Lehi City Council Meeting
Agenda
November 15, 2022

5:30 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Fiber Network Update - Shaye Ruitenbeek

   2.2. The Point Project Update - Alan Matheson

   2.3. Finance Update - Dean Lundell

   2.4. Discussion of Revisions Needed for Wisper Hollow Estates to meet UDOT Railroad Crossing Standards- Planning Department

3. Agenda Questions
   The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.

4. Administrative Report

5. Mayor and Council Reports
   Calendar items and outside Committee reports

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Recognize First Responders for Lifesaving Efforts

3. 20 Minute Citizen Input
   (for public comments on items not listed on the agenda. Comments limited to 3 minutes per person

with a time limit not to exceed 20 minutes for this item.)

4. Consent Agenda

4.1. Approve Minutes from the October 11, and October 25, City Council Meetings.
101122CC.pdf
102522CC.pdf

Regular Agenda

5. Budget Amendment for Fiscal Year 2023
a. Public Hearing
b. Consideration of Resolution #2022-94, amending the Budget for the City of Lehi for Fiscal Year 2023.

Petitioner: Lehi City
Res 2022-94.docx
Budget Adjustment #1.pdf

6. Consideration of Ordinance #2022-61 a Municipal Code amendment to Section 9-2B-17: Schedule of Use, adding time of day restrictions for use of the secondary water system.
Petitioner: Lehi City
CC Staff Report Municipal Code Amendment secondary water timing 11.15.22.docx
Lehi Municipal Code Section 9-2B-17 DRC 10.19.22.docx
Ord 61-2022.docx
Exhibit to 9-2B-17 Amendment.docx
Municipal Code Amendment Section 9-2B-17.pdf

7. Consideration of Ordinance #68-2022 the Good and the Beautiful General Plan amendment on 9-acres of property located at 700 South Mill Pond Road changing the land use designation from Mixed Use to Heavy Commercial.
Petitioner: Daniel Phillips
CC Staff Report Good and the Beautiful General Plan Amendment 11.15.22.docx
Good and the Beautiful General Plan Amendment DRC 9.21.22.docx
Ord 68-2022.docx
Good & the Beautiful general plan amendment 09.21.22.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

8. Consideration of Ordinance #66-2022 approving the Park Place Suites zone change from Commercial to Mixed-Use on 0.51-acres located at 2600 North 1200 West.
Petitioner: Laura Hale
CC Staff Report Park Place Suites Zone Change 11.15.22.docx

Park Place Suites Zone Change DRC 09.28.22.docx
Ord 66-2022.docx
Park Place Suite Zone Change.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

9. Consideration of Ordinance #65-2022 approving the Baker Zone Change, changing the zoning from A-1 (agriculture) to RA-1 (residential/agriculture) on approximately 1-acre located at 818 West 1220 North.
   Petitioner: Samuel Baker
   CC Staff Report Baker Zone Change 11.15.22.docx
   Baker zone Change 818 W 1220 N DRC 10.12.22.docx
   Ord 65-2022.docx
   Baker Zone Change narrative.pdf
   Baker Zone Change 10.12.22.pdf
   Baker Aerial.pdf
   Baker GP.pdf
   Baker Zoning.pdf

10. Consideration of Ordinance #64-2022 approving the Ken Garff Porsche Development Code Amendment to Chapter 24 allowing the parking expansion for a legal nonconforming use.
    Petitioner: Chris Bick
    CC Staff Report Ken Garff Porsche Dev Code Amendment 11.15.22.docx
    Porsche Development Code Amendment DRC 10.12.22.docx
    Ord 64-2022.docx
    Ken Garff Porsche Development Code Amendment Chapter 24.pdf

11. Consideration of Ordinance #62-2022 approving the Wesley Gurney zone change from TH-5 (transitional holding) to Light Industrial on 1.84-acres located at approximately 1735 North Boston Street.
    Petitioner: Wesley Gurney
    CC Staff Report Wesley Gurney Parcel Zone Change 11.15.22.docx
    Gurney Zone Change DRC 9.28.22.docx
    Ord 62-2022.docx
    Gurney zone change - narrative.pdf
    Gurney Aerial.pdf
    Gurney General Plan.pdf
    Gurney Zoning.pdf

12. Consideration of Ordinance #63-2022 a Development Code amendment to Table 37.080 adding parking requirements for residential clubhouses.
    Petitioner: Lehi City

CC Staff Report Residential Clubhouse Parking Dev Code Amendment 11.15.22.docx
Residential Clubhouse Parking- Lehi City DRC 09.14.22.docx
Ord 63-2022.docx
TBL37.080 Parking Clubhouse.pdf

13. Consideration of Ordinance #67-2022 a Development Code amendment pertaining to the Mixed-Use zone: Chapter 5, Chapter 15, Table of Uses, and Table of Bulk and Intensity.
    Petitioner: Lehi City
    CC Staff Report Mixed Use Development Code Amendment 11.15.22.docx
    Development Code Amendment Mixed-Use DRC 05.25.22.docx
    Ord 67-2022.docx
    Development Code Amendment MU 10.13.22 Ch 5, 15, table of bulk, table of uses (CORRECT).pdf

14. Consideration of Resolution #2022-95 appointing a Board Member to the John Hutchings Museum Board of Trustees.
    Petitioner: Lehi City
    Res 2022-95.docx

15. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Fiber Network Update - Shaye Ruitenbeek

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
The Point Project Update - Alan Matheson

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Finance Update - Dean Lundell

Suggested Action:

Attachments:

Agenda Item No: 2.4

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:

Discussion of Revisions Needed for Wisper Hollow Estates to meet UDOT Railroad Crossing Standards- Planning Department

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Recognize First Responders for Lifesaving Efforts

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the October 11, and October 25, City Council Meetings.

Suggested Action:

Attachments:

101122CC.pdf

102522CC.pdf

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **October 11, 2022,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Others Present: Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; Dean Lundell, Finance Director; Chief Jeremy Craft, Fire Department; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present, expect for Council Condie who will join the meeting virtually at 7:00 p.m. Councilor Southwick gave the opening comment.

2. Presentations and Reports

2.1 Swearing-In Ceremony for Lehi Youth Council

The new Lehi Youth Councilmembers were sworn-in by Judge Cummings.

2.2 Fiber Network Update

Shaye Ruitenbeek, Fiber Business Manager, stated that they have selected 5 service providers for residents to choose from. This is on the agenda for approval tonight. The contracts are for 5 years. Mrs. Ruitenbeek explained the billing process. She stated that the customers will pay their monthly bill to the provider, which will then send their payment to the city and then the city will pay STRATA. The ISPs will handle all collections. Carl Sundstrom, Fiber Project Manager, gave an update on the construction.

2.3 Discussion of the Thanksgiving Point Area Plan Amendment

John Bankhead gave an update on the Area Plan Amendment. He stated that they have been able to identify some of the trigger points for the Area Plan which will also be outlined in the traffic report. There was discussion on the land use table and allowable uses in each zone. There were suggestions for adding adult day care and assisted living facilities. Mr. Bankhead noted that there are some limitations with power right now that will need to be addressed. He stated that it's likely that the density cap for power (estimated 800 units) will be lower than what's expected for traffic. He stated that the cap for office space will be based on acreage. Mr. Bankhead stated that

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they are continuing to work closely with UTA on their Station Area Plan which is moving along. Mr. Bankhead stated that they do not want this to be a financial drain on the City, so the plan is that impact fees will cover the majority of needed improvements and that the State will fund larger improvements such as Clubhouse Drive extension. They are also exploring HTRZ for funding.

3. Agenda Questions
None.

4. Administrative Report
None.

5. Mayor and Council Reports
The Council reported on their committee assignments.

The meeting recessed at approximately 6:50 p.m.
The meeting resumed at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance
Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Condie joined virtually. Councilor Southwick led the Pledge of Allegiance.

2. 20 Minute Citizen Input
None.

3. Consent Agenda
3.1) Approve Minutes from the September 27, 2022 City Council Meetings.

3.2) Approve Purchase Orders

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

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

4. Consideration of Resolution #2022-89 approving non-exclusive network access and retail service agreements with Beehive Broadband, Centracom, Intellipop, Sumofiber, and Xmission.

Motion: Councilor Southwick moved to approve Resolution #2022-89 approving non-exclusive network access and retail service agreements with Beehive Broadband, Centracom, Intellipop, Sumofiber, and Xmission. Councilor Koivisto seconded the motion.

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

5. **Consideration of Resolution #2022-87, authorizing the issuance and the sale of not to exceed $4,000,000 aggregate principal amount of Water Revenue Bonds.**

Brandon Johnson explained that he was the bond counsel for this transaction. He stated that the State allocated money for this and the City just has to go through the process.

Motion: Councilor Koivisto moved to approve Resolution #2022-87, authorizing the issuance and the sale of not to exceed $4,000,000 aggregate principal amount of Water Revenue Bonds. Councilor Hancock seconded the motion.

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

6. **Consideration of Resolution #2022-88, authorizing and approving the execution and delivery of a Master Lease Agreement by and between the City and the Local Building Authority of Lehi City (the "Authority"), a Ground Lease Agreement and Bond Purchase Contract; authorizing the issuance and sale by the Authority of its lease revenue bonds, series 2022, in an aggregate principal amount of not more than $29,000,000; and related matters.**

Nathan Roberts was acting as the City's financial advisor.

Motion: Councilor Koivisto moved to approve Resolution #2022-88, authorizing and approving the execution and delivery of a Master Lease Agreement by and between the City and the Local Building Authority of Lehi City (the "Authority"), a Ground Lease Agreement and Bond Purchase Contract; authorizing the issuance and sale by the Authority of its lease revenue bonds, series 2022, in an aggregate principal amount of not more than $29,000,000; and related matters. Councilor Hancock seconded the motion.

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

7. **Consideration of Ordinance #58-2022, the All Seasons Assisted Living General Plan Amendment on 1.52-acres of property located at 322 & 344 North 2375 West changing the designation from VLDRA (very low-density residential agriculture) to NC (neighborhood commercial).**

Jeffery Merchant was the applicant. He stated that the goal of the company is it help residents age in the community they grew up in and not in an industrial or commercial area. He said they prefer small health care facilities or assisted living centers.

Mr. Struthers explained that the facility is currently a legal non-conforming use, so in order to expand their facility it would require a zone change. He said there are options for how to proceed with this item. They could approve the General Plan Amendment, they could approve

the General Plan Amendment, but lock in a specific use with a Development Agreement, they could not approve the Amendment, but use a Development Agreement that would allow this use on the property and limit the size and number of beds, or they don't agree with the proposal and can deny the Amendment.

Mayor Johnson asked for public comments.

Doug Bark stated that he was concerned with Mr. Merchants intentions, and believes Mr. Merchant wants to change the land use in order to sell the property.

Diedre Clark stated that there are other options to explore rather then change the General Plan.

Owen Mecham was not in favor of the amendment and said it could have a negative impact on the surrounding homes. A change to the NC zone would be detrimental and would not fit with the character of the surrounding area.

Kim Gardner was concerned that this change could increase traffic in an area that is already impacted by the school. She was also concerned with safety.

Lane Adamson was concerned that Mr. Merchants is only asking for the change to be able to sell the property.

Kristina Brinkerhoff as not in favor of the Amendment and was concerned about safety.

Raelynn Bateman was opposed to the Amendment because the change would affect her rights, and the land use should not be changed to protect the feel of the neighborhood.

Tyler Bateman stated that the intention of the applicant is to sell the property and noted that the applicant did not do his due diligence when he bought the property. NC is not an appropriate use for this area.

Nick Bendor was against the Amendment and stated that it's not the city's job to ensure that the applicant's business is successful.

The Council expressed concerns with the amendment. They also discussed concerns with approving a development agreement when there isn't a solid plan before them.

Motion: Councilor Koivisto moved to deny Ordinance #58, with the findings that there would be a negative effect on the character of the surrounding area, which affects the uses for nearby and adjoining properties and lacks overall community benefit. Is not in conformance with the Lehi City General Plan, and note to the applicant that alternative options should be considered which include working with the city to clean up the cumbersome encroached land parcel and working with staff to redefine the frontage and encroached areas within the current zoning and preserve the current zoning. Councilor Hancock seconded the motion.

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

8. Consideration of Ordinance #59-2022, a Development Code Amendment to Chapters 11 and 37, clarifying site plan review requirements for projects in the Historic District.

Mr. Struthers explained that this would allow the Historic Preservation Commission the opportunity to provide feedback on remodel or new building projects in the Historic District.

Motion: Councilor Southwick moved to approve Ordinance #59-2022, a Development Code Amendment to Chapters 11 and 37, clarifying site plan review requirements for projects in the Historic District; including any Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

9. Consideration of Ordinance #60-2022, a Development Code Amendment to the Lehi City Development Code Section 21.080, Mobile Food Vendors.

Mr. Struthers stated that this is responding to State legislation that allows for mobile food vendors to operate is different city without requiring a license in each City.

Motion: Councilor Hancock moved to approve Ordinance #60-2022, a Development Code Amendment to the Lehi City Development Code Section 21.080, Mobile Food Vendors; and including any Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

10. Adjournment

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

Approved: November 15, 2022 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **October 25, 2022,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Others Present: Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; Dean Lundell, Finance Director; Chief Jeremy Craft, Fire Department; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 5:30 p.m.

1. Welcome and Opening Comment

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

2. Presentations and Reports

Utah Wellbeing Project Update- Dr. Courtney Flint

Bailey Holdaway presented in place of Dr. Courtney Flint. She said that the most recent survey showed that personal wellbeing in Lehi is above average for the State. She also noted that survey respondents believed that the population and economic growth was too fast. She said that they are planning to skip 2023, but they will conduct the survey again in 2024.

2.2 IPP Power Plant Renewal Project Update

Cameron Cowan, the General Manager at Intermountain Power Agency, updated the Council on the IPP Power Plant Renewal Project and explained the benefits to Lehi City. He stated that they have been able to supply energy with no state tax or economic development incentives. They have invested in renewable energy with opportunities to develop advanced clean energy storage for hydrogen production.

3. Agenda Questions

None.

4. Administrative Report

BJ Benson updated the Council on the tree removal in Olympic Park. They plan to begin on November 7. He said some residents understand the need to remove the trees for safety and others are still in opposition.

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5. Mayor and Council Reports
The Council reported on their committee assignments.

Mayor Johnson requested a Closed Session.

Motion: Councilor Condie moved to adjourn into a closed session to discuss the character, performance or competence of an individual and to discuss potential or imminent litigation. Councilor Koivisto seconded the motion.

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

The meeting adjourned into a closed session at approximately 6:30 p.m.
The meeting resumed at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance
Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Condie led the Pledge of Allegiance.

2. Presentations and Reports
2.1 Awards Presentation to Lehi Lifeguards for top honors at URPA Lifeguard Games.
Mckell Christensen with Utah Recreation and Parks Association presented the awards

2.2 Awards Presentation to the Lehi Police Department for achieving its accreditation from the Utah Chiefs of Police Association (UCOPA)
Val Shupe, UCOPA Executive Director, presented the award to Chief Darren Paul.

2.3 November 2022 Epilepsy Awareness Month Proclamation
Sarah Hansen presented the Proclamation. Mayor Johnson then read and signed the Proclamation.

3. 20 Minute Citizen Input
None.

4. Consent Agenda
4.1) Approve Minutes from the October 4, 2022 Work Session Meeting.

4.2) Approve Purchase Orders

Motion: Councilor Condie moved to approve the consent agenda items. Councilor Hancock seconded the motion.

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

5. Public Hearing for Water Revenue Bonds.

Dean Lundell, Finance Director explained that this is part of the process for installing the secondary water meters.

Tom Cox, with the Utah State Water Board, informed the Council that the State provides these water loans for water conservation projects.

6. Consideration of Resolution #2022-90 approving an agreement with the State of Utah Division of Water Resources for a grant to fund the purchase and installation of secondary water meters.

Motion: Councilor Hancock moved to approve Resolution #2022-90 approving an agreement with the State of Utah Division of Water Resources for a grant to fund the purchase and installation of secondary water meters. Councilor Southwick seconded the motion.

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

7. Consideration of Resolution #2022-91 approving a parks building construction agreement with Cinnamon Creek Construction.

Steve Marchbanks stated that this for the construction of a facilities and parks building.

Motion: Councilor Southwick moved to approve Resolution #2022-91 approving a parks building construction agreement with Cinnamon Creek Construction. Councilor Hancock seconded the motion.

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

8. Consideration of Resolution #2022-92 approving a power generation balance of plant agreement with Wheeler Machinery Company.

Joel Eves, Power Director, explained that the details for this agreement were discussed in the October Work Session.

Motion: Councilor Hancock moved to approve Resolution #2022-92 approving a power generation balance of plant agreement with Wheeler Machinery Company. Councilor Koivisto seconded the motion.

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

9. Consideration of Resolution #2022-93 designating the proposed Thanksgiving Point Housing and Transit Reinvestment Zone authorizing the preparation of a proposal, and authorizing and directing all necessary action by the staff and counsel.

Marlin Eldred, Economic Development Director, explained that this just initiates the process to begin the analysis.

Motion: Councilor Southwick moved to approve Resolution #2022-93 designating the proposed Thanksgiving Point Housing and Transit Reinvestment Zone authorizing the preparation of a proposal, and authorizing and directing all necessary action by the staff and counsel. Councilor Koivisto seconded the motion.

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

10. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Koivisto seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:10 p.m.

Approved: November 15, 2022 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

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Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Budget Amendment for Fiscal Year 2023
a. Public Hearing
b. Consideration of Resolution #2022-94, amending the Budget for the City of Lehi for Fiscal Year 2023.

Suggested Action:

Attachments:

Res 2022-94.docx

Budget Adjustment #1.pdf

LEHI CITY

RESOLUTION NO. 2022-94

A RESOLUTION AMENDING THE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2023 (JULY 1, 2022 – JUNE 30, 2023).

WHEREAS, the City of Lehi has previously adopted a budget for Fiscal Year 2023; and

WHEREAS, for the purpose of amending the Fiscal Year 2023 Budget, a public hearing was scheduled and notice thereof given in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

WHEREAS, a public hearing was duly held at the time and place provided in said notice; and

WHEREAS, the City Council received all competent evidence offered in support of and opposed to said proposed budget amendments and it appearing that the proposed budget is in accordance with the provisions of Section 10-6-101 et seq., Utah Code Annotated (1953); and

WHEREAS, all of said proceedings were duly and regularly conducted;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lehi, Utah;

Section 1. Lehi City Budget. The Lehi City budget for fiscal year 2023 shall be amended according to the attached detail identified as "Attachment A"

Section 2. This resolution shall take effect immediately upon its adoption.

Approved and Adopted by the City Council of Lehi City this 15th day of November, 2022.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder



ANNUAL OPERATING AND CAPITAL BUDGET

Budget Amendment #1

FISCAL YEAR 2022-2023

Lehi City
Budget Amendment #1
Fiscal Year 2022-23
November 2022

Amendment 1a – Capital Project Carryovers

- The projects budgeted below were in progress at the end of the 2022 fiscal year. The budget needs to be carried over in order to complete the projects.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Capital Projects	Playground Replacement	0	60,000	60,000	Carryover
General	Planning Capital	0	11,232	11,232	Carryover
Class C	Signal Lights	200,000	90,000	290,000	Carryover
Class C	Road Maintenance	1,493,000	236,700	1,729,700	Carryover
Storm Drain	Remedial Drainage	233,991	100,000	333,991	Carryover
General	Cemetery Capital	65,000	39,500	104,500	Carryover
Sewer	Manhole/Main Line Rehab	310,000	310,000	620,000	Carryover
Capital Projects	Mellor Rhoades	0	400,000	400,000	Carryover
Capital Projects	Irrigation Central Control	0	138,124	138,124	Carryover
Facilities	Capital Outlay	207,600	16,520	224,120	Carryover
Capital Projects	Veterans Parking Lot	500,000	10,000	510,000	Carryover
Parks Impact Fees	Willow Park Upgrades	700,000	170,000	870,000	Carryover

Amendment 1b – Plotter

- I/T was approved to purchase a plotter in the original budget, but it was left off the final version of the budget. The funding for the plotter will come from the I/T fund balance.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Information Technology	Capital Outlay	0	12,500	12,500	Fund Balance

Amendment 1c – Culinary Impact Fee Projects

- Two projects in the culinary water impact fee fund require additional funding.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Culinary Water Impact Fees	Thanksgiving Point Booster Station	20,000	45,000	65,000	Impact Fees
Culinary Water Impact Fees	West Side Tank	600,000	2,000,000	2,600,000	Impact Fees

Amendment 1d – Signal Projects

- Additional signals to be funded via Class C fund balance.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Class C	Signals	290,000	250,000	540,000	Class C Reserves

Amendment 1e – Parks Building

- $2 million was budgeted in the previous years' budget for the construction of a facility for the Parks Department. Actual bids were $4 million. The amendment carries over $2 million from the previous year and adds an additional $2 million from fund balance.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Capital Projects	Parks Building	0	4,000,000	4,000,000	Reserves/ Carryover

Amendment 1f – Cybersecurity Upgrades

- Local governments are being targeted for cyber-attacks with greater frequency. The City needs to upgrade its cyber security measures. This expense will be incurred annually.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
I/T	Software Licensing	159,676	80,000	239,676	General Fund Reserves

Amendment 1g – Employee Pay Adjustment

- Inflation and cost of living continues to increase at an annual rate of over 8%. In order to retain employees and keep wages competitive with other entities, an across the board, 3% pay increase is proposed.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General	Wages/Benefits	31,084,278	621,686	31,705,964	Tax Revenue
Legacy Center	Wages/Benefits	3,424,117	68,482	3,492,599	Reserves
Outdoor Pool	Wages/Benefits	170,165	3,403	173,568	Reserves
Culinary Water	Wages/Benefits	1,847,401	36,948	1,884,349	Reserves
Sewer	Wages/Benefits	803,143	16,063	819,206	Reserves
Power	Wages/Benefits	5,128,951	102,579	5,231,530	Reserves
PI	Wages/Benefits	502,540	10,051	512,591	Reserves
Drainage	Wages/Benefits	1,088,445	21,769	1,110,214	Reserves
Fiber	Wages/Benefits	144,201	2,884	147,085	Reserves

Amendment 1h – COPS Grant

- The City was awarded a federal grant to partially fund 3 new police positions over the next 3 years. The total amount of the grant is $375,000 and will be paid over the 3 year period.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General	Police Wages/Benefits	5,954,211	187,500	6,141,711	Grant/ Reserves

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #2022-61 a Municipal Code amendment to Section 9-2B-17: Schedule of Use, adding time of day restrictions for use of the secondary water system.

Suggested Action:

Attachments:

CC Staff Report Municipal Code Amendment secondary water timing 11.15.22.docx

Lehi Municipal Code Section 9-2B-17 DRC 10.19.22.docx

Ord 61-2022.docx

Exhibit to 9-2B-17 Amendment.docx

Municipal Code Amendment Section 9-2B-17.pdf

SECTION 9-2B-17 MUNICIPAL CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	November 15, 2022
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Municipal Code
Date of DRC Review	October 19, 2022

REQUIRED ACTION

Planning Commission	No action required
City Council	Final approval

APPLICABLE MUNICIPAL CODE REGULATIONS

9-2B-17: SCHEDULE OF USE:
The secondary water superintendent may prohibit the use of the secondary water system during any period of time, by individual users, combinations of users, or by all users, if he determines that watering is resulting in a waste of water, or that use needs to be scheduled in order to meet the demands of the system. (1984 Code § 13.10.240)

REPORT ANALYSIS

The applicant requests approval of an amendment to the Municipal Code limiting the time for water use between 10:00 am and 6:00 pm. This proposed amendment strives to reduce the consumption of secondary water, especially during the hottest time of the day when quick evaporation is the most likely to occur. This also will bring the municipal code into compliance with State requirements.

The DRC had the following two redline comments:
1. Change wording to "The irrigation of landscapes is prohibited between the hours of 10:00 am and 6:00 pm." Which is the exact wording required by the State.
2. Change "he" to secondary water superintendent

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed municipal code amendment. Any motion should include findings. Possible findings include:

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

Time Restrictions for Secondary Water System
DRC Redline Comments

Lehi City – Requests review of an amendment to the Lehi Municipal Code Section 9-2B-17: SCHEDULE OF USE, adding time of day restrictions for use of the secondary water system.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present:
Date of Plans Reviewed:
Time Start: 2:55 PM
Time End: 3:00 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Garion – Fire: No comments.
Greg/Ryan – Water/Sewer: No comments
Trent – Parks: No comments.
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering:
1. Change wording to "The irrigation of landscapes is prohibited between the hours of 10:00 am and 6:00 pm." Which is the exact wording required by the State.

