OF
FOX TRAIL SUBDIVISION
A RESIDENTIAL SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 12 & SE1/4 OF SECTION 1, T5S, R1W, S.L.B.&M., LEHI, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	RECORDER'S SEAL	ENGINEER'S SEAL	COUNTY RECORDER'S SEAL

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: February 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:

Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment adding Chapter 12-D, Flood Damage Prevention, in compliance with FEMA.

Suggested Action:

Attachments:

Chapt 12-D.pdf

CHAPTER 12-D DEVELOPMENT CODE AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	February 26, 2026
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	February 11, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Lehi City is proposing a Development Code amendment that adds Chapter 12-D, which is focused on flood damage prevention. FEMA recently remapped the floodplain area around Utah Lake and as a result the City is required to update our flood ordinance. The City Storm Water Engineer made us aware of this requirement and provided the proposed text amendment. In coordination with her, the decision was made to create this separate section of Chapter 12 as a result.

The chapter creates a comprehensive regulatory framework to reduce flood risk, control development in flood-prone areas, ensure compliance with federal standards, and maintain eligibility for federal flood insurance programs.

There was one minor DRC comment regarding formatting.

SCOPE OF APPROVAL

Development Code amendments are legislative items. The Planning Commission has discretion if recommending approval or denial to the City Council for development Code Amendments. The City Council will make the final decision if this amendment will be approved or not.

This is a public hearing item.

POSSIBLE MOTIONS AND FINDINGS

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

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

Chapter 12-D Development Code Amendment
DRC Redline Comments

Lehi City – requests review of a Development Code Amendment to Chapter 12-D, Flood Damage Prevention.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Kim Struthers
Representatives of the Applicant Present:
Date of Plans Reviewed: 01/27/26
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:
1. Add space between paragraphs, here for consistent formatting.

Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 26th

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 12-D
FLOOD DAMAGE PREVENTION

Section 12-D.010	Statutory Authorization, Findings of Fact, Purpose and Methods
Section 12-D.020	Definitions
Section 12-D.030	General Provisions
Section 12-D.040	Administration
Section 12-D.050	Provisions for Flood Hazard Reduction

Section 12-D.010 Statutory Authorization, Findings of Fact, Purpose and Methods

A. Statutory Authorization. The Legislature of the State of Utah Code. Ann. § 10-3-701 has delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the City Council of Lehi, Utah, does ordain as follows:

The city of Lehi elects to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended). The National Flood Insurance Program (NFIP) is a voluntary program administered by the Federal Emergency Management Agency (FEMA The National Flood Insurance Program, established in the aforesaid act, provides that areas of the town having a special flood hazard be identified by the Federal Emergency Management Agency and that floodplain management measures be applied in such flood hazard areas. The National Flood Insurance Program was broadened and modified with the passage of the Flood Disaster Protection Act of 1973 and other legislative measures. It was further modified by the National Flood Insurance Reform Act of 1994. The National Flood Insurance Program is administered by the Federal Emergency Management Agency, a component of the U.S. Department of Homeland Security.

B. Findings of Fact. The flood hazard areas of Lehi City are subject to periodic inundation by flood waters, which results in potential loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief; all of which adversely affect the public health, safety and general welfare.

These potential flood losses are caused by:

1. The cumulative effect of obstructions in floodplains that are known to cause increases in flood heights and velocities;
2. The occupancy of flood hazard areas by structures vulnerable to floods because they are inadequately elevated or otherwise unprotected from flood damages; and
3. Uses deemed unsuitable for floodplain areas or that do not account for the increased flood risk.

C. Statement of Purpose. It is the purpose of this chapter to promote the public health, safety and general welfare of the community and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;
2. Minimize damage to public infrastructure, including but not limited to utilities, streets, and bridges that are susceptible to flooding;
3. Minimize prolonged business interruptions caused by flooding;
4. Minimize public expenditures on flood control projects;
5. Minimize the need for rescue and relief efforts associated with flooding and are generally undertaken at the expense of the public;
6. Protect and safeguard the welfare and safety of first responders should an emergency response is needed;
7. Help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize future flood blight areas; and
8. Promote that potential buyers are notified if properties are in a flood area.

D. Methods of Reducing Flood Losses. To accomplish the purposes outlined in Section 12-D.010 C. Statement of Purpose, this chapter applies the following methods:

1. Restricts or prohibits land uses that are dangerous to health, safety, or property in times of flooding, or cause excessive increases in flood heights or velocities;
2. Requires that land uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
3. Controls the alteration of natural floodplains, stream channels, and natural

protective barriers, which are involved in the accommodation of flood waters;

4. Controls filling, grading, dredging and other developments that may increase flood damage; and
5. Prevents or regulates the construction of flood barriers that will unnaturally divert floodwaters or may increase flood hazards to other lands.

Section 12-D.020 Definitions

Unless specifically defined below, words or phrases used in this chapter shall be interpreted to give them the meaning they have in common usage and to give this chapter its most reasonable application.

100-Year Flood means a flood having a recurrence interval that has a 1-percent chance of being equaled or exceeded during any given year (1-percent-annual-chance flood). The terms "100-hundred-year flood" and "1-percent-annual-chance flood" are synonymous. The term does not imply that the flood will necessarily happen once every 100 hundred years. Mandatory flood insurance requirements may apply.

500-Year Flood means a flood having a recurrence interval that has a 0.2-percent chance of being equaled or exceeded during any given year (0.2-percent-annual-chance flood). The term does not imply that the flood will necessarily happen once every 500 years and mandatory flood insurance requirement generally does not apply.

Accessory Structure is a structure that is on the same parcel of property as a principal structure. Its use is incidental to the use of the principal structure; the ownership of the accessory structure is the same owner as of the principal structure. An accessory structure is a non-residential structure of low value that is used solely for the parking of vehicles and storage of tools, materials, or equipment. No human habitation is allowed within an accessory structure.

Addition is any improvement that expands the enclosed footprint or increases the square footage of an existing structure. This includes lateral additions added to the side, front, or rear of a structure; vertical additions added on top of a structure; and enclosures added underneath a structure.

Alluvial Fan Flooding means flooding occurring on the surface of an alluvial fan or similar landform that originates at the apex. It is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Appurtenant Structure—see ***Accessory Structure***.

Area of Future-Conditions Flood Hazard means the land area that would be inundated by the 1-percent-annual-chance (100-year) flood, based on future-conditions hydrology.

Area of Shallow Flooding means a designated AO, AH, AR/AO, or AR/AH zone on a community's Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood-Related Erosion Hazard is the land within a community that is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area, in preparation for publication of the FIRM, Zone E may be further refined.

Area of Special Flood Hazard is the land in the flood plain within a community subject to a 1 percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, or V1-30, VE, or V. For purposes of these regulations, the term "special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

Base Flood means the flood having a 1-percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) is the water surface elevation of the 1-percent-annual-chance flood event. It is the height in relation to mean sea level expected to be reached by the waters of the base

flood at pertinent points in the floodplains of coastal and riverine areas. It is also the elevation shown on the FIRM and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a 1-percent chance of equaling or exceeding that level in any given year.