Kim – Planning:
2. Change "he" to secondary water superintendent

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL NOVEMBER 15TH.

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

LEHI CITY

ORDINANCE NO. 61-2022

AN ORDINANCE AMENDING TITLE 9 CHAPTER 2
ARTICLE B SECTION 17 (SCHEDULE OF USE)

WHEREAS, Lehi City Code Article 9-2B sets forth regulations administering Lehi City's secondary water system;

WHEREAS, Lehi City desires to explicitly prohibit the use of secondary water during certain hours;

WHEREAS, on November 15, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) Section 9-2B-17 should be amended; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it ordained by the City Council of Lehi City:

PART I:

A. Section 9-2B-17 is hereby amended as shown on Exhibit "A".

PART II:

A. If a provision of this Ordinance No. 61-2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City, Utah this 15th day of November, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

9-2B-17: SCHEDULE OF USE

The secondary water superintendent may prohibit the use of the secondary water system during any period of time, by individual users, combinations of users, or by all users, if the superintendent ~~he~~ determines that watering is resulting in a waste of water, or that use needs to be scheduled in order to meet the demands of the secondary system. The irrigation of landscapes is prohibited between the hours of 10:00 a.m. and 6:00 p.m. (1984 Code § 13.10.240)

Kim Struthers

From: Greg Allred
Sent: Tuesday, October 11, 2022 2:07 PM
To: Kim Struthers
Cc: Mike E. West; Dave Norman; Shyloh Muhlestein; Ryan Wood
Subject: Code amendment

Kim,

I need to make an amendment to the municipal code regarding the Secondary Water System section 9-2B-17 Schedule of use. I am hoping to get it on next week's DRC (10-19-22) The Utah Water Board of the Division of Natural Resources has given us a loan to install PI meters on all existing PI connections. One of the requirements from the board regarding the loan is to have ordinances in place to require metered connections and to have language in the code specifying a time of day when usage is prohibited. The current code (in black) reads as follows. My edit is shown (in red).

9-2B-17: SCHEDULE OF USE:

The secondary water superintendent may prohibit the use of the secondary water system during any period of time, by individual users, combinations of users, or by all users, if he determines that watering is resulting in a waste of water, or that use needs to be scheduled in order to meet the demands of the system. Secondary water use is prohibited between the hours of 10:00 am and 6:00 pm.

LEHI CITY

Greg Allred | Water Department Manager

Email: gallred@lehi-ut.gov | **Office:** 385.201.2425 | **Fax:** 385.201.1425

2538 North 300 West, Lehi, UT 84043 | Lehi City, **Pioneering Utah's Future** | lehi-ut.gov

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Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #68-2022 the Good and the Beautiful General Plan amendment on 9-acres of property located at 700 South Mill Pond Road changing the land use designation from Mixed Use to Heavy Commercial.

Suggested Action:

Attachments:

CC Staff Report Good and the Beautiful General Plan Amendment 11.15.22.docx

Good and the Beautiful General Plan Amendment DRC 9.21.22.docx

Ord 68-2022.docx

Good & the Beautiful general plan amendment 09.21.22.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

THE GOOD AND THE BEAUTIFUL GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Daniel Phillips		
Meeting Date	November 15, 2022		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	700 South Mill Pond Road		
Acreage	9 acres		
Existing Zoning	A-5 (Agricultural)		
Existing General Plan Land Use Designation	MU		
Proposed Land Use Designation	Heavy Commercial		
Existing Land Use	Vacant		
Adjacent Zoning and Land Use	*North*	C-H	Best Vinyl Subdivision
	South	A-5	Undeveloped
	East	A-5	Mill Pond
	West	LI	S&K Industrial Subdivision
Date of DRC Review	September 8, 2022		
Date of Planning Commission Review	October 13, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES



HEAVY COMMERCIAL (C-H)

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

MIXED USE DEVELOPMENT

Create walkable and vibrant districts with a complimentary mix of land uses and densities in the historic downtown, urban center, transit oriented development areas, and other areas of concentrated density.

Mixed use development is designed to allow people to live, work, shop, and play in one place. It is defined by a combination of two or more uses (residential, retail, office, institutional, cultural, industrial) within a single development. Mixed use development should include public space amenities and a comfortable, well-designed pedestrian network. As mixed use developments are often regional destinations, they should be well-connected to surrounding communities and transportation networks. There are two types of mixed use development:

- Vertical mixed use - typically a mid- to high-rise building with retail on the ground floor and residential or office on the upper floors. This is a more efficient use of land within high intensity areas. Current market conditions have limited support for this type of mixed use.
- Horizontal mixed-use- single- or multi-story buildings that each contain one types of use, with a variety of uses present within walking distance throughout a development.

PROPERTY HISTORY

January 20, 1999- The property was part of the Mill Pond Annexation.

REPORT ANALYSIS

The applicant requests approval on the Good and the Beautiful General Plan Amendment from Mixed Use to Heavy Commercial on 9-acres located at 700 South Mill Pond Road. The property is currently zoned A-5, and the request to change the General Plan designation to Heavy Commercial would allow for a future zone change and site plan for an office-warehouse space. Although the request is for Heavy Commercial to facilitate warehousing, the applicant still intends to incorporate mixed-use elements to the site and building. The Good and the Beautiful submitted a concept plan to demonstrate what the space would look like. The concept was reviewed and approved by the Planning Commission contingent on the decision for the General Plan amendment.

The DRC had one comment on the proposed General Plan amendment.

1. The request for the Heavy Commercial general plan designation matches the existing development surrounding this property.

Please consider the DRC comment in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed general plan amendment. Any motion should include findings. Possible findings include:

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on October 13, 2022. The minutes and motion from this meeting are as follows:

Good and the Beautiful General Plan Amendment
DRC Redline Comments

*Daniel Phillips- requests review of the **Good and the Beautiful General Plan amendment** on 9-acres of property located at 700 South Mill Pond Road changing the land use designation from MU to Heavy Commercial.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Tony Trane, Daniel Phillips, Jenny Phillips, Rolland Lee, Brian Bartholomew
Date of Plans Reviewed: 9/13/22
Time Start: 2:35
Time End: 2:38

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg/Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering:
1. The request for the Heavy Commercial general plan designation matches the existing development surrounding this property

Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 13, 2022
(NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 68-2022

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR THE GOOD AND THE BEAUTIFUL

WHEREAS, on November 15, 2022, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on October 13, 2022, to review and make a recommendation on the General Plan Amendment located at 700 South Mill Pond Road changing the land use designation from Mixed-Use to Heavy Commercial, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on November 15, 2022, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Mixed-Use to Heavy Commercial.

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject properties from Mixed-Use to Heavy Commercial. The total amendment will include approximately 9-acres of property located at 700 South Mill Pond Road, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 68 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 15th day of November 2022.

ATTEST

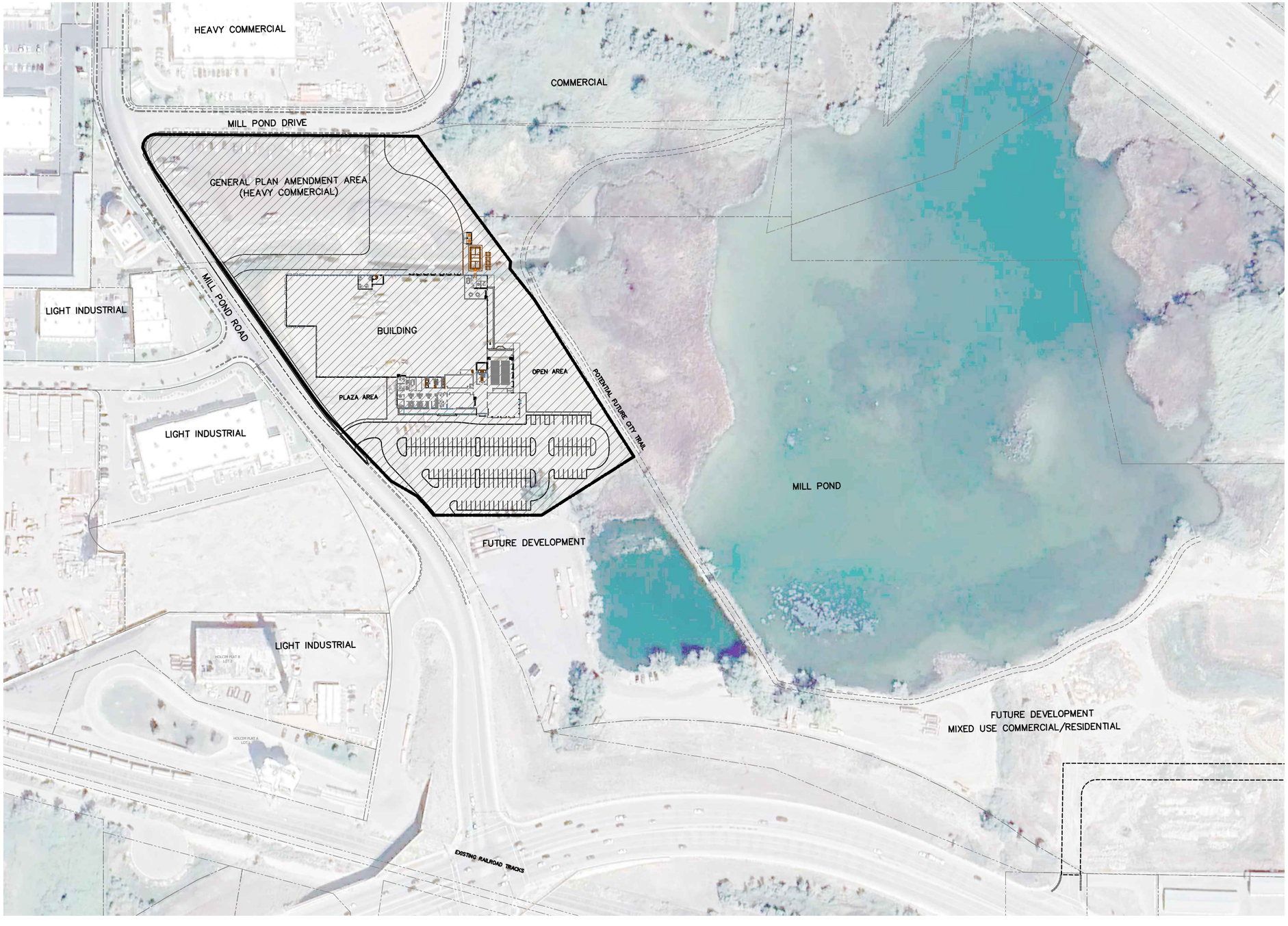
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

DESCRIPTION
Beginning at a point on the Easterly Right of Way line af Mill Pond Road which is North 89°51'11" West 678.38 feet along the section line and North 768.29 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along a Final Judgement of Condemnation Entry No. 40543:2013 the following four courses 1) Northwesterly 94.51 feet along the arc of a 544 foot radius curve to the left, through a central angle 09°57'15", the chord of which bears North 39°01'18" West 94.39 feet; 2) North 59°48'55" West 58.70 feet; 3) North 43°59'56" West 164.60 feet; 4) Northwesterly 66.04 feet along the arc of a 471.88 foot radius curve to the right, through a central angle 08°01'09", the chord of which bears North 39°47'41" West 65.99 feet; thence along a Quit Claim Deed Entry No. 64246:1992 the following two courses 1) North 35°00'40" West 518.94 feet; 2) Northwesterly 68.04 feet along the arc of a 322 foot radius curve to the right, through a central angle 12°06'23", the chord of which bears North 28°57'29" East 67.91 feet; thence along a Quit Claim Deed the following two courses 1) Northeasterly 40.89 feet along the arc of a non–tangent 25 foot radius curve to the right, through a central angle 93°42'57", the chord of which bears North 43°32'21" East 36.48 feet; 2) South 89°36'11' East 514.60 feet; thence South 36°30'30" East 305.50 feet; thence South 02°30'46" West 14.86 feet; thence South 38°27'15" East 76.50 feet; thence South 32°20'25" East 336.74 feet; thence South 57°39'35" West 278.62 feet; thence South 77°36'36" West 118.53 feet to the point of beginning.

Parcel contains: 9.0 acres

GENERAL PLAN AMENDMENT FOR PROPERTY LOCATED AT 700 SOUTH MILL POND ROAD



DESCRIPTION
Beginning at a point on the Easterly Right of Way line af Mill Pond Road which is North 89°51'11" West 678.38 feet along the section line and North 768.29 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along a Final Judgement of Condemnation Entry No. 40543:2013 the following four courses 1) Northwesterly 94.51 feet along the arc of a 544 foot radius curve to the left, through a central angle 09°57'15", the chord of which bears North 39°01'18" West 94.39 feet; 2) North 59°48'55" West 58.70 feet; 3) North 43°59'56" West 164.60 feet; 4) Northwesterly 66.04 feet along the arc of a 471.88 foot radius curve to the right, through a central angle 08°01'09", the chord of which bears North 39°47'41" West 65.99 feet; thence along a Quit Claim Deed Entry No. 64246:1992 the following two courses 1) North 35°00'40" West 518.94 feet; 2) Northwesterly 68.04 feet along the arc of a 322 foot radius curve to the right, through a central angle 12°06'23", the chord of which bears North 28°57'29" East 67.91 feet; thence along a Quit Claim Deed the following two courses 1) Northeasterly 40.89 feet along the arc of a non-tangent 25 foot radius curve to the right, through a central angle 93°42'57", the chord of which bears North 43°32'21" East 36.48 feet; 2) South 89°36'11' East 514.60 feet; thence South 36°30'30" East 305.50 feet; thence South 02°30'46" West 14.86 feet; thence South 38°27'15" East 76.50 feet; thence South 32°20'25" East 336.74 feet; thence South 57°39'35" West 278.62 feet; thence South 77°36'36" West 118.53 feet to the point of beginning.

Parcel contains: 9.0 acres

NARRATIVE:
The Good and the Beautiful was founded in 2015 by singer/songwriter Jenny Phillips after she began homeschooling her children and realized the great need for higher quality homeschool curriculum. Our company has now become one of the largest homeschool companies in the world and creates award-winning homeschool curriculum used by several hundred thousand children in 110 countries. Our products focus on strengthening the heart and mind through high academics and a focus on family, faith, nature, and high moral character. Our subjects include math, language arts, handwriting, science, history, and electives. We also publish educational materials and reading books used by families to supplement their public education.

The intent is to construct a building that will allow the Good and the Beautiful to remain in Lehi. The company currently has multiple locations, some of which are located in Lehi. The hope is to condense the operations and we feel this is the perfect location for the new facilities.

We feel that this request will be in line with the surrounding area of heavy commercial and light industrial and be a good transition with the current mixed use planning philosophy. The building is proposed to have multiple uses which would be a little differnt than a typical warehouse facility. One unique feature we are planning to incorporate is a recital hall that will be available to the community. The intent is to locate this on the east side with views of the Mill Pond and adjacent open space area that will work well with a hopeful future City trail around the pond. Other uses include a retail area, class room areas and fulfillment areas.

We feel that this request is in line with the goals of the City and will be a benefit to the City and surrounding area. We are happy to work with the city to ensure that the intent of the request is met and the philosophy of a mixture of uses is maintained.



0 100 200 300
(24"x36")
SCALE: 1" = 100'
(11"x17")
SCALE: 1" = 200'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TGT
3				CHECK BY:	TGT
4				DATE:	9/11/22
				CDGD FILE:	

J:\PECK-MILL CREEK POND\PECK PROPERTY\dwg\MILLPOND DITCH.dwg

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

LEHI, UTAH

MILL POND AREA PLAN
THE GOOD AND THE BEAUTIFUL

GENERAL PLAN AMENDMENT

JOB G&B

SHEET NO. 1

The Good and the Beautiful General Plan Amendment

Aerial

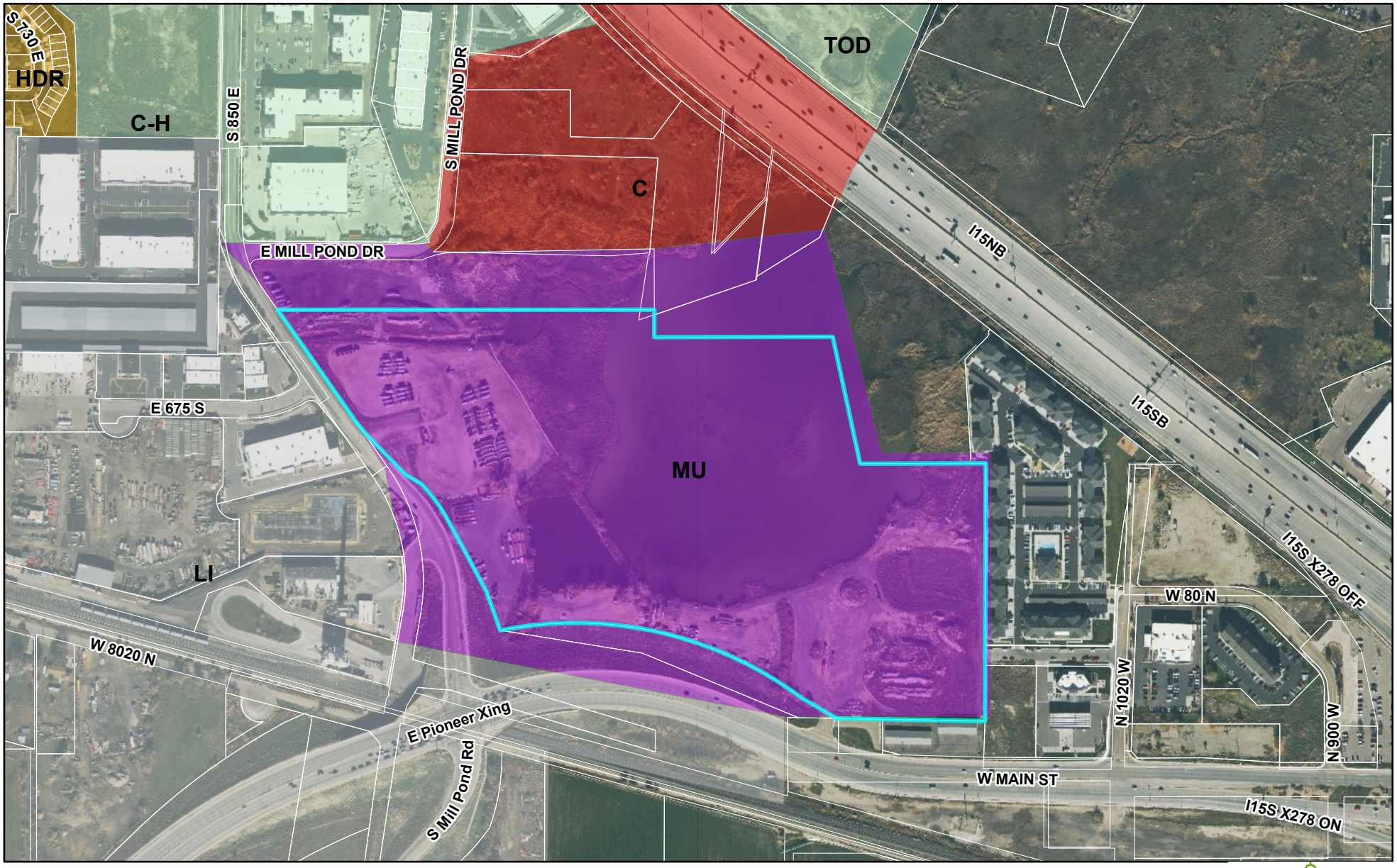


0 510 1,020 Feet

LEHI CITY

The Good and the Beautiful Concept

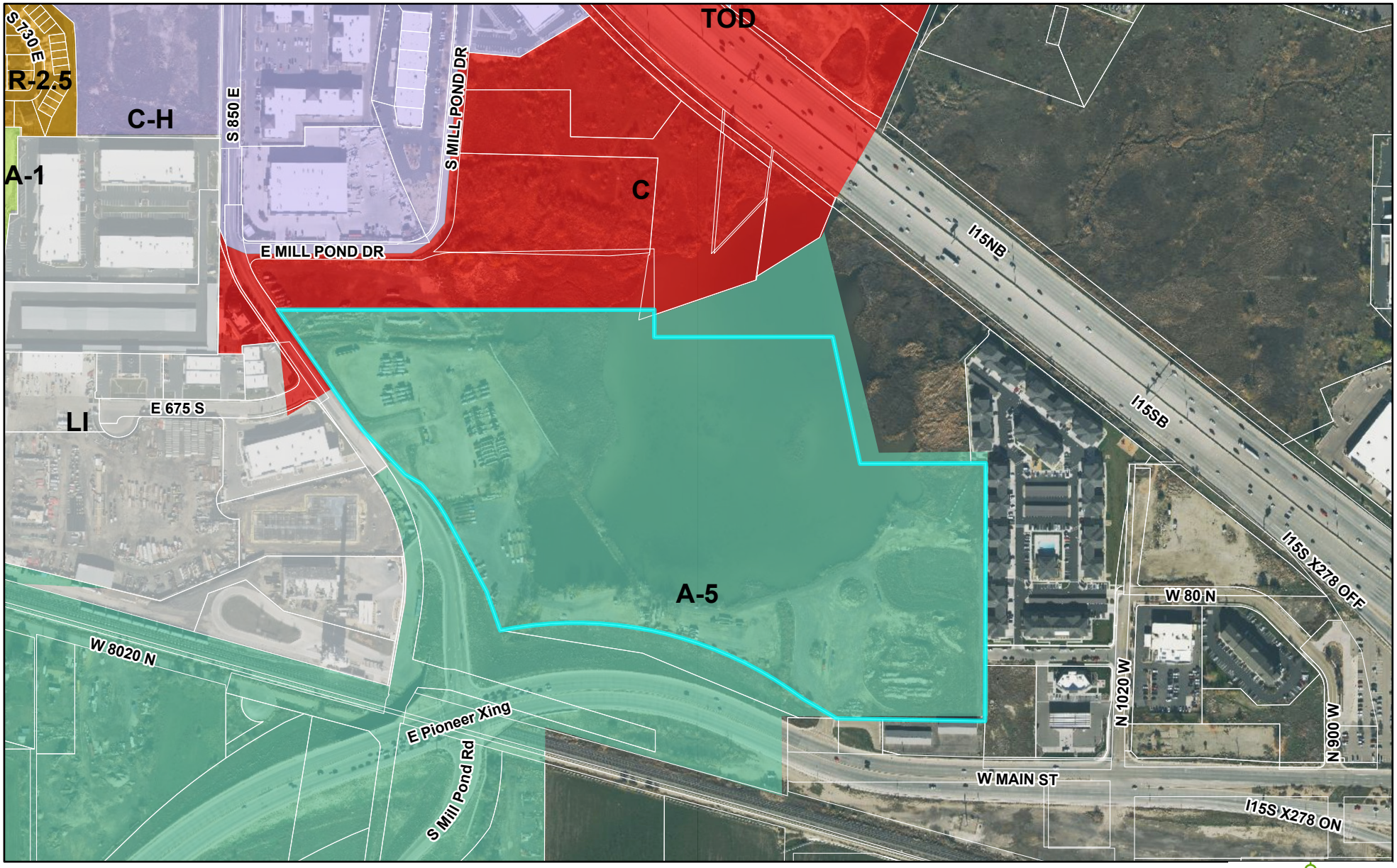
General Plan



LEHI CITY

The Good and the Beautiful General Plan Amendment

Zoning



LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #66-2022 approving the Park Place Suites zone change from Commercial to Mixed-Use on 0.51-acres located at 2600 North 1200 West.

Suggested Action:

Attachments:

CC Staff Report Park Place Suites Zone Change 11.15.22.docx

Park Place Suites Zone Change DRC 09.28.22.docx

Ord 66-2022.docx

Park Place Suite Zone Change.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

PARK PLACE SUITES ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Laura Hales		
Meeting Date	November 15, 2022		
Requested Action/Purpose	Approval of a proposed zone change		
Location	2600 North 1200 West		
Acreage	0.51 acres		
Existing Zoning	Commercial		
Existing General Plan Land Use Designation	Mixed-Use		
Proposed Zoning Designation	Mixed-Use		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	RA-1	Rail ROW and Trail
	South	Commercial	Quick Quack Carwash
	East	RA-1	Rail ROW and Trail
	West	Commercial	Dialysis Center
Date of DRC Review	September 28, 2022		
Date of Planning Commission Review	October 13, 2022		
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 STRATEGIES

MIXED USE DEVELOPMENT Create walkable and vibrant districts with a complimentary mix of land uses and densities in the historic downtown, urban center, transit oriented development areas, and other areas of concentrated density. Mixed use development is designed to allow people to live, work, shop, and play in one place. It is defined by a combination of two or more uses (residential, retail, office, institutional, cultural, industrial) within a single

development. Mixed use development should include public space amenities and a comfortable, well-designed pedestrian network. As mixed use developments are often regional destinations, they should be well-connected to surrounding communities and transportation networks. There are two types of mixed use development: • Vertical mixed use - typically a mid- to high-rise building with retail on the ground floor and residential or office on the upper floors. This is a more efficient use of land within high intensity areas. Current market conditions have limited support for this type of mixed use.

Strategy 1 Implement the 3 D's (diversity, density and design) of mixed use development that supports alternative modes of transportation such as walking, biking, and transit.

Strategy 2 Provide bike and pedestrian connectivity in all developments.

Strategy 3 Create outdoor public spaces in mixed use areas.

PROPERTY HISTORY

August 20, 2003	This property was annexed into the City as part of the Deer Meadow Annexation.
March 14, 2019	The Planning Commission approve the Park Place Suites Office Building
March 1, 2022	City Council approved the Park Place Suites General Plan Amendment to Mixed-Use with a Development Agreement for a maximum of six residential units.

REPORT ANALYSIS

The applicant requests approval of the proposed zone change from Commercial to Mixed-Use located at 2600 North 1200 West. The proposed zone change matches the General Plan Amendment that received approval in March of this year.

The zone change will allow for a mixture of uses on the same lot and in the same building. The applicant has stated their intent to include two floors of office and a floor of four residential units.

One of the goal categories in the Land Use Element of the General Plan relates to Mixed-Use Development. These types of development represent an effective use of space and can help reduce vehicle miles travelled and may more effectively use parking and other resources. This rezone would be in accordance

DRC had one comment related to additional water dedication for each residential unit. Please include this comment in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed zone change. Any motion should include findings. Possible findings include:

1. The proposed zone change matches the General Plan Land Use Designation.
2. The proposed zone change will allow for a mixed-use building in accordance with the goals and policies of the General Plan Land Use Element.
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;

5. The overall community benefit of the proposed amendment.

PLANNING COMMISSION MINUTES

The Planning Commission reviewed the proposed zone change on October 13, 2022. The minutes and motion from this meeting will be sent out separately.

Park Place Suites Zone Change
DRC Redline Comments

Laura Hales- requests review of the Park Place Suites Zone Change from Commercial to Mixed Use on .51-acres located at 2600 North 1200 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Ryan Hales
Date of Plans Reviewed: 9/13/22
Time Start: 10:10am
Time End: 10:12am

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg/Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering:
This zoning request matches the general plan.
Kim – Planning:
1. Additional culinary water dedication will be needed to serve the proposed residential units at a rate of 0.45-acre feet per unit.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 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.

ORDINANCE NO: 66-2022

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 2600 NORTH 1200 WEST

WHEREAS, Laura and Ryan Hales, owners of property located at 2600 North 1200 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as Mixed-Use (MU); and

WHEREAS, following a public hearing on October 13, 2022, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on November 15, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of October 13, 2022; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to Mixed-Use (MU).

PART II:

A. If a provision of this Ordinance -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 15th day of November 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

PARK PLACE SUITES ZONE CHANGE PROPERTY LEGAL DESCRIPTION

COM N 0 DEG 10' 1" E 41.97 FT & E 44.55 FT FR SW COR. SEC. 32, T4S, R1E, SLB&M.; N 0 DEG 0' 20" E 164.95 FT; E 58.19 FT; ALONG A CURVE TO R (CHORD BEARS: S 34 DEG 11' 33" E 223.19 FT, RADIUS = 2732.78 FT); S 89 DEG 44' 0" W 162.48 FT; N 20.42 FT; W 21.15 FT TO BEG. AREA 0.512 AC.

Park Place Suites, LLC
Laura Hales
2364 North 1450 East
Lehi, Utah 84043

September 13, 2022

Lehi City Planning & Zoning
c/o Ms. Brittney Harris
153 North 100 East
Lehi, Utah 84043

Subject: Application for Zoning Map Amendment for 0.51 acres at 2600 North 1200 West

Dear Ms. Harris:

Park Place Suites, LLC (PPS) is proposing a Zoning Map Amendment for approximately 0.51 acres located at 2600 North 1200 West in Lehi, Utah. Please find attached a copy of the Application for Zoning Map Amendment to amend the current map from C – Commercial (2022) to MU – Mixed Use designation.

Reasons and justification for the proposed amendment

There are several reasons and justifications as to why PPS is proposing this Zoning Map amendment for the land located at this address. The property is currently designated as Commercial (2022), see Figure 1, Lehi City General Plan Map (2022). The existing railroad tracks provide the dividing line between the commercial property to the south, which includes both the Sanctuary TOD Site (1,900 feet to the northwest) and the 2100 North TOD Site (1,900 feet to the southeast), along with the mixed-use Boyer / Wasatch project which is adjacent to 1200 West and near I-15. This property if amended will provide a nice buffer between the single- and multi-family residential land uses to the north, and the commercial properties to the south by providing a mix of both residential and commercial (office) land uses.

In addition, this property is located within walking / biking distance of both future BRT stops and having both residential and commercial uses will be a benefit for transit accessibility. Typical walking distance to BRT stops is ¼ mile; however, the catchment area extends up to ½ mile for walking and is easily bikeable utilizing the convenient / adjacent rail trail for both residential and commercial (office) land uses. This property is also, better suited for mixed-use as it is located along the future Utah Transit Authority (UTA) future bus rapid transit (BRT) route identified in the Point of the Mountain Transit Study, see Figure 2, Preferred Alternative, and the Central Corridor Transit Study, see Figure 3, Preferred Alternative. It is also along the existing Historic South Utah Rail Trail (shared use path that parallels the future BRT route), see Figure 4, Lehi City Recommended Bikeways, and Figure 5, Utah County Trails & Bikeways.

The mixed-use nature of this site will make both the commercial / office (future home to Hales Engineering), and the residential (future Hales flat) plus several others (4 total flats) a viable mixed-use project adjacent to the 5-lane, 80-foot, major arterial 1200 West corridor, see Figure 6, Lehi City Transportation Master Plan, which has more than ample capacity to handle the

Park Place Suites, LLC
Laura Hales
2364 North 1450 East
Lehi, Utah 84043

additional traffic from this project and the others that have been master planned in this area of Lehi.

The planned market rate stacked flats will provide housing near this growing employment hub of opportunity and will also have the capability of providing housing opportunities to other areas of Lehi and beyond connected by the combination of BRT adjacent to the site, and it will be linked to Commuter Rail and traditional bus service. The same opportunities that apply to housing will apply to the commercial / office portion of the property.

This property is well situated for a Zoning Map Amendment as the proximity to BRT, the rail trail, and the adjacent TOD sites / stations is within suitable walking / biking distance. The site is also buffered from the single- and multi-family residential to the north by the UTA 200-foot-wide BRT / rail trail corridor.

Consistency of the proposed amendment with the goals and policies of the General Plan

One goal within Lehi City's General Plan is to, *"Create walkable and vibrant districts with a complimentary mix of land uses and densities in the historic downtown, urban center, transit-oriented development areas, and other areas of concentrated density,"* see Figure 7, Lehi City General Plan Land Use Goals. The location of this project between two transit-oriented developments (TOD's) will help create a walkable vibrant area of Lehi utilizing the rail trail by providing points of interest along the trail. With activity nodes at each of the TOD's, this project would provide an interest node between the two areas and would alert trail / BRT users that the corridor is active at all hours of the day / night. Although the stacked flats sought for this mixed-use site are not a substantial number of units, it will provide eyes on the street / trail, and add a complimentary land use to the commercial (office) component of the project.

Another goal is to, *"Promote the health and safety of residents through land use and streetscapes that encourage physical activity, natural surveillance, and traffic calming."* With the proposed amendment, this project will provide a healthy alternative to the residents and employees who live and work in the surrounding area with access to the rail trail, connected sidewalks, bike lanes for outdoor recreation. In addition, the proposed mixed-use project will provide eyes on the street / trail at all times of the day and night accomplishing the desired natural surveillance, and with the building being located near the 1200 West roadway will create side friction which is a natural form of traffic calming, see *Traffic Calming State of the Practice*, Reid Ewing, 1999, Institute of Transportation Engineers (ITE).

This project will also promote a residential development goal, *"Accommodate a range of housing and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options."* It is anticipated that the project as conceptualized will provide a mix of flat sizes within the project.

The proposed amendment supports these identified goals, and many others within the General Plan.

Park Place Suites, LLC
Laura Hales
2364 North 1450 East
Lehi, Utah 84043

Compatibility of the proposed zone with the existing land uses of nearby and adjoining properties.

This proposed mixed-use project is compatible with the adjacent land uses south of the railroad tracks, and east and west of 1200 West, see Figure 1. It is also transitionally compatible with the nearby residential land uses and separated by a 200-foot BRT / rail trail corridor. This mixed-use project will provide a better buffer between the current General Planned Commercial land uses and the existing single- and multi-family land uses to the north.

The effect of the proposed amendment on the character of the surrounding area

This proposed mixed-use project is consistent and compatible with the General Planned Commercial land uses adjacent to the site, see Figure 1. As commercial (office) land uses will be on the ground and middle floors of the mixed-use building, it will be a seamless transition to the properties located south, east and west of the project and practicably unnoticeable. The upper floor of residential, stacked flats, designed to be compatible with the commercial lower level of the project. With the 200-foot buffer strip between the single- and multi-family residential units to the north, this project will blend the commercial into the residential units without the stark contrasts typically provided between commercial and adjacent residential units.

With the proposed mixed-use design, architecture, and quality of construction, this project will be a benefit to the character of the surrounding area and provide a great transitional land use between the commercial and residential land uses in this part of Lehi.

The gain to the public health, safety and welfare and overall community benefit

This proposed amendment to the General Plan will provide a highly desirable mixed-use project that will contain both a commercial component, compatible with the General Planned land use designation, but will go beyond by adding a residential component which is compatible with the land uses to the north, on the north side of the 200-foot buffer (BRT and rail trail) corridor. This mixed-use project will provide natural access control, natural surveillance, territorial reinforcement, maintenance, and activity support which are the five main principles of Crime Prevention Through Environmental Design (CPTED).

We appreciate your consideration of this proposed amendment to Lehi City's Zoning Map and look forward to working with you through the design process to continue creating a beautiful project that will serve Lehi and our needs for many years to come.

Sincerely,

Laura Hales

Laura Hales
Owner

Lehi City
Future Land Use
January 2022 DRAFT

Park Place Suites, LLC

Figure 1 - General Plan Land Use Map (2022)

Parcels
Water Bodies
Water Ways
Railroads

Future Land Use January 2022

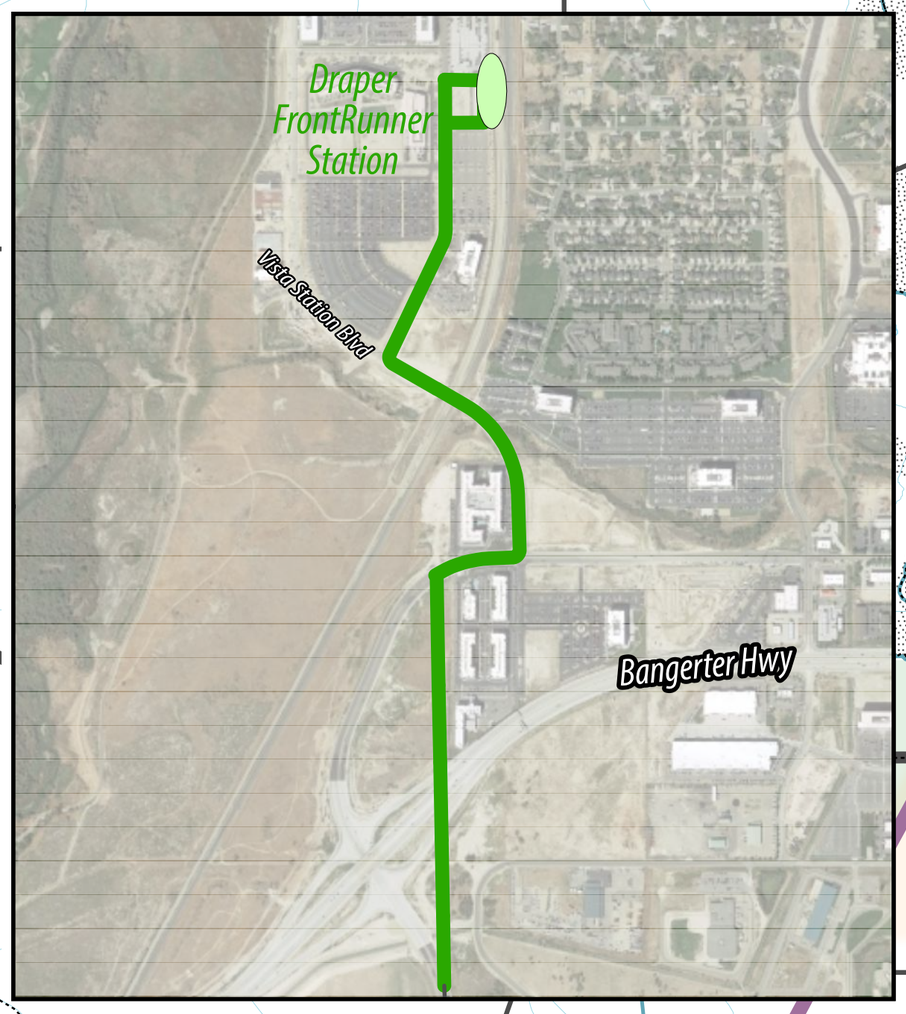
- Commercial
- Environmentally Sensitive Area
- Heavy Commercial
- High Density Residential
- Low Density Residential
- Light Industrial/Flex
- Medium Density Residential
- Mixed Use Commercial/Residential
- Neighborhood Commercial
- Parks/Open Space
- Public Facilities
- Technology Manufacturing
- Transit Oriented Development
- Very Low Density Residential
- Very Low Density Residential Agriculture
- Mixed Use Village Overlay

0 625 1,250 2,500 3,750 Feet

Figure 2 - Point of the Mountain Transit Study (Preferred Alternative)

Preferred Alternative

- BRT Common Ground Alignment
- BRT Common Ground Station
- Existing TRAX Line
- Existing FrontRunner Line
- TRAX Station
- FrontRunner Station
- Existing Urban / City Centers
- Planned Urban / City Centers
- Parks / Open Space
- Water



10400S
South Jordan
South Jordan FrontRunner Station
Sandy Civic Center
11400S
Crescent View
Kimballs Lane
12300S
Draper Town Center Station
Draper
Draper FrontRunner Station
The Point Station
14600S
Highline Ci
Redwood Rd
Mountain View Corridor
15
Gravel Pit Redevelopment Site Station
North Lehi Station
Lehi (Traverse Mountain) Station
SR-92
Lehi
2100N
Park Place Suites, LLC

Figure 3

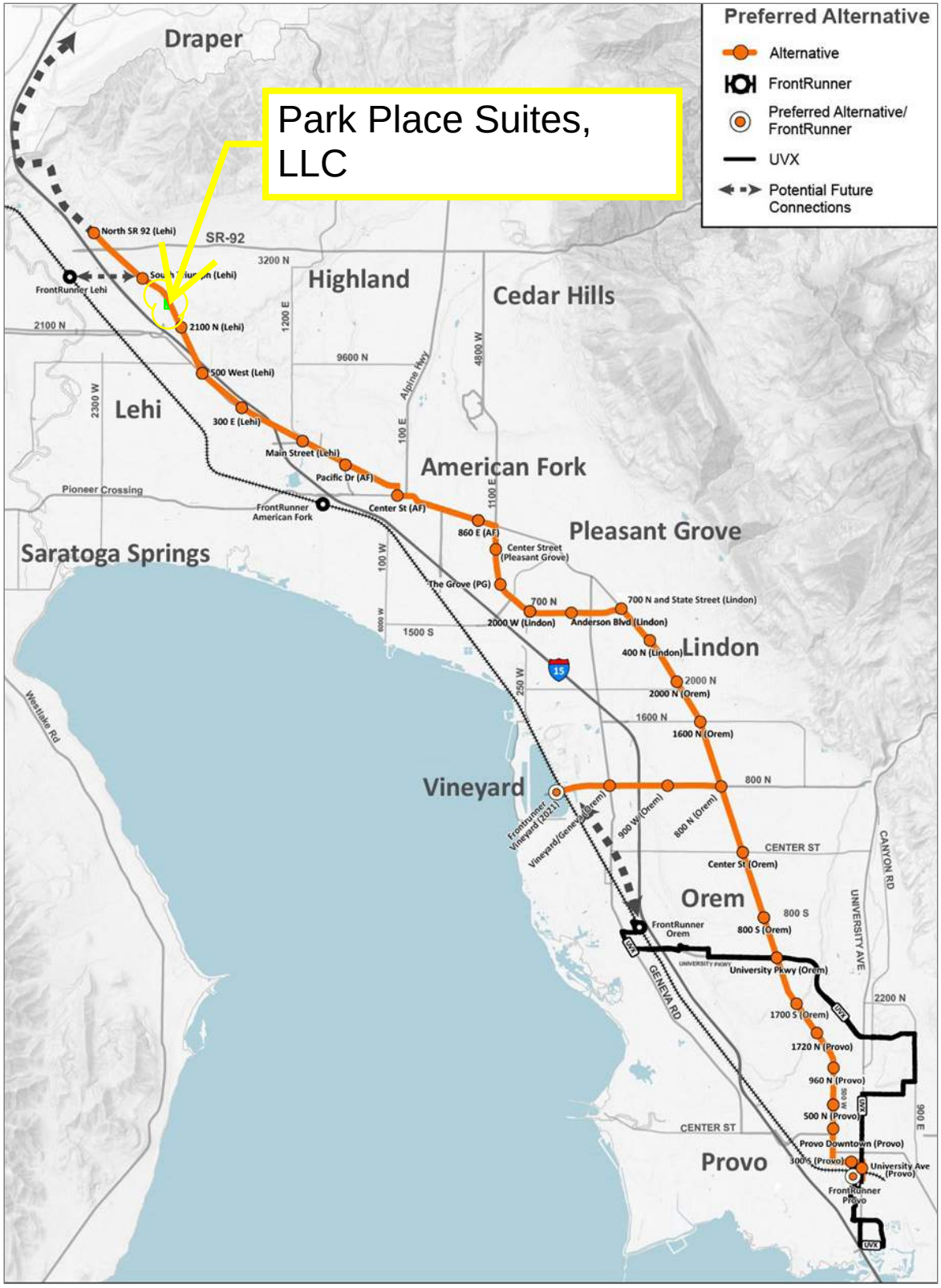
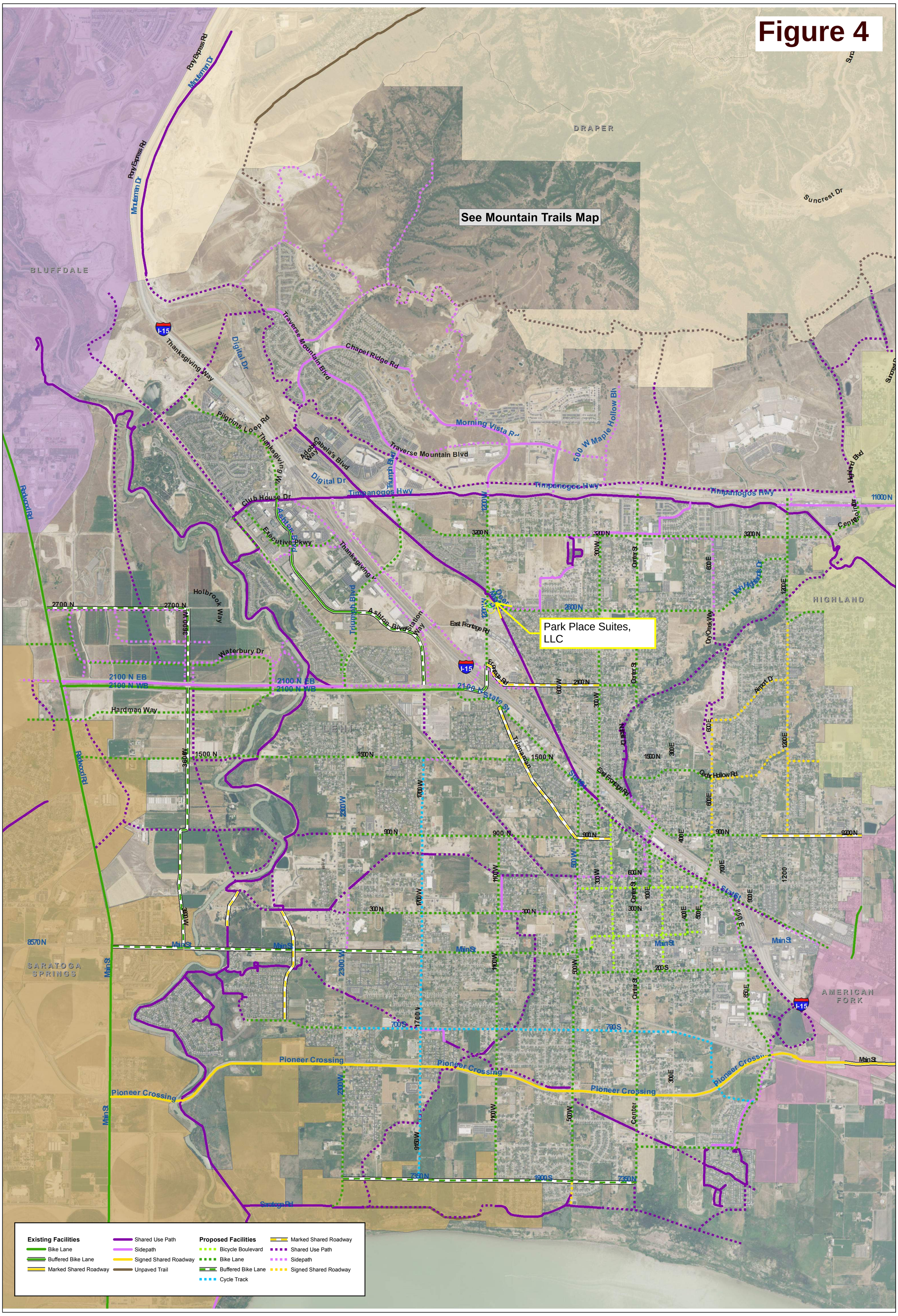