Basement means any area of the building having its floor subgrade (below ground level) on all sides. A walkout basement that does not require a step up to grade is not considered a basement.

Best Available Data is existing flood hazard information adopted by a community and reflected on an effective FIRM, FBFM, and/or within an FIS report; or draft or preliminary flood hazard information supplied by FEMA or from another source. Other sources may include, but are not limited to, the state, other federal agencies, or local studies, the more restrictive of which would be reasonably used by the community.

Breakaway Wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system. Any walls below the lowest floor in a building in a V or VE Zone should give way under wind and water loads without causing collapse, displacement, or other damage to the elevated portion of the building of the supporting pilings or columns. Breakaway walls apply only to V or VE Zones.

Building—see ***Structure***.

Channelization means the artificial creation, enlargement, realignment, or alteration of a stream channel's slope, shape, or alignment. Streambank restoration may be deemed as channelization.

Coastal A Zone (CAZ) means an area within a special flood hazard area, landward of a V zone or landward of an open coast without mapped V zones. In a Coastal A Zone, the principal source of flooding must be astronomical tides, storm surges, seiches, or tsunamis, not riverine flooding. During the base flood conditions, the potential for wave heights shall be greater than or equal to 1.5 feet. Coastal A Zones are not normally designated on FIRMs. (see Limit of Moderate Wave Action (LiMWA))

Coastal Barrier Resources System (CBRS) **c**onsists of undeveloped portions of coastal and adjoining areas established by the Coastal Barrier Resources Act (CoBRA) of 1982, the Coastal Barrier Improvement Act (CBIA) of 1990, and subsequent revisions, and includes areas owned by Federal or State governments or private conservation organizations identified as Otherwise Protected Areas (OPA).

Coastal High Hazard Area means a Special Flood Hazard Area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on a FIRM, or other adopted flood map as determined in Article 3, Section B of this chapter, as Zone VE.

Code of Federal Regulations (CFR) is the codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the Federal Government.

Conditional Letter of Map Revision (CLOMR) is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic and/or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective BFEs, and/or the SFHA. The letter does not revise an effective map; it indicates whether the project, if built as proposed, would be recognized by FEMA.

Conditional Letter of Map Revision Based on Fill (CLOMR-F) is FEMA's comment on a proposed structure or property. The letter does not revise an effective map; it indicates whether the project, if built as proposed, would be removed from the floodplain.

Crawlspace means an under-floor space that has its interior floor area (finished or not) no more than 4 feet from the bottom floor joist the next higher floor elevation, designed with proper openings that equalize hydrostatic pressures of flood water, and is not used for habitation. Reference: **Section 12-D.050 B.4 Crawlspace**

Critical Facility means a facility or building where even a slight chance of flooding is too great a threat. Typical critical facilities include hospitals, fire stations, police stations, schools, storage of critical records, assisted living and similar facilities.

Deed Restriction refers to a clause in a deed that limits the future use of the property in some respect. Deed restrictions may impose a vast variety of limitations and conditions. For example, they may limit the density of buildings, dictate the types of structures that can be erected, or prevent buildings from being used for specific purposes or from being used at all.

Detached Garage is a building that is used solely for storage of materials or vehicle parking for up to four housing occupants. If a detached garage is designed or used for habitation or conducting business, or has multiple stories, then the building is not considered a detached garage under the NFIP.

Development means any human-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, demolition, excavation or drilling operations, or storage either temporary or permanent of equipment or materials.

Elevated Building is a non-basement building built, in the case of a building in Zone A1-30, AE, A, A99, AR, AO, AH, B, C, X and D, to have the top of the elevated floor above the ground level by means of pilings, columns (post and piers), or shear walls parallel to the flow of the water and adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of a building in Zone A1-30, AE, A, A99, AR, AO, AH, B, C, X and D, an "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

Enclosure refers to an enclosed walled-in area below the lowest floor of an elevated building. Enclosures below the BFE may only be used for building access, vehicle parking, and storage.

Erosion means the process of the gradual wearing away of land masses by wind, water, or other natural agents.

Existing Construction refers to structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. It may also be referred to as ***Existing Structures***.

Existing Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Existing Structures—see ***Existing Construction***.

Expansion to an Existing Manufactured Home Park or Subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FEMA means the Federal Emergency Management Agency.

Fill refers to the placement of materials, such as dirt, sand, or rock to elevate a structure, property, or portion of a property above the natural elevation of the site, regardless of where the material was obtained from. The common practice of removing unsuitable material and replacing with engineered material is not considered fill if the elevations are returned to the existing conditions. Any fill placed or used prior to the area being mapped as a flood hazard area is not deemed as fill.

Flood or Flooding means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
   a. The overflow of inland or tidal waters.
   b. The unusual and rapid accumulation or runoff of surface waters from any source.
2. Mudslides (i.e., mudflows) that are proximately caused by flooding as defined in this chapter and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
3. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in

a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in this chapter.

Flood Insurance Rate Map (FIRM) means an official map of a community, on which the Administrator has delineated both the SFHAs and the risk premium zones applicable to the community.

Flood Insurance Study (FIS) or Flood elevation study means an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Floodplain Development Permit is a community issued permit or document that is used for any development that occurs within an SFHA identified by FEMA or the community. It is used to address the proposed development to ensure compliance with the Lehi City Code.

Floodplain or Flood-Prone Area means any land area susceptible to being inundated by water from any source whether or not identified by FEMA (see definition of ***Flooding***).

Floodplain Management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, mitigation plans, and floodplain management regulations.

Floodplain Management Regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for flood damage prevention and reduction.

Flood Opening refers to an opening in the wall of an enclosed structure that allows floodwaters to automatically enter and exit the enclosure. Refer to FEMA Technical Bulletin 1.

Flood Protection System means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to an SFHA and to reduce the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized, flood modifying works are those constructed in conformance with sound engineering standards. FEMA only accredits levees, both private and public, that have been certified by a professional engineer or firm in which the certification shows that the levees have met and continue to meet the minimum regulatory standards cited in Title 44, Chapter 1, Section 65.10 of the Code of Federal Regulations (44 CFR 65.10).

Floodproofing means any combination of structural and non-structural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. Floodproofing can either be accomplished in the form of dry floodproofing in which the structure is watertight below the levels that need flood protection, or wet floodproofing in permanent or contingent measures applied to a structure that prevent or provide resistance to damage from flooding, while allowing floodwaters to enter the structure or area.

Floodway—see ***Regulatory Floodway***.

Floodway encroachment lines mean the lines marking the limits of floodways on federal, state, and local flood plain maps.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of flood plain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally Dependent Use means a development that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and

ship building and repair facilities. It does not include long-term storage or related manufacturing facilities.

Highest Adjacent Grade (HAG) means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. In AO Zones, the highest adjacent grade is utilized by comparing the lowest floor elevation to that of the highest adjacent grade and the depth of the AO Zone. Reference: **Section 12-D.050 D. Standards for Areas of Shallow Flooding (AO/AH Zones).**

Historic Structure means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic reservation programs that have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
    a. By an approved state program as determined by the Secretary of the Interior, or
    b. Directly by the Secretary of the Interior in states without approved programs.