Figure 8-1. Preferred Alternative

Figure 4



Recommended Bikeways - All Phases

Approved by the City Council on June 13, 2017

0 0.25 0.5 1 1.5 2 Miles

LEHI CITY

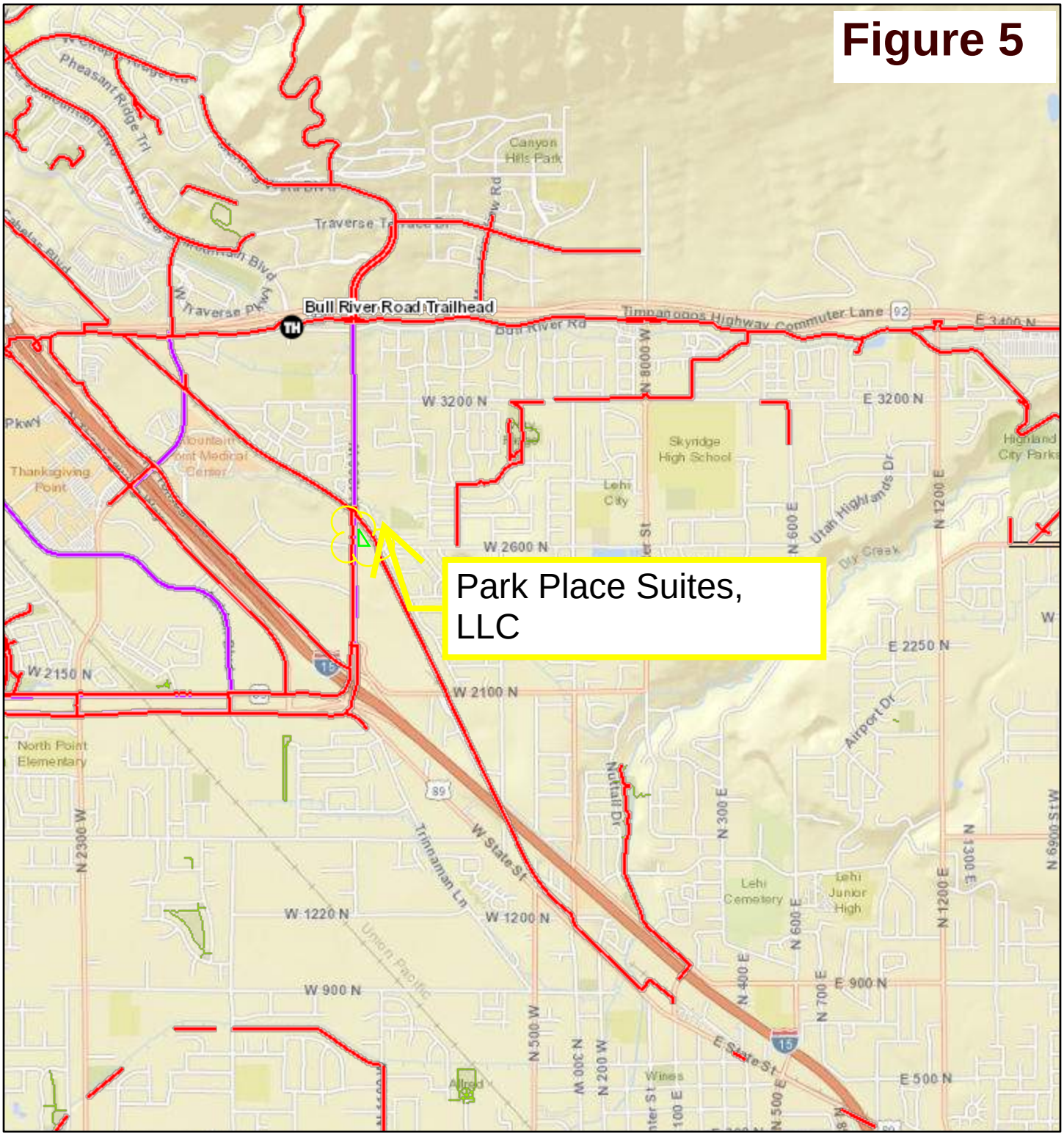

Figure 5
Park Place Suites, LLC
Bull River Road Trailhead
Timpanogos Highway Commuter Lane
Bull River Rd
W Traverse Pkwy
Pheasant Ridge Trl
Canyon Hills Park
W 3200 N
E 3200 N
W 2600 N
W 2150 N
W 2100 N
E 2250 N
W 1220 N
W 1200 N
W 900 N
E 900 N
E 500 N
N 8000 W
N 600 E
N 1200 E
N 2300 W
N 300 E
N 400 E
N 700 E
N 500 W
N 200 W
Skyridge High School
Lehi City
Lehi Cemetery
Lehi Junior High
North Point Elementary
Thanksgiving Point
Dry Creek
Airport Dr
Utah Highlands Dr
Trinnaman Ln
W State St
E State St
Union Pacific
Allred
Wines
-DQXDU\
7UDLOKHDG
6HUYLFHV
5HVWURRPV RQO\
1R 6HUYLFHV
7UDLOV
3DYHG 7UDLO
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Figure 6

Future I-15 to Mountain View Corridor Conector Freeway

Future Grade Separation

New Interchange

See TM Area Plan

See Micron Area Plan

Future Mountain View Corridor

Right-in Right-out

New I-15 Crossing

Future Grade Separation

SR-92

3200 North

Center St

Highland Blvd

600 East

2600 North

1200 West

Park Place Suites, LLC

2100 North

2300 West

300 West

1200 East

US-89

1500 North

3600 West

900 North

1700 West

1100 West

500 West

Redwood Rd

SR-73

Main St

SR-68

700 South

Pioneer Crossing Blvd

300 East

Center St

1630 South

1900 South

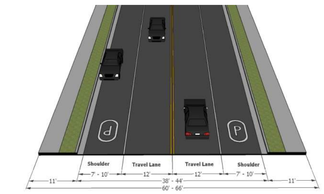
N W E S

1,000 500 0 1,000 2,000 3,000 4,000 Feet

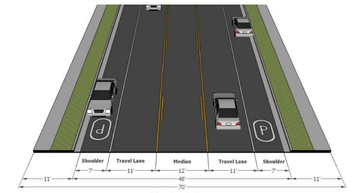
Lehi City Master Transportation Plan

APPROVED BY THE LEHI CITY COUNCIL ON MAY 12, 2015

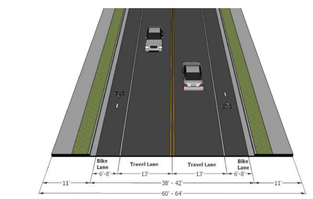
PROPOSED TYPICAL STREET SECTIONS



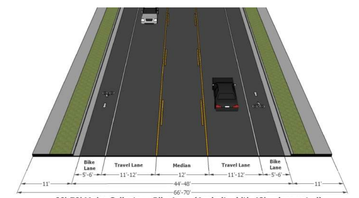
60'-66' Minor Collector (Asphalt width as noted on map or as approved)



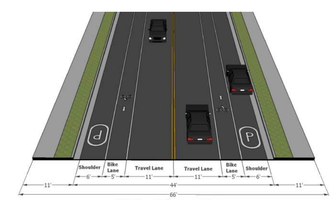
70' Major Collector



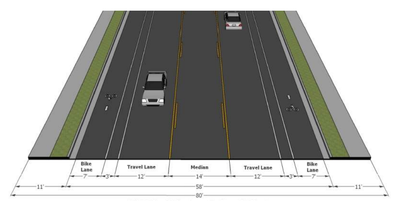
60'-64' Minor Collector - Bike Lane (Asphalt widths as noted on map or as approved)



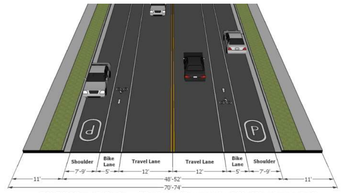
66'-70' Major Collector - Bike Lane (Asphalt width 48' unless noted)



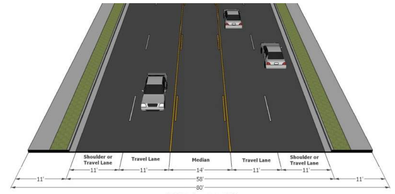
66' Minor Collector - Bike Lane



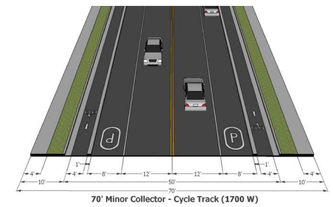
80' Major Collector - Buffered Bike Lane



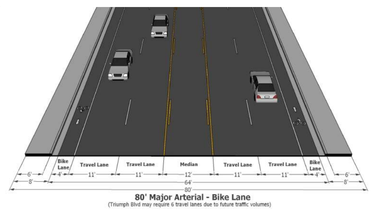
70'-74' Minor Collector - Bike Lane (Pavement width 48' unless noted)



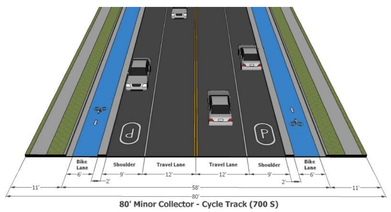
80' Major Arterial



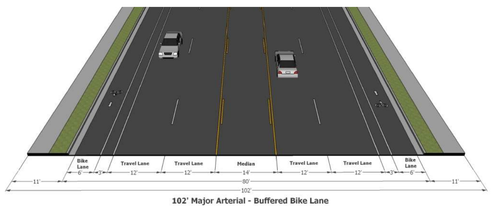
70' Minor Collector - Cycle Track (1700 W)



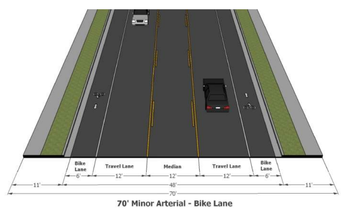
80' Major Arterial - Bike Lane
(Triumph Blvd may require 6 travel lanes due to future traffic volumes)



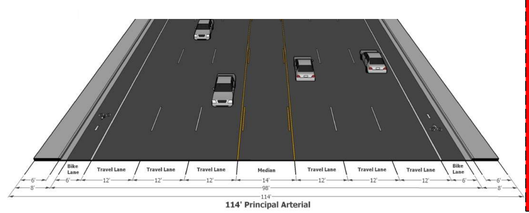
80' Minor Collector - Cycle Track (700 S)



102' Major Arterial - Buffered Bike Lane



70' Minor Arterial - Bike Lane



114' Principal Arterial

Figure 7



LAND USE GOALS

VISION STATEMENT

Lehi City, the center of Utah's future, is a vibrant community of rich history, and family-oriented neighborhoods, with an emerging technical and business center. With its continuing preservation of a small town feel and sense of community, Lehi City welcomes new residents and businesses.

ENVIRONMENT

Create a built environment that is in balance with the natural environment by paying special attention to limited resources, natural hazards, and the unique local character of the City.

SUSTAINABILITY

Strive for development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

PLACEMAKING

Create public spaces and a built environment that provide a unique sense of place.



PARKS AND RECREATION

Provide a diverse and connected system of parks, trails, and recreational facilities that provide all residents access to a wide range of recreational opportunities.



PARKING

Provide an adequate amount of parking for business vitality, while limiting excess parking and providing alternatives to traditional parking minimum requirements.



HEALTH AND SAFETY

Promote the health and safety of residents through land uses and streetscapes that encourage physical activity, natural surveillance, and traffic calming.



STRONG COMMUNITIES

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



COMMUNITY SERVICES AND INFRASTRUCTURE

Provide community services and infrastructure that adequately supports the growth of the City and region



MIXED USE DEVELOPMENT

Create walkable and vibrant districts with a complimentary mix of land uses and densities in the historic downtown, urban center, transit oriented development areas, and other areas of concentrated density.



COMMERCIAL DEVELOPMENT

Provide for a wider range of commercial uses, including local and regional scale development, and promote pedestrian accessibility to commercial uses.



RESIDENTIAL DEVELOPMENT

Accommodate a range of housing and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.



TRANSIT ORIENTED DEVELOPMENT

Create livable urban neighborhoods around existing and planned high capacity transit stations that include employment, active transportation, housing, and commercial service uses.



HISTORIC DOWNTOWN

Develop the historic Main Street area and surrounding historic neighborhood into a walkable mixed-use civic center that prioritizes the preservation of significant historic elements



PUBLIC INVOLVEMENT AND PARTICIPATION

Inform, educate, and involve the community in a continuous general planning process directed at guiding the City in a manner consistent with the needs and desires of its citizens.



NEIGHBORHOOD CENTERS

Create places with varying housing types that are built around a neighborhood-scale mixed use center and connected with greenways and open spaces.



URBAN CENTER

Create a regional urban center along the I-15 corridor between 2100 North and the Timpanogos Highway that facilitates business and economic growth while creating an urban neighborhood that provides opportunities for alternative modes of transportation.

Park Place Suites Zone Change

Aerial

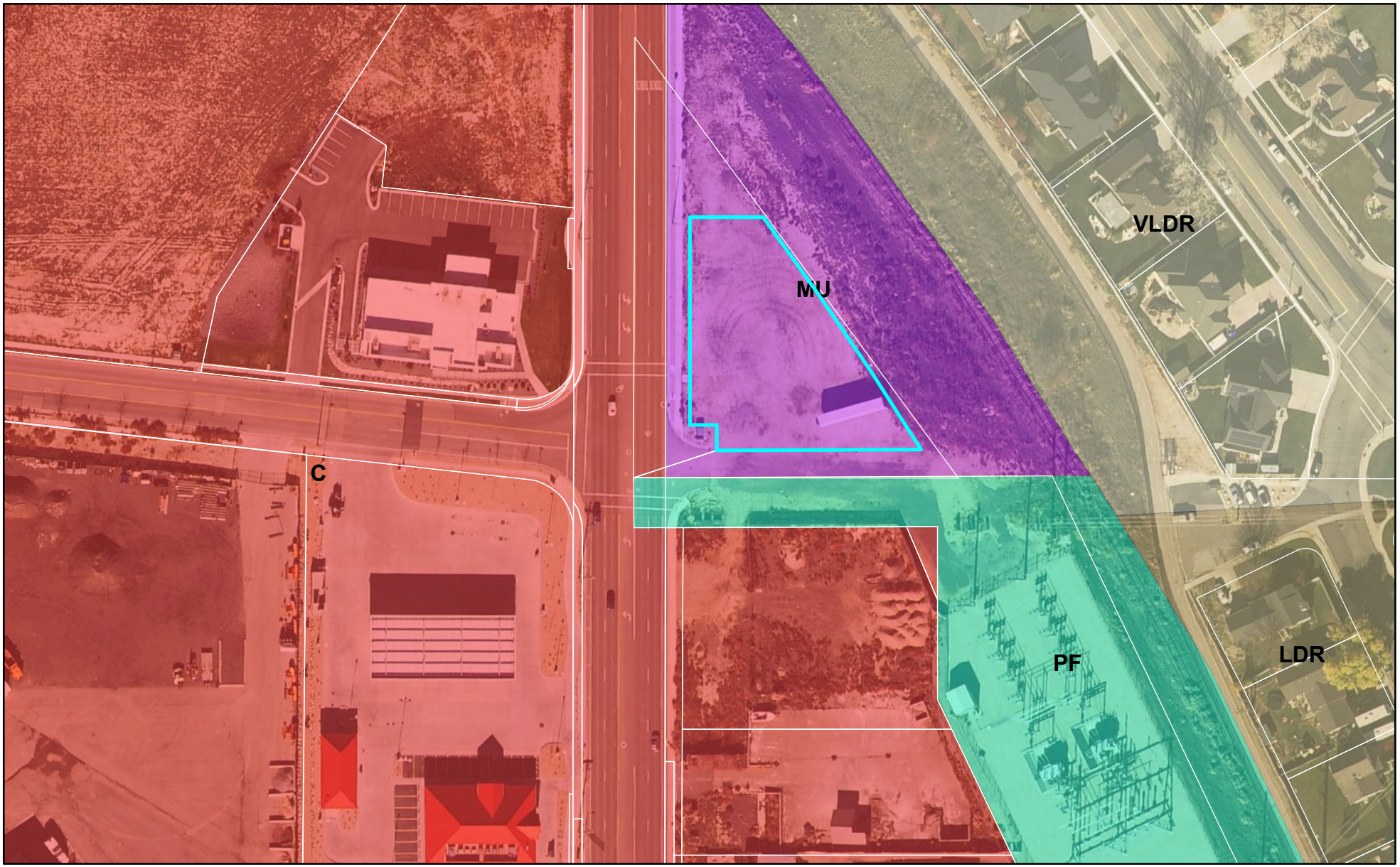


0 130 260 Feet

LEHI CITY

Park Place Suites Zone Change

General Plan

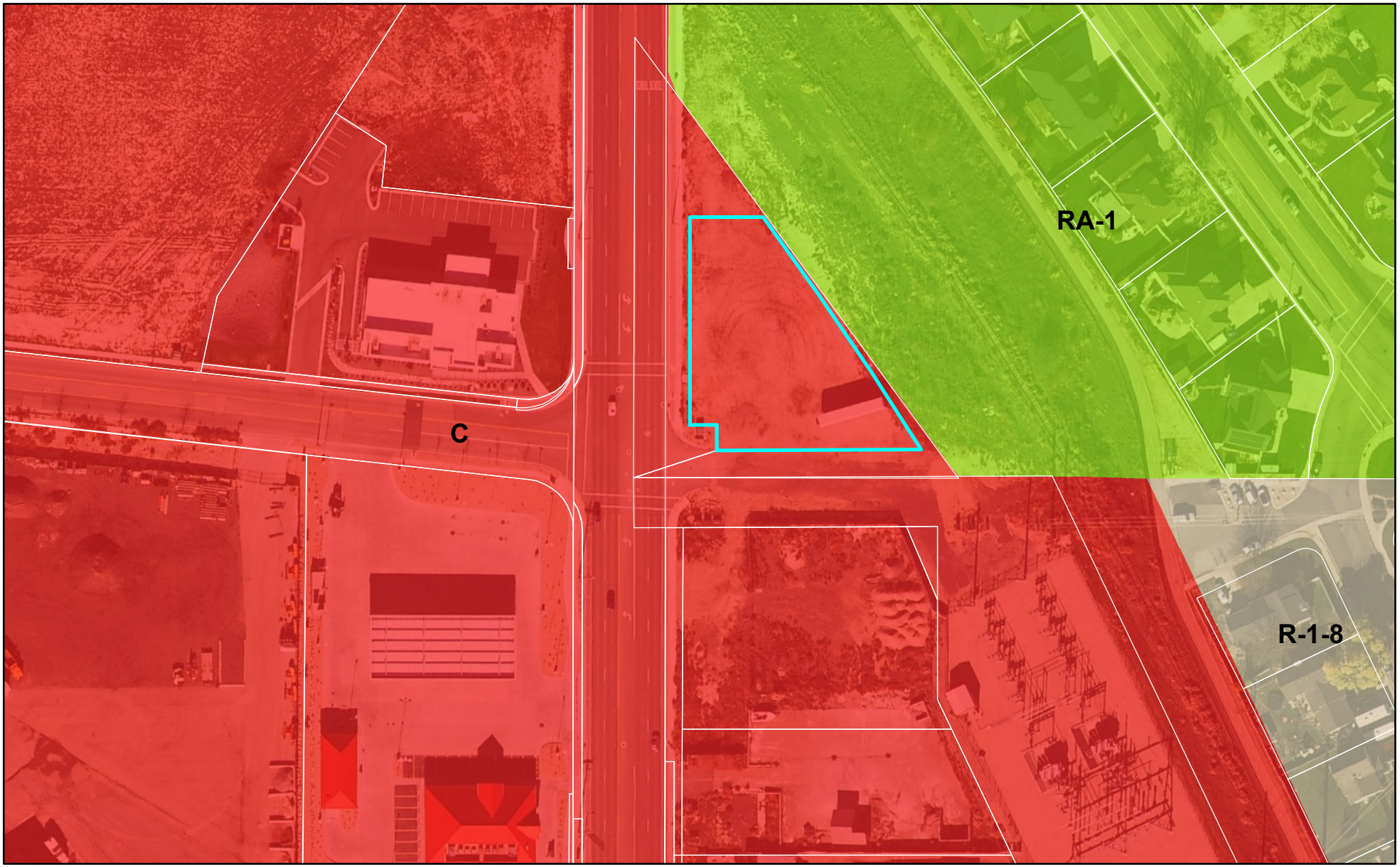


0 130 260 Feet

LEHI CITY

Park Place Suites Zone Change

Zoning



0 130 260 Feet

LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #65-2022 approving the Baker Zone Change, changing the zoning from A-1 (agriculture) to RA-1 (residential/agriculture) on approximately 1-acre located at 818 West 1220 North.

Suggested Action:

Attachments:

CC Staff Report Baker Zone Change 11.15.22.docx

Baker zone Change 818 W 1220 N DRC 10.12.22.docx

Ord 65-2022.docx

Baker Zone Change narrative.pdf

Baker Zone Change 10.12.22.pdf

Baker Aerial.pdf

Baker GP.pdf

Baker Zoning.pdf

BAKER ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Samuel Baker		
Meeting Date	November 15, 2022		
Requested Action/Purpose	Approval of a proposed zone change		
Location	818 W 1220 N		
Project Area	1- acre		
Existing Zoning	A-1		
Proposed Zoning	RA-1		
Existing General Plan Land Use Designation	VLDRA		
Adjacent Zoning and Land Use	*North*	R-1-Flex	Trinnaman Farms Subdivision
	South	A-1	Single family residential
	East	A-1	JD Flag Lot Subdivision
	West	A-1	Country Place Estates Subdivision
Date of DRC Review	October 12, 2022		
Date of Planning Commission Review	October 27, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES



VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

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

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 05.020. Zoning Districts Purpose.

C. The purpose of the Very Low Density Residential Agricultural Districts **(A-5, A-1, and R-1-22)** is to provide for single-family residential areas within a rural setting. RA-1 may also be permitted on properties that are no larger than two acres in size.

PROPERTY HISTORY

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.
October 28, 1986 – The Country Place Estates Plat C Subdivision was approved by the Lehi City Council.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-1 to RA-1 on 1-acre of property located at 818 West 1220 North. This zone change is consistent with the approved General Plan designation of VLDRA (very low-density residential agriculture) on this specific property because RA-1 is allowed on properties that are less than two acres. The zone change will allow the development of the property in a way that is consistent with the General Plan. The applicant plans to develop the property with a flag lot. The zone change to RA-1 is needed to facilitate meeting the lot size and frontage requirements.

The DRC had six comments, including the following:

1. As a condition of recording the zone change ordinance, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The amount would be .45 acre feet of culinary water for a potential new home (if flag lot is approved), and 2.56 acre feet per acre for the new lot area (if flag lot is approved).
2. RA-1 is permitted zoning for VLDRA on properties that are no larger than two acres in size.
3. FYI, if the zone change is approved, at the time of subdivision, either the lot frontages need to be met or a flag lot proposed that meets the requirements.
4. For a flag lot, a minimum setback of 30 feet is required from the existing house to the existing property line to accommodate the 20' required flag stem and to maintain a minimum 10' side yard setback for the RA-1 zone. Applicant needs to verify that a flag lot is possible.

Please consider including the DRC comment as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed zone change. Any motion should include findings.

Possible findings include:

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed zone change is consistent with the VLDRA designation of the General Plan because the property is under two acres in size.
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on October 27, 2022. The minutes and motion from this meeting are as follows:

Baker Residential Zone Change
DRC Redline Comments

Samuel Baker – requests review of the Baker Zone Change located at 818 W 1220 N changing the zoning from A-1 to RA-1 on approximately 1-acre.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Sam Baker
Date of Plans Reviewed: 10/2/22
Time Start: 1:36 pm
Time End: 1:50 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg/Ryan – Water/Sewer: No comments
Trent – Parks:
1. Note: Future subdivision will require a 6' no-climb fence along all adjacent properties.

Gary – Building/Inspections:
2. If future plans are to subdivide, how will the new lot be accessed?

Jacob– Public Works: No comments
Ross – Engineering: No comments
Kim – Planning:
3. As a condition of recording the zone change ordinance, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The amount would be .45 acre feet of culinary water for a potential new home (if flag lot is approved), and 2.56 acre feet per acre for the new lot area (if flag lot is approved).
4. RA-1 is permitted zoning for VLDRA on properties that are no larger than two acres in size.
5. FYI, if the zone change is approved, at the time of subdivision, either the lot frontages need to be met or a flag lot proposed that meets the requirements.
6. For a flag lot, a minimum setback of 30 feet is required from the existing house to the existing property line to accommodate the 20' required flag stem and to maintain a minimum 10' side yard setback for the RA-1 zone. Applicant needs to verify that a flag lot is possible.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 27, 2022

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.

ORDINANCE NO: 65-2022

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 818 W 1220 N

WHEREAS, Samuel Baker, owner of property located at approximately 818 W 1220 N and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as RA-1; and

WHEREAS, following a public hearing on October 27, 2022, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on November 15, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of October 27, 2022; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to RA-1.

PART II:

A. If a provision of this Ordinance -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 15th day of November 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

BAKER ZONE CHANGE PARCEL NUMBERS

36:285:0004

BAKER ZONE CHANGE PROPERTY LEGAL DESCRIPTION

LOT 4, PLAT C, COUNTRY PLACE ESTATES SUB. AREA 1.01 ACRES.

Samuel & LeAndra Baker
818 W 1220 N
Lehi, UT 84043

10/2/2022

To Whom it May Concern,

We're applying to subdivide the back 1/3 of our 1-acre lot in Lehi, located at 818 W 1220 N. To the best of our knowledge this rezoning proposal is in agreement with the Lehi general plan. We do not anticipate our proposal to result in negative effects to the adjoining properties. The benefit to the wider community would be the addition of another building plot within Lehi city limits.

Sincerely,
Sam & LeAndra Baker

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818 W 1220 N St, Lehi, UT 84043



818 W 1220 N St

Building

Directions | Save | Nearby | Send to phone | Share

818 W 1220 N St, Lehi, UT 84043

Suggest an edit on 818 W 1220 N St

Add a missing place

Add your business

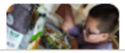
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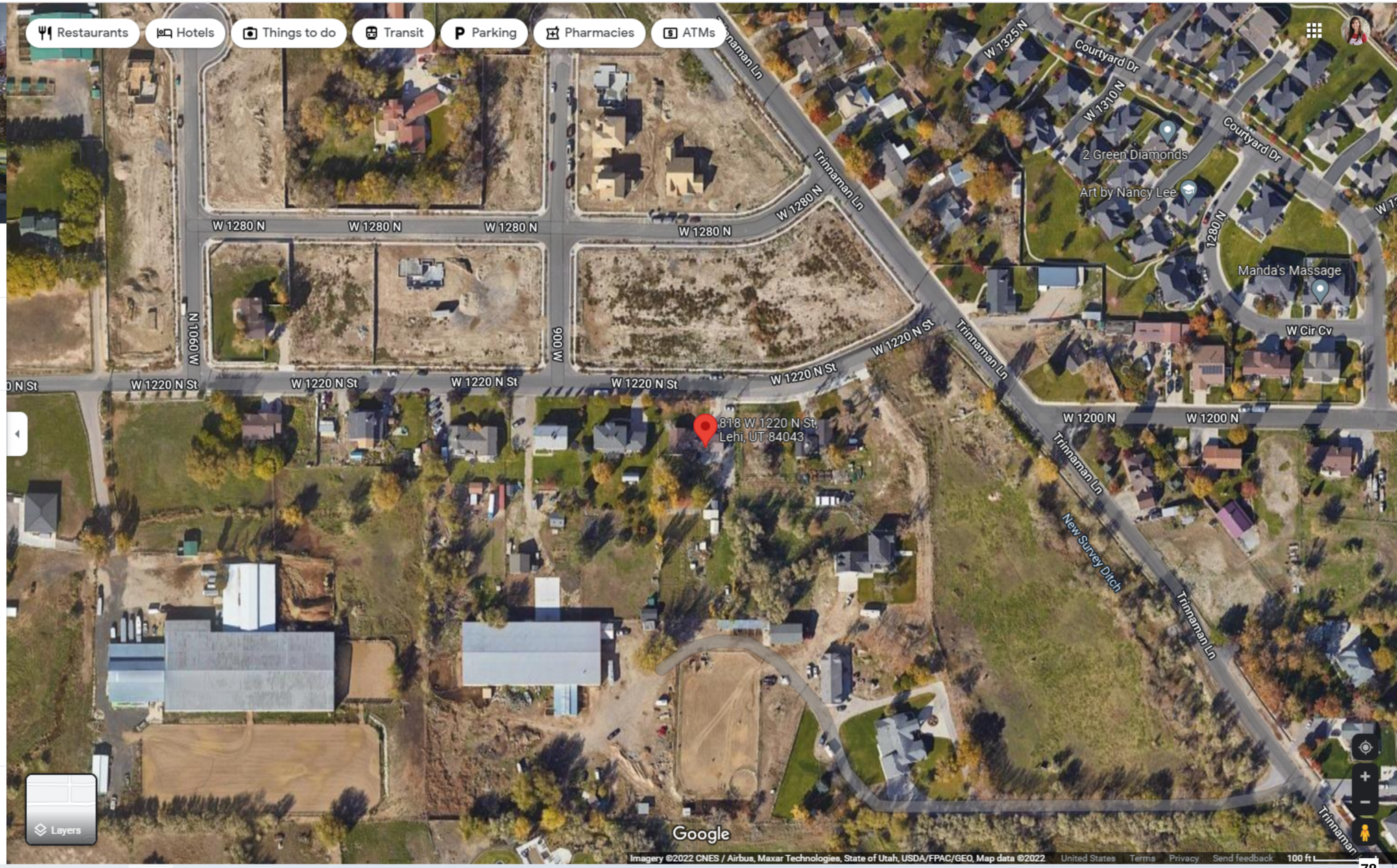
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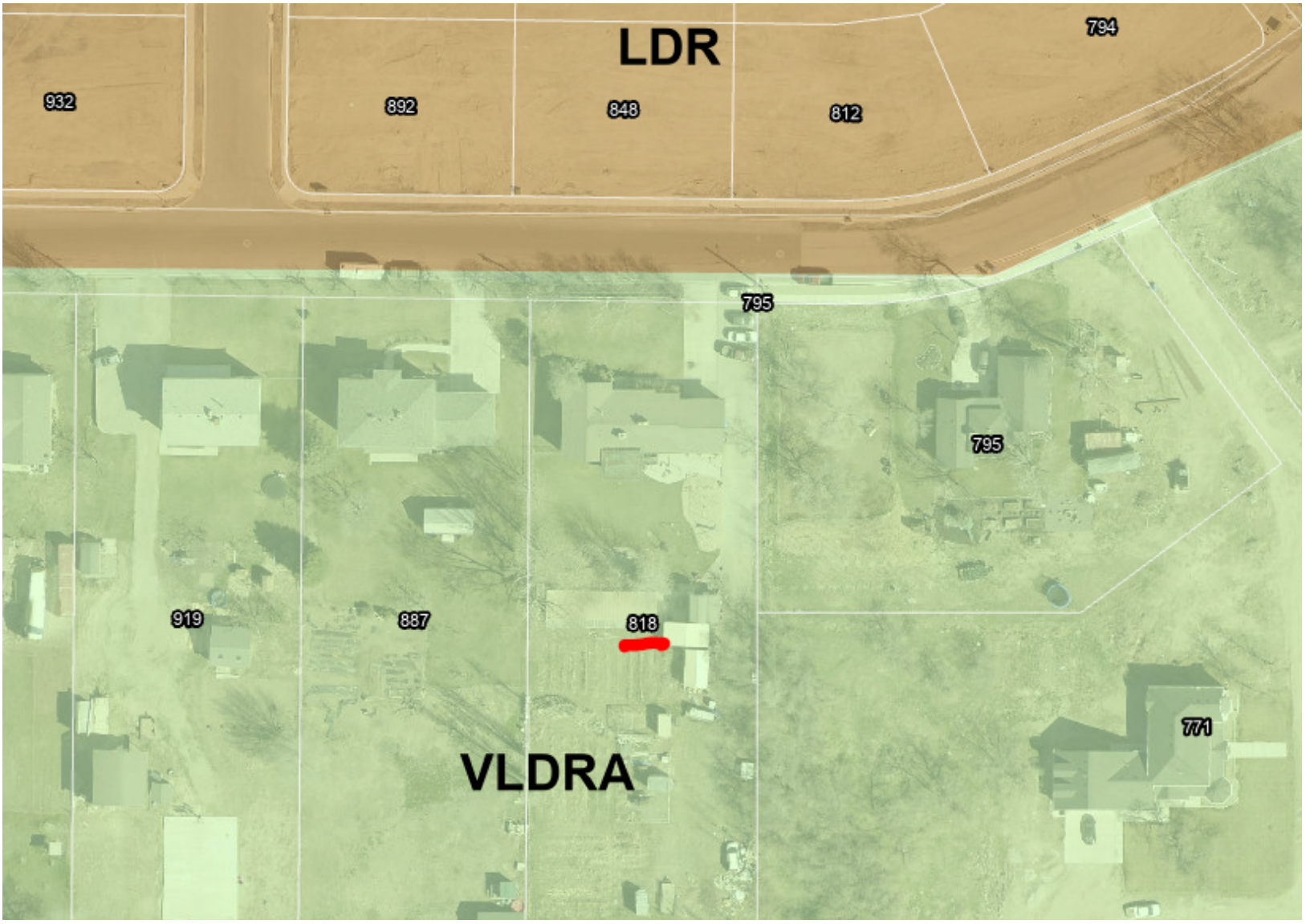
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Nu Century Custom Home Building





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10/2/2022


LDR
794
932
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VLDRA

Baker Zone Change

Aerial



LEHI CITY

Baker Zone Change

General Plan



0 210 420 Feet

LEHI CITY

Baker Zone Change

Zoning



0 210 420 Feet

LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #64-2022 approving the Ken Garff Porsche Development Code Amendment to Chapter 24 allowing the parking expansion for a legal nonconforming use.

Suggested Action:

Attachments:

CC Staff Report Ken Garff Porsche Dev Code Amendment 11.15.22.docx

Porsche Development Code Amendment DRC 10.12.22.docx

Ord 64-2022.docx

Ken Garff Porsche Development Code Amendment Chapter 24.pdf

KEN GARFF PORSCHE DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Chris Bick
Meeting Date	November 15, 2022
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	October 12, 2022
Date of Planning Commission Review	October 27, 2022

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.

Section 24.030. Expansion or Enlargement.

A. Land. The site area devoted to a nonconforming use shall not be increased.

B. Buildings. The Hearing Examiner may allow the remodeling, reconstruction, expansion or enlargement of a nonconforming building or structure, but only to an extent not to exceed thirty (30%) of the floor area that existed at the effective date of this Code. Such remodeling, reconstruction, expansion or enlargement shall not be authorized by the Hearing Examiner unless the applicant can demonstrated that the remodeling, reconstruction, expansion or enlargement will not:

1. increase traffic volume or congestion in the immediate vicinity.

2. adversely affect the character, appearance, or other amenities of the subject property or surrounding properties.

3. reduce property values in the surrounding area.

REPORT ANALYSIS

The applicant requests approval of a proposed Development Code Amendment to Section 24.030 Expansion or Enlargement of Nonconforming Uses. The existing Code states that the land area cannot expand for non-conforming uses. The applicant proposes language that would allow the land area to expand as long as it is a vacant lot next to the non-conforming use and if the expansion is used for parking.

The applicant indicated that they would like to change their language included in the original submittal. The original language said that the parking area could increase by 30 percent, the applicant wants to change it to the *land area* of the nonconforming use can increase up to 30 percent.

The DRC had a comment to eliminate the end of the proposed wording that talks about consistency with the General Plan, because nonconforming uses are, by definition, not in conformance with the General Plan. The Assistant City Attorney also took a look at the proposed amendment. He also agreed that the sentence about consistency with the General Plan should be removed.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed amendments to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code Amendment will allow some/provide too much opportunity for expansion of nonconforming uses.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Development Code Amendment on October 27, 2022. They provided a negative recommendation. The minutes and motion from that meeting will be sent separately.

Porsche Ch 24 Development Code Amendment
DRC Redline Comments

Chris Bick- requests review of the Ken Garff Porsche Development Code Amendment to Chapter 24 allowing the parking expansion for a legal nonconforming use.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Brett Godfrey, Chris Bick
Date of Plans Reviewed: 10/4/22
Time Start: 2:01pm
Time End: 2:09pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg/Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Kim – Planning:
1. Applicant wants to change the wording from "previous parking area" to "lot area"
2. Eliminate the last part of the sentence saying, “if the Planning Commission deems the use as consistent with the General Plan”.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 27th

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.

ORDINANCE NO: 64-2022

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 24 EXPANSION OF LEGAL NONCOFORMING USES

WHEREAS, the applicant propose to amend Chapter 24 of the Lehi City Development Code, allowing the area to expand for legal nonconforming uses; and

WHEREAS, the applicant seeks to allow for the expansion of use size to allow for additional parking for legal nonconforming uses; and

WHEREAS, following a public hearing on October 27, 2022, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a negative recommendation to the City Council; and

WHEREAS, on November 15, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record, and which include the staff report, minutes from the Planning Commission meeting of October 27, 2022, and the negative recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 24 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 24 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 64 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 15th day of November 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DEVELOPMENT CODE AMENDMENT NARRATIVE

Section 24.030. Expansion or Enlargement.

A. Land. The site area devoted to a nonconforming use shall not be increased. However, the parking area for non-conforming uses may extend, in areas where a legal non-conforming use exists next to a vacant lot. The vacant lot may be used to support the existing non-conforming use as long as the expanded parking does not exceed 30% of the previous parking area and if the Planning Commission deems the use as consistent with the general plan.

JUSTIFICATION

(a) The reason and justification for the proposed amendment

- This car dealerships and parking were allowed by right but the code was changed to disallow them after the dealership was built. It is now a legal non-conforming lot.
- Due to the access constraints and existing utilities this unique UDOT parcel, west of the existing dealership, is not likely to be developed. Garff has leased this lot from UDOT to expand its parking and would only use existing access to the rear of the Garff property. Garff would develop a portion of the lot and add landscaping to the rest providing a better look along the trail to a currently vacant lot.

(b) Consistency of the proposed amendment with the goals and policies of the General Plan
The proposed text amendment would still require developments to adhere to current codes but would also allow legal non-conforming lots to develop vacant lots adjacent to their site to Lehi standards.

(c) Compatibility of the proposed zone with the existing land uses of nearby and adjoining properties.
This amendment would only be allowed to assist existing developments that are located adjacent to uses that are already in operation and helps these legal non-conforming uses to be able to expand without their business and develop unused lots without being penalized for code changes.

(d) The effect of the proposed amendment on the character of the surrounding area, and whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties.
The proposed amendments will not adversely affect the surrounding area or uses of nearby and adjoining properties. In fact, it would help beautify Lehi by allowing vacant lots to be absorbed and developed to Lehi standards by existing uses.

(e) The gain to the public health, safety and welfare and overall community benefit from the existing classification to the proposed amendment.

The proposed change will allow for abandoned and vacant lots to be put to use by their neighbor within the confines of the existing code without permitting a new use as it would only support the existing use of the already established business.

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #62-2022 approving the Wesley Gurney zone change from TH-5 (transitional holding) to Light Industrial on 1.84-acres located at approximately 1735 North Boston Street.

Suggested Action:

Attachments:

CC Staff Report Wesley Gurney Parcel Zone Change 11.15.22.docx

Gurney Zone Change DRC 9.28.22.docx

Ord 62-2022.docx

Gurney zone change - narrative.pdf

Gurney Aerial.pdf

Gurney General Plan.pdf

Gurney Zoning.pdf

GURNEY ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Wesley Gurney		
Meeting Date	October 13, 2022		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	Approximately 1730 N Boston St		
Acreage	1.84 acres		
Existing Zoning	TH-5		
Existing General Plan Land Use Designation	Light Industrial		
Proposed Zoning Designation	Light Industrial		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	Commercial	Undeveloped
	South	TH-5	Undeveloped
	East	Light Industrial	Storage business
	West	Saratoga Springs	Single-family residential
Date of DRC Review	September 28, 2022		
Date of Planning Commission Review	October 13, 2022		
Assigned Planner	Katie Bussell		

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 STRATEGIES

LIGHT INDUSTRIAL - The Light Industrial (LI) classification identifies and provides locations for light industrial uses that produce no appreciable impact on adjacent properties and seek a clean and attractive industrial setting. Uses allowed in the LI classification may include automobile and truck rental, auto and truck repair, furniture manufacture and repair, tire distribution and retail sales, upholstery shops, industrial assembly, freight terminal, warehousing, moving and storage, and light manufacturing activity.

Economic Strategic Plan: provides a well-balanced and sustainable economic base for Lehi

PROPERTY HISTORY

November 2, 1992 This property was recorded as part of the Country Mile Plat A subdivision.

September 28, 2020 This property was annexed into Lehi City**.**

August 2, 2022 The property withdrew from the Farmland Assessment.

REPORT ANALYSIS

The applicant requests review and recommendation of the proposed zone change from TH-5 (Transitional Holding) to Light Industrial on the parcel located at approximately 1730 N Boston Street. The proposed zone change matches the General Plan Amendment that was approved in March of this year.

The zone change will create compatible use with the surrounding area. The applicant has stated their intent for a construction equipment rental store to be built on the property, which is consistent with the uses allowed under Light Industrial.

The General Plan includes the Economic Strategic Plan. This plan outlines the need for a well-balanced and sustainable economic base for Lehi. Providing areas where Light Industrial is allowed will provide nearby residents and businesses with the means to do construction work, thus reducing car trips to further places.

DRC had one comment related to water dedication for the Light Industrial Zone. Please include this comment in your motion.

SCOPE OF APPROVAL

Zone changes represent a legislative item. However, where this proposed zone change is to meet the General Plan Land Use designation the Planning Commission would need to provide good reasons to deny the zone change.

As a public hearing item, the public can speak to this item. Comments focused on potential negative impacts and if there are any ways to mitigate against these are especially helpful. The public should assume this will be approved but that they can provide feedback that makes it a better part of the existing community.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed zone change. Any motion should include findings. Possible findings include:

1. The proposed zone change matches the General Plan Land Use Designation.

2. The proposed zone change will allow for a light industrial use in accordance with the goals and policies of the General Plan Land Use Element.
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
5. The overall community benefit of the proposed amendment.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on October 27, 2022. The minutes and motion from this meeting will be attached separately.

Gurney Zone Change From TH-5 to Light Industrial
DRC Redline Comments

Wesley Gurney – requests approval of Gurney Zone Change from TH-5 to Light Industrial on 1.837-acres located at 2538 North Redwood Road

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Wesley Gurney
Date of Plans Reviewed: 9/15/22
Time Start: 1:04 PM
Time End: 1:10 PM

DRC REDLINE COMMENTS:
Glade – Power: No comment.
Garion – Fire: No comment
Greg/Ryan – Water/Sewer: No comment
Trent – Parks: No comment
Gary – Building/Inspections: No comment
Jacob – Public Works: No comment
Ross – Engineering: No comment
Kim – Planning:
1. More clearly state that the proposal is from TH-5 to Light Industrial
2. As a condition of recording the zone change ordinance, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the LI Zone is 1.35 acre feet per acre of culinary water and 1.25 acre feet per acre of irrigation water.

Consistency with the elements of the Lehi City General Plan.

This area has a proposed ***Light Industrial*** on the General Plan.

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

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

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

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

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION (10/13/22)

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.

ORDINANCE NO: 62-2022

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 1730 NORTH BOSTON STREET

WHEREAS, Wesley Gurney, owner of property located at approximately 1730 North Boston Street and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as LI (Light Industrial); and

WHEREAS, following a public hearing on October 13, 2022, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on November 15, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of October 13, 2022; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to Light Industrial.

PART II:

A. If a provision of this Ordinance 62 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the

provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 15th day of November 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

WESLEY GURNEY ZONE CHANGE

PART LOT 2, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS:; COM N 1082.68 FT & W 555.53 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 52' 4" W 340.08 FT; S 17 DEG 40' 46" E 180.09 FT; S 16 DEG 38' 34" E 76 FT; N 89 DEG 52' 4" E 315.69 FT; N 12 DEG 1' 30" W 250 FT TO BEG. AREA 1.837 AC.

Counsel

I'm requesting rezoning of approximately 1.84 acres that was annexed in to Lehi last year with The Boyd Brown and Edge Homes annexation.

I have raised a little hay on it over the years but with the annexation the county pulled it out of greenbelt and it's not worth paying the taxes to keep it. The General Plan and the property next to it is zoned Light Industrial so it appears to me that rezoning it and selling it to someone that wants to build something that would benefit the public and the economy of Lehi is probably the best thing to do with it.

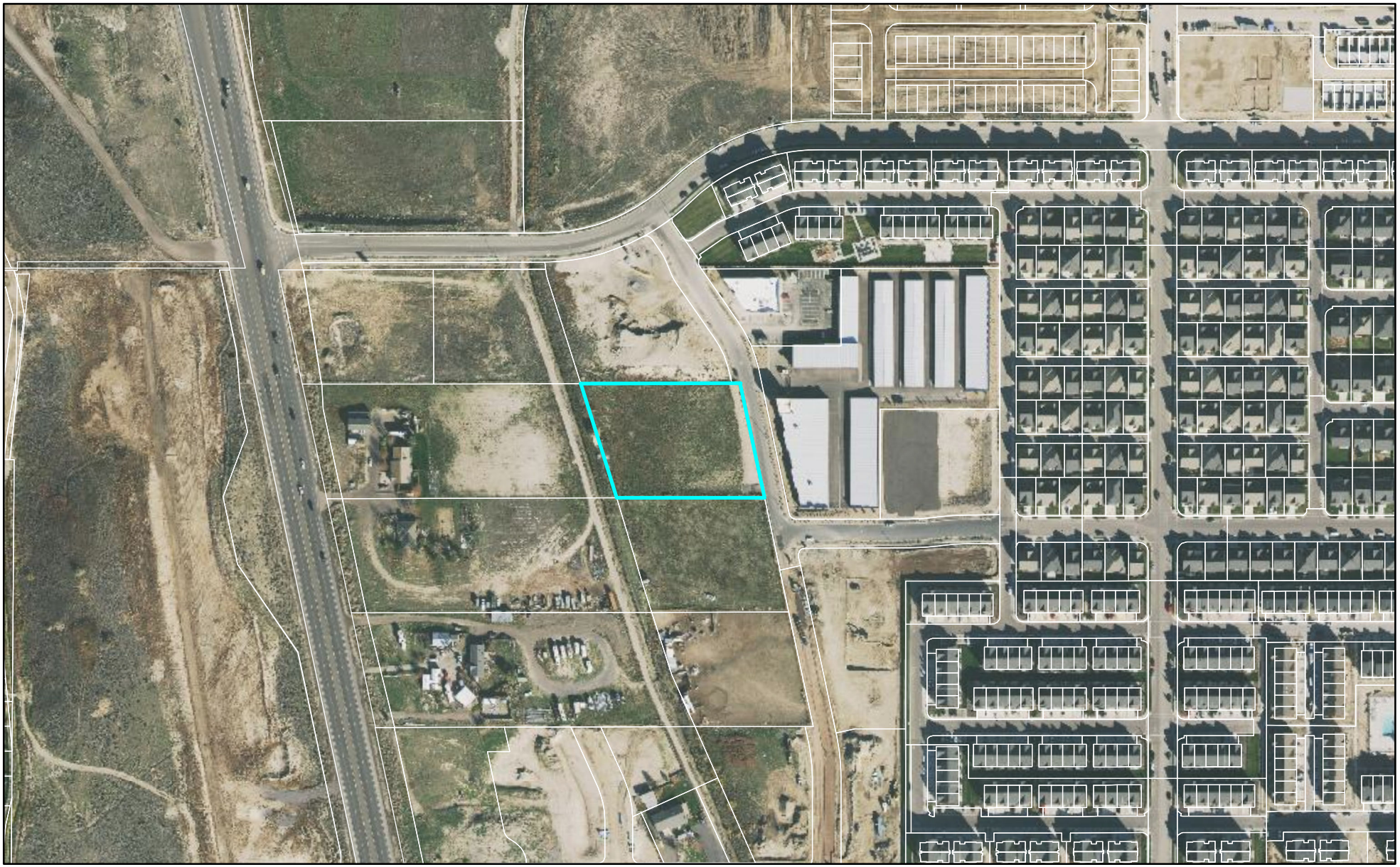
There is a privet swim school, storage unites and a body shop on the same street that are all in the Light Industrial Zone so the zone change would be compatible and consistent with the surroundings.

Thanks for your time.