Letter of Map Amendment (LOMA) means an official amendment, by letter, to an effective FIRM. A LOMA establishes a property's location in relation to the SFHA. It is usually issued because a property or structure has been inadvertently mapped as being in the floodplain, when the property or structure is actually on natural high ground above the BFE.

Letter of Map Revision (LOMR) means FEMA's modification or revision to an entire or portion of the effective FIRM, or Flood Boundary and Floodway Map, or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective BFEs, or the SFHA.

Letter of Map Revision Based on Fill (LOMR-F) means FEMA's amendment, by letter, to an effective FIRM where fill was brought in or used to elevate a property, portion of property or structure above the BFE.

Levee means a man-made structure usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System means a flood protection system that consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Limit of Moderate Wave Action (LiMWA) means the boundary line given by FEMA on coastal map studies marking the extents of Coastal A Zones (CAZ).

Lowest Adjacent Grade (LAG) means the lowest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. For an existing structure, it means the lowest point where the structure and ground touch, including but not limited to attached garages, decks, stairs, and basement windows.

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Section 60.3.

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle"; however, a manufactured home may be used for both residential and non-residential use.

Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided

into two or more manufactured home lots for rent or sale.
Map means the FHBM or the FIRM for a community issued by FEMA.

Mean Sea Level means, for purposes of the NFIP, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which BFEs shown on a community's FIRM are referenced.

Mixed Use Structures are structures with both a business and a residential component, but where the area used for business is less than 50 percent of the total floor area of the structure.

New Construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures. For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

No-Rise Certifications are formal certifications signed and stamped by a professional engineer licensed to practice in the state, demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that a proposed development will not result in any increase (0.00 feet) in flood levels within the community during the occurrence of a base flood event.

Otherwise Protected Area (OPA) see "Coastal Barrier Resources System (CBRS)".

Physical Map Revision (PMR) is FEMA's action whereby one or more map panels are physically revised and republished.

Primary Frontal Dune (PFD) means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively steep slope to a relatively mild slope.

Recreational Vehicle means a vehicle which is:
(a) Built on a single chassis;
(b) 400 square feet or less when measured at the largest horizontal projection;
(c) Designed to be self-propelled or permanently towable by a light duty truck; and
(d) Designed primarily, not for use as a permanent dwelling but, as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, creek, etcetera, which can be intermittent or perennial.

Section 1316 refers to the section of the National Flood Insurance Act of 1968, as amended, which provides for the denial of flood insurance coverage for any property that the Administrator finds has been declared by a duly constituted State or local authority to be in violation of State or local floodplain management regulations. Section 1316 is issued for a property, not a property owner, and remains with the property even after a change of ownership.

Special Flood Hazard Area—see ***Area of Special Flood Hazard***.

Start of Construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)) includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement,

or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means, for floodplain management purposes, a walled and roofed building, culvert, bridge, dam, or a gas or liquid storage tank that is principally above ground, as well as a manufactured home. ***Structure*****,** for insurance purposes, means:

(1) A building with two or more outside rigid walls and a fully secured roof, which is affixed to a permanent site;

(2) A manufactured home ("a manufactured home," also known as a mobile home, is a structure: built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or

(3) A travel trailer without wheels built on a chassis and affixed to a permanent foundation, that is regulated under the community's floodplain management and building ordinances or laws.

For insurance purposes, "structure" does not mean a recreational vehicle or a park trailer or other similar vehicle, except as described in paragraph (3) of this definition, or a gas or liquid storage tank.

Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed.

The term does not, however, include:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and are the minimum necessary to assure safe living conditions; or
2. Any alteration of a "historic structure", if the alteration will not preclude the structure's continued designation as a "historic structure."

Variance means a grant of relief by a community from the terms of a flood plain management regulation. Reference: **Section 12-D.040 E. Variance Procedures.**

Violation means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Sections 44 CFR 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies, such as the 1-percent-annual-chance flood event, in the flood plains of coastal or riverine areas.

Watercourse means the channel and banks of an identifiable water in a creek, brook, stream, river, ditch or other similar feature.

Section 12-D.030 General Provisions

A. Lands to Which This Section Applies. This chapter shall apply to all areas of special flood hazard identified by FEMA within the jurisdiction of Lehi City.

B. Basis for Establishing the Areas of Special Flood Hazard. The areas of special flood hazard identified by the Federal Emergency Management Agency June 23rd 2026 Flood Insurance Rate Maps

and Flood Boundary-Floodway Maps (FIRM and FBFM) or Digital Flood Insurance Rate Maps (DFIRM), and other supporting data, are adopted by reference and declared a part of this chapter, and any revisions thereto are hereby adopted by reference and declared to be a part of this chapter.

C. Establishment of Development Permit. A Floodplain Development Permit shall be required to ensure conformance with the provisions of this chapter.

D. Abrogation and Greater Restrictions. This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another chapter, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

E. Interpretation. In the interpretation and application of this chapter, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

F. Warning and Disclaimer or Liability. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by human-made or natural causes.

This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damage. This chapter shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this chapter, or any administrative decision lawfully made thereunder.

G. Severability. If any section, provision, or portion of this chapter is adjudged unconstitutional or invalid by a court, the remainder of the chapter shall not be affected.

H. Compliance. No structures or developments including buildings, recreation vehicles, or manufactured homes or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this chapter and other applicable regulations. Nothing herein shall prevent the Lehi City Council from taking such lawful action as is necessary to prevent or remedy any violations.

I. Stop Work Order

1. Authority. Whenever the floodplain administrator or other community official discovers any work or activity regulated by this chapter being performed in a manner contrary to the provision of this chapter, the floodplain administrator is authorized to issue a stop work order.
2. Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.
3. Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by local or state law including but not limited to the penalties outlined in **Section 12-D.030 J. Penalties for Noncompliance.**

J. Penalties for Noncompliance. In accordance with Section 59.2(b) of CFR 44, Chapter 1, of the NFIP regulation, to qualify for the sale of federally subsidized flood insurance, a community must adopt floodplain management regulations that meet or exceed the minimum standards of Section 60. "These regulations must include effective enforcement provisions." In accordance with Section 60.1(b) of CFR 44, Chapter 1, of the NFIP regulations, "These regulations must be legally enforceable, applied uniformly throughout the community to all privately and publicly owned land within flood-prone (i.e. mudflow) or flood-related erosion areas, and the community must provide that the regulations take precedence over less restrictive conflicting local laws, ordinances, or codes."

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall be guilty of a Class B Misdemeanor and shall upon conviction thereof be

fined not more than $1000.00 or imprisoned for not more than 180 days, or both, for each violation assessed daily, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent Lehi City from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 12-D.040 Administration

A. Designation of the Floodplain Administrator. The Stormwater Engineer is hereby appointed the Floodplain Administrator to administer and implement the provisions of this chapter and other appropriate sections of the NFIP Regulations and 44 CFR pertaining to floodplain management.