Wesley Gurney

Gurney Zone Change

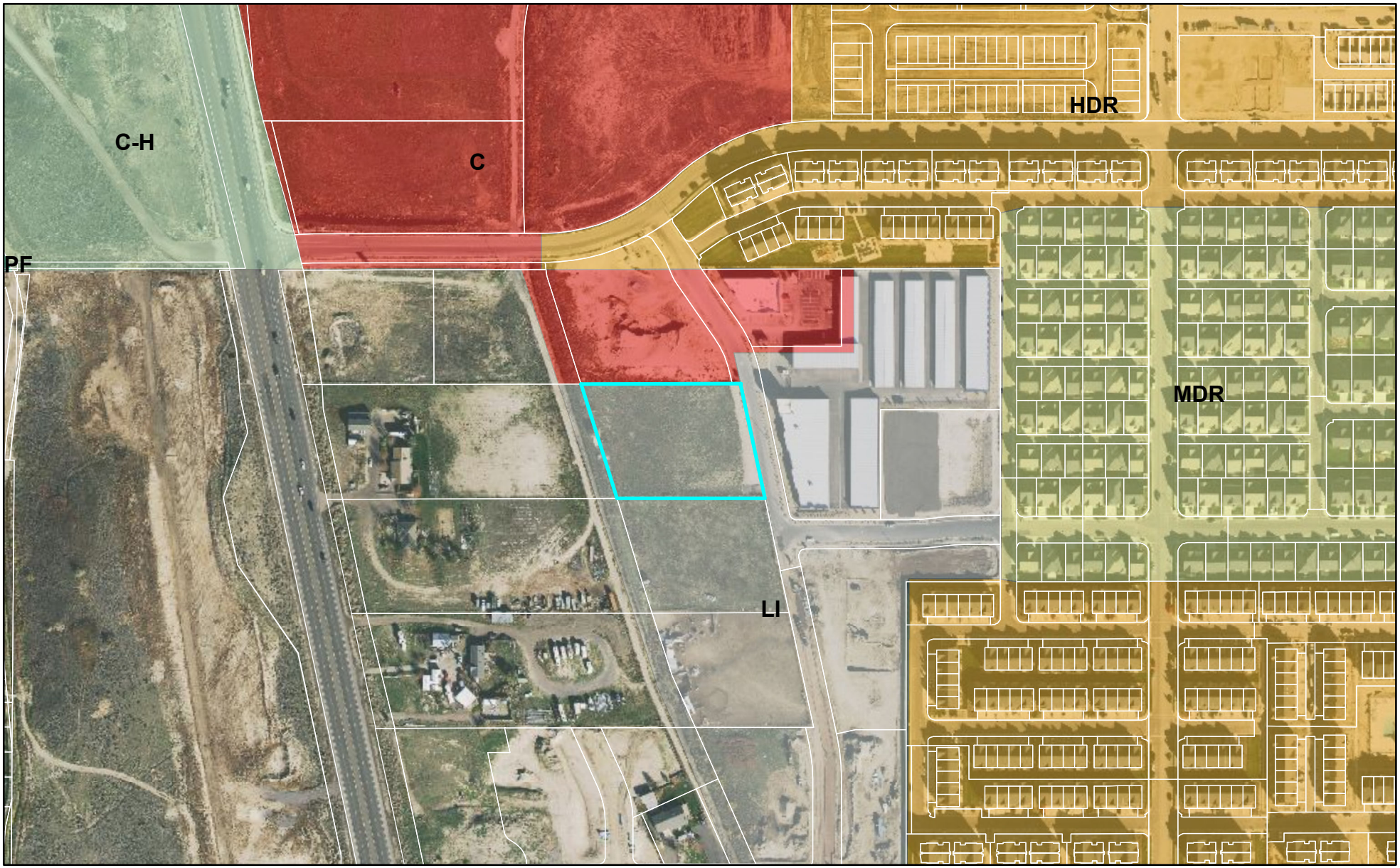
Aerial



LEHI CITY

Gurney Zone Change

General Plan

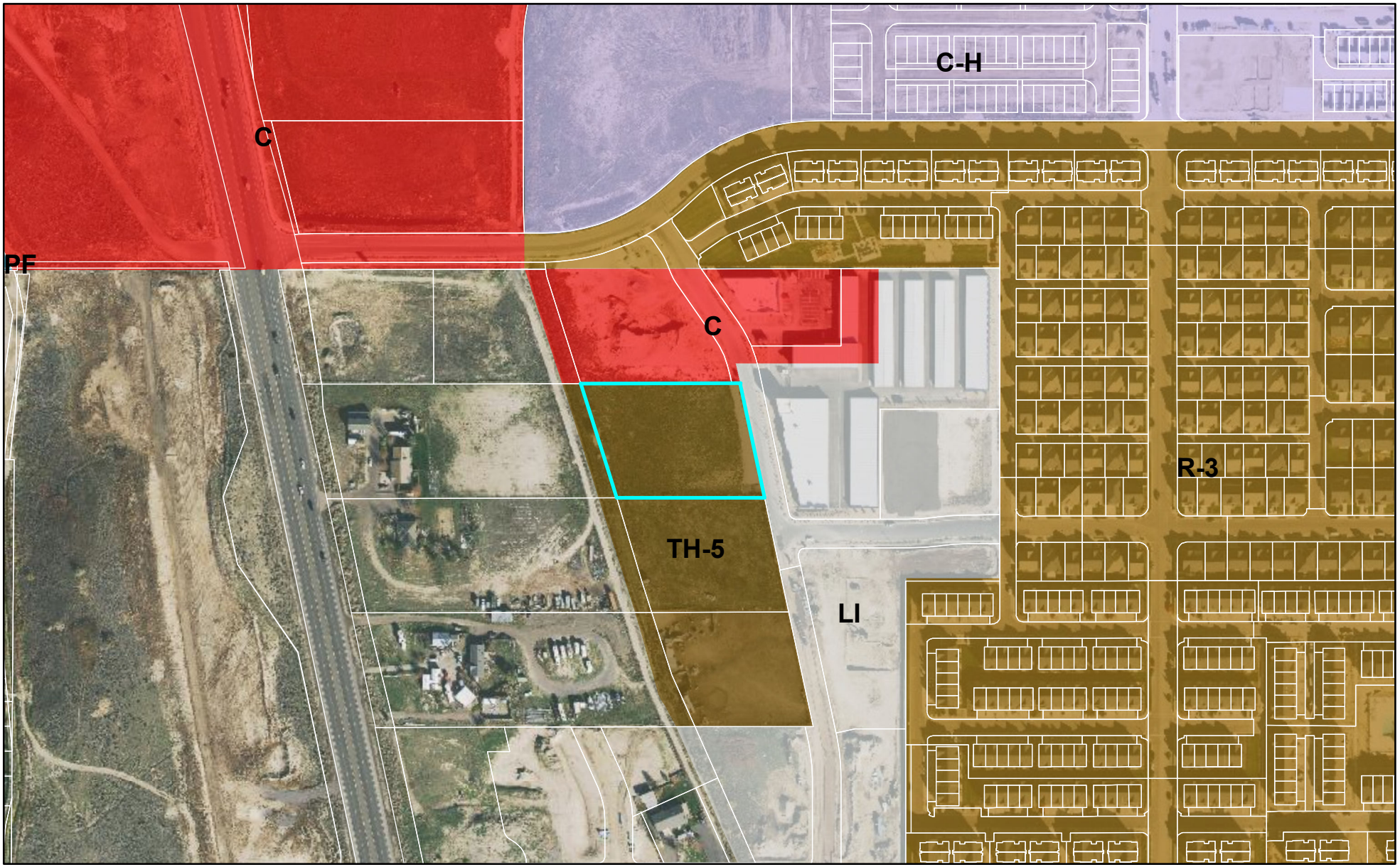


0 350 700 Feet

LEHI CITY

Gurney Zone Change

Zoning



LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #63-2022 a Development Code amendment to Table 37.080 adding parking requirements for residential clubhouses.

Suggested Action:

Attachments:

CC Staff Report Residential Clubhouse Parking Dev Code Amendment 11.15.22.docx

Residential Clubhouse Parking- Lehi City DRC 09.14.22.docx

Ord 63-2022.docx

TBL37.080 Parking Clubhouse.pdf

TABLE 37.080 RESIDENTIAL CLUBHOUSE PARKING DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	November 15, 2022
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	September 14, 2022
Date of Planning Commission Review	October 13, 2022

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

City Council recently approved a Development Code Amendment increasing the parking requirement for multi-family housing and including proximity requirements. One of the DRC comments with that approved amendment stated that a parking requirement needed to be added for residential clubhouses. Staff determined this should come through as a separate amendment for review and approval.

The proposed amendment adds the parking requirement of one stall per 300 square foot of clubhouse and if applicable one stall per 200 square feet of pool space. This represents a pretty conservative stall requirement. In doing some rough calculations of existing clubhouses, it appears that they would meet or exceed this requirement. The proposed amendment also includes a note that a reduction can be requested if accessibility to on-street parking is provided.

The DRC had no comments on the proposed Development Code Amendment.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed amendment to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code Amendment will provide a minimum requirement for parking stalls at residential clubhouses.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Development Code on October 13, 2022. The minutes and motion from that meeting will be sent out separately.

Table 37.080- Parking Requirements for Residential Clubhouses
DRC Redline Comments

Lehi City- requests review of amendments to Table 37.080 Parking, adding requirements for residential clubhouses.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present:
Date of Plans Reviewed: 9/1/22
Time Start: 4:05pm
Time End: 4:05pm

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 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.

ORDINANCE NO: 63-2022

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE TABLE 37.080, ADDING PARKING REQUIREMENTS FOR RESIDENTIAL CLUBHOUSES

WHEREAS, it has become necessary to amend Table 37.080 of the Lehi City Development Code, to add a parking requirement for residential clubhouses; and

WHEREAS, this amendment seeks to provide a minimum requirement of parking spaces; and

WHEREAS, following a public hearing on October 13, 2022, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on November 15, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of October 13, 2022, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Table 37.080 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Table 37.080 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 63 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City Code be

updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 15th day of November 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

TABLE 37.080
TABLE OF OFF-STREET PARKING REQUIREMENTS

(Amended 12/12/00; 05/08/01; 10/25/05; 12/14/10; 01/13/15; 01/26/16; 08/09/16; 06/09/20; 08/23/22)

USE	PARKING SPACES REQUIRED
RESIDENTIAL USES	
Single-Family Dwelling	2 stalls per dwelling unit, not in tandem configuration, and both stalls must be within a fully enclosed garage. Lots with less than 50' of frontage shall provide additional off-street parking stall(s) at a rate of one space for every three dwelling units.
Two-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration. 1 stall per unit to be within a fully enclosed garage.
Three-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration. 1 stall per unit to be within a fully enclosed garage.
Four-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration. 1 stall per unit to be within a fully enclosed garage.
Multi-Family Dwellings – One bedroom or less (>4 dwelling units) (see Sec. 12.130 B)	1 stall per dwelling unit which must be within an enclosed garage or parking structure 1 additional parking stall per 3 dwelling units. All additional off-street parking must be within 300 feet of the assigned units.
Multi-Family Dwellings – Two or more Bedrooms (>4 dwelling units) (see Sec. 12.130 B)	2 stalls per dwelling unit (not in tandem configuration, one of which must be within an enclosed garage or parking structure. 1 additional parking space per 3 dwelling units. All additional off-street parking must be within 300 feet of the assigned units.
Townhouses (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration, one of which must be within an enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2.5 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 250 feet of the assigned units.

USE	PARKING SPACES REQUIRED
Condominiums (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration, one of which must be within a fully enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 200 feet of the assigned units.
Clubhouse	1 space per 300 square feet of clubhouse area 1 stall per 200 square feet of pool area (if applicable) The accessibility to on-street parking and lower density of housing next to the clubhouse may allow for a reduction in the number of stalls. The applicant shall provide justification for a reduction and the Traffic Engineer will give a recommendation. All parking reductions shall require Planning Commission approval.
Manufactured Home	2 stalls per dwelling unit, not in tandem configuration.
Group Homes	1 stall per each 4 residents plus 1 for each 2 employees during regular hours.
Nursing Home	1 stall for each 4 patient beds plus 1 for each employee during regular hours.
Assisted Living Facility	1 stall for each 2.25 patient beds.
Retirement Home/Center	1 stall for every 1.5 sleeping unit plus 1 for each employee during regular hours.
PUBLIC/CIVIC USES	
Churches	1 stall for every 4 seats in the assembly area.
Civic/Public Buildings/Public Facilities/Museums	As approved by the Planning Commission.
Elementary Schools	2 ½ stalls per Classroom.
Junior High Schools	3 stalls per Classroom.
High Schools	1 stall per Staff member, plus 10% of Staff parking for Visitors, plus spaces for 40% of student population at capacity or current enrollment whichever is greater.
Parks and Playgrounds	As approved by the Planning Commission.
Open Space, Trails and Greenways	As approved by the Planning Commission.
NON RESIDENTIAL/OTHER USES	

USE	PARKING SPACES REQUIRED
Athletic Instruction, including Dance, Gymnastics, and Martial Arts	1 stall per each 300 square feet of gross floor area.
Automobile Sales	1 stall per each 500 square feet of gross showroom area plus 1 space per employee in addition to inventory stalls.
Automobile Service and Repair	4 stalls per service bay.
Bed And Breakfast Inn	1 stall per each sleeping unit plus 1 for each employee during regular hours.
Commercial Recreational Facility – Without tournament seating	1 stall per each 500 square feet of gross floor area.
Commercial Recreational Facility – With tournament seating	1 stall per each 500 square feet of gross floor area plus 1 stall per each 3 seats at maximum capacity.
Corporate Offices, Professional Offices, Business Offices and Financial Institutions	1 stall for each 300 square feet of gross floor area.
Day-care (in home)	2 stalls.
Day-care (commercial)	1 stall per each 300 square feet of gross floor area.
Funeral Homes	20 stalls or 1 stall for each 30 square feet in all assembly areas.
Hospitals	1 stall for each two patient beds plus 1 space for each employee during regular working hours.
Hospitals – Small Animal	1 stall for each 300 square feet of gross floor area.
Hotels/Motels	1 stall for each sleeping unit plus 1 space for each employee during regular working hours.
Manufacturing, Industrial, Wholesale establishments	1 stall for each person employed during regular working hours and adequate spaces for all company owned vehicles and visitors.
Medical Clinics	1 space for each 250 square feet of gross floor area.
Night Club	1 stall for each 300 square feet of gross floor area.
Personal Services	1 stall for each 300 square feet of gross floor area.
Plant Nursery with Outdoor Display	10 stalls per acre.
Research and Development Facilities/Medical or Dental Laboratory	1 stall for each 300 square feet of gross floor area.
Restaurants Dine-in/Brew Pub	1 stall for each 2.5 seats plus 0.5 spaces per employee on the largest shift (minimum of 5 employee spaces).
Restaurants – Drive-thru (Food establishment with large proportion of take-out business)	1 stall per 150 square feet of gross floor area (does not include drive thru stalls or waiting areas).

USE	PARKING SPACES REQUIRED
Retail Stores	1 stall for each 300 square feet of gross floor area.
Schools – Vocational and Technical	1 stall for each employee plus 1 stall per each 3 students at maximum capacity.
Short Term Rentals	1 stall per bedroom.
Sports Fields, Sporting Facilities, Arenas	1 stall for every 3 seats at maximum capacity or as approved by the Planning Commission.
Theaters, Sports Arenas, Public Assembly Areas	1 stall for each 3 seats at the maximum seating capacity or as approved by the Planning Commission.
Other non-residential uses not otherwise listed	1 stall per each 500 square feet of gross floor area or as approved by the Planning Commission.
MIXED USES	
Mixed Use – Residential/Commercial	Required parking based on total of combined uses with up to 30% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.
Transit Oriented Development – As defined by Chapter 38 of the Development Code	Required parking based on total of combined uses with up to 50% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #67-2022 a Development Code amendment pertaining to the Mixed-Use zone: Chapter 5, Chapter 15, Table of Uses, and Table of Bulk and Intensity.

Suggested Action:

Attachments:

CC Staff Report Mixed Use Development Code Amendment 11.15.22.docx

Development Code Amendment Mixed-Use DRC 05.25.22.docx

Ord 67-2022.docx

Development Code Amendment MU 10.13.22 Ch 5, 15, table of bulk, table of uses (CORRECT).pdf

MIXED USE DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	November 15, 2022
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	May 25, 2022
Date of Planning Commission Review	October 13, 2022

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.

PROPERTY HISTORY

July 14, 2022 – The Planning Commission tabled the discussion on the Mixed-Use Development Code amendment.

3.8) Public hearing and recommendation of Lehi City's request for review of Development Code amendments pertaining to the Mixed-Use zone: Chapter 5, Chapter 15, Table of Uses, and Table of Bulk and Intensity.
Jacob Curtis presented information on the agenda item.

Commissioner Nielsen opened the public hearing item and acknowledged the online comment.

Commissioner Nielsen closed the public hearing item.

Commissioner Carlson asked about mixed use, multiple kinds of use, parking, landscape and useable open space, a better definition for grocers and commercial use. Commissioner Nielsen expressed that he felt more flexibility should be allowed in more areas for mixed use besides TOD zones. Mike West stated the General Plan will be changing over time too. Commissioner Newall liked setting open space requirement to allow for exceptions.

Motion: Commissioner Carlson moved to table **Lehi City's request for review of Development Code amendments pertaining to the Mixed-Use zone: Chapter 5, Chapter 15, Table of Uses, and Table of Bulk and Intensity**; to come back to the Commission within the next 60 days to evaluate and clarify as discussed. Commissioner Jackson seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Britton, yes; Commissioner Carlson; yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The vote passed unanimously.

REPORT ANALYSIS

Lehi City requests approval of a Development Code amendments pertaining to the Mixed-Use zone in Chapters 5, 15, Table of Uses, and the Table of Bulk and Intensity. A breakdown of the proposed revisions in each Chapter is given below.

Chapter 5 – Establishment of Zoning Districts
The amendment to Chapter 5 proposes to remove references to the Historic Commerce, Industrial, and Sports Entertainment zones. The General Plan Land Use update in January 2022 removed these designations from the map and text. This proposed amendment would result in the Development Code matching the designations on the approved General Plan. Additionally, the Mixed-Use zone was updated to reference that density for projects will be contingent on the Maximum TOD and Mixed-Use Density Map, which was added at the end of the chapter.

The map at the end of the chapter shows the maximum density of all the TOD and Mixed-Use General Plan Land Use Designated Areas throughout the City. It also includes a note stating that the Lehi City Engineer will determine the maximum density allowed for any proposed development project based on existing infrastructure. The Engineer can also require upgrade to existing infrastructure and additional studies as needed. This map will need to be updated to account for recently approved General Plan amendments along 1200 W and West Main Street.

Chapter 15 – Area Plans
The amendments to Chapter 15 change the title to Area and Land Use Plans. It also includes language that would require a land use plan for all projects in the TOD and Mixed-Use zones that are under 40 acres and include residential land uses. This change is being proposed to allow for the review of density and overall layout with a land use plan for larger projects. This will allow for earlier discussions about infrastructure improvements, density amounts, and proposed land uses for projects. The proposed amendment also outlines what should be included in a land use plan for Mixed-Use and Transit Oriented Development projects.

Table 05-040-B (Bulk and Intensity- Nonresidential Zones)
Prior to the proposed amendment, there were three separate table of bulk and intensity tables for varying land uses. The amendment proposes to combine all nonresidential uses into one table to simplify the Code. This table would work in conjunction with the current residential zone table.

Other minor changes were made to allow more flexibility for development within the Mixed-Use Zone and for the Mixed-Use zone to match the other nonresidential zones.

Table 05-030-B (Table of Uses- Nonresidential Zones)
Prior to the proposed amendment, the table of uses has been three separate tables. The amendment proposes to combine all nonresidential uses into one table to simplify the code. This table would work in conjunction with the current residential zone table.

Several changes were made to the table including adding, deleting, and clarifying uses. In addition, a note was added to the bottom of the table referencing the TOD and Mixed-use Density Map. Though many changes were made, the intent was to clean up the table of uses making it more clear for future development.

DRC Comments
The DRC had one comment on the proposed Development Code amendment. The Engineering Department wanted to meet with Planning to discuss and make minor updates. That meeting occurred and updates were made.

Changes Made After the First Planning Commission
After Planning Commission, Staff met to discuss the recommendations made with the motion to table. Staff felt that several of the recommendations will work best in future Design Standards specifically tailored to the Mixed-Use zone. Changes were made to this amendment to address recommendations where possible. The list below contains the comprehensive recommendations given at the July 14th meeting. Noted are where changes were made or if these items will be included in the future Design Standards.

1. Limit parking requirements- this was determined to be already existing within the Code. Mixed-Use allows for a 30% reduction to the required parking on the total of combined uses with a recommendation from a licensed traffic engineer and approval by the Planning Commission. It also allows for shared parking agreements.

2. Tree bank as an exception to the Code requirements- future Design Standard consideration.

3. Remove "should" from the Code sections for land use plan and in general- this update was made.

4. Vertical mixed vs horizontal mixed use- we have allowed both within the table of uses. We can add further requirements in the Design Standards.

5. Parking garage screening, rooftop amenities- future Design Standard consideration.

6. Ground level sidewalk orientation- future Design Standard consideration.

7. Rooftop spaces- future Design Standard consideration.

8. Ensure it is clear that the max number of residential units is the intent of the density map- this update was made.

9. Change density per acre to max number of residential units in bulk and intensity- this update was made.

10. Put a range on grocery store sizes- small grocery store added to table of uses with updates to definitions chapter to come soon.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code Amendment allows for residential units within the Mixed-Use Zone in conformance with the goals and policies of the General Plan Land Use Element.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on October 13, 2022. The minutes and motion from this meeting are as follows:

Mixed-Use Development Code Amendments
DRC Redline Comments

Lehi City- requests review of Development Code amendments pertaining to the Mixed-Use zone: Chapter 5, Chapter 15, Table of Uses, and Table of Bulk and Intensity.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Planning Department
Date of Plans Reviewed: **5/12/22**
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering:
1. Planning and Engineering need to meet to discuss proposed amendment.

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

THIS ITEM WILL NEED TO RETURN TO DRC

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

ORDINANCE NO: 67-2022

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTERS 5, 15, AND THE ASSOCIATED TABLES

WHEREAS, it has become necessary to amend Chapters 5, 15, and the associated tables of the Lehi City Development Code, updating the mixed-use zone; and

WHEREAS, this amendment seeks to clarify the approval process for projects in the mixed-use zone and the allowed uses within that zone; and

WHEREAS, following a public hearing on October 13, 2022, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on November 15, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of October 13, 2022, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapters 5, 15, and the associated tables of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapters 5, 15, and the associated tables of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance 67 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City Code be

updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 15th day of November, 2022.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

CHAPTER 05

ESTABLISHMENT OF ZONES

(Amended 09/11/18, 11/16/21)

Section 05.010. Zoning by Districts.
Section 05.020. Zoning Districts Purpose.
Section 05.030. Table of Permitted and Conditional Uses.
Section 05.040. Table of District Yard, Bulk and Intensity Requirements.

Section 05.010. Zoning by Districts.

(Amended 10/10/00, 08/07/01, 04/22/08, 09/09/08, 09/11/12, 01/13/15, 02/24/15)

In accordance with the requirement of the Utah Code that zoning within municipalities be by districts, Lehi City, as shown on the Lehi City Zoning Map is divided into the following zoning districts or zones which govern the use, intensity, area and other requirements for the use of land as required by this Code. The Lehi City Zoning Map identifies the geographic distribution of each zone within Lehi City, Utah. All development, use, activity, and authorized permits and licenses shall adhere to all the provisions, standards, and requirements of the applicable zone. To meet the purposes of this Code and the Lehi City General Plan, the City of Lehi is divided into the following zoning districts:

Transitional Holding -5 (TH-5)
Agriculture-5 (A-5)
Agriculture-1 (A-1)
Residential/Agriculture (RA-1)
Residential (R-1-22)
Residential (R-1-15)
Residential (R-1-12)
Residential (R-1-10)
Residential (R-1-8)
Residential (R-1-Flex)
Medium Density Residential (R-2)
Intermediate High Density Residential (R-2.5)
High Density Residential (R-3)
Mixed Use Commercial/Residential (MU)
~~Historic Commerce District (HC)~~
Regional Commercial (CR)
Commercial (C)
Heavy Commercial (C-H)
Commercial/Food Processing (C-1)
Neighborhood Commercial (NC)
Technology and Manufacturing (T-M)
Business Park (BP)
Light Industrial (LI)
Historical/Industrial (HI)
~~Industrial (I)~~
Planned Community (PC)
Resort Community (RC)
~~Sports Entertainment (SE)~~
Public Facilities (PF)
Transit Oriented Development (TOD)

Section 05.020. Zoning Districts Purpose.

(Amended 1/11/00, 10/10/00, 5/22/01, 08/07/01, 11/15/05, 04/22/08, 09/09/08, 06/09/09, 07/28/09, 07/09/13, 02/24/15, 02/13/18, 08/14/18; 01/22/19; 12/8/20)

Consistent with the goals and policies of the Lehi City General Plan, the zoning districts are formulated to provide and achieve the following purposes:

The **Transitional Holding-5 (TH-5)** District is designated primarily for the annexation of land where no water is dedicated upon annexation and where no city culinary water or pressurized irrigation water services will be provided. Characteristic of this district is a continuation of uses and services existing at the time of annexation. All new uses must comply with Table 05-030-A, Table 05-040-A, and Table 12-060 of the Lehi City Development Code. Property may be annexed into the TH-5 district without the requirement of a General Plan amendment. It is, however anticipated that when the property is rezoned, it will comply with the General Plan designation. Otherwise, a General Plan amendment will be required.

Following annexation into the TH-5 District, a single lot may be partially rezoned to a different zoning district so long as the portion of the lot remaining in the TH-5 district is not smaller than one acre.

A. The **Agriculture-5 (A-5), Agriculture-1 (A-1) and Residential/Agriculture (RA-1) Districts** are designed to preserve lands suited for farming and ranching operations protected from the encroachment of incompatible uses. Additionally these districts are intended to allow viable agricultural uses to remain on lands potentially suited for the eventual development of other uses, pending proper timing and the provision of the required services including all public utilities, streets, parks, schools and other facilities, so that an orderly development pattern is encouraged.

B. The Residential Districts of Lehi City **(RA-1, R-1-22, R-1-15, R-1-12, R-1-10, R-1-8, R-1-Flex, R-2, R-2.5 and R-3)** are formulated to provide a range of housing choices to meet the needs of Lehi City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken

the residential strength and integrity of these areas. Typical uses include single-family dwellings, two-family dwellings, multi-family dwellings, condominiums, and townhouses. Also allowed are parks, open space and conservation areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City and residents of each of the City's neighborhoods.

C. The purpose of the Very Low Density Residential Agricultural Districts **(A-5, A-1, and R-1-22)** is to provide for single-family residential areas within a rural setting. RA-1 may also be permitted on properties that are no larger than two acres in size.

D. The purpose of the Very Low Density Residential Districts **(R-1-22, RA-1, R-1-15)** is to provide for large-lot single-family residential areas and/or hobby farm developments.

E. The purpose of the Low Density Residential Districts **(R-1-12, R-1-10, R-1-8, and R-1-Flex)** is to provide for single-family residential areas and dwelling units on individual lots.

1. The standard zones for the Low Density Residential District are the R-1-Flex zone and R-1-12.

2. A property may be zoned to an R-1-8 or R-1-10 zone only in cases where a parcel of property is immediately adjacent to existing R-1-8 or R-1-10 zoning on at least three sides.

F. An additional purpose of the R-1-Flex District is to break from traditional single-family zoning with fixed lot requirements, which typically results in neighborhoods where all of the lots are similar in size. The R-1-Flex District allows a diversity of lot sizes while still keeping within the density standard of the district. The intent is to allow for flexibility in lot size standards, and to promote diversification and stability of neighborhoods while assuring that the character of the single-family district is maintained.

1. All developments within the R-1-Flex District that are less than ten gross acres in size shall meet the following requirements:
   (a) maximum density of three and one quarter (3.25) units per acre; and
   (b) minimum lot size of 8,000 square feet.

2. All developments within the R-1-Flex District that are ten gross acres or greater, in size shall meet the following additional requirements:
   (a) maximum density of 3.5 units per acre;
   (b) minimum lot size of 8,000 square feet;
   (c) each development shall contain a mix of lot sizes. 40 percent must be 12,000 square feet or larger, 30 percent must be between 10,000-11,999 square feet, and 30 percent must be between 8,000 and 9,999 square feet in size. When calculating the required number of lots, the number may be rounded down to the nearest whole number; and
   (d) PUD or PRD developments may be allowed. In such cases, the lot size mix requirement in subparagraph 2(c) does not apply.

G. The purpose of the **Medium Density Residential District (R-2)** is to identify and encourage the development of medium density residential uses, including single family and two-family dwellings.

H. The purpose of the **Intermediate High Density Residential District (R-2.5)** is to provide an attractive setting for small lot single family and low-rise townhouses and condominiums in a Planned Unit Development. The R-2.5 zone is intended to provide greater housing affordability and mix of housing types. All developments within the R-2.5 Zone shall meet the following requirements:

1. Only Planned Unit Developments will be allowed in the R-2.5 Zone and must be approved in accordance with Chapter 17, Planned Unit Developments, of this Code. Use of the R-2.5 Zone and approval of a Planned Unit Development is at the discretion of the Planning Commission and City Council.

2. A Concept Plan shall be filed concurrent with any request to amend the Land Use Element of the General Plan to an Intermediate High-Density Residential designation. The Concept Plan shall be filed in accordance with the Concept Plan requirements contained in Chapter 11 of this Code.

3. A Concept Plan shall be effective for a period of one year from the date that the Concept Plan and General Plan Amendment are reviewed by the City Council, at the end of which time an application for a Zoning Map amendment shall have been submitted and under review by the City. If an application for a Zoning Map Amendment to the R-2.5 Zone has not been filed within the one-year period, the Concept Plan shall be void. The City Council may grant an extension of the Concept Plan according to the provisions of Section 10.120.

4. Properties designated as an Intermediate High Density Land Use or R-2.5 Zone for which the Concept Plan has become void shall require the applicant to submit a new Concept Plan for review subject to the then existing provisions of this Code and General Plan.

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

I. The purpose of the **High-Density Residential District (R-3)** is to provide an environment and opportunities for higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses.

J. The purpose of the **Mixed Use (MU) District** is to allow developments designed with a mix of uses including retail, office, entertainment, recreation, open space and residential that create a quality design and urban community or village feel. The mixed use development standards help to encourage vibrant, active centers with a variety of uses in a pedestrian friendly environment and promote architectural quality in building designs. Density for individual projects shall be determined and distributed on a project-by-project basis throughout the MU Districts. Residential densities are set by Map 05.010. Maximum TOD and Mixed Use Density Map.

~~J.~~

K. The **Regional Commercial (CR) District** is created to provide for a variety of retail and service-oriented commercial uses that serve a broad geographical market beyond the Lehi area. This zone is generally applied to properties along major transportation corridors with the infrastructure to support them and is designed to promote high quality commercial developments that can take advantage of the zone's close proximity to I-15 and other major transportation corridors. Development within this zone should be designed in a manner that presents a favorable image of the City and is encouraged to be developed in large, well-planned and cohesive projects rather than smaller, piecemeal projects.

L. The **Commercial (C) District** is intended to provide controlled and compatible locations for retail, office, business, and commerce activities. The Commercial zone is envisioned to enhance employment opportunities, to strengthen the city's tax base, and ensure high quality design and functionality of commercial areas. Uses typical to this District may include retail sales and services, offices and institutional uses.

M. The **Heavy Commercial (C-H) District** is intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. This district supports opportunities for commercial uses that contribute to the local tax base, and to create high quality areas for businesses that are more impactful to surrounding areas than retail and office uses. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/office.

N. The purpose of the **Commercial/Food Processing District (C-1)** is to allow for the continued operation of existing food processing businesses that involve the slaughtering and processing of livestock. However, animal rendering and feed lots are prohibited, and livestock may not be corralled outdoors for any period of time. It is also intended to allow future retail, office and business/commerce activities. Uses typical to this District include existing food processing businesses as well as future retail sales and services, offices and institutional uses.

O. The **Neighborhood Commercial (NC) District** is created to provide an area where goods and services are available in close proximity or adjacent to residential areas. The purpose of this zone is to allow for the development of smaller-scale retail and service-oriented businesses that are compatible with the adjacent neighborhoods. Developments within this zone should be designed for a sensitive transition between the Neighborhood Commercial uses and surrounding residential uses. In order to prevent disturbance to neighboring residential areas, businesses operating hours shall be between the hours of 6 AM and 11 PM Sunday through Thursday and 6 AM to 12 AM Friday and Saturday. Structures in this zone are lim

ited in size to a 5,000 square foot footprint unless otherwise approved by the Planning Commission based on a determination that the building meets the intent of this zone.

P. The **Business Park (BP) District** is established to provide a clean, attractive and nuisance free location for corporate offices, laboratories, vocational schools, research facilities, medical and dental clinics, hospitality, supplementary retail and restaurants, and larger scale public facilities.

Q. The **Technology and Manufacturing (T-M) District** is to provide for and encourage the development of well planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development, manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are to be located in proximity to adequate transportation facilities and infrastructure so that the needs of these users may be met in an efficient manner with consideration to adjoining uses.

R. The purpose of the **Light Industrial District (LI) District** is to identify and provide locations for light industrial uses that produce no appreciable impact on adjacent properties, a desire for clean and attractive industrial locations, and to provide employment opportunities for residents of Lehi City.

S. The purpose of the **Historical/Industrial (HI) District** is an exclusive district for the protection and continued operation of industrial uses of historic significance to the City.

T. The **Planned Community (PC) District** is established to encourage the comprehensive planning and coordinated development of areas identified as appropriate for a mix of uses and use densities. The PC district allows the City to establish land use and site-specific provisions which enable the City to address unique areas that warrant a comprehensive set of specific land use policies and standards. Additionally, the PC district encourages the coordinated and unified development of an area and allows use and design flexibility for the landowner within an overall framework of development standards.

U. The purpose of the **Resort Community (RC) District** is to recognize and provide for the orderly development of certain properties as a tourist, convention, hospitality, business, and gathering destination. A Resort Community Zone may include a cohesive and complimentary mixture of land uses, including commercial, residential, recreational, and/or business park. Uses should focus on services for tourists, visitors, and the local community.

~~V. The purpose of the **Sports Entertainment (SE) District** is to provide a land use pattern that allows for a compatible mix of uses that creates a destination location for sports, recreation, entertainment and associated uses and a location for office and high density residential uses to support a mixed use, pedestrian friendly environment.~~

~~W.~~V. The **Public Facilities (PF) District** is established to provide areas for publicly owned buildings and facilities.

1. Lehi City recognizes that, in attempting to serve the general public, there are unique needs that are difficult to address through standard residential or commercial zoning regulations. Therefore, the intent of this zone is to create a balance between the needs of the City and other governmental or public entities and the interests of adjacent property owners, who should be aware of the potential use of neighboring publicly owned lands and have assurance of continued public use.

2. Some uses in the PF District will be allowed in other zoning districts to initially accommodate public facilities in appropriate areas without undue difficulty; however, it is intended that the PF District would then be applied by the City to all such facilities for ease of recognition on the Lehi City Planning Zone Map and accurate statistical indexing of land uses.

3. The establishment of a PF District may only be initiated by Lehi City; however, changes from a PF District to another district may be initiated by any party.

4. When a property in the PF zone changes from one land use to another as defined in the Table of Uses for the PF zone, Lehi City will hold a public hearing and send a notice to all property owners whose holdings are located partly or entirely within 300 feet of the PF-zoned property.

5. Uses typical to the PF District may include:
   (a) public parks, playgrounds, swimming pools, trails, and similar public recreation facilities.
   (b) public schools.
   (c) public cemeteries.
   (d) public buildings such as administrative

buildings, libraries, courthouse, museums, public safety buildings, and similar structures.
(e) municipal reservoirs, well sites, pump stations, maintenance shops, storage areas and similar public utility buildings and structures; and
(f) municipal parking lots and parking areas to serve a public use.

~~X.~~W. The **Transit Oriented Development (TOD) District** is established to provide for the implementation of the Lehi City General Plan and to reduce automobile dependence by creating self-sustaining, walkable neighborhoods, in which residents may walk to work, shopping, recreational opportunities, and mass transit. Density for individual projects shall be determined and distributed on a project-by-project basis throughout the TODs. Residential densities are set by Map 05.010. Maximum TOD and Mixed Use Density Map.

Section 05.030. Table of Permitted and Conditional Uses.

The Table of Uses identifies the uses allowed within each Zoning District of the City. The Table of Uses is divided into two separate, but related Sections. These are:

A. Table 05-030-A, Agriculture and Residential Districts; and

B. Table 05-030-B, Non-Residential Zones.

The purpose of the Table of Uses is to implement the goals and policies of the Lehi City General Plan. The Table of Uses identifies uses allowed as a Permitted Use labelled as 'P' and uses allowed as a Conditional Use labelled as 'C'. Uses not identified as either Permitted or Conditional are deemed to be prohibited.

Section 05.040. Table of District Yard, Bulk and Intensity Requirements. *(Amended 3/11/08)*

A. Accompanying the Table of Uses is a companion Table of Bulk and Intensity Requirements. The Table of Bulk and Intensity Requirements identifies the intensity, site development standards, site coverage standards, and other requirements for the uses allowed within each Zoning District.

B. The following exceptions to the Bulk and Intensity Requirements listed on Tables 05.040 A and, B ~~and C~~ may be allowed on a case-by-case basis at the discretion of the City Council and following review and recommendation from the Reviewing Departments and Planning Commission. The applicant shall file a Concept Plan application as part of a request for an exception.

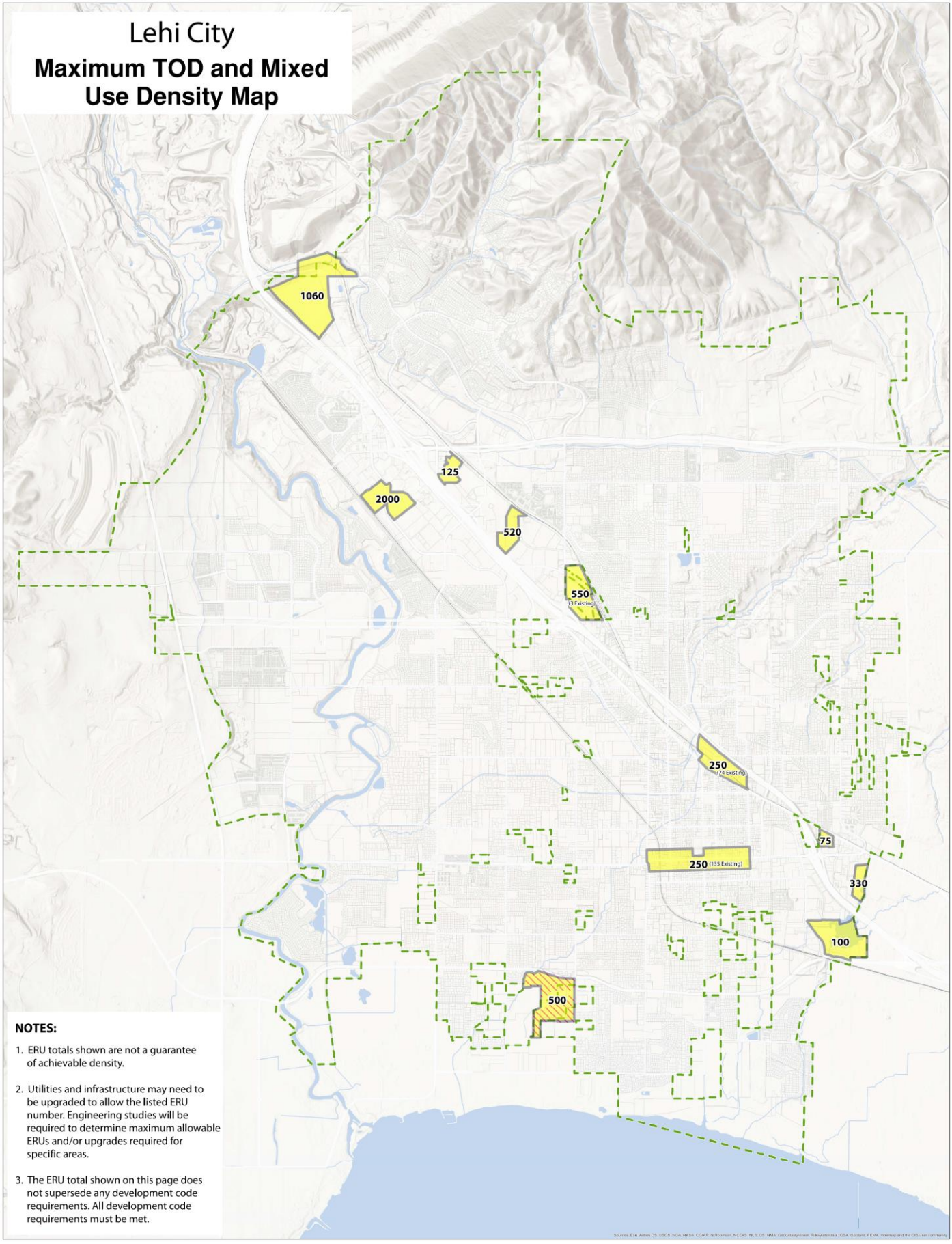
1. Exceptions may be allowed to the minimum lot width or frontage for subdivisions that are designed with curvilinear street layouts, or coving, or that incorporate traffic calming elements in their design.

Exceptions may be allowed to the minimum lot size, maximum dwelling units per acre, lot width or frontage, or other design considerations for subdivisions located along a master planned major roadway or master planned trail or that include a planned park, historic monument or other public facility that warrants special consideration in lieu of payment to the developer for right-of-way, property dedication, or other improvements required by the General Plan, Master Transportation Plan or Design Standards and Public Improvements Specifications Manual.

2. In order to determine the amount of any additional density allowed, the applicant shall provide two concept plan designs: one based on a standard layout that meets all of the bulk and intensity requirements and the other showing the proposed layout with the exceptions. The standard layout shall determine the base number of lots and units.

3. The City Engineer shall review all proposed exceptions to evaluate the density that could be achieved under a standard layout that meets all of the bulk and intensity requirements and any additional density that may be allowed in lieu of right-of-way, improvements, property dedication or other considerations received by the City. The Engineer shall recommend to the Reviewing Departments, Planning Commission and City Council the number of additional lots and units that may be allowed, if any.

Map 05.010. Maximum TOD and Mixed Use Density Map



CHAPTER 15

AREA ~~PLANS~~ AND LAND USE PLANS

(Amended 7/10/18)

Section 15.010. Intent.
Section 15.020. Applicability.
Section 15.030. Area Plan Requirements.
Section 15.040. Effect of Area Plan Approval.
~~Section 15.040.~~Section 15.050. Land Use Plan Requirements

Section 15.010. Intent.

The intent of this Chapter is to provide for the efficient and orderly implementation of the Lehi City General Plan by allowing for the formulation of Area and Land Use Plans and providing a development review process for multi-phased development proposals to prevent the waste of public and private resources. This Chapter provides a framework for the processing of preliminary and final subdivision plats, and preliminary and final site plans pursuant to this Code and allows the City to make necessary refinements to the General Plan Land Use Map.

Section 15.020. Applicability.

A. Area Plans Optional. An Area Plan, with any associated and implementing multi-phased subdivision or site plan application, may be submitted to the City by meeting the requirements of this Chapter. If the applicant submits a multi-phased development application, no building permit shall be issued for or within the phased subdivision or site plan area until a final subdivision plat or final site plan has been approved consistent with the approved Area Plan.

B. Area Plans ~~may be presented as~~are a mechanism to implement a Planned Community designation as identified by the Lehi City General Plan and for applications for a Planned Residential Design project, a Planned Unit Development, Mixed Use Development~~-~~, Transit Oriented Development, or other nonresidential development projects all with an area of 40 acres or larger. ~~The City may require an Area Plan to be presented for applications for a Planned Residential Design project, a Planned Unit Development, a Planned Community, or a nonresidential development project.~~

C. An Area Plan may be presented to the City in support of an application for an amendment to the Lehi City General Plan. If presented in support of a general plan amendment, all the application requirements for an Area Plan as identified in Section 15.020 shall be met. An Area Plan may be adopted, at the discretion of the City Council, as an amendment to the Lehi City General Plan, by following the procedures and meeting the approval criteria as identified in Chapter 04 of this Code.

~~C.~~D. Land use plans are required for all projects less than 40 acres in the Transit Oriented Development or Mixed Use zones that include a residential land use(s).

Section 15.030. Area Plan Requirements.

A proposed Area Plan shall include, at a minimum, the following information:

A. a description of the area to be included within the Area Plan boundaries, including any appropriate maps or diagrams;

B. a description of the density and intensity of the proposed development by land use, including the amount of density or intensity for each geographic subarea of the development which will require development phasing. Such description shall include the range of development densities or intensities by each General Plan Land Use Map classification or Zoning District classification for each subarea or development phase;

C. the impacts of the development at the densities and intensities proposed on off-site public facilities and services, including potable water, irrigation water, wastewater, power, transportation, drainage, fire protection, solid waste and parks and recreation, with a capital improvements plan for public facilities required pursuant to the Adequate Public Facilities provisions contained in Chapter 13 of this Code to ensure development staging contingent on the availability of facilities and services, including:

1. infrastructure to be provided within the boundaries of the Area Plan, including proposed financial mechanisms for ensuring the installation of such improvements;

2. a traffic impact study by a licensed traffic engineer;

3. the need for additional public facilities within the City outside of the Area Plan boundaries, including financial mechanisms for ensuring the installation of such improvements.

4. overall long-term storm water management

plan, including a description of the drainage system, the responsible party for maintenance, a maintenance schedule, inspection log, and maintenance methods; and

5. overall drainage system calculations and an explanatory narrative stamped and signed by a licensed engineer, including for detention and retention areas, submit calculations to justify sizing based on a100-year design storm.

D. the identification of environmentally sensitive lands within the Area Plan boundaries and the effect of the proposed uses and density or intensity of project development on such areas, including without limitation, vegetation, aquifer recharge areas, streams, rivers, and drainage areas, slopes, wetlands as identified by the U.S. Army Corps of Engineers, habitat areas for plant or animal species, historic areas and sites, or archeological sites;

E. a fiscal analysis of the proposed development at the uses and densities and intensities proposed, identifying the benefits and impacts to the fiscal resources of the City, including the recognition of long-term operation and maintenance costs anticipated to be incurred by the City for the provision of required community services;

F. the identification of resources and facilities, including land development regulations, covenants and other restrictions adequate to protect such resources and facilities;

G. proposed buffers, landscaping and screening between the area covered by the Area Plan and adjacent land uses, and proposed buffers, landscaping and screening between sub-areas of the Area Plan which shall be included in appropriate maps and diagrams; and

H. proposed land development regulations or amendments to the Lehi City General Plan, including text and Land Use Map amendments necessary to implement the Area Plan.

Section 15.040. Effect of Area Plan Approval.

A. If a proposed Area Plan is adopted by the City pursuant to this Chapter, no development, permit or license, shall be approved unless such development, permit or license is consistent with and conforms to all the requirements of the adopted Area Plan, the Lehi City General Plan, and this Code in effect at the time of the application, unless modified by the provisions and requirements of the adopted Area Plan and any associated documents.

B. An Area Plan shall remain in effect as adopted by the City unless and until amended by an action of the City following the procedures for a General Plan amendment as identified in Chapter 04 of this Code. Further, and at the discretion of the City, an Area Plan may be adopted by the City, with an accompanying Development Agreement pursuant to Chapter 29 of this Code, identifying the terms of the agreement, including the effective period of the Area Plan and review and amendment procedures.

Section 15.050. Land Use Plan Requirements.

A. A land use plan ~~should~~shall contain at a minimum:

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

B. Additionally a land use plan for a TOD ~~should~~shall include:

a) traffic study and transit ridership analysis.

C. Requirements for Subsections A and B for land use plans may be waived if deemed unnecessary by the Zoning Administrator.

D. Land Use Plans may be amended. Amendments shall follow the same requirements for initial approval of a Land Use Plan including review by Staff, Planning Commission and City Council.

TABLE 05-040-B
TABLE OF BULK AND INTENSITY REQUIREMENTS
NONRESIDENTIAL ZONES

(Amended 01/09/01; 08/07/01; 01/08/02; 11/09/04; 05/10/05; 11/15/05; 7/11/06; 01/09/07; 04/22/08; 06/09/09; 3/22/11; 08/28/12; 09/11/12; 02/12/13; 04/10/18; 03/12/19; 11/19/19)

	DISTRICT												
	CR	**C**	**C-H**	**NC**	**C-1**	**BP**	**LI**	**MU**	**~~HC~~**	**TOD**	**T/M**	**PF**	**HI**
Minimum Lot Area	N/A	N/A	N/A	N/A	N/A	N/A	20,000 Sq. Ft.	~~6,000 Sq. Ft. for each residential unit; No minimum requirement for other uses~~ No minimum requirement but subject to approval by the Zoning Administrator, Reviewing Departments, and Planning Commission		No minimum requirement but subject to approval by the Zoning Administrator, Reviewing Departments, and Planning Commission	N/A	N/A	12,000 Sq.Ft.
Minimum Lot Width/Frontage	100 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	160 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	~~60 Ft. for each residential unit. 6~~20 ft. ~~for other uses~~ unless otherwise approved by the Zoning Administrator, Reviewing Departments, Planning Commission, and City Council		20 ft. unless otherwise approved by the Zoning Administrator, Reviewing Departments, Planning Commission, and City Council	160 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	No requirement unless adjacent to a residential zone, in which case the frontage shall be the same as the adjacent residential zone.	N/A
Minimum Front Yard And Corner Yard	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080.	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, PUE, etc. See also Chapter 12-080	~~No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080~~	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, PUE, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080
Minimum Rear Yard	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	25 Ft. when adjacent to a residential use and/or zone. Otherwise as allowed by IBC and must comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	40 Ft.	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	~~As allowed by IBC and must recognize any easements and comply with Chapter 12-080~~	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	40 Ft.	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.	N/A

Notes:
[1] 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.
[*] No minimum requirement but subject to approval of an Area Plan pursuant to Chapter 15, Area Plans, of this Code.