B. Duties and Responsibilities of the Floodplain Administrator. Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

1. Uphold the goals of the community and the NFIP to reduce risk when possible and increase the community's resistance to future disasters.
2. Maintain and hold open for public inspection all records pertaining to the provisions of this chapter, including the actual elevation of the lowest floor (including basement or crawlspace) of all new or substantially improved structures and any floodproofing certificates, including the data supporting such certificates.
3. Maintain and hold open for public inspection maps that identify and locate the boundaries of the SFHAs to which this chapter applies, including, but not limited to, the FIRM.
4. Review development proposals to determine whether a proposed building site, including sites designed for the placement of manufactured homes, will be reasonably safe from flooding.
5. Review, approve, or deny all applications for development permits required by adoption of this chapter.
6. Ensure that all necessary permits have been obtained from those federal, state, or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 and the Endangered Species Act of 1973) from which prior approval is required.
7. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
8. Notify, in riverine situations, adjacent communities and the State Coordinating Agency, which is the Utah Division of Emergency Management, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA.
9. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the Floodplain Administrator shall make the necessary interpretation.
10. When BFE data has not been provided by FEMA, the Floodplain Administrator shall obtain, review, and reasonably utilize any BFE data and floodway data available from a federal, state, or other source including data provided by the applicant, in order to administer the provisions of this chapter.
11. When a regulatory floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30, AE, and AH on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than 1.00* feet at any point within the community unless the community has adopted higher standard options.
12. Under the provisions of 44 CFR Chapter 1, Section 65.12 of the NFIP Regulations, a community may approve certain development in Zones A1-30, AE, and AH on the community's FIRM, which increases the water surface elevation of the base flood by more than 1.00 foot, provided that the community first meets the requirements of Section 65.12 for a conditional FIRM revision through FEMA's CLOMR process.

C. Requirement to Submit New Technical Data

1. The property owner or developer shall notify FEMA by submittal of a LOMR within 6 months of project completion when an applicant has obtained a CLOMR from FEMA or when

development altered a watercourse, modified floodplain boundaries, or modified BFE.

2. The property owner or developer shall be responsible for preparing technical data to support the CLOMR or LOMR application and paying any processing or application fees to FEMA. The property owner or developer is responsible for submitting the CLOMR and LOMR to FEMA and shall provide all necessary data to FEMA if requested during the review process to ensure the CLOMR or LOMR is issued.
3. The Floodplain Administrator shall be under no obligation to sign the Community Acknowledgement Form, which is part of the CLOMR/LOMR application, until the applicant demonstrates that the project will or has met the requirements of this chapter and all applicable state, federal, and local laws.

D. Permit Procedures. Application for a Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to:

1. Duplicated plans drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations.
2. Duplicated plans drawn to scale showing the location, dimensions, and elevation of existing and proposed structures, including the placement of manufactured homes.
3. Location of the foregoing in relation to SFHAs.
4. Elevation (in relation to mean sea level), of the lowest floor (including basement and crawlspace) of all new and substantially improved structures, if applicable;
5. Elevation (in relation to mean sea level), to which any nonresidential structure (if applicable) shall be floodproofed.
6. A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure (if applicable) shall meet the floodproofing criteria of this chapter and the NFIP Regulations.
7. Description of the extent to which any watercourse or natural drainage will be altered or relocated because of proposed development, if applicable.
8. At the community's discretion, the community may charge a fee for issuance of floodplain development permits.
9. Copies of all floodplain development permits and the associated documents shall become property of the community and a permanent record.

Approval or denial of a Development Permit by the Floodplain Administrator shall be based on all of the provisions of this chapter and the following relevant factors:

1. The danger to life and property due to flooding or erosion damage.
2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
3. The danger that materials may be swept onto other lands to the injury of others.
4. The compatibility of the proposed use with existing and anticipated development.
5. The safety of access to the property in times of flood for ordinary and emergency vehicles.
6. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical, and water systems.
7. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site.
8. The necessity to the facility of a waterfront location, where applicable.
9. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
10. The relationship of the proposed use to the comprehensive plan for that area.

E. Variance Procedures. The Appeal Board or Variance Board, as established by the community, shall hear and render judgment on requests for variances from the requirements of this chapter after a floodplain development permit has been denied.

1. Any person or persons aggrieved by the decision of the Appeal Board may appeal such decision in the courts of competent jurisdiction.
2. The Appeal Board, as established by the community, shall hear and render

judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement of administration of this chapter.

3. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to FEMA and the State Coordinating Agency upon issuing a variance.
4. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood elevation, providing the relevant factors in **Section 12-D.040 Administration E. Variance Procedures** have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
5. Upon consideration of the factors noted above and the intent of this chapter, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this chapter.
6. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
7. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure. The term ‘‘substantial improvement’ does not include any alteration of a structure or facility listed on the National Register of Historic Places or a State Inventory of Historic Places.

Prerequisites for granting variances:

1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief. Variances shall only be issued upon:
   a. Showing a good and sufficient cause.
   b. A determination that failure to grant the variance would result in exceptional hardship to the applicant.
   c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, conflict with existing local laws or ordinances, considers the need of ingress and egress during times of floods, and does not jeopardize first responders’ health and welfare.
2. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the BFE, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
3. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
   a. The criteria outlined in **Section 12-D.040 E. Variance Procedures** are met; and
   b. The structure or other development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety.

Section 12-D.050 Provisions for Flood Hazard Reduction

A. General Standards. In all areas of special flood hazards, the following provisions are required for all new construction and substantial improvements:

1. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.

3. All new construction or substantial improvements shall be constructed with materials resistant to flood damage.
4. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
5. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
6. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters.
7. On-site waste disposal systems shall be designed or located to avoid impairment to them or contamination from them during flooding.

A.1. Substantial Improvement. Any combination of repair, reconstruction, rehabilitation, addition, or improvement of a building or structure, if the cumulative cost of the entire project equals or exceeds 50 percent, of the market value of the structure only (not of the structure and land value combined) before the improvement or repair is started then the work shall be considered as substantial improvement. If the structure has sustained substantial damage, any repairs are considered substantial improvements regardless of the actual repair work performed. For Substantial Damage, refer to **Section 12-D.050 A.2. Substantial Damage**. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

A.2. Substantial Damage. Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure only, before the damage occurred. This term also applies to structures which have incurred any damage that equals or exceeds 50 percent of the structure's market value regardless of the actual repair work performed. When a structure or building has been determined as substantially damaged, any work or repair on said structure or building will be considered as substantial improvement and will be required to meet the development requirements set forth within this chapter for substantial improvement.

A.3. Substantial Improvement and Substantial Damage Determination. For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the applicable community officials and staff, shall:

1. Estimate the market value or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure only, not of land and building, before the start of construction of the proposed work. In the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.
2. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure.
3. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; the determination requires evaluation of previous permits issued for improvements and repairs as specified in **Section 12-D.050 A.1. Substantial Improvement;** and if elected
4. Utilize FEMA's Substantial Improvement/Substantial Desk Reference when making any determination on Substantial Improvement and/or Substantial Damage.
5. The substantial improvement regulations apply to all of the work that is proposed

as the improvement, even if multiple permits are issued. Therefore, the determination of the cost of the improvement should consider all costs of all phases of the work before issuance of the first permit.

6. Notify the applicant that if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood, this chapter is required.

B. Specific Standards. In all SFHAs, the following provisions are required:

B.1. Residential Construction for Zones A1-30, A, AE. New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated to one foot above the BFE. If a freeboard option is noted, new construction and substantial improvement shall have the lowest floor (including basement) elevated to the freeboard elevation. A registered professional engineer, architect, or land surveyor shall submit certified elevations to the Floodplain Administrator that the standards of this chapter are satisfied.

B.2. Nonresidential Construction for Zones A1-30, A, and AE. New construction and substantial improvements of any commercial, industrial, or other nonresidential structure shall either have the lowest floor (including basement) elevated to one foot above the base flood elevation or together with attendant utility and sanitary facilities, be designed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification that includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator. If the use or occupancy of the building changes in the future to residential, then the dry floodproofing of the structure cannot be used when determining compliance of the structure to the residential construction of this chapter, **Section 12-D.050 B.1. Residential Construction**. As such, the building will not be grandfathered into compliance and will be required to be brought into compliance with the residential construction requirements of this chapter.

B.3. Enclosures for Zones A1-30, A, and AE. New construction and substantial improvements, with fully enclosed areas below the lowest floor that are to be used solely for parking of vehicles, building access, or storage in an area other than a basement, and are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or must meet or exceed the following minimum criteria:

1. A minimum of two openings having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding shall be provided.
2. The bottom of all openings shall be no higher than 1 foot above grade.
3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

The development and construction of the structure must conform with the provision in FEMA/Federal Insurance Administration (FIA)-Technical Bulletins 1 and 2. Certification and documentation from a professional, licensed engineer or architect is required if the structure's lowest floor is built below the BFE.

B.4. Crawlspace for Zones A1-30, A, and AE. New construction and substantial improvements built on a crawlspace or sub-grade (below grade) crawlspace may be permitted if the development is designed and meets or exceeds the standards found in FEMA's Technical Bulletins 1, 2, and 11, which include but are not limited to the following:

1. The structure must be affixed to a permanent foundation, designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Because of hydrodynamic loads, crawlspace construction is not allowed in areas with flood velocities greater than 5 feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer.

2. The crawlspace is an enclosed area below the BFE and, as such, must have openings that equalize hydrostatic pressures by allowing the automatic entry and exit of floodwaters. The bottom of each flood vent opening can be no more than 1 foot above the LAG.
3. The crawlspace enclosure must have proper openings that allow equalization of hydrostatic pressure by allowing automatic entry and exit of floodwaters. To achieve this, a minimum of 1 square inch of flood opening is required per 1 square foot of the enclosed area subject to flooding.
4. Portions of the building below the BFE must be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawlspace used to elevate the building, but also any joists, insulation, piers, or other materials that extend below the BFE. Ductwork, in particular, must either be placed above the BFE or sealed from floodwaters.
5. Any building utility systems within the crawlspace must be elevated above the BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions.
6. The interior grade of a crawlspace below the BFE must not be more than 2 feet below the LAG.
7. The height of the below-grade crawlspace, measured from the lowest interior grade of the crawlspace floor to the bottom of the floor joist of the next higher floor cannot exceed 4 feet at any point.
8. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event.
9. Buildings with below-grade crawlspaces will have higher flood insurance premiums than buildings that have the preferred crawlspace construction, with the interior elevation at or above the LAG.

B.5. Manufactured Homes.

1. Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
2. Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, AE, V and VE on the community's FIRM on sites
   a. outside of a manufactured home park or subdivision;
   b. in a new manufactured home park or subdivision;
   c. in an expansion to an existing manufactured home park or subdivision;
   d. or in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to one foot above the BFE, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
3. In A-1-30, AH, AO, AE, V and VE Zones, require that manufactured homes to be placed or substantially improved in an existing manufactured home park to be elevated so that.
   a. the lowest floor at one foot above the BFE;
   b. or the chassis is supported by reinforced piers no less than 36 inches in height above grade and securely anchored.

B.6. Recreational Vehicles. Recreational Vehicle Standards

In A-1-30, AH, AO, AE, V and VE Zones, Recreational Vehicles, must either:

1. Be on the site for fewer than 180 consecutive days;
2. Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security

devices, and have no permanently attached structures or addition, or

3. The recreational vehicle must meet all the requirements for ARTICLE IV, SECTION D PERMIT PROCEDURES, including the anchoring and elevation requirements of "manufactured homes" of this chapter.

C. Standards for Subdivision Proposals. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Development Permit requirements of this chapter to minimize flood damage.

1. All subdivision preliminary plats/development plans shall include the mapped flood hazard zones from the effective FIRM.
2. BFE data shall be generated for subdivision proposals and other proposed development, including the placement of manufactured home parks and subdivisions, which is greater than 50 lots or 5 acres, or whichever is lesser.
3. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
4. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

D. Standards for Areas of Shallow Flooding (Zone AO/AH)

Located within the SFHAs established in **Section 12-D.030 A. Lands to Which this Section Applies**, are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet, where a clearly defined channel does not exist and where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

1. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified). If a BFE is given rather than a depth number, the lowest floor (including basement) shall be elevated above the BFE specified on the community's FIRM.
2. All new construction and substantial improvements of non-residential structures:
   a. Have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified). If a BFE is given rather than a depth number, the lowest floor (including basement) shall be elevated above the BFE specified on the community's FIRM; or
   b. Together with attendant utility and sanitary facilities be designed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.
3. A registered professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this chapter are satisfied.
4. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

E. Floodways (Zone AE) Floodways located within SFHAs are extremely hazardous areas due to the velocity of flood waters that carry debris, potential projectiles, and erosion potential, the following provisions shall apply:

1. Designate a regulatory floodway that will not increase the base flood elevation more than 1 foot.
2. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway *unless* it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard

engineering practice that the proposed encroachment would not result in any increase greater than 0.00 feet, unless higher standard option selected, in flood levels within the community during the occurrence of the base flood discharge.

3. All new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article V in this chapter.
4. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the NFIP Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in BFEs, provided that the community first applies for a conditional FIRM and floodway revision through FEMA.

F. Coastal High Hazard Area (Zone V and/or VE)
Coastal High Hazard Areas are SFHA established in **Section 12-D.030 General Provisions A. Lands to Which This Section Applies**, are areas that have special flood hazards associated with high velocity waters from storm surges or seismic activity and, therefore, all new construction and substantial improvements shall meet the following provisions in addition to the all provisions of Article V, Sections A, B and C:

1. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures, and whether or not such structures contain a basement, and maintain a record of all such information.
2. Provide that all new construction and substantial improvements within Zones V1–30, VE, and V on the community's FIRM is located landward of the reach of mean high tide;
3. All new construction and substantial improvements shall be elevated so that the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings or columns) is elevated to one foot above the base flood elevation. Floodproofing shall not be utilized on any structures in Coastal High Hazard Areas to satisfy the regulatory flood protection elevation requirements. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of Article V Section F.
4. All new construction and substantial improvements shall have the space below the bottom of the lowest horizontal structural member of the lowest floor either be free of obstruction or constructed with breakaway walls, open wood latticework or insect screening, provided they are not part of the structural support of the building and are designed so as to breakaway, under abnormally high tides or wave action without causing damage to the elevated portion of the building or supporting foundation system or otherwise jeopardizing the structural integrity of the building. The following design specifications shall be met:
   a. Breakaway walls shall meet the following design specifications:
      i. Design safe loading resistance shall be not less than 10 nor more than 20 pounds per square foot; or
      ii. Breakaway walls that exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by State or local codes) shall be certified by a registered professional engineer or architect that the breakaway wall will collapse from a water load less than that which would occur during the base flood event, and the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). The water loading values used shall be those associated with the base flood. The wind loading values used shall be those required by the Utah State Building Code.
   b. All new construction and substantial improvements shall be securely

anchored to pile or column foundations. All pilings and columns and the structure attached thereto shall be anchored to resist flotation, collapse, and lateral movement due to the effect of wind and water loads acting simultaneously on all building components. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of Article V Section F.

i. Water loading values used shall be those associated with the base flood plus one foot of freeboard.
ii. Wind loading values used shall be those required by the current edition of the Utah State Building Code.

5. Prohibit the use of fill for structural support of buildings within Zones V1–30, VE, and V on the community's FIRM
6. Prohibit man-made alteration of sand dunes and mangrove stands within Zones V1–30, VE, and V on the community's FIRM which would increase potential flood damage.

F.1. Elevated Buildings. Fully enclosed areas, of new construction and substantially improved structures, which are below the lowest floor or below the lowest horizontal structural member in V/VE zones shall meet all Article V Section: B.3 and:

1. Shall not be designed or used for human habitation, but shall only be used for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment (standard exterior door), or entry to the living area (stairway or elevator). The interior portion of such enclosed area shall not be finished or partitioned into separate rooms, except to enclose storage areas;
2. Shall be constructed entirely of flood resistant materials at least to the Regulatory Base Flood Elevation. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires flood opening as outlined above.

Agenda Item No: 3.5

Planning Commission Agenda Item Report

Meeting Date: February 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 37, removing the exception for the maximum setback if there is a module of parking allowed.

Suggested Action:

Attachments:

Chapt 37.pdf

CHAPTER 37 DEVELOPMENT CODE AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	February 26, 2026
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	February 11, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Lehi City is proposing a Development Code amendment to Chapter 37. This code amendment is to simplify some of the requirements of the Design Standards and eliminate conflicting requirements.

The State Highway Design Standard District and the General Nonresidential Design Standard District allows for a module of parking between the building and the street for certain uses. These districts also require that the maximum setback from the property line to the building be 50-feet. It is very rare that a building with one module of parking can maintain a maximum setback of 50-feet. It seems unnecessary to require an exception from the Planning Commission for a regulation that essentially becomes obsolete when another regulation is applied. Furthermore, there is language in these design standards that calls back to other sections that are not relevant. This amendment removes those sections and states that the maximum setback does not apply if a module of parking is allowed between the building and the street.

There were no comments from the DRC.

SCOPE OF APPROVAL

Development Code amendments are legislative items. The Planning Commission has discretion if recommending approval or denial to the City Council for development Code Amendments. The City Council will make the final decision if this amendment will be approved or not.

This is a public hearing item.

POSSIBLE MOTIONS AND FINDINGS

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

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

Chapter 37 Development Code Amendment
DRC Redline Comments

Lehi City- requests review of a Development Code Amendment to Chapter 37, removing the exception for the maximum setback if there is a module of parking allowed.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Katie Bussell
Representatives of the Applicant Present:
Date of Plans Reviewed: 01/29/26
Time Start:
Time End:

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSIN ON FEBRUARY 26TH.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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

Planning Division
153 North 100 East
Lehi, UT 84043
385-201-1030

January 29, 2026

Narrative – Chapter 37 Development Code Amendment

The Planning Division is proposing a Development Code Amendment to Chapter 37 of the Development Code. Specifically, we are proposing to change the exception requirement for the maximum setback when a module of parking is allowed.

Currently, the State Highway Design Standard District and the General Nonresidential Design Standard District allows for a module of parking between the building and the street for certain uses. However, the maximum setback in both of these districts is 50-feet, and exceeding the maximum setback requires an exception from the Planning Commission. In very few cases can a building that has a module of parking have a setback that is under 50-feet, so it seems conflicting to require an applicant to ask for an exception to the code when we allow a module of parking. This amendment also cleans up language that calls to other sections of the code that are not relevant to this exception.

The Planning Division believes this will help streamline the Development Code while also removing conflicting requirements. Please contact the Planning Division if you have any questions.

Thank you,

Katie Bussell, AICP
Planner 2

i. Setbacks:

1. Buildings shall provide a sufficient setback to allow for a public utility easement to be placed along the frontage of the property. Public utility easements may be placed along the back side of a proposed building as approved by the Reviewing Departments. No permanent structures shall be allowed within the public utility easement. Additional setbacks from public utility easements may be required by the Reviewing Departments to ensure proper clearances are met from building footings to utility lines.

2. A maximum setback of 50 feet shall be allowed from a building to a city street for all uses unless a module of parking is allowed. ~~otherwise allowed in Section 37.010.B.5.c.2 and Section 37.010.B.5.c.3.~~

3. A minimum setback of 30 feet shall be required from a building, necessary drive aisles for loading docks, and drive-thrus to the property line of the Redwood Road, 2100 North, I-15, and Pioneer Crossing corridors.

ii. Massing:

1. Buildings shall be designed with articulations in each facade. Facade articulations are typically included at building entrances, hierarchal building features, and to breakup long sections of wall area. Box-like or single, monolithic forms that are not relieved by variations in massing or articulation shall not be allowed (see Figures 80 and 81).

2. Buildings shall be designed with roofline variations in each facade over 50 feet in width (see Figures 78 and 79).



Figure 78 – Inappropriate example of a building with no articulations or roof line variations.



Figure 79. Appropriate example of a building including facade articulations and roof line variations.

3. Buildings adjacent to residential areas shall reduce the perceived scale of the building through breaking up buildings into smaller individual buildings, setback upper floors, dividing building mass into smaller scale components, or a significant change in the wall plane (see Figures 80 and 81).

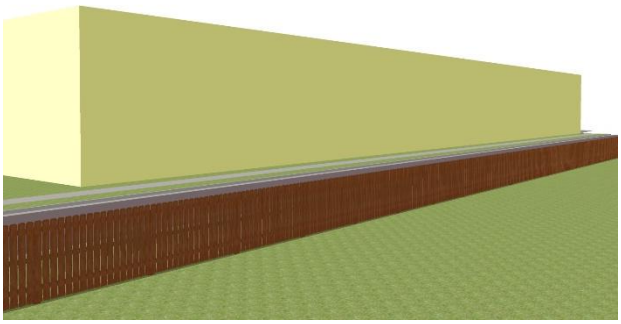


Figure 80 – Inappropriate example of a long unbroken wall plane adjacent to a residential area.

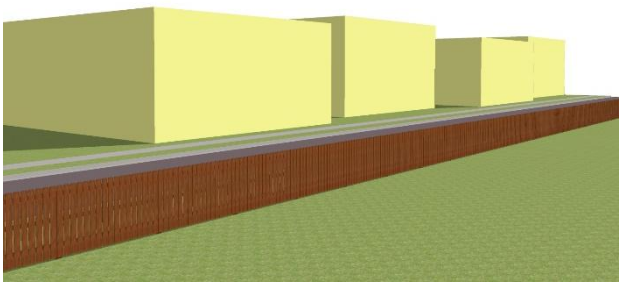


Figure 81 – Appropriate example of a broken wall plane adjacent to a residential area.

iii. Setbacks:

1. Buildings shall provide a sufficient setback to allow for a public utility easement to be placed along the frontage of the property. Public utility easements may be placed along the back side of a proposed building as approved by the Reviewing Departments. No permanent structures shall be allowed within the public utility easement. Additional setbacks from public utility easements may be required by the Reviewing Departments to ensure proper clearances are met from building footings to utility lines.

2. A maximum setback of 50 feet shall be allowed from a building to a city street for all uses unless a module of parking is allowed. ~~otherwise allowed in Section 37.010.B.5.c.2 and Section 37.010.B.5.c.3.~~

3. The maximum setback may be increased to accommodate existing mainline utilities, grade changes over 20 percent, existing buildings, or other hardship that is not self-imposed to the property.

4. A minimum setback of 30 feet shall be required from a building, necessary drive aisles for loading docks, and drive-thrus to the property line of the 2100 North, Pioneer Crossing, I-15, and SR-92 corridors.

iv. Massing:

1. Buildings shall be designed with articulations in each facade. Facade articulations are typically included at building entrances, hierarchal building features, and to breakup long sections of wall area. Box-like or single, monolithic forms that are not relieved by variations in massing or articulation shall not be allowed (see Figures 119 and 120).

2. Buildings shall be designed with roofline variations in each facade over 50 feet in width (see Figures 119 and 120).



Figure 119 – Inappropriate example of a building with no articulations or roof line variations.



Figure 120 – Appropriate example of a building including facade articulations and roof line variations.

3. Buildings adjacent to residential areas shall reduce the perceived scale of the building through breaking up buildings into smaller individual buildings, setback upper floors, dividing building mass into smaller scale components, or a significant change in the wall plane (see Figures 121 and 122).

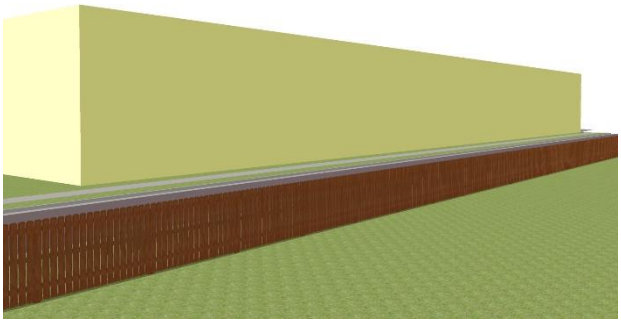


Figure 121 – Inappropriate example of a long unbroken wall plane adjacent to a residential area.

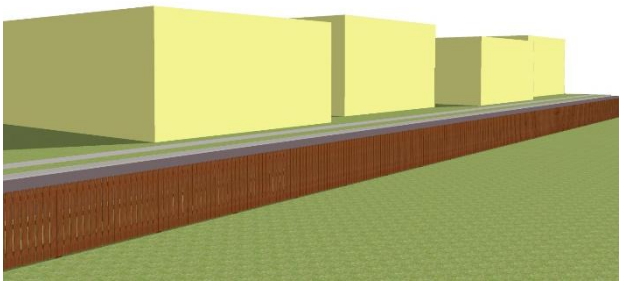


Figure 122 – Appropriate example of a broken wall plane adjacent to a residential area.

Agenda Item No: 3.6

Planning Commission Agenda Item Report

Meeting Date: February 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 35, Urban Forestry, creating a limit on rock mulch.

Suggested Action:

Attachments:

Chapt 35.pdf

CHAPTER 35 ROCK MULCH DEVELOPMENT CODE AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	February 26, 2026
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	February 4, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests review and recommendation of a proposed Development Code Amendment to Chapter 35 Urban Forestry and Waterwise Landscaping. The proposed change is to the waterwise landscaping section, and seeks to create a limit to the amount of rock mulch that can be included in commercial developments.

As the State and City have shifted towards waterwise landscaping, more people have chosen to put in rock mulch with a few plants. This has led to many challenges. Rock mulch heats up the environment similar to asphalt and concrete. This can make it hard for plants to grow and also increases the urban heat island effect. We want to reduce water use, but also not increase the heat our cities are giving off because the heat will also impact water availability.

Another concern comes from the long-term maintenance of rock mulch landscaping. When plants die, it becomes extremely difficult to replace them. We already have examples in Lehi where plants have died and never been replaced. It leads to a very sterile looking environment.

The proposed change will limit rock mulch to no more than 60 percent of the total landscaping. It also includes language and images to encourage the use of native plants instead of grass or rock mulch. Native plants consume less water and also do not increase the heat of the overall landscape.

The amendment also includes language encouraging single-family residential developments to similarly limit the amount of rock mulch, but it is not a requirement of the Code.

SCOPE OF APPROVAL

Development Code Amendments are legislative items. The Planning Commission and City Council have a high level of discretion. They can propose any changes, approve or deny the proposed Development Code Amendments.

The public can speak on Development Code Amendments in support, against, or requesting changes to them.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Code Amendment seeks to get ahead of challenges that come from too much rock mulch in landscaping.
2. The proposed Development Code Amendment allows flexibility for City Projects.
3. The proposed Development Code amendment is/is not 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.

Chapter 35 Rock Mulch DCA
DRC Redline Comments

Lehi City- requests review of an amendment to the Development Code Chapter 35 providing limitations on the amount of rock mulch.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present:
Date of Plans Reviewed: 01/27/26
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments
James – Parks:
2. It may seem unclear the intent that this photo is trying to convey. Is there a different photo that could convey the idea
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments.
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:
1. Exceptions to the park strip requirements may be provided for public agencies by the Development Review Committee.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 26th

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.

Narrative

The State and City have adopted goals and ordinances to encourage and require waterwise landscaping. The goal is to reduce overall water consumption and only use grass in areas that will be used. A side effect of this has been an increase use of rock mulch in commercial landscapes. This proposed amendment will limit rock mulch in commercial developments to 60 percent. It encourages single-family residential to also limit rock mulch but does not require it.

any power transmission line, public street, sidewalk, or signage, or constitutes an imminent danger or hazard to the health, safety or well-being of the public.

5. keep or maintaining a tree, shrub, or other vegetation that is a danger or a hazard to other trees, other vegetation, structures, or the general public.

Section 35.190 Abatement or Removal of Hazardous Trees on Private Property.
Where a Hazardous Tree is located on private property, the following provisions shall apply:

A. Upon the determination by the Urban Forester or designee or Risk Management that a Hazardous Tree exists, the Urban Forester or designee shall give written notice to the owner of the property upon which the Hazardous Tree exists to trim, remove, or otherwise control such tree in such a manner as will abate the hazard.

B. Property owners are responsible for trimming within 14 days of delivery of notice and shall bear the cost of trimming.

C. Property owners are responsible for the removal of a Hazardous Tree within 14 days after the delivery of notice and shall bear the cost of removal.

D. Failure to comply with such written notice is a violation of this section. Once in violation, the City shall have the right to cause the trimming or removal of any Hazardous Tree on private property and may charge the cost of corrective action to the owners of record on the property tax notice.

E. Notwithstanding subsections 35.190(A-D), if the tree is deemed to be an immediate hazard or an imminent danger to life or property, the City may take immediate action to trim or remove the Hazardous Tree and charge the cost of removal or trimming to the owners of record on the property tax notice.

Section 35.200 Interference with Maintenance and Removal Unlawful.
No person, firm, or corporation shall interfere with the City or persons acting under the applicable department head's authority while engaged in planting, mulching, pruning, or removing any tree, shrub or plant along any Public Right-of-Way.

Section 35.210 Penalty for Violation.

A. Any person who violates any provisions of this chapter or fails to comply therewith, or who violates or fails to comply with any order made there under, shall be guilty of a Class C Misdemeanor, punishable by a fine of not more than $1,000.00 or by imprisonment for not more than 180 days, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable period. When not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

B. In addition to any criminal penalties that may be imposed, Lehi City may pursue civil penalties and restitution for actual damages.

Section 35.220 Water Efficiency Standards.
(New 02/14/23)

A. Purpose. The purpose of these water efficiency standards is to conserve the public's water resources by establishing water conservation standards and recommendations for outdoor landscaping and indoor plumbing fixtures.

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B. Applicability.

1. The following standards are required for all new developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable.

2. All new landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards shall comply with the landscaping standards in this Chapter. These standards shall also apply to existing ordinances related to City required landscaping.

3. The outdoor landscaping standards in this Chapter are not intended to conflict with other landscaping requirements as defined by Utah law, including storm water retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.

C. Definitions. The following definitions shall apply to this Chapter:

1. Activity Zones: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, playgrounds, and seating areas for leisure or breaks.

2. Active Recreation Areas: Areas of the landscape dedicated to active play where lawn may be used as the playing surface (ex. sports fields and play areas).

3. Central Open Shape: An unobstructed area that functions as the focal point of Localscapes and is designed in a shape that allows efficient watering.

4. Gathering Areas: Portions of the landscape that are dedicated to congregating, such as patios, gazebos, decks, and other seating areas.

5. Hardscape: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

6. Lawn: Ground that is irrigated and covered with grass that is designed to be regularly mowed.

7. Localscapes: A landscaping approach designed to create locally adapted and sustainable landscapes through a basic 5-step approach (central open shape, gathering areas, activity zones, connecting pathways, and planting beds).

8. Mulch: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.

9. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

10. Paths: Designed routes between landscape areas and features.

11. Planting Bed: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.

12. Total Landscaped Area: Improved areas of the property that incorporate all the completed features of the landscape. For single-family residential, this only includes the front and side-yard areas. The landscape area does not include footprints of buildings or structures, sidewalks along the street (but does include internal walking paths), driveways, and other non-irrigated areas intentionally left undeveloped.

D. Landscaping Requirements

1. Lawn shall not be less than 8 feet wide at its narrowest point.

2. Lawn shall not be installed in park strips, parking lot islands, or on slopes greater than 25% or 4:1 (4' horizontal to 1' vertical) grade. However, park strips shall conform to all street tree planting requirements including proper irrigation. If existing lawn is being removed from park strips to conform to these requirements, all existing street trees that conform to the City's Street Tree Selection Guidelines and associated irrigation systems shall remain. All park strips for nonresidential and multi-family residential uses

shall contain at least 50% living plant cover. Organic mulch shall be used within three (3) feet of tree trunks to avoid sun scalding of trees. Exceptions to the park strip requirements may be provided for public agencies, including Lehi City, administered transportation projects.

3. At maturity, landscapes shall have enough plant material (perennials, shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

4. For newly installed single-family residential landscapes, lawn shall not exceed 35% of the Total Landscaped Area (as defined in this Chapter).
   i. Small residential lots, which have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement are exempt from the 8 feet width requirement and the maximum of 35% lawn requirement.
   ii. Corner lots that are 8,000 square feet or less are exempt from the maximum of 35% lawn requirement for the side yard area adjacent to the street.

5. For institutional (churches, schools, etc.) and multi-family landscapes and common areas, lawn shall not exceed 20% of the Total Landscaped Area (as defined in this Chapter).

6. For commercial and industrial landscapes, lawn areas shall not be allowed outside of active recreation areas.

7. For multi-family residential, institutional, commercial and industrial required landscape areas (not including public rights of way), rock mulch shall not make up more than 360 percent of the total required landscaping. ~~r~~Rock mulch shall not be used within three feet of any trees. ~~Rock mulch also shall not make up more than 30 percent of the total required landscaping.~~

8.
   i. ~~-~~It is recommended to use drought tolerant and native plants for the remaining landscaped areas including but not limited to: grasses, and sedges, wildflowers. ~~-~~



9.

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~~6.~~E.

~~E.~~F. Prohibition on Restrictive Covenants Requiring Grass

1. Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable to the degree that they:
   i. Require the use of grass in landscape areas less than 8 feet wide or require grass in other areas that exceed 35% of the landscaped area; or ~~\~~
   ii. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or
   iii. Have the effect of prohibiting or restricting compliance with this Chapter or other water conservation measures.

~~F.~~G. Landscaping Recommendations

1. All irrigation should be appropriate for the designated plant material to achieve high water efficiency. Drip irrigation or bubblers should be used except in lawn areas. Drip irrigation systems should be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components. Water-efficient sprinkler heads and nozzles should also be used.

2. Each irrigation valve should irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds should be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers should be placed on separate irrigation valves.

3. Landscaped areas should be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers should be equipped with automatic rain delay or rain shut-off capabilities.

4. At least 3-4 inches of mulch, permeable to air and water, should be used in planting beds to control weeds and improve the appearance of the landscaping.

~~4.~~5. For single family residential landscaping, park strips should include 50 percent living plant material, and the entire landscape should not include more than 60 percent rock mulch material.

~~G.~~H. Landscaping Design Considerations.

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1. The landscaped areas of the front yard and back yard should include a designed central open shape created by using lawn, hardscape, groundcover, gravel, or mulch except in cases of small residential lots with no back yards and the total landscaped area is less than 250 square feet.

2. Gathering areas should be constructed of hardscape and placed outside of the central open shape. In a landscape without lawn, gathering areas may function as the central open shape.

3. Activity zones should be located outside of the central open shape and shall be surfaced with materials other than lawn.

4. Paths should be made with materials that do not include lawn, such as hardscape, mulch, or other groundcover.

~~H.~~I. Indoor Fixture Recommendations. It is recommended that all new and future construction and future additions, remodels, or refurbishments install water efficient plumbing fixtures that have a water efficient label, including: lavatory faucets, shower heads, sink faucets, water closets (tank and flushometer-valve toilets), and urinals, to the extent Utah law allows.