Commented [KS1]: Once we rezone Porters Place, we could get rid of the HC column on this table.

Minimum Side Yard	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	25 Ft. when adjacent to a residential use and/or zone. Otherwise as allowed by IBC and must comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	30 Ft. Unless otherwise approved by the DRC, Planning Commission and City Council	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	~~As allowed by IBC and must recognize any easements and comply with Chapter 12-080~~	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	30 Ft	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.	N/A
	~~DISTRICT~~												
	CR	**C**	**C-H**	**NC**	**C-1**	**BP**	**LI**	**MU**	**~~HC~~**		**T/M**	**PF**	**HI**
Minimum ~~Ground Floor~~ Living Area Per Residential Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	900 sq.ft.[1] for single family detached units and 400 sq. ft. for multi-family units	~~900 sq.ft.[1] for single family detached units~~	900 sq.ft.[1] for single family detached units and 400 sq. ft. for multi-family units	N/A	N/A	N/A

Notes:

[1] 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.

~~[2] Mixed Use projects with residential above commercial must comply with the architectural standards for Planned Unit Developments found in Section 17.050.~~

[2~~3~~] Up to a 10% reduction in required open space in the Business Park ~~District~~ Zone may be granted by the Planning Commission if the developer provides one or more of the following on the Site Plan: water features, sports courts, gazebos, connection to master planned trail, LEED certification, patio roof terrace, special lighting features and additional landscape plantings.

* No minimum requirement but subject to approval of an Area Plan pursuant to Chapter 15, Area Plans, of this Code.

~~**Minimum Living Area Per Residential Unit Where Allowed Above Commercial**~~	~~N/A~~	~~N/A~~	~~N/A~~	~~N/A~~	~~N/A~~	~~N/A~~	~~N/A~~	~~900 sq.ft. for single level units where allowed above commercial~~ ~~Main floor not less than 600 sq.ft. with a total of 1,200 sq.ft. for multi level units where allowed above commercial~~	~~900 sq.ft. for single level units where allowed above commercial~~ ~~Main floor not less than 600 sq.ft. with a total of 1,200 sq.ft. for multi level units where allowed above commercial~~		~~N/A~~	~~N/A~~	~~N/A~~
Maximum Building Height Occupied Structure	N/A	N/A	N/A	~~2 stories or~~ 35 Ft.	N/A	N/A	~~4 Stories or~~ 60 Ft.	~~3 Stories~~See Chapter ~~23~~37	~~See Chapter 23 3 Stories~~	See Chapter 38	N/A	~~3 Stories~~ N/A	N/A

Notes:

[1] 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.

~~[2] Mixed Use projects with residential above commercial must comply with the architectural standards for Planned Unit Developments found in Section 17.050.~~

[23] Up to a 10% reduction in required open space in the Business Park ~~District~~ Zone may be granted by the Planning Commission if the developer provides one or more of the following on the Site Plan: water features, sports courts, gazebos, connection to master planned trail, LEED certification, patio roof terrace, special lighting features and additional landscape plantings.

* No minimum requirement but subject to approval of an Area Plan pursuant to Chapter 15, Area Plans, of this Code.

~~Maximum Height Of Unoccupied Structure~~				~~2 stories or 35 Ft.~~			~~Height exceeding 4 Stories or 60 Ft. must be approved by Planning Commission not to exceed 110 Ft.~~	~~2 Stories or 40 Ft.~~	~~2 Stories or 40 Ft.~~				
Maximum Dwelling Units ~~per Acre~~	N/A	N/A	N/A	N/A	N/A	N/A	N/A	~~Mixed Use Commercial and Stacked Residential Above Commercial 12 UPA[2]~~ Density allowed per Map 05.010 Maximum TOD and Mixed Use Density Map ~~For single family dwellings, see minimum lot area requirements above~~	~~Mixed Use Commercial and Stacked Residential Above Commercial 12 UPA[2]~~ ~~Maximum density allowed per the Mixed Use and Transit Oriented Development Map~~ ~~For single-family dwellings, see minimum lot area requirements above~~	Density allowed per Map 05.010 Maximum TOD and Mixed Use Density Map	N/A	N/A	N/A
Minimum Open Space Requirement	10%	10%	10%	10%	10%	30%~~[2]~~[3]	15%	10% with 2% minimum as urbanized open space or in-lieu fee towards overall district improvements ~~No minimum requirement but subject to approval by the Zoning administrator, Reviewing Departments and Planning Commission~~	~~No minimum requirement but subject to approval by the Zoning administrator, Reviewing Departments and Planning Commission~~	10% with 2% minimum as urbanized open space	30%	10%	N/A

Notes:

[1] 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.

~~[2] Mixed Use projects with residential above commercial must comply with the architectural standards for Planned Unit Developments found in Section 17.050.~~

[2][3] Up to a 10% reduction in required open space in the Business Park ~~District~~ Zone may be granted by the Planning Commission if the developer provides one or more of the following on the Site Plan: water features, sports courts, gazebos, connection to master planned trail, LEED certification, patio roof terrace, special lighting features and additional landscape plantings.

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TABLE 05-030-B
TABLE OF USES – NONRESIDENTIAL ZONES

(Amended 01/09/01; 08/07/01; 04/09/02; 07/09/02; 04/27/04; 04/12/05; 05/10/05; 06/14/05; 08/09/05; 11/15/05; 07/10/07; 05/22/08; 04/14/09; 06/09/09; 07/28/09; 12/08/09; 11/15/11; 12/13/11; 04/24/12; 09/11/12; 07/22/14; 02/24/15; 03/24/15; 01/12/16; 01/26/16; 02/13/18; 08/28/18; 09/25/18; 11/13/18, 01/08/19;01/22/19; 03/12/19; 07/30/19; 08/27/19; 03/31/20; 11/10/20; 12/08/20; 02/09/21)

USE	DISTRICT											
	NC	C	C-H	CR	C-1	BP	LI	MU	~~HC~~	T/M	PF	HI
RESIDENTIAL USES												
~~Dwelling Unit (above ground floor)~~								~~P~~	~~P~~			
Dwelling Unit for caretaker/security guard (~~Only to be used by~~ For caretaker and immediate family only)	P	P	P	P		P	P	~~C~~P	~~P~~	P		P
Group Home (See Section 12.150)							P	P	~~P~~			
Juvenile Group Facility (See Section 12.160)							C					
~~Mixed-Use - Single Family Residential and Commercial Structure/Project complying with the use and development standards~~		~~P~~						~~P~~[2]	~~P~~			
~~Mixed Use Commercial and~~ **Vertical Mixed Use (~~Stacked~~ Residential Above Commercial)**								P[2]*	~~P~~			
Modular Home								P[1]	~~P~~[1]			
Rehabilitation and Treatment Facilities [See Sec. 12.180]							C					
Nursing Home, Assisted Living, or Retirement Home/Center	P	P						~~C~~P	~~P~~			
Single-Family Dwelling								P[1]	~~P~~[1]			
Multi-family Residential (See Section 37.010.B.1)								P[2]	~~P~~			
Accessory Dwelling Unit (see Sec. 26.030)								P				
PUBLIC/CIVIC USES												
Cemetery											P	
Churches (places of worship)	P	P	P	P	P	P	P	P	~~P~~	P	P	P

Notes:
P = Uses allowed as a Permitted Use.
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C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
* All uses in the Planned Community and~~,~~ Resort Community ~~Zones and Sports Entertainment Zones~~ must be authorized through an Area Plan pursuant to Chapter 15.~~, Area Plans,~~ or through a Land Use Plan pursuant to Chapters 38 and 39 ~~of this Code~~. ~~And all~~ All uses in the Transit Oriented Developments ~~and the Village Mixed Use districts~~ Zone must be authorized by a Land Use Plan pursuant to Chapter 38 and 39.

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USE	DISTRICT											
	NC	C	C-H	CR	C-1	BP	LI	MU	~~HC~~	T/M	PF	HI
Cultural and Artistic uses, such as Museums, Galleries, Libraries, Performing Arts Centers~~Studios~~	P	P		P		P	P	P	~~P~~		P	P
Golf Courses, Country Clubs, Driving Ranges, and Putting Greens		P	P	P		P	P			P	P	
Marina (public/private)											P	
Parks, Playgrounds, Open Space, Trails and Greenways	P	P	P	P		P	P	P	~~P~~	P	P	P
~~Parking lot or Parking Structure, Municipal or Joint Venture (public/private)~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~C~~	~~P~~		~~P~~	
Public/Civic Buildings or Structures	P	P	P	P		P	P	P	~~P~~	P	P	P
Schools	P	P	P	P	P	P	P	P	~~P~~	P	~~C~~P	P
Sporting Facilities, Arenas		P	P	P		P	P	P	~~P~~	P	P	
Sports Fields and Courts		P	P	P		P	P	P	~~P~~	P	P	
Transit Station	P	P	P	P	P	P	P	P	~~P~~	P	P	P
COMMUNICATION & UTILITIES												
Communication Facilities and Towers [See Sec.12.140]		C	C	C		C	C	C		C	P	
Electrical Substations and Power Transmission Lines, Municipal	P	P	P	P	P	P	P	P	~~P~~	P	P	P
Electrical Substations and Power Transmission Lines, Non-Municipal		C	C	C		C	C	C	~~P~~	C	C	
~~Ground-Mounted Solar Energy System~~								~~P~~	~~P~~		~~P~~	
~~Hybrid Wind and Solar Energy Facility~~								~~C~~	~~C~~		~~C~~	
Oil & Gas Transmission Lines	C	C	C	C	C	C	C	C	~~P~~C	C	C	C
Public and Private (with franchise agreement) Utility Underground Lines, and Rights of Way	P	P	P	P	P	P	P	P	~~P~~	P	P	P

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USE	DISTRICT											
	NC	C	C-H	CR	C-1	BP	LI	MU	~~HC~~	T/M	PF	HI
Public and Private (with franchise agreement) Utility Buildings and Other Above Ground, Structures	C	C	C	C	C	C	C	C	~~C~~	C	C	C
Renewable Energy System (Solar and Small Wind Energy Systems – see Chapter 19)	P	P	P	P	P	P	P	P	~~P~~	P	P	P
~~**Roof-Mounted Solar Energy System**~~								~~P~~	~~P~~		~~P~~	
~~**Roof-Mounted Wind Energy System**~~								~~C~~	~~C~~		~~C~~	
~~**Small Wind Energy Facility**~~								~~C~~			~~C~~	
Wind Energy Facility ~~-~~see Chapter 19											C	
COMMERCIAL/NONRESIDENTIAL USES												
Accessory ~~Buildings and~~ uses incidental to an authorized use	P	P	P	P	P	P	P	P	~~P~~	P	P	P
Adult Daycare	P	P	P	P		P		P	~~P~~			
Artisan Shop	P	P	P	P		P	P	P	~~P~~			
Athletic Instruction~~, including Dance, Gymnastics, and Martial Arts~~	P	P	P	P		P	P	P	~~P~~			
Automobile Sales/Rental sites 1 acre or larger			P	P			P	~~C~~				
Automobile Service and Repair		~~C~~P	~~C~~P	P			~~C~~P	~~C~~				
Automobile Service and Repair, Large			C				C					
Bakery, Retail	P	P	P	P		P		P	~~P~~			P
Bed and Breakfast	P	P	P	P	~~P~~			P	~~P~~			
Body Art Facility							P					
Brew Pub	P	P	P	P	~~P~~	P	P	P	~~P~~			
Building and Property Maintenance Services		C	P~~C~~				P			P		
Building Materials Supply Store ~~with no outside storage~~		P	P				P	~~P~~	~~P~~			
Car Wash		P	P	P			P	~~C~~				

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USE	DISTRICT											
	NC	C	C-H	CR	C-1	BP	LI	MU	~~HC~~	T/M	PF	HI
Check Cashing, Title Loans & other Credit Services (See Section 12.130E)		C	C			C	C					
Child Daycare (Commercial)	P	P		P		P		P	~~P~~		P	
~~Climate Controlled Indoor Storage~~		~~P~~	~~P~~	~~P~~			~~P~~					
Commercial Laundries, Linen Service							P					
Commercial Parking Lot/Structure ~~(private)~~(Paid Parking)		P	P	P		P	P	~~C~~P	~~P~~	P		P
Commercial Entertainment Facility		C	C				C					
Commercial Recreational Facility	P	P	P	P		P	P	C		P		
Conference Center, Convention Center, Reception Center		P		P		P		P	~~P~~	P		
~~Construction and Equipment Sales and/or Rental~~			~~C~~P				~~P~~	~~C~~				
Construction Service			~~C~~P				P	~~C~~				
Convenience Store, with Gasoline Sales		P	P	P			P	~~C~~				
Convenience Store, without Gasoline Sales	P	P	P	P		P	P	P	~~P~~			
Crematory			P				P					
Dog Care Facility		C	C	C		C	C	C		C		
Drive through facilities incidental to an allowed use		C	P	P		P	P					
~~Dry Cleaners~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~			
Equipment Sales and Rental			C		C		P					
Financial Institutions and Services	P	P		P	P	P		P	~~P~~	P		
~~Financial Institutions and Services with drive through facilities~~								~~C~~				
~~Drive through facilities incidental to an allowed use~~		~~C~~	~~P~~	~~P~~		~~C~~P	~~P~~	~~C~~				
Funeral Home	P	P	P	P			P	P	~~P~~			

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USE	DISTRICT											
	NC	C	C-H	CR	C-1	BP	LI	MU	~~HC~~	T/M	PF	HI
Grocery Store		P										
Grocery Store- Small	P	P						P	P			
Hardware Store ~~with no outside storage~~	P	P	P	P			P	P	~~P~~			
Health Care Facility	P	P	P	P		P		P	~~P~~		C	
Health/Fitness Club	P	P	P	P	P	P	P	P~~C~~	~~P~~	P		
Heliport		C	C	C		C	C			C		
Hobby Garages			P				P					
~~Hospital (Small Animal)~~		~~P~~						~~P~~	~~P~~			
Hospital		P		P		P						
Hotels ~~and Motels~~		P	P	P		P	P	P	~~P~~	P		
Indoor Shooting Range		P	P	P			P					
~~Junk Yards and Salvage Yards~~												
Laboratory - Medical, Dental, Optical		P	P			P	P	P	~~P~~	P		
~~Launderette, Laundromat~~ Laundry Services	P	P	P	P			P	P	~~P~~			
Light Office/Warehouse Combination		P	P	P			P	~~C~~		P		
Manufactured Home Sales and Service							P					
Medical~~, and~~ Dental, Optical Clinics	P	P		P		P	P	P	~~P~~	P		
Medical Cannabis Pharmacy		P	P	P	P	P	P			P		P
~~Medical Research Facility~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~		~~P~~
Moving and Storage Facilities			C				P					
Movie Theater		P		P				P	~~P~~			
Nightclub/Dance Hall		~~C~~P	~~C~~	P			~~P~~	~~C~~P	~~C~~P			

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Offices, Professional	P	P	P	P	P	P	P	P	~~P~~	P		P
Office/Warehouse with no outside storage			P			P	P					
Outdoor Race Tracks for ATV and Motocross or other Motorized Sports Recreational Facilities (includes private or commercial)		C	C				C					
Outdoor Sales and Display	P	P	P	P		~~C~~P	P	~~C~~P	~~P~~			P
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)			C				C	~~C~~		C		C
Pawn Shops (see Sec. 12.130 F)		P	~~C~~P				P					
Personal Services	P	P	P	P		P	P	P	~~P~~			
~~Personal Services including a Body Art Facility (See Definitions Chapter 39)~~	~~P~~	~~P~~	~~P~~	~~P~~				~~C~~	~~P~~			
Pet Grooming Facility	P	P	P	P			P	P	~~P~~			
Pharmacy	P	P	~~P~~	P		P	~~P~~	P	~~P~~			
Plant Nursery ~~with Outside Display~~	P	P	P	P			P	~~C~~P				
Portable Storage Container [See Sec. 12.130-D]		C	C	C				~~C~~		C	P	
Portable Storage Container Sales [See Sec. 12.130-D]			C				C					
~~Public Dance Hall~~		~~C~~		~~C~~			~~C~~		~~C~~			
~~Race Tracks for Go-Carts, ATV and Motocross or other Motorized Sports Recreational Facilities (includes private or commercial)~~							~~C~~	~~C~~				
Research and Development Facilities		P	P			P	P			P		
Restaurant	P	P	P	P	P	P	P	P	~~P~~	P		P
~~**Restaurant, with drive up window(s)**~~		~~C~~	~~P~~	~~P~~		~~P~~	~~P~~	~~C~~				
Retail Facilities and Services accessory to a principal use	P	P	P	P	P	P	P	P	~~P~~	P		P

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USE	DISTRICT											
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~~Retail Facilities and Services with drive-up window(s)~~	~~C~~	~~C~~	~~P~~	~~P~~	~~C~~	~~C~~		~~C~~				
Retail Sales, General		P	P	P	P	P	P	P	~~P~~			P
~~Retail Sales, Neighborhood including Pharmacies (maximum 5,000 square foot bld. footprint or as approved by Planning Commission)~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~
~~Retail Sales, Regional (minimum 20 acre site)~~		~~P~~	~~P~~	~~P~~		~~P~~	~~P~~					
Schools - Vocational and Technical		P	P	P	P	P	P	P	~~P~~	P		
Sexually Oriented Businesses (SOB)							P			P		
Smoke Shop							C					
Storage Units, Climate Controlled Indoor		P	P	P			P					
Storage Units, Outdoor Access [See Sec.12.130-A]			C				C					
Storage, Vehicles [See Sec.12.130-A]			C				C					
Trades Shop	P	P	P	P			P	P	~~P~~			
~~Temporary Construction Buildings & Yards (12 months maximum)~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~
~~**Temporary Sales Office (12 months maximum)**~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~PP~~	~~PP~~			
~~Movie Theater~~		~~P~~		~~P~~		~~C~~	~~P~~	~~P~~	~~P~~			
~~Tobacco Products Shop~~							~~C~~					
Towing and Impound Yard [See Sec. 12.130-G]							C					
Unoccupied Structures	C	C	C	C	C	C	C	C	C	C	C	C

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USE	DISTRICT											
	NC	C	C-H	CR	C-1	BP	LI	MU	~~HC~~	T/M	PF	HI
Veterinary Office~~, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes~~	P	P	P	P	P	P	P	~~C~~P	~~P~~			
MANUFACTURING												
~~Brick Manufacture~~												
~~Building Materials Storage and Wholesaling~~			~~C~~				~~P~~					
Cabinet and Woodworking Shop			C				P	~~C~~				
Cannabis Production							P					
~~Commercial Storage or Distribution (excluding junkyards and salvage yards)~~							~~C~~			~~C~~		
~~Concrete Block Manufacture~~												
Concrete Manufacture							C					
Contractor's Storage Yard							C					
Food Processing, Animal ~~including the slaughtering, processing and packaging of livestock (excluding feed lots, outdoor corrals or pens for the keeping of livestock, and animal rendering)~~					P							
~~Gasoline and Oil Storage (wholesale)~~												
~~Heavy Industrial Assembly~~												
Light Manufacturing, Processing, and Assembly ~~which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste, and which: a. Do not process animal, vegetable or fish products or the rendering and refining of fats and oils; b. Encloses all equipment, compressors, generators and other ancillary equipment within a building or structure~~			C		C	C	P			P		P

Notes:
P = Uses allowed as a Permitted Use.
P[1] = Single family homes that existed at the time this code was adopted (9/11/12) shall continue; however new single-family dwellings shall ~~not~~only be permitted in areas with remaining density per Map 05.010 Maximum TOD and Mixed Use Density Map.
P[2] = Allowed provided there is remaining density as allocated per Map 05.010 Maximum TOD and Mixed Use Density Map.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
* All uses in the Planned Community and~~,~~ Resort Community~~ Zones and Sports Entertainment Zones~~ must be authorized through an Area Plan pursuant to Chapter 15~~, Area Plans,~~ or through a Land Use Plan pursuant to Chapters 38 and 39 ~~of this Code~~. ~~And all~~ All uses in the Transit Oriented Developments ~~and the Village Mixed Use districts~~ Zone must be authorized by a Land Use Plan pursuant to Chapter 38 and 39.

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USE	DISTRICT											
	NC	C	C-H	CR	C-1	BP	LI	MU	~~HC~~	T/M	PF	HI
Lumberyard							C					
Manufacturing, Processing , and Assembly ~~e, Processing or Packaging of food and beverage products, personal hygiene products and cosmetics, drugs and pharmaceuticals and which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste and where all activities are conducted within a completely enclosed building and where all equipment, compressors, and other ancillary equipment is~~			C				C			C		P
Printing and Publishing Facilities			~~C~~P			~~P~~C	~~C~~P	C		C		
Recycling Center							C					
Recycling Collection Center		C	C				C					
Rock, Sand and Gravel Storage and Distribution							C					
Rock, Sand, Gravel and Topsoil Commercial Screening and Sales							C					
~~Tradesmen~~ Tradesman ~~Shops with no outside storage~~			~~C~~				~~P~~	~~C~~				
~~Truck and Large Equipment Sales and Rental~~			~~C~~				~~C~~					
~~Truck and Large Equipment Repair~~			~~C~~				~~C~~					
~~Truck Freight Terminal~~							~~C~~					
Warehousing and Wholesale Distribution ~~with no outside storage~~			C			C	P			P		P
~~Warehousing and Wholesale Distribution with outside storage~~							~~C~~			~~C~~		~~C~~
Welding Shop			C				C					
RESOURCE PRODUCTION												
Agriculture (Horticulture)	P	P	P	P	P	P	P	P	~~P~~	P	~~C~~P	P

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USE	DISTRICT											
	NC	C	C-H	CR	C-1	BP	LI	MU	~~HC~~	T/M	PF	HI
~~Animal Rights - Category 1 [See Sec.12-120(D)]~~											~~C~~	
~~Animal Rights - Category 2 [See Sec.12-120(D)]~~											~~C~~	
~~Animal Rights - Category 3 [See Sec.12-120(D)]~~											~~C~~	
~~Animal Rights - Category 4 [See Sec.12-120(D)]~~								~~P~~	~~P~~		~~C~~	

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Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: November 15, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-95 appointing a Board Member to the John Hutchings Museum Board of Trustees.

Suggested Action:

Attachments:

Res 2022-95.docx

LEHI CITY

RESOLUTION NO. 2022-95

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING A BOARD MEMBER TO THE JOHN HUTCHINGS MUSEUM BOARD OF TRUSTEES

WHEREAS, the Articles of Incorporation of the John Hutchings Museum of Natural History, Article IV, outlines the qualification for membership, terms and vacancies for the Lehi John Hutchings Museum Board of Trustees; and

WHEREAS, in accordance with that article, seven Trustees are to be appointed by the Mayor of the City of Lehi, Utah, with the advice and consent of the Lehi City Council; and

WHEREAS, in accordance with that article, the terms shall be for four years, except that three of the Trustees appointed shall be appointed for two year terms in order to create staggered terms; and

WHEREAS, in accordance with that article, three of the Trustees serving at any time on the Board shall be persons nominated by the heirs of John Hutchings; and

WHEREAS, in accordance with that article, one of the Trustees serving at any time on the Board shall be a member of the Lehi Veterans Council; and

WHEREAS, in accordance with that article, one of the Trustees shall be a member of the Lehi City Council and shall be a regular voting Trustee; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individuals to the John Hutchings Museum Board or Trustees.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Appoint Cory Maloy as a Board Member whose term will begin immediately and will expire December 31, 2026.

2. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 15th day of November, 2022

Lehi City Corporation

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder