



Lehi City Council Meeting Agenda January 23, 2024

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. Select a Mayor Pro Tempore
3. Presentations and Reports
 - 3.1. Timpanogos Special Service District's Westside Interceptor Project Update- Tess Fox
 - 3.2. Timpanogos Special Service District User Rates Presentation- Rich Mickelsen
 - 3.3. PARC Tax Policy Discussion
4. Agenda Questions
The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.
5. Administrative Report
6. Mayor and Council Reports
Calendar items and outside Committee reports
7. Consideration of Adjourning into a Closed Session to discuss pending or reasonably imminent litigation.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance
2. Presentations and Reports
 - 2.1. South Freeway Corridor Study Presentation
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 January 9, 2024 City Council Meeting.
[010924 CCa.pdf](#)

Regular Agenda

5. Consideration of a Plat Amendment to the West Lehi Elementary Subdivision creating five lots out of the three existing lots located at approximately 1100 West 1450 South in the RA-1 zone.

Petitioner: Alpine School District

[CC Staff Report West Lehi Elementary Subdivision Plat Amendment 01.23.24.docx](#)

[West Lehi Elementary Plat Amendment DRC 01.10.24.docx](#)

[West Elementary Lehi Plat Amendment 01.10.24.pdf](#)

[West Lehi Elementary Aerial.pdf](#)

[West Lehi Elementary GP.pdf](#)

[West Lehi Elementary Zoning.pdf](#)

6. Consideration of a Plat Amendment to the View 21 East Plat, dividing lot 3 into two separate lots, with no improvements located at approximately 1940 North 3600 West.

Petitioner: Gardner Company

[CC Staff Report View 21 Plat Amendment 01.23.24.docx](#)

[View 21 East Plat Amendment DRC 01.10.2024.docx](#)

[View 21 East Plat Amendment - narrative, plans 01.10.24.pdf](#)

[Aerial Map.pdf](#)

[General Plan Map.pdf](#)

[Zoning map.pdf](#)

7. Consideration of Ordinance #04-2024 a Development Code Amendment to Chapters 10, 11 & 39 and for Figures 8 & 9, amending the City's subdivision review process to meet State Code.

Petitioner: Lehi City

[CC Staff Report Subdivision Review Dev Code Amendments 01.23.24.docx](#)

[Chapter 11 Development Code Amendment DRC 12.20.23.docx](#)

[Ordinance -Subdivision Approval Process Development Code Amendment 01.23.24.docx](#)

[Subdivision Process Amendments.pdf](#)

8. 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.

City Council Agenda Item Report

Meeting Date: January 23, 2024

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Presentation

Agenda Section: Presentations and Reports

Subject:

Timpanogos Special Service District's Westside Interceptor Project Update- Tess Fox

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: January 23, 2024

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Presentation

Agenda Section: Presentations and Reports

Subject:

Timpanogos Special Service District User Rates Presentation- Rich Mickelsen

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: January 23, 2024

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Action Item

Agenda Section: Presentations and Reports

Subject:

PARC Tax Policy Discussion

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: January 23, 2024

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Presentation

Agenda Section: Presentations and Reports

Subject:

South Freeway Corridor Study Presentation

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: January 23, 2024

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Action Item

Agenda Section: Consent Agenda

Subject:

Approve Minutes from the January 9, 2024 City Council Meeting.

Suggested Action:

Attachments:

[010924 CCa.pdf](#)



Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **January 9, 2024**, at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Heather Newall, Council Member
Michelle Stallings, Council Member

Others Present: Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Cameron Boyle, Assistant City Administrator; Dean Lundell, Finance Director; 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 Stallings gave the opening comment.

2. Presentations and Reports

2.1 Swearing-In Ceremony for Councilors Paige Albrecht, Heather Newall, and Michelle Stallings.

Elected Councilmembers were sworn in by Judge Morgan Cummings.

2.2 Finance Audit Report

Dean Lundell introduced Dana Howell with Osbourne, Robbins & Buhler, who oversaw the city's financial audit report.

Dana discussed the creation of a new fund for the Local Building Authority and the issuance of bonds for building improvements. Dana also presented the results of the audit related to federal funds, emphasizing compliance and lack of significant findings. She highlighted the overall compliance of the city with state requirements, with only a minor comment. She praised the city staff for their responsiveness and cooperation during the audit. She concluded that no major issues were reported, and Council members expressed appreciation for the thorough and positive audit results.

2.3 Open Meetings Act and Conflict of Interest Training

Ryan Wood, City Attorney, presented on the annual required training of Utah's Open and Public Meetings Act. The presentation covered the importance of open and transparent meetings, definitions of public bodies, meetings, quorums, and exceptions. The presentation also addressed hypothetical scenarios to illustrate concepts like chance meetings, discussions at social

49 gatherings, and participation in external meetings. The training emphasized the need for proper
50 notice, agenda specifics, and adherence to the Open Meetings Act. Additionally, Ryan Wood
51 also provided information on conflict of interest statutes, including disclosure requirements for
52 personal interests, business transactions, and potential conflicts during city-related decisions.
53

54 2.4 Procedures Presentation

55 Teisha Wilson presented on the City Council’s rules and procedures for meetings. She covered
56 various aspects of rules, order and procedure according to Lehi City’s code. She noted the
57 importance of following Robert’s Rules of Order. The overall focus was on maintaining order,
58 facilitating efficient decision-making, and ensuring fair representation of all citizens’ interests.
59

60 **3. Agenda Questions**

61 Mayor Johnson disclosed that his son will be presenting tonight, so he asked Mayor Pro Tempore
62 Hancock to Chair the meeting during that time.
63

64 **3. Administrative Report**

65 None.
66

67 **4. Mayor and Council Reports**

68 The Council reported on their assigned committees.
69

70 The meeting recessed at approximately 7:00 p.m.

71 The meeting resumed at approximately 7:10 p.m.
72
73

74 **Regular Session, 7:10 p.m.**

75 **1. Welcome, Roll Call, Pledge of Allegiance**

76 Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor
77 Newall led the Pledge of Allegiance.
78

79 **2. Presentations and Reports**

80 2.1 Proclaim January as Radon Action Month in Lehi City

81 Mayor Johnson read and signed the proclamation. Kerrie Robbins, a Lehi resident, and Wendy
82 Wright with the Utah County Health Department thanked the Mayor for his support of bringing
83 awareness to the community.
84

85 **3. 20 Minute Citizen Input**

86 None.
87

88 **4. Consent Agenda**

89
90 4.1) Approve Minutes from the November 14, December 5, and December 12, 2023 City
91 Council Meetings.
92

93 4.2) Approve Purchase Orders
94
95

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

98
99 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
100 Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

101
102
103 **5. Consideration of approval for a one-year extension of Hidden Canyon D4 a 10-lot**
104 **residential development located at 1731 West Royal Circle.**

105 Fieldstone was the applicant.

106
107 **Motion:** Councilor Newall moved to grant a one-year extension of Hidden Canyon D4 a 10-
108 lot residential development located at 1731 West Royal Circle; and include all
109 Development Review Committee comments and findings as stated in the staff
110 report. Councilor Albrecht seconded the motion.

111
112 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
113 Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

114
115
116 **6. Consideration of Ordinance #01-2024 the Berry Property Zone Change located at 116**
117 **South 600 East changing the zoning on 1.18-acres from Transitional Holding (TH-5) to**
118 **Neighborhood Commercial (NC).**

119 Dan Ford was representing the applicant. He stated that this request complies with the
120 General Plan.

121
122 **Motion:** Councilor Albrecht moved to Ordinance #01-2024 the Berry Property Zone Change
123 located at 116 South 600 East changing the zoning on 1.18-acres from Transitional
124 Holding (TH-5) to Neighborhood Commercial (NC); and include all Development
125 Review Committee comments. Councilor Condie seconded the motion.

126
127 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
128 Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

129
130
131 **7. Consideration of Ordinance #02-2024 the Beacon Point zone change, on 0.80 acres**
132 **located at 1054 West Main Street changing the zoning from Commercial to Mixed-Use.**
133 This item was moved to the end of the agenda.

134
135
136 **8. Consideration of Concept approval for the Beacon Point Concept, a 17-unit mixed-use**
137 **residential development located at 1054 West Main Street.**

138 This item was moved to the end of the agenda.

139
140
141
142 **9. Consideration of Concept approval for the Marwood Group Concept, a 31-unit**
143 **residential development on 0.84 acres located at 301 East State Street.**

144 Curtis Minor was representing the applicant. He stated that they are proposing a 5-story
145 building in the mixed-use zone with 31 residential units, one of which could be converted to
146 commercial in the future. It was noted that this area has been designated for 250 total housing
147 units, with 74 already in use, leaving 176 available for development. Councilmembers
148 expressed concerns about using up the allocated housing units on a small portion of the
149 available land, limiting future development in the TOD zone.

150
151 Lorin Powell, City Engineer, stated that the access road currently limits the number of units
152 to 50. He said that more units would require the developer or others to build another access
153 point.

154
155 The City is doing a study of the TOD zone and station area plan to look at redevelopment
156 incentives and overall planning.

157
158 The Council discussed potentially reducing the density/number of units, requiring a traffic
159 study, or postponing the project until the City studies are done. The Council was concerned
160 about using up scarce housing density in the TOD zone on a project that may limit future
161 development.

162
163 The developer made the case that they have worked to comply with current zoning and
164 ordinances, and development should be allowed to move forward within those rules.

165
166
167 **Motion:** Councilor Condie moved to approve the concept as presented; including all
168 Development Review Committee comments, and suggest that the applicant look at
169 working with the city to participate in a collaborate study of the area and if a
170 decrease in units is needed then that should be considered. Councilor Albrecht
171 seconded the motion.

172
173 Councilor Stallings suggested that the motion also include assurance that the applicant will
174 meet the 10% open space requirement as required for multi-family standards in the mixed use
175 zone. She also suggested a reduction in units.

176
177 **Amended Motion:** Council Condie amended his motion to include Councilor Stallings
178 comment regarding open space. Councilor Albrecht seconded the amendment to
179 the motion.

180
181 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, No;
182 Councilor Newall, No; and Councilor Stallings, No. The motion failed 2-3.

183
184
185 **Motion:** Councilor Hancock moved to approve the concept with a reduction in units to a
186 max of 23; and note that if through traffic studies or other studies, it's determined
187 that the density would allow for 31 units, then the Council would be willing to
188 reconsider. Councilor Newall seconded the motion.

189
190 There was a discussion about the number of units as it relates to the number of levels.
191 Councilor Stallings suggested that 4 levels would be a better fit for the area instead of 5.

192 Councilor Hancock stated that he would consider amending it to 25 units max to allow the
193 applicant more flexibility.

194
195 **Amended Motion:** Council Hancock amended his motion to change the max number of
196 allowed units to 25. Councilor Newall seconded the amendment to the motion.

197
198 **Roll Call Vote:** Councilor Albrecht, No; Councilor Condie, Yes; Councilor Hancock, Yes;
199 Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and
200 1 opposed.

201
202
203 **10. Consideration of Ordinance #03-2024, the Larson Zone Change for two parcels totaling**
204 **3.6 acres located at approximately 1700 North Boston Street changing from**
205 **Transitional Holding to Light Industrial.**

206 Darren Johnson was representing the applicant. He stated that they intend to subdivide the
207 property. He noted that one of the potential buyers is here and may want to develop a tow
208 yard on one of the lots.

209
210 Anna Dugovich stated that she would like to purchase the property for a tow yard. She
211 sought insights into potential opposition to obtaining a conditional use permit for a tow yard
212 on that site.

213
214 Council members expressed that compliance with the city code would be essential for
215 approval. The Council discussed collaboration and stated that the project needs to align with
216 the city's regulations, code requirements, and adhere to conditions set during the conditional
217 use permit process.

218
219 **Motion:** Councilor Condie moved to approve Ordinance #03-2024, the Larson Zone Change
220 for two parcels totaling 3.6 acres located at approximately 1700 North Boston Street
221 changing from Transitional Holding to Light Industrial; including all Development
222 Review Committee and Planning Commission comments. Councilor Seegmiller
223 seconded the motion.

224
225 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
226 Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

227
228
229 **11. Consideration of approval for the Gardner Point Phase 6 plat amendment and revisions,**
230 **removing 7 single-family lots and converting the land to open space located at**
231 **approximately 3600 West 1500 North.**

232 Brandon Wattson with Edge Homes was representing the applicant. He stated that they ran into
233 an undocumented fill area, so they believe that the right thing to do is eliminate the lots and
234 turn it into open space. He stated that they would like to add the 7 lost lots to another location,
235 so they will bring another plat amendment to the Council for approval at a future date.

236
237 **Motion:** Councilor Newall moved to approve the Point Phase 6 plat amendment and
238 revisions, removing 7 single-family lots and converting the land to open space
239 located at approximately 3600 West 1500 North; including all Development

240 Review and Planning Commission comments. Councilor Hancock seconded the
241 motion.

242
243 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
244 Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.
245

246
247 Mayor Johnson disclosed that he has a working relationship with the applicant. He also disclosed
248 that he will not receive any financial benefit from the project. Mayor Johnson still thought it was
249 best to recuse himself as Chair. Paul Hancock will act as Mayor Pro Tempore.
250

251 Mayor Johnson left the room at approximately 8:40 p.m.
252

253
254 **7. Consideration of Ordinance #02-2024 the Beacon Point zone change, on 0.80 acres**
255 **located at 1054 West Main Street changing the zoning from Commercial to Mixed-Use.**
256 Parker Johnson and Larry Lindstrom were representing the applicant. Parker stated that they
257 have modified the plan based on public input at the Planning Commission meeting.
258

259 Mayor Pro Tempore Hancock asked the applicant to also present the concept plan so that
260 they can get a full picture of the request.
261

262 Larry stated that Lehi's Mixed Use Code is too ambiguous. He felt that it should be more
263 clear on what the density should be. The applicants stated that they have reduced the building
264 height, reduced the number of units and increased the landscape buffer.
265

266 The Council discussed the density map and inquired about the additional density. Kim
267 Struthers informed the Council that the original concept plan was approved for 6 units which
268 is included on the density map. He said the Council would need to decide if the other 3 units
269 are to be considered as new additional density or the 3 units can be taken from Main Street's
270 250 units. Councilor Stallings preferred not to add new density.
271

272 **Motion:** Councilor Stallings moved to approve Ordinance #02-2024 the Beacon Point zone
273 change, on 0.80 acres located at 1054 West Main Street changing the zoning from
274 Commercial to Mixed-Use; and include that the additional density granted beyond
275 what was approved at the previous concept plan be subtracted from the Main Street
276 area density map, including all Development Committee comments. Councilor
277 Newall seconded the motion.
278

279 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
280 Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.
281

282
283 **8. Consideration of Concept approval for the Beacon Point Concept, a 17-unit mixed-use**
284 **residential development located at 1054 West Main Street.**

285 Parker stated that they provided 2 separate concepts plans. He said they changed it to 2 stories,
286 added trees and increased the landscape buffer, and reduced the number of units to 9. They

287 also moved the trash enclosure. Larry also stated that they are constructing road improvements.
288 Parker asked for clarification on the required PEU width.

289
290 Mayor Pro Tempore Hancock asked for public comments.

291
292 Brett Blood stated that he appreciated some changes but expressed concerns about increasing
293 residential units from six to nine, fearing the precedent it might set for neighboring properties.
294 Traffic was a major concern, especially around a busy traffic circle, and the impact on Veterans
295 Park's accessibility. He emphasized the need to consider the overall density plan and
296 questioned the potential ripple effect on future developments in the area.

297
298 Scott Ahlstrom expressed gratitude for the changes made by the developers. However, he
299 raised concerns about potential light disturbance in residents' living rooms due to car lights
300 entering the property. He suggested that the developer install a higher fence as a buffer against
301 the lights.

302
303 Mayor Pro Tempore addressed the comments and stated that they would not be obligated to
304 grant additional density to other developers. He also stated that the Council can't require the
305 developer to construct something other than what's required by code but encouraged the
306 residents to work with the developers on a solution.

307
308 **Motion:** Councilor Condie moved to approve the Beacon Point Concept, a 9-unit mixed-use
309 residential development located at 1054 West Main Street; and include all
310 Development Review Committee comments; noting density reduction to 9 units,
311 and include that some flexibility may be granted on the buffer for parking and trash;
312 and also include that they are approving Concept option #1. Councilor Southwick
313 seconded the motion.

314
315 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
316 Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

317
318 Mayor Johnson returned to the meeting at approximately 9:45 p.m.

319
320 **12. Adjournment**

321 With no further business to come before the City Council at this time, Councilor Stallings
322 moved to adjourn the meeting. Councilor Newall seconded the motion. The motion passed
323 unanimously. The meeting was adjourned at approximately 9:50 p.m.

324
325
326 Approved: January 23, 2024

327
328
329 Attest:

330
331 _____
Mark Johnson, Mayor

330
331 _____
Teisha Wilson, City Recorder

City Council Agenda Item Report

Meeting Date: January 23, 2024

Submitted By: Jacob Curtis

Submitting Department: Planning Division

Item Type: Action Item

Agenda Section: Regular Agenda

Subject:

Consideration of a Plat Amendment to the West Lehi Elementary Subdivision creating five lots out of the three existing lots located at approximately 1100 West 1450 South in the RA-1 zone.

Suggested Action:

Attachments:

[CC Staff Report West Lehi Elementary Subdivision Plat Amendment 01.23.24.docx](#)

[West Lehi Elementary Plat Amendment DRC 01.10.24.docx](#)

[West Elementary Lehi Plat Amendment 01.10.24.pdf](#)

[West Lehi Elementary Aerial.pdf](#)

[West Lehi Elementary GP.pdf](#)

[West Lehi Elementary Zoning.pdf](#)

WEST LEHI ELEMENTARY PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Alpine School District		
Meeting Date	January 23, 2024		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	Approximately 1450 S 1100 W		
Existing General Plan Designation	VLDRA		
Existing Zoning	RA-1		
Existing Land Use	Undeveloped		
Number of Lots/Units	5 Lots		
Adjacent Zoning and Land Use	<i>North</i>	TH-5	Single family residential
	<i>South</i>	R-1-22	Church
	<i>East</i>	R-1-22	Singel family residential
	<i>West</i>	N/A	Undeveloped
Date of DRC Review	January 10, 2024		
Assigned Planner	Jacob Curtis		
REQUIRED ACTION			
City Council	Final approval		

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 07/10/12)

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

- A. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.
- B. The City Council shall hold a public hearing within forty-five (45) days after the day on which the application is filed if:
 - 1. Any owner within the plat notifies the City of the owner's objection in writing within ten (10) days of mailed notification; or
 - 2. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.
- C. The public hearing requirement of Subsection B does not apply and the City Council may consider at a public meeting an owner's request to vacate or amend a subdivision plat if the application seeks to:
 - 1. Join two or more of the applicant fee owner's contiguous lots;
 - 2. Subdivide one or more of the applying fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
 - 3. Adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the application, regardless of whether the lots or parcels are located in the same subdivision;
 - 4. On a lot owned by the applying fee owner, adjust an internal lot restriction imposed by the City; or
 - 5. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within

the subdivision that are not:

- a. owned by the applicant; or
- b. designated as a common area

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

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

1. The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the application; and
2. The signature of each owner described in Subsection (E)(1) who consents to the application.

Section 11.350. Plat Amendment Approval Process and Recordation. (Amended 07/10/12)

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

1. There is good cause for the vacation or amendment; and
2. No public street, right-of-way, or easement has been vacated or amended.

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

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

PROPERTY HISTORY

June 26, 2013 – This property was annexed as part of the Lehi South Elementary Addition.

Nov 6, 2013 – The West Lehi Elementary Subdivision was recorded and created three residential lots on the subject property.

November 19, 2019 – The West Lehi Elementary Plat B Zone Change and Concept plan were approved changing the zoning to RA-1 and facilitating the allowance of five buildable lots.

REPORT ANALYSIS

The applicant is requesting approval of a plat amendment to the West Lehi Elementary subdivision. This plat amendment is being proposed to change the subdivision from three lots to five lots, which will allow the Alpine School District to have more buildable lots for their Career and Technical Education Department program. These parcels are designated as RA-1, meaning the lot size must be a minimum of 15,000 square feet unless density in the form of reduced lot size is given in lieu of reimbursement for the right of way and other improvements as noted in the DRC comments.

The DRC had twelve redline comments, including the following:

1. Add note on plat that no access is allowed onto 1100 West for lot 1.
2. Widen ROW line on 1450 South 3' northward accommodate the extra 2' of planter and 1' of sidewalk required by the current City standard - Plat.
3. Change to a 7-foot planter and 5-foot walk on the north side of 1450 South, this will reduce the lots below 15,000 square feet.
4. Add the following note on the final plat: Reduced lot size is allowed in lieu of payment for right-of-way and improvements on 1100 West.

5. Add "no-climb" fence to the North side of the lots.

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision meets/does not meet the requirements of the Development Code.
2. Other findings based upon information presented at the public meeting.

**West Lehi Elementary Subdivision
DRC Redline Comments**

Alpine School District- requests review of a Plat Amendment for the West Lehi Elementary Subdivision, creating five lots to replace the three existing lots.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth

Assigned Planner: Jacob

Representatives of the Applicant Present: Jim Hawthorne

Date of Plans Reviewed: 12/14/2023

Time Start: 1:39pm

Time End: 1:57pm

DRC REDLINE COMMENTS:

Glade – Power: No comments

Garion – Fire: No comments

Ryan – Water/Sewer:

1. Locate new water services 5' of off property line.
2. Missing irrigation services to a new lots.
3. Show driveway location on plan set, to make sure they doesn't interfere with existing storm drain boxes and fire hydrants, existing water services. Water cans will not be allowed in driveways.
4. Existing Irrigation ditch to abandon will Need Lehi Irrigation approval.
5. All existing 1" PI services need to be updated to meter connection.

James – Parks:

6. Add "no-climb" fence to the North side of the lots.

Gary – Building/Inspections:

7. A soil report is required.

Shelbey – Public Works: swppp will be required prior to precon

Brad – Engineering:

8. Add note on plat that no access is allowed onto 1100 West for lot 1.
9. Widen ROW line on 1450 South 3' northward accommodate the extra 2' of planter and 1' of sidewalk required by the current City standard - Plat.
10. Change to a 7-foot planter and 5-foot walk on the north side of 1450 South, this will reduce the lots below 15,000 square feet.
11. Add the following note on the final plat: Reduced lot size is allowed in lieu of payment for right-of-way and improvements on 1100 West.

Kim – Planning:

12. Remove stray text

PRECON MEETING REQUIRED? (FULL)

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

1. Provide an engineer’s cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor’s and engineer’s stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Shelbey Brewer at sbrewer@lehi-ut.gov).

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.

7. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
8. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required. Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
9. Address any comments or conditions from City Council approval.
10. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
11. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 23rd

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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

WEST LEHI ELEMENTARY SUBDIVISION

LOTS: 55:780:0001 55:780:0002 55:780:0003

These lots were created for the Career and Technical Education Department (CTE) of Alpine School District (ASD) for the Building Youth Institute Program (BYI). This program was created approximately 32 years ago as a program for high school students within Alpine School District to introduce and teach the basic skills of residential construction and design. Since its conception, approximately 64 homes have been built by the Career and Technical Education Department assisting over 1000 high school students to learn basic construction skills. Many of these homes have been built in the City of Lehi. A large number of these students have gone on to college and trade schools to attain degrees in Construction Management, Architecture, Interior Design and the building trades.

The instructors are Certified Teachers and Licensed General Contractors with many years of experience in the construction industry as well as the teaching profession.

Alpine School District is asking for a zone change which would be allowable under the existing codes. This would allow the Career and Technical Education Department to have 5 one-third acre lots to build homes. The one-third acre lot would be a more manageable site to build these homes. The smaller lot also allows for a more affordable home. The homes being proposed would blend in well with the existing homes in the area.

We feel this request is consistent with the goals and policies of the Present Lehi City General Plan.

Attached are photos of the quality homes built by the Career and Technical Education Department of Alpine School District in years past and are similar to homes that would be built in the future.





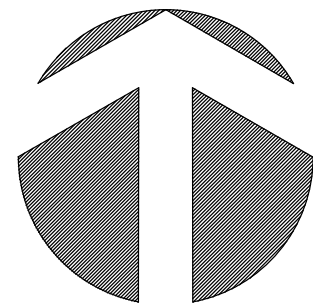








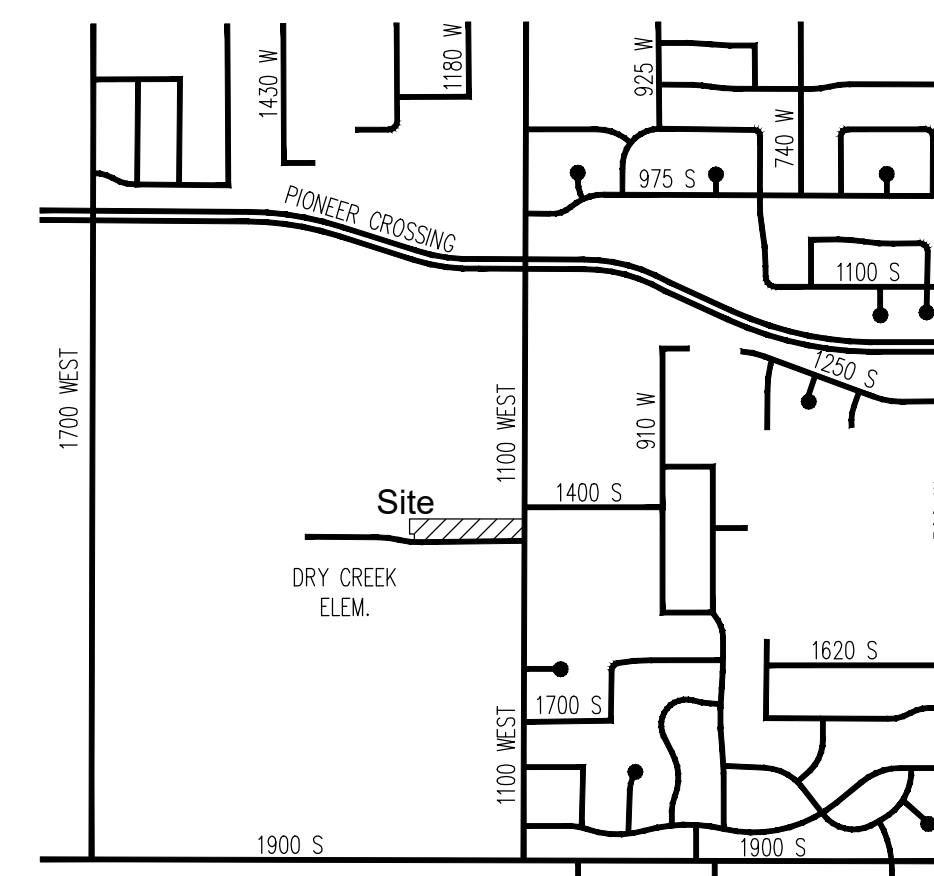




NORTH
1" = 30'

AMENDED WEST LEHI ELEMENTARY SUBDIVISION A RESIDENTIAL SUBDIVISION

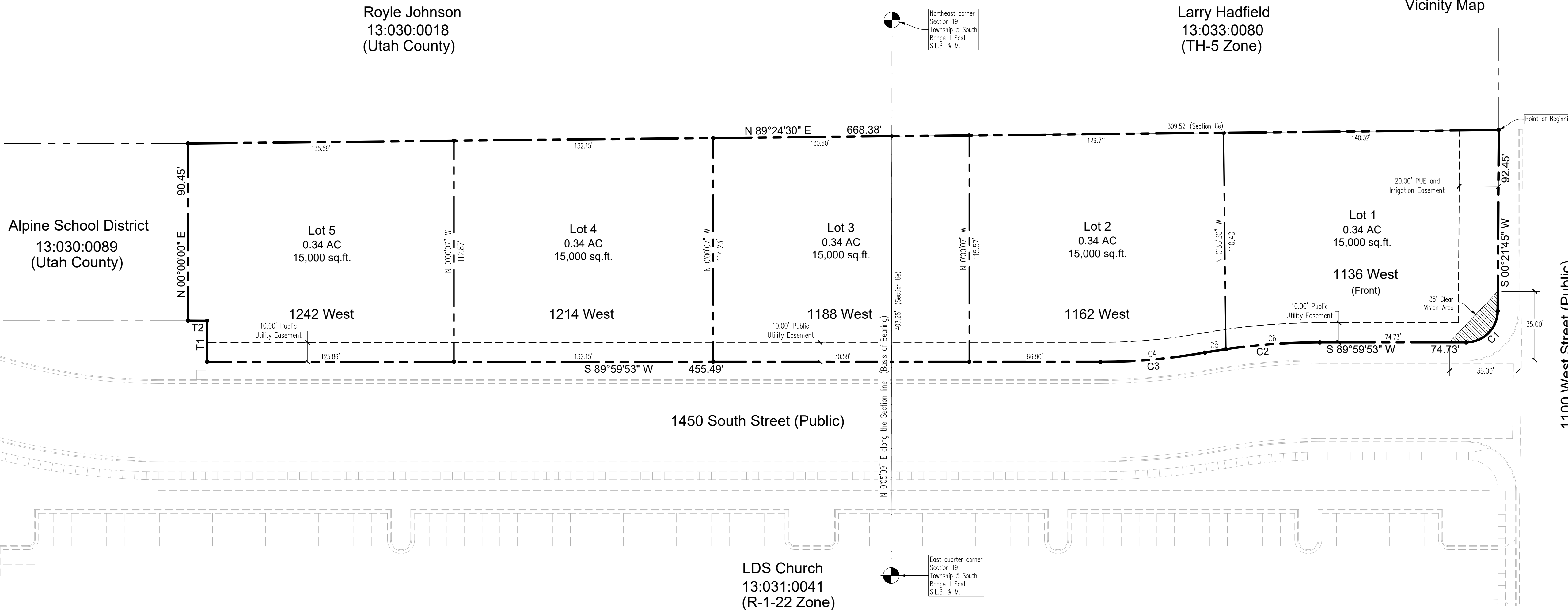
Including an amendment of Lots 1-3, West Lehi Elementary Subdivision
Located in the Northeast quarter of Section 19, and the Northwest
quarter of Section 20, Township 5 South, Range 1 East, Salt Lake Base
and Meridian.



Vicinity Map

Royle Johnson
13:030:0018
(Utah County)

Larry Hadfield
13:033:0080
(TH-5 Zone)



Alpine School District
13:030:0089
(Utah County)

LDS Church
13:031:0041
(R-1-22 Zone)

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at a point located North 00°05'09" East along the Section line 403.28 feet and North 89°24'30" East 668.38 feet from the East 1/4 Corner Section 19, Township 5 South, Range 1 East S.L.B. & M., said point of beginning being also located at the Northeast corner of Lot 1, West Lehi Elementary Subdivision as shown on file in the Office of the Utah County Recorders Office, Utah County, Utah; thence South 0°21'45" West along 1100 West Street 92.45 feet; thence along the arc of a 16.00 foot radius curve to the right 25.03 feet (chord bears South 45°04'49" West 22.56 feet); thence along 1450 South Street as follows: South 89°59'53" West 74.73 feet, along the arc of a 350.00 foot radius curve to the left 58.88 feet (chord bears South 84°53'13" West 58.80 feet), along the arc of a 300.00 foot radius curve to the right 53.52 feet (chord bears South 84°53'13" West 53.45 feet), South 89°59'53" West 455.49 feet; thence North 20.96 feet; thence North 89°37'05" West 9.73 feet; thence North 90.45 feet; thence North 89°24'30" East 668.38 feet to the point of beginning.

Area = 75,000 sq.ft. or 1.72 Acres
Total number of Lots = 5
Basis of Bearing is North 00°05'09" East along the Section line from the East quarter corner to the Northeast corner of said Section 19.

Owner's Dedication

Know all by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this ____ day of _____, A.D. 20____.

DATE _____ PROFESSIONAL LAND SURVEYOR
(see seal below)

Owner's Acknowledgement (Corporate)

STATE OF UTAH } S.S.
COUNTY OF UTAH }
The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ who personally appeared before me, who being duly sworn or affirmed, did say that he/she is the _____ of _____ Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors and said _____ acknowledged to me that the said Corporation executed the same.
My Commission Number _____
My Commission Expires _____
Signed (a Notary Public Commissioned in Utah)
Print name of Notary

Acceptance by Legislative Body

The Mayor of the city of Lehi, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public.
Signed this ____ day of _____, A.D. 20____.

Approved: _____ Mayor Attest: _____ City Recorder

Approved: _____ City Engineer

Occupancy Restriction Notice

The City of Lehi has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

Planning Commission Approval

Approved this ____ day of _____, 20____, by the Lehi City Planning Commission.
Chair, Planning Commission

County Recorder

AMENDED WEST LEHI ELEMENTARY SUBDIVISION A RESIDENTIAL SUBDIVISION

Including an amendment of Lots 1-3, West Lehi Elementary Subdivision
Located in the Northeast quarter of Section 19, and the Northwest
quarter of Section 20, Township 5 South, Range 1 East, Salt Lake Base
and Meridian.

Lehi City, _____ Utah County, Utah
Scale: 1" = 30 Feet

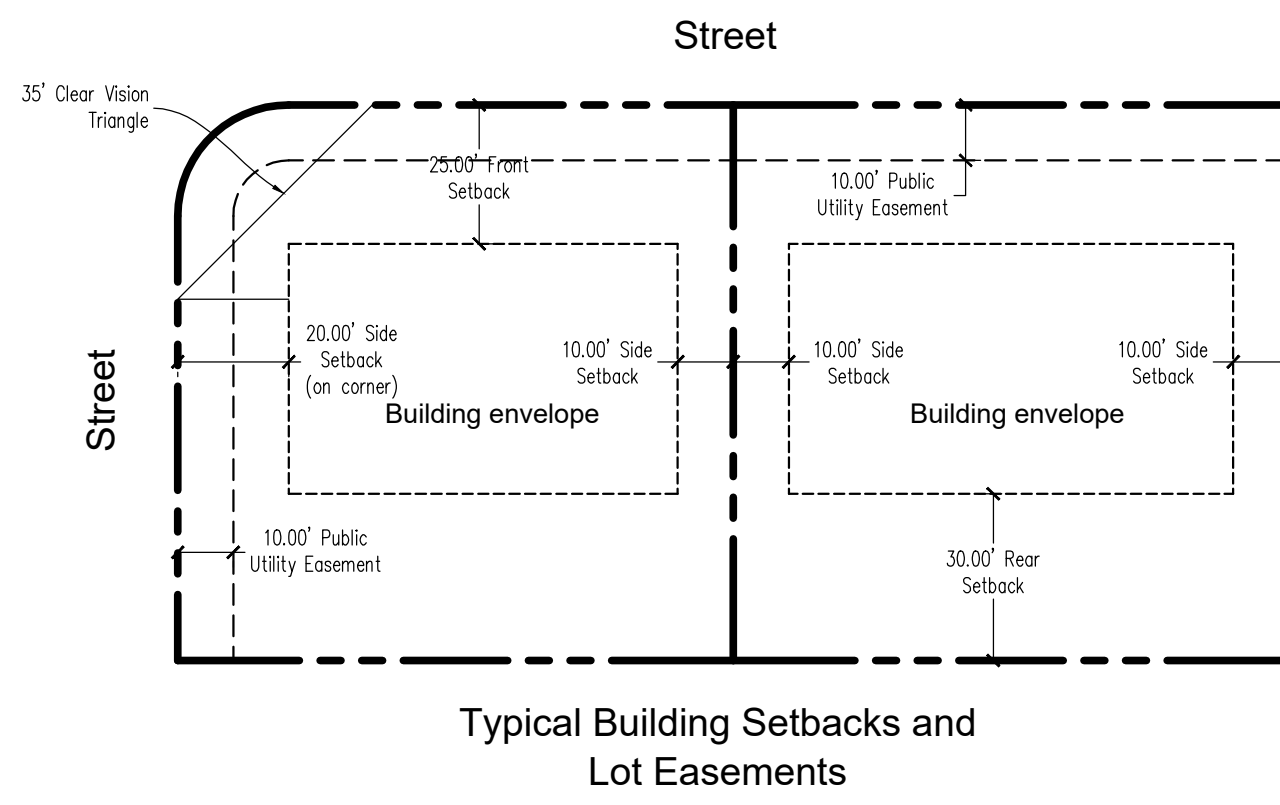
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
-----------------	--------------------	---------------------------	---------------------

Line Table

Line	Length	Direction
T1	20.96'	N 00°00'00" E
T2	9.73'	N 89°37'05" W

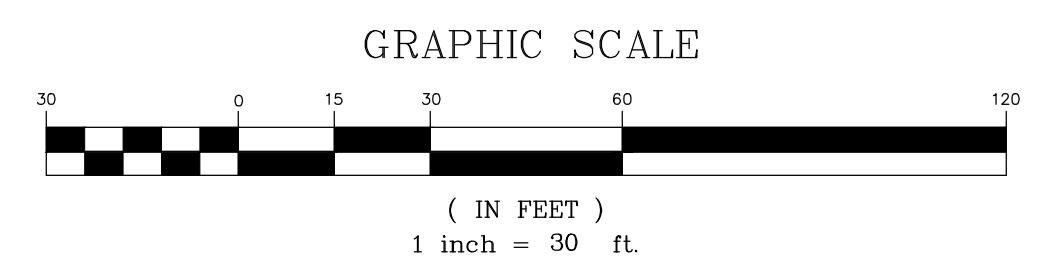
Curve Data Table

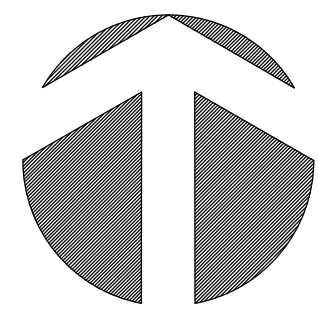
Curve	Radius	Length	Chord	Bearing	Delta
C1	16.00'	25.04'	22.56'	S 45°10'49" W	89°39'33"
C2	330.00'	58.88'	58.80'	S 84°53'13" W	101°3'21"
C3	300.00'	53.52'	53.45'	S 84°53'13" W	101°3'18"
C4	300.00'	53.52'	53.45'	N 84°53'13" E	101°3'18"
C5	330.00'	10.85'	10.85'	N 80°43'03" E	1°53'02"
C6	330.00'	48.03'	47.98'	N 85°49'44" E	8°20'19"



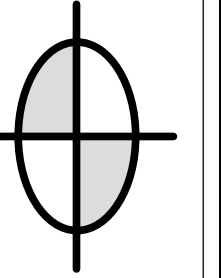
Notes:
This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risk inherent with livestock.
A Geotechnical Report is required prior to construction of buildings for lots 1-5.
Site Data:
Zone = RA-1
Total Area = 75,000 sq.ft. or 1.72 Acres
Total Lots = 5

Prepared by:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

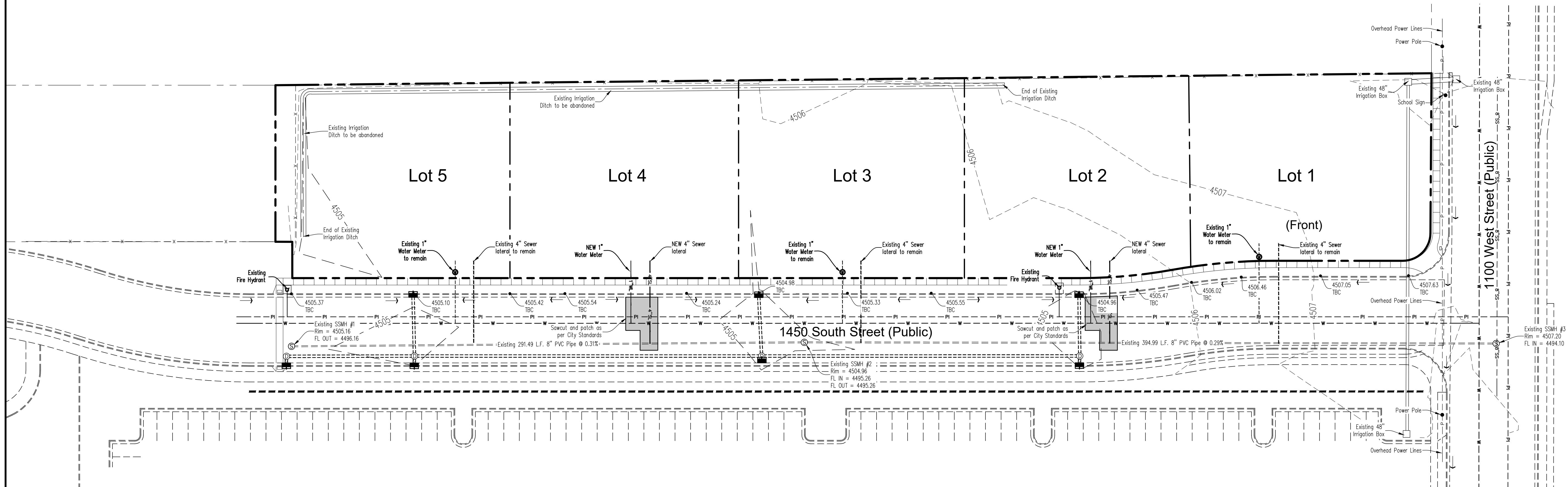




NORTH
1" = 30'



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252



WEST LEHI ELEMENTARY SUBDIVISION AMENDED

Utility Plan

Utah

Lehi

Construction Notes:

- (1) color electronic copy of as-built drawings, formatted in accordance with Section 3 of the 2016 edition of the Lehi City Design Standards, shall be submitted to the City upon completion of the public improvements; including, water, sewer, storm drain and Power.
- All Construction is to be done as per the latest edition of the Lehi City Design Standards and Public Improvements Specifications and 2007 Lehi City Power Specifications.
- All ADA accessible sidewalk ramps will be constructed in accordance with the latest edition of the Lehi City Design Standards and Public Improvements Specifications.
- Prior to Construction, an erosion and sedimentation control plan will be submitted to the Public Works Director for approval.
- Prior to commencement of any work, a preconstruction meeting will be held with the Public Works Director, Chief Building Official, city inspectors, the contractor and property owner.

Note:

Any and all mechanical joints require a mega lug or other approved equal joint restraint.

Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

CAUTION!!! Notice to contractors

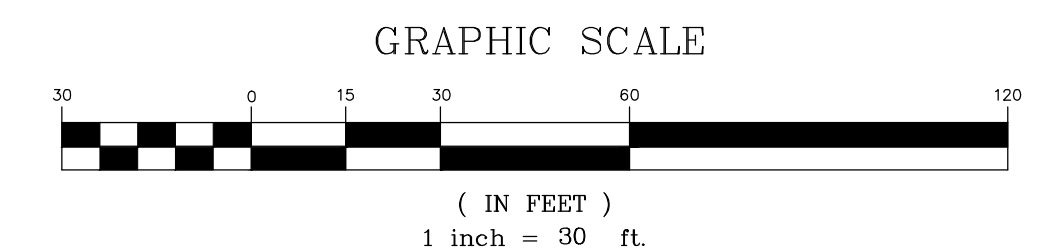
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. 
Call 811 before you dig.
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakes.org
 1-800-662-4111

Revisions	

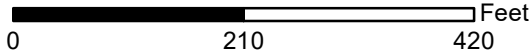
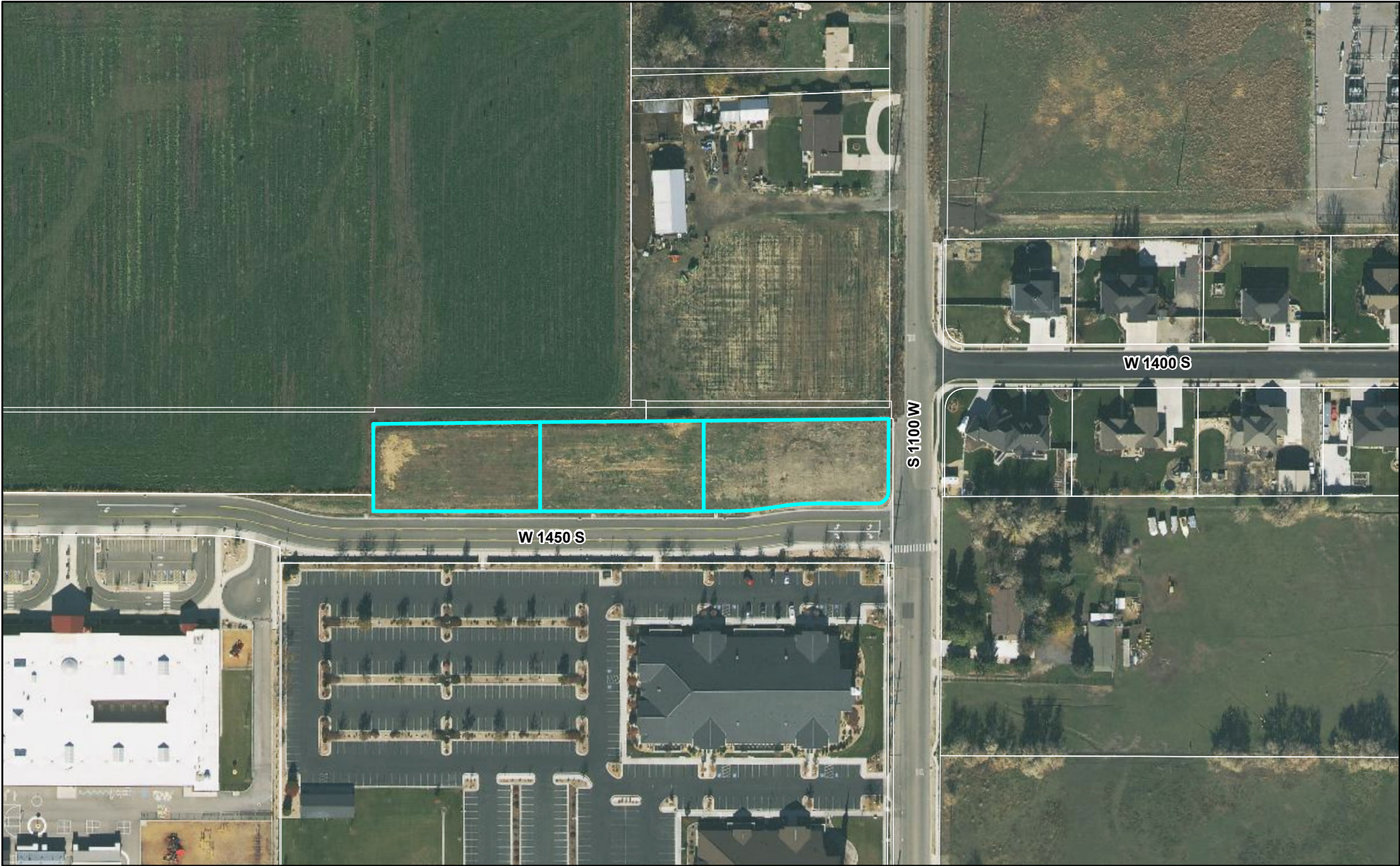
Date	9-14-2021
Scale	1" = 30'
By	TD
Tracing No.	L -

Sheet No.	C - 3.0
-----------	---------



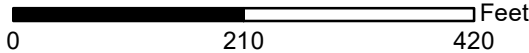
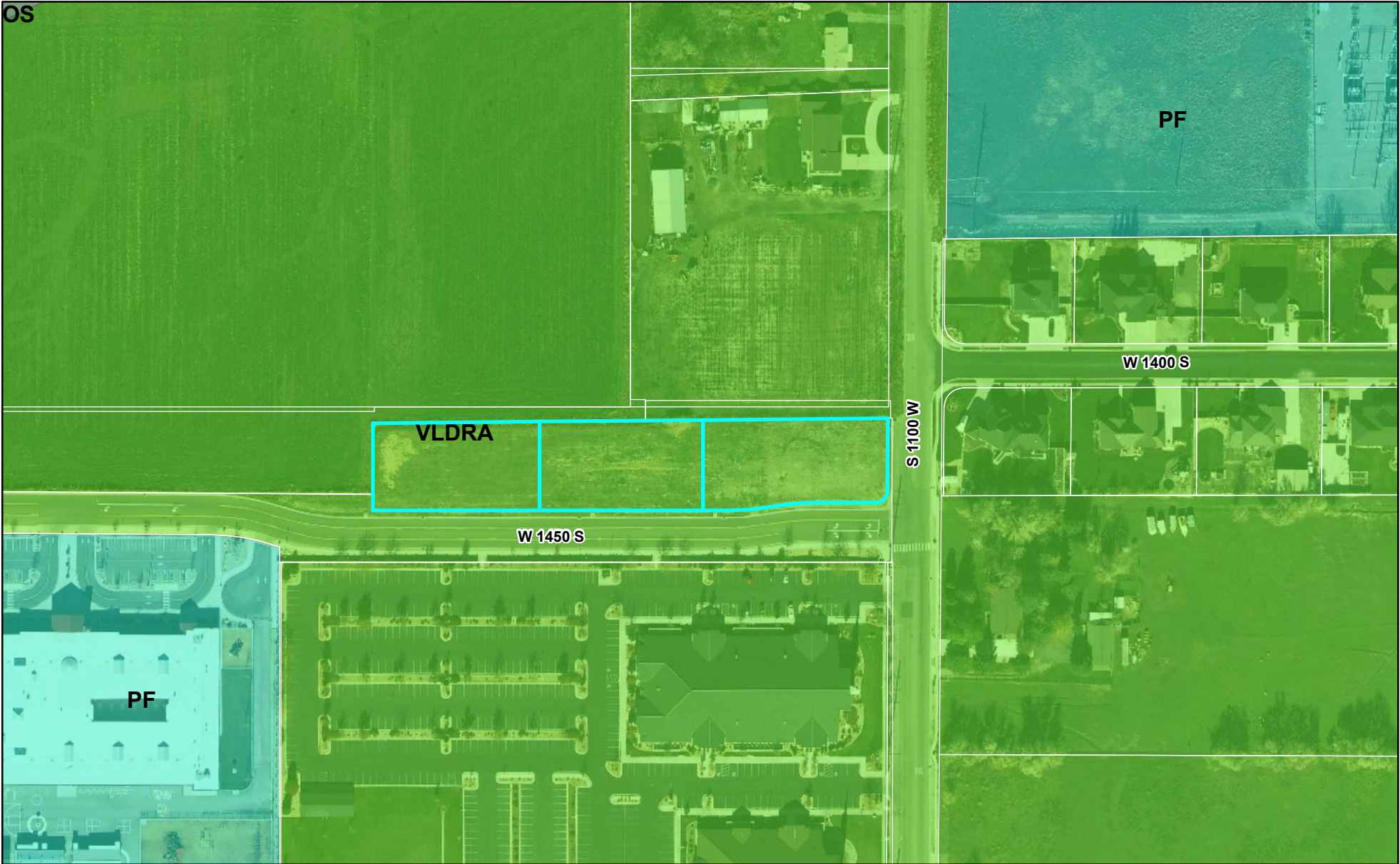
West Lehi Elementary Plat Amendment

Aerial



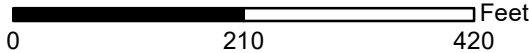
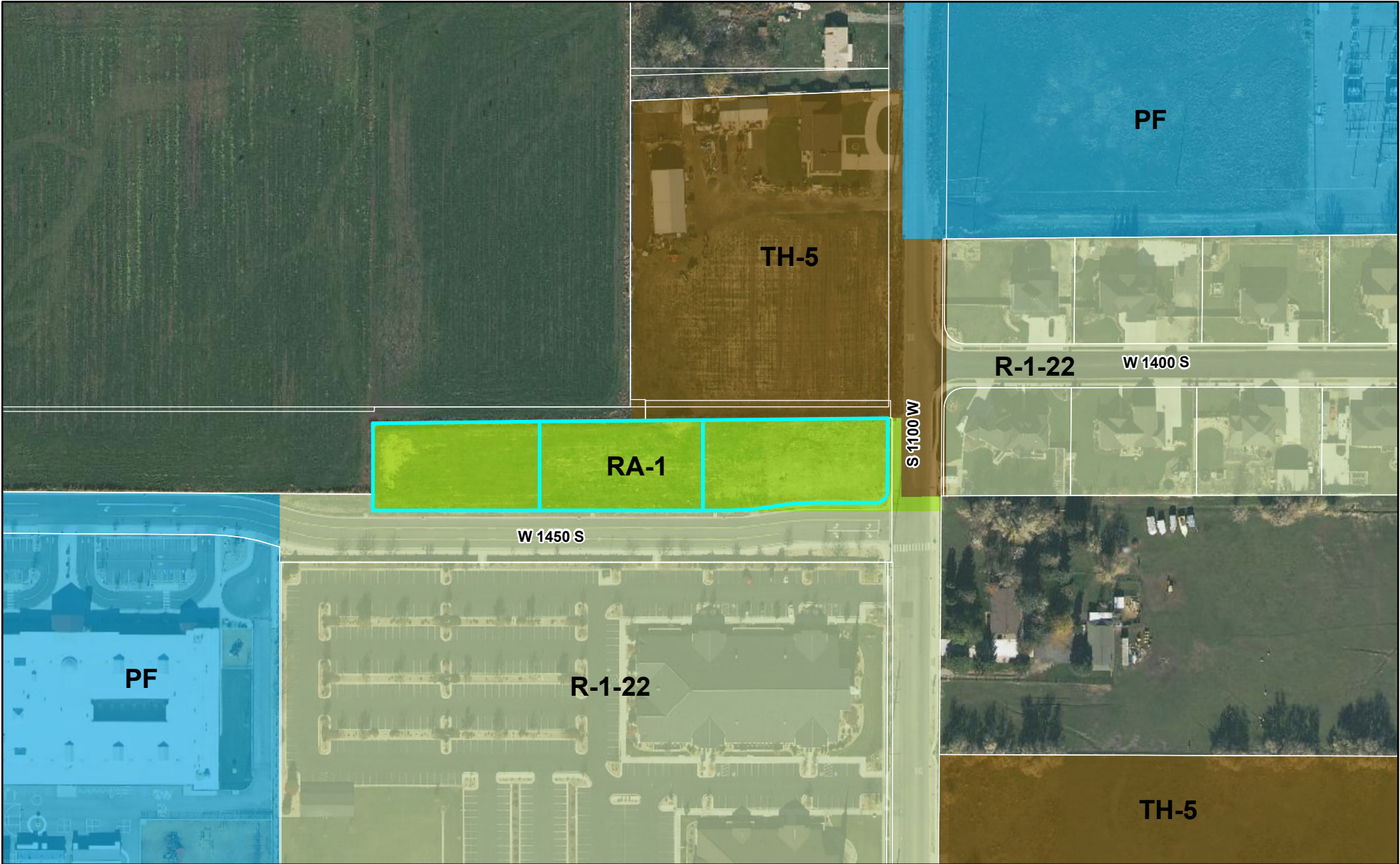
West Lehi Elementary Plat Amendment

General Plan



West Lehi Elementary Plat Amendment

Zoning



City Council Agenda Item Report

Meeting Date: January 23, 2024

Submitted By: Katie Bussell

Submitting Department: Planning Division

Item Type: Action Item

Agenda Section: Regular Agenda

Subject:

Consideration of a Plat Amendment to the View 21 East Plat, dividing lot 3 into two separate lots, with no improvements located at approximately 1940 North 3600 West.

Suggested Action:

Attachments:

[CC Staff Report View 21 Plat Amendment 01.23.24.docx](#)

[View 21 East Plat Amendment DRC 01.10.2024.docx](#)

[View 21 East Plat Amendment - narrative, plans 01.10.24.pdf](#)

[Aerial Map.pdf](#)

[General Plan Map.pdf](#)

[Zoning map.pdf](#)

VIEW 21 EAST PLAT AMENDMENT CITY COUNCIL REPORT

Applicant	Gardner Company		
Meeting Date	January 23, 2024		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 1940 North 3600 West		
Existing Land Use	Vacant		
Existing Zoning	Commercial		
General Plan Land Use Designation	Commercial		
Number of Lots/Units	2		
Adjacent Zoning and Land Use	<i>North</i>	Commercial	Maverick
	<i>South</i>	R-3	Jordan Walk Towns
	<i>East</i>	Commercial	Timp Point Condos
	<i>West</i>	Commercial	Vacant
Date of DRC Review	January 10, 2024		
Assigned Planner	Katie Bussell		
REQUIRED ACTION			
City Council	Final approval		

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 07/10/12)

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

- A. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.
- B. The City Council shall hold a public hearing within forty-five (45) days after the day on which the application is filed if:
 - 1. Any owner within the plat notifies the City of the owner's objection in writing within ten (10) days of mailed notification; or
 - 2. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.
- C. The public hearing requirement of Subsection B does not apply and the City Council may consider at a public meeting an owner's request to vacate or amend a subdivision plat if the application seeks to:
 - 1. Join two or more of the applicant fee owner's contiguous lots;
 - 2. Subdivide one or more of the applying fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
 - 3. Adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or

parcels join in the application, regardless of whether the lots or parcels are located in the same subdivision;

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

5. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:

- a. owned by the applicant; or
- b. designated as a common area

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

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

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

2. The signature of each owner described in Subsection (E)(1) who consents to the application.

Section 11.350. Plat Amendment Approval Process and Recordation. (Amended 07/10/12)

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

1. There is good cause for the vacation or amendment; and
2. No public street, right-of-way, or easement has been vacated or amended.

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

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

PROPERTY HISTORY

January 25, 2022 Lehi City Council approved the View 21 East Commercial Subdivision.

April 20, 2022 View 21 East Commercial Subdivision plat recorded.

REPORT ANALYSIS

The applicant is requesting approval of a plat amendment to the View 21 commercial subdivision. This plat amendment is being proposed to split one lot into two – Lot 3 will be divided into Lot 301 and 302. Lot 301 would be 3.5 acres in size, and Lot 302 would be 2.1 acres. The new parcels are designated Commercial, which does not have a minimum lot size, and each lot has more than 60 feet of street frontage. The proposed amendment meets the requirements of the zone.

The DRC had one redline comment from Planning, requiring the developer to add a note to the plat stating that

any remaining street improvements will be installed with site plans.

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed plat amendment. Any motion should include findings. Possible findings include:

1. The proposed subdivision does/does not meet the requirements of the Development Code.
2. Other findings based upon information presented at the public meeting.

**View 21 East Plat Amendment
DRC Redline Comments**

Gardner Company- requests review of a Plat Amendment for View 21 East, located at 3501 West 1940 North, subdividing lot number 3 into two lots.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelby Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller

Assigned Planner: Katie

Representatives of the Applicant Present: Howard Cooke

Date of Plans Reviewed: 01/02/2024

Time Start: 4:20 PM

Time End: 4:30 PM

DRC REDLINE COMMENTS:

Glade – Power: No comments.

Garion – Fire: No comments.

Ryan – Water/Sewer: No comments.

James – Parks: No comments.

Gary – Building/Inspections: No comments.

Shelbey – Public Works: No comments.

Brad – Engineering: No comments.

Luke- Traffic: No comments.

Kim – Planning:

1. Remaining street improvements will be installed with site plans – add note to the plat.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANURAY 23RD.

PRECON MEETING REQUIRED? (FULL, TAILGATE, NONE)

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

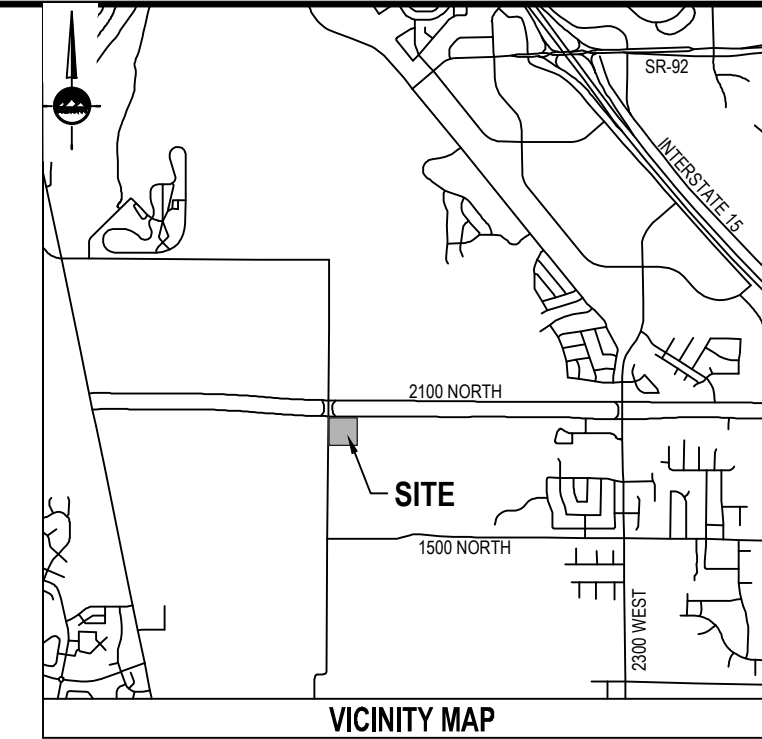
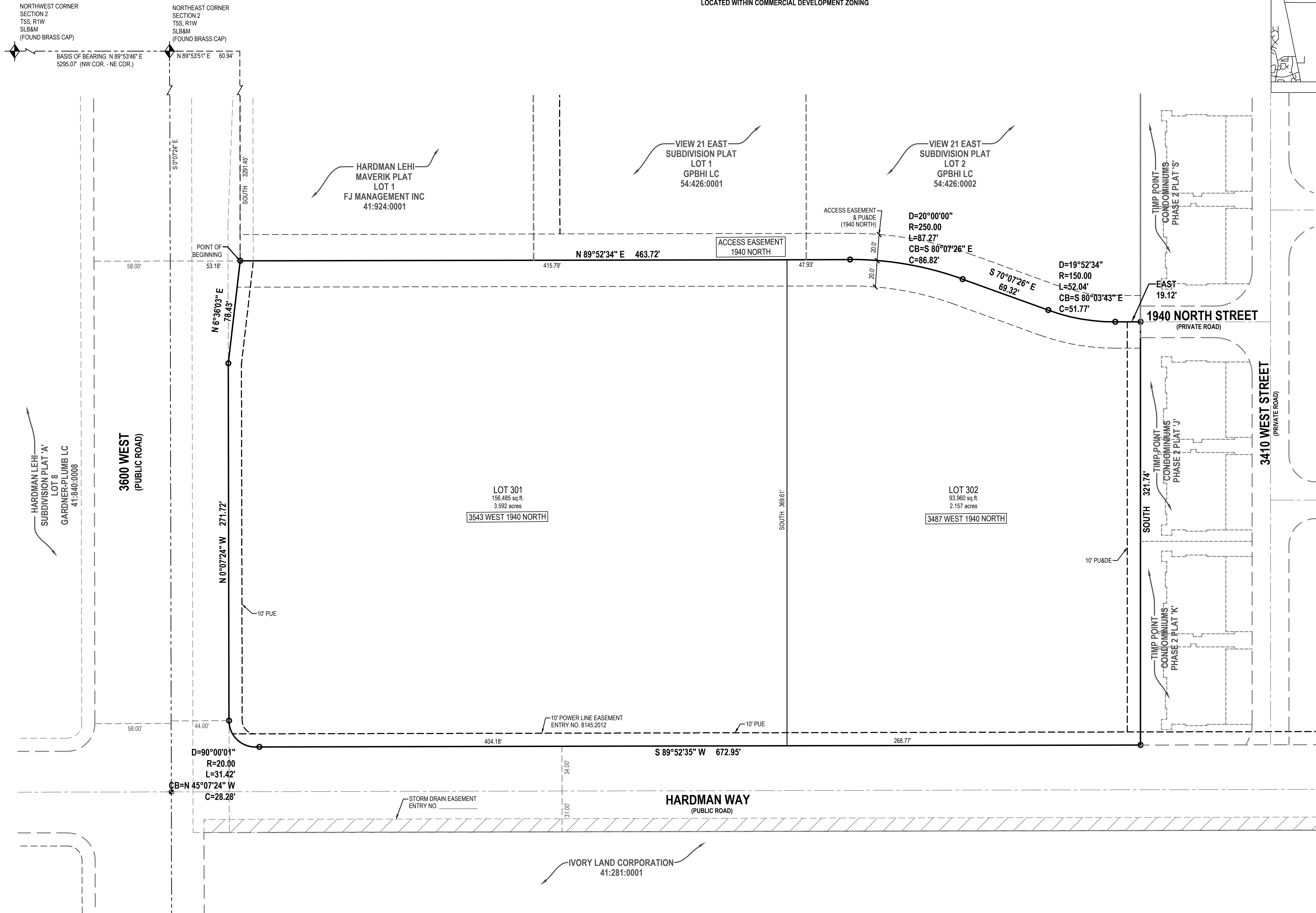


View 21 East Amended Subdivision Narrative

Gardner is proposing the amendment of the View 21 East Subdivision. We are splitting lot #3 into two separate lots (301 & 302). Lot 301 will be approximately 3.592 acres and Lot 302 will be approximately 2.157 acres. The purpose of the subdivision is to allow Gardner the ability to potentially sell lot 302 to a buyer in the future.

VIEW 21 EAST SUBDIVISION PLAT AMENDED

COMMERCIAL DEVELOPMENT
 AMENDING ALL OF LOT 3 OF VIEW 21 EAST SUBDIVISION PLAT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 LEHI CITY, UTAH COUNTY, UTAH
 LOCATED WITHIN COMMERCIAL DEVELOPMENT ZONING



SURVEYOR'S CERTIFICATE
 I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **286882** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **VIEW 21 EAST SUBDIVISION PLAT AMENDED**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
 Amending all of Lot 3 of the View 21 East Subdivision Plat, recorded as Entry No. 49294-2022 as Map No. 18283 in the Office of the Utah County Recorder. Said parcel of land is situated in the Southwest Quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Said parcel being more particularly described as follows:
 Beginning at the Southwest Corner of said View 21 East Subdivision Plat, said point also being on the Easterly Right-of-Way Line of 3600 West Street, said point being North 89°53'51\"/>

thence North 89°52'34\"/>

Contains 250,444 square feet or 5.749 acres.
 DATE _____ PATRICK M. HARRIS
 LICENSE NO. 286882

OWNER'S DEDICATION
 Know all by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the
VIEW 21 EAST SUBDIVISION PLAT AMENDED
 do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.
 In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

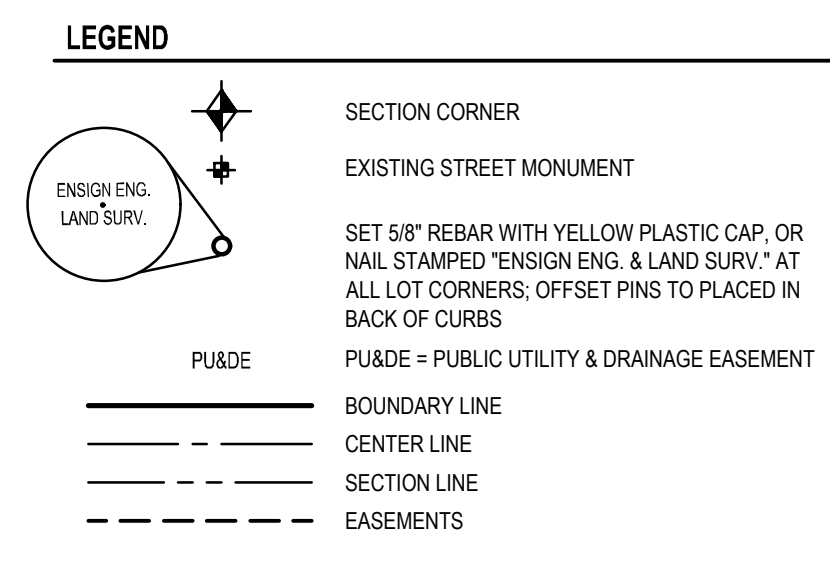
LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF _____ } S.S.
 COUNTY OF _____ }
 ON THE _____ DAY OF _____ A.D. 20____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE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

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
 THIS _____ DAY OF _____ A.D. 20____
 _____ ATTEST: _____
 MAYOR CLERK/RECORDER
 (SEE SEAL BELOW)

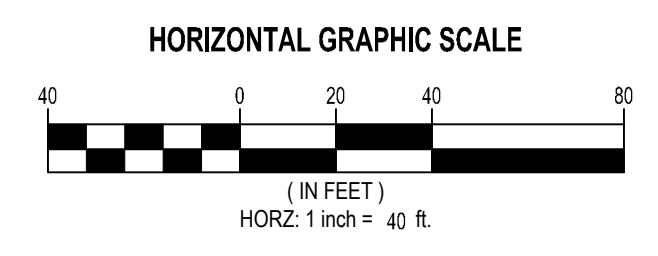
VIEW 21 EAST SUBDIVISION PLAT AMENDED
 AMENDING ALL OF LOT 3 OF VIEW 21 EAST SUBDIVISION PLAT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 LEHI CITY, UTAH COUNTY, UTAH

- NOTES**
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 - ANY STORM DRAIN LOCATED OUTSIDE OF CITY RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - ALL LOTS HAVE CROSS ACCESS EASEMENTS, INCLUDING ANY ADJACENT DEVELOPMENT WHERE ACCESS IS CONNECTING.

LAND USE TABLE			
LOT AREA	= 250,444 SF	5,749 AC	100%
ROADWAYS	= 0 SF	0.000 AC	0%
COMMON SPACE	= 0 SF	0.000 AC	0%
LIMITED COMMON SPACE	= 0 SF	0.000 AC	0%
TOTAL AREA	= 250,444 SF	5,749 AC	100%



OWNER
GARDNER COMPANY
 201 SOUTH MAIN STREET, STE 2000
 SALT LAKE CITY, UTAH
 801-456-4140



Domain Energy Utah - Note: Questar Gas Company dba Domain Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. Domain Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Domain Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domain Energy Utah's Right-of-Way Department at 801-366-8532.

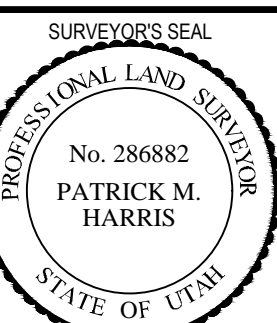


SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
 Phone: 801-255-0529
 Fax: 801-255-4449
 WWW.ENSINGENGM.COM

LAYTON Phone: 801-541-1100
 TOOELE Phone: 435-843-3300
 CEDAR CITY Phone: 435-865-1453
 RICHFIELD Phone: 435-896-2983

SHEET 1 OF 1
 PROJECT NUMBER : 6393KXK
 MANAGER : JKF
 DRAWN BY : SJL
 CHECKED BY : PMH
 DATE : 11/24

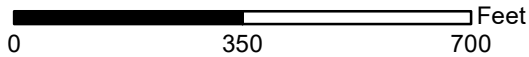
PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____ A.D. _____ BY THE LEHI CITY PLANNING COMMISSION.
 CHAIR, PLANNING COMMISSION



NOTARY PUBLIC SEAL
 CITY ENGINEERS SEAL
 CLERK-RECORDER SEAL

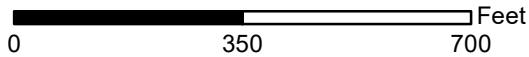
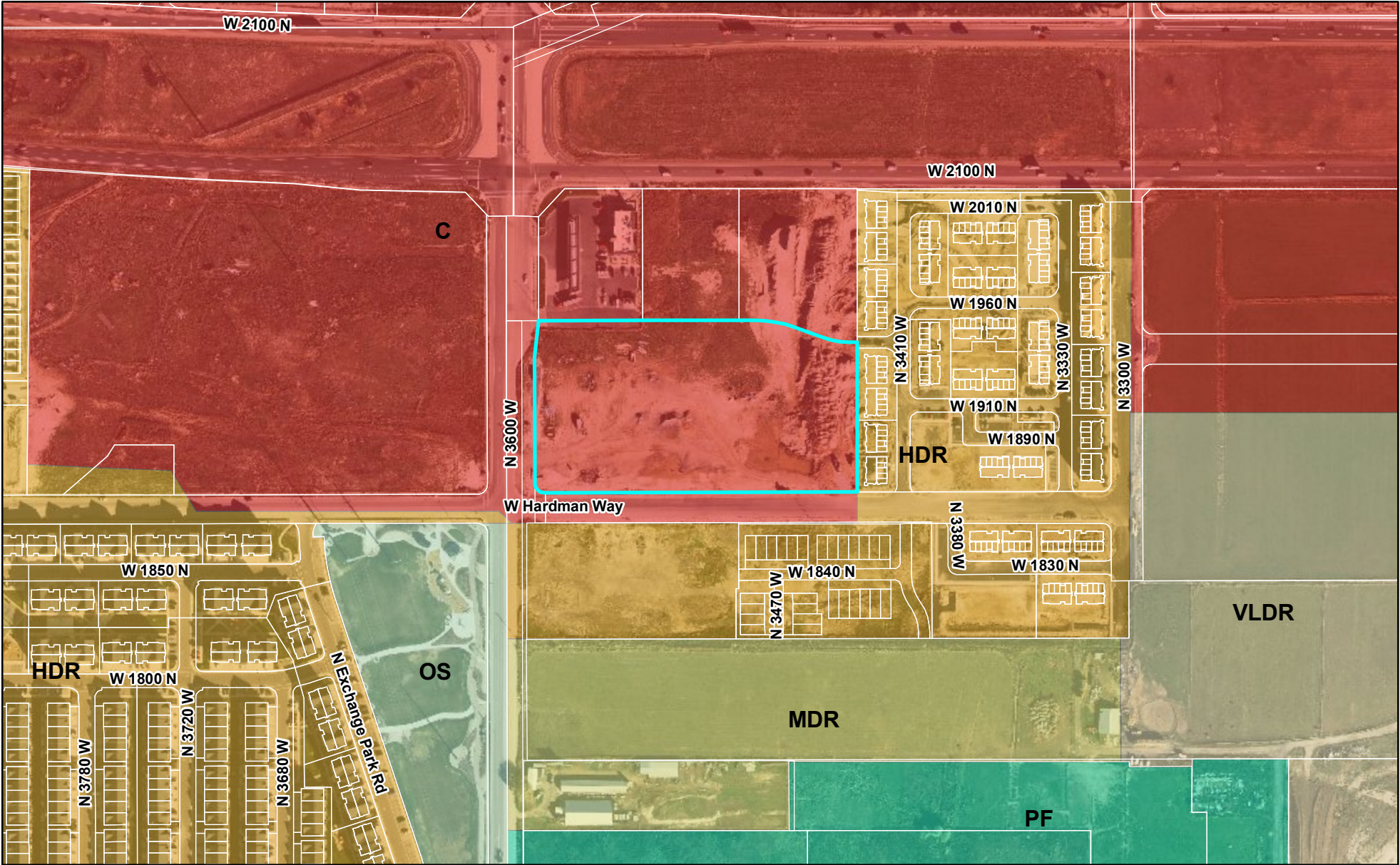
View 21 East Plat Amendment

Aerial Map



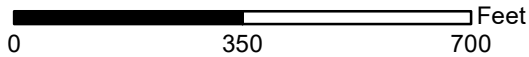
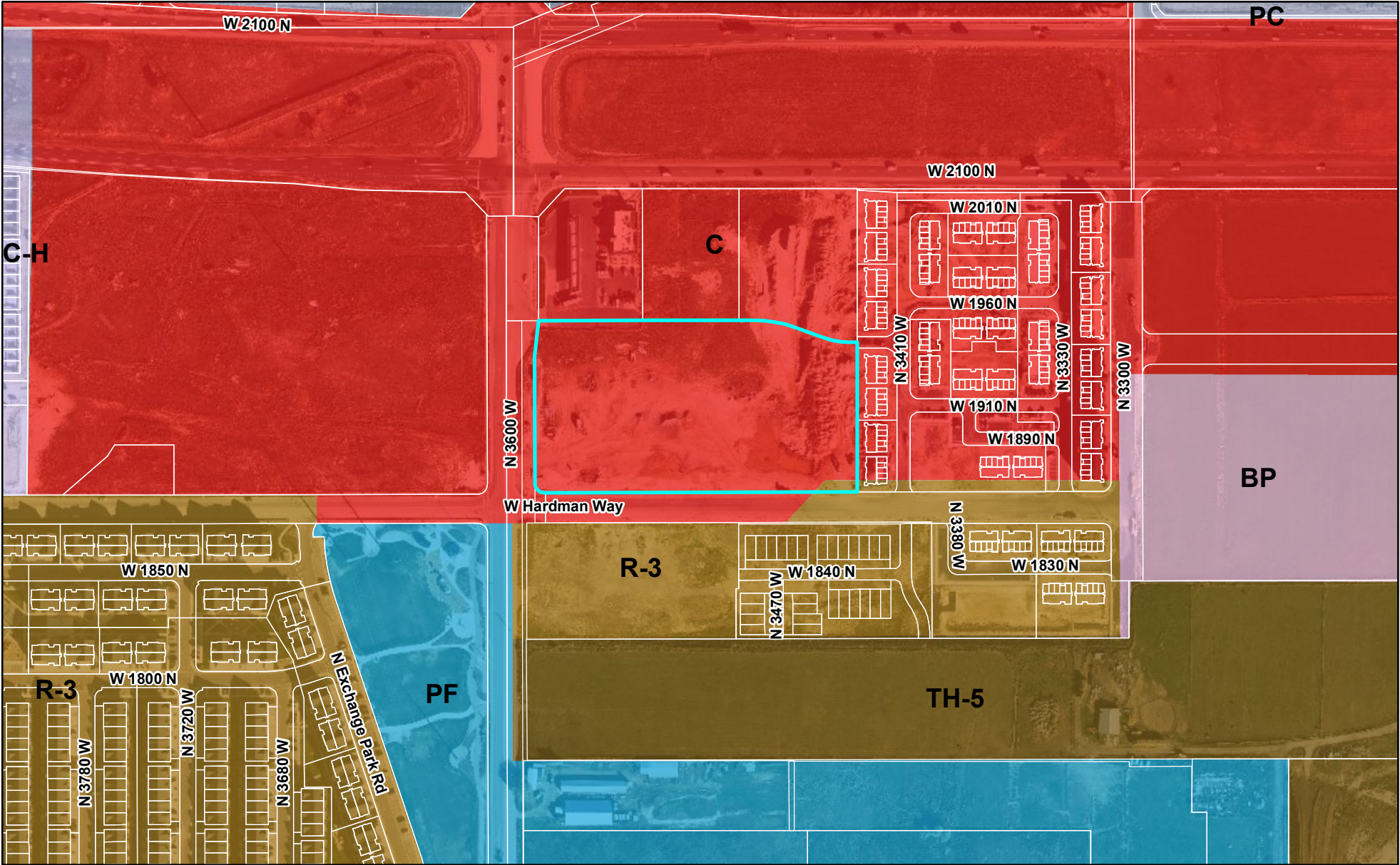
View 21 East Plat Amendment

General Plan



View 21 East Plat Amendment

Zoning Map



City Council Agenda Item Report

Meeting Date: January 23, 2024

Submitted By: Brittney Harris

Submitting Department: Planning Division

Item Type: Ordinance

Agenda Section: Regular Agenda

Subject:

Consideration of Ordinance #04-2024 a Development Code Amendment to Chapters 10, 11 & 39 and for Figures 8 & 9, amending the City's subdivision review process to meet State Code.

Suggested Action:

Attachments:

[CC Staff Report Subdivision Review Dev Code Amendments 01.23.24.docx](#)

[Chapter 11 Development Code Amendment DRC 12.20.23.docx](#)

[Ordinance -Subdivision Approval Process Development Code Amendment 01.23.24.docx](#)

[Subdivision Process Amendments.pdf](#)

SUBDIVISION REVIEW DEVELOPMENT CODE AMENDMENTS

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	January 23, 2024
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Date of DRC Review	December 20, 2023
Date of Planning Commission Review	January 11, 2024
REQUIRED ACTION	
Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.

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

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

REPORT ANALYSIS

Lehi City requests approval of proposed amendments to the Development Code changing the subdivision approval process. These changes come from State Code requirements.

The Planning Commission is now the land use authority for most preliminary subdivisions. The City Council will only review and approve Planned Unit Development (PUD) and Planned Residential Development (PRD) and Transit Oriented Development (TOD) subdivisions. Final plats will be reviewed by the DRC and approved by the Zoning Administrator.

The effected chapters include Chapter 10 Development Applications, Chapter 11 Development Application Requirements, Chapter 39 Definitions, and Figures.

Chapter 10

State Code specifies that pre-application meetings cannot be required but may be requested by applicants. The City's proposed amendment codifies pre-application meetings and specifies the information that will be provided to the applicant.

Chapter 11

Changes the Planning Commission to the approval body for all preliminary subdivisions that do not require a concept plan.

It also adds information about what Staff can review for a final subdivision and that an application must be complete, this also complies with State Law. The number of final subdivision review times is limited to four, so adding the required information provides Staff a way to ensure that the four reviews are effective.

Changes were also made to simplify the Condominium Plat section to the approval process and reference the State Code for other requirements.

Chapter 39

Definitions were added for Land Use Authority and Subdivision Review Cycle.

Figures

Updated the Subdivision Approval Process figures to reflect the changes mentioned above.

The DRC had no redline comments on these changes.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Development Code Amendment on January 11, 2024 and provide4d a positive recommendation. The minutes from that meeting are not available yet, but the recording of the meeting is available online.

**Chapter 10, 11, 39, and Figures 8/9 Development Code Amendment
DRC Redline Comments**

Lehi City- requests review of a Development Code Amendment to Chapter 10, 11, 39 and Figures 8 and 9, amending the City's subdivision review process to conform to State Code.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelby Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller

Assigned Planner: Brittney

Representatives of the Applicant Present: None

Date of Plans Reviewed: 12/14/23

Time Start: 2:20 pm

Time End: 2:23 pm

DRC REDLINE COMMENTS:

Glade – Power: No comments

Garion – Fire: No comments

Ryan – Water/Sewer: No comments

James – Parks: No comments

Gary – Building/Inspections: No comments

Shelby – Public Works: No comments

Brad – Engineering: No comments

Luke- Traffic: No comments

Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 11, 2023.

PRECON MEETING REQUIRED? (FULL, TAILGATE, NONE)

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



ORDINANCE NO: 2024 -

**AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE
CHAPTERS 10, 11, 39 AND FIGURES**

WHEREAS, it has become necessary to amend Chapters 10, 11, 39 and Figures of the Lehi City Development Code; and

WHEREAS, this amendment seeks to bring the subdivision approval process into compliance with State Code; and

WHEREAS, following a public hearing on January 11, 2023, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on January 23, 2024, 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 January 11, 2024, 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 10, 11, 39 and the Figures 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 10, 11, 39, and Figures of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance -2024 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 23rd day of January 2024.

ATTEST

Mark Johnson, Mayor

Teisha Wilson, City Recorder

The steps in the review and consideration of the various development applications, permits, and licenses authorized by this Code are identified in the Appendix of this Code.

Section 10.050. Combined Actions Permitted.
(Amended 11/28/06; 12/13/16; 09/14/21)

A. The applicant may request and the Planning Division, the Reviewing Departments, the Planning Commission, the Hearing Examiner, or the City Council may, at their discretion, combine the processing and hearing of various development applications, administrative actions, and legislative actions. The sequence of review and approval of applications authorized by this Code requires that compliance with the Lehi City General Plan be considered initially.

B. Combined actions shall only be considered, and if deemed appropriate, permitted as follows:

1. Application for a General Plan amendment, including text and map amendments, may be combined with an Application for Annexation.
2. Application for Zone District Map amendment may be combined with an Application for Area Plan approval.
3. Application for Zone District Map amendment, Lehi City Development Code amendment, site plan approval, preliminary subdivision approval, final subdivision approval, Planned Residential Design (PRD) approval, Planned Unit Development (PUD) approval, and an application for a conditional use, variance, or other required approvals may be combined.
4. Application for a General Plan amendment may be combined with an Application for a Zone District Map amendment when the designations for both are proposed to be Public Facility.
5. Concept plan applications may be combined with any other application.

Section 10.060. Permits Required.

The standards and requirements of this Code shall apply to all uses, development, or development activity located within Lehi City. No use, development, or development activity may be commenced or undertaken unless all necessary approvals, permits, and licenses have been issued in accordance with the provisions of this Code.

Section 10.070. Pre-Application Meeting Prior to Application Submission for a Standard Subdivision.

- A. If an applicant requests a pre-application meeting for a standard subdivision (no PRD, PUD, PC or TOD), the City shall, within 15 business days after the request, schedule the meeting to review the application and give initial feedback.
- B. At the pre-application meeting, the staff shall provide or have available on the city website the following:
- a. copies of applicable land use regulations;
 - b. a complete list of standards required for the project;
 - c. preliminary and final application checklists; and
 - d. feedback on the concept plan.

Section 10.070. Development Application; Initiation.

An application for a development approval, permit or license required by this Code shall be initiated by submitting the appropriate application to the City. All applications shall be processed in accordance with the provisions of this Code.

Section 10.080. Determination of Application Completeness.

After receipt of an application, the Planning Division shall determine whether the application is complete. If the Planning Division determines that the application is not complete, the Planning Division shall notify the applicant in writing, identifying the deficiencies of the application, including any additional information that must be provided, and advise the applicant that no action can be taken by the City until the deficiencies have been corrected. Determinations made by the Planning Division concerning application completeness shall be reviewed by the Reviewing Departments if the applicant considers the staff determination to be in error.

Section 10.090. Remedying Application Deficiencies.

If the applicant fails to correct the specified deficiencies within 30 days following notification of the deficiency, the application for development approval or a development permit or license shall be deemed withdrawn and will be returned to the applicant. All application fees shall be refunded.

Formatted: Font: 10 pt, Font color: Custom Color(67,67,67)

Formatted: Font: 10 pt

Formatted: Font: 10 pt, Font color: Custom Color(67,67,67)

Formatted: List Paragraph, Indent: Left: 0"

Formatted: Font: 10 pt

Formatted: Font: 10 pt, Font color: Custom Color(67,67,67)

Formatted: Font: 10 pt

Formatted: Font: 10 pt, Font color: Custom Color(67,67,67)

Formatted: Font: 10 pt

Formatted: Font: 10 pt, Font color: Custom Color(67,67,67)

Formatted: Font: 10 pt

Formatted: Line spacing: Multiple 1.15 li, Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5", Widow/Orphan control

Formatted: Indent: Left: 0.25", Line spacing: Multiple 1.15 li, Outline numbered + Level: 2 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1", Widow/Orphan control

Formatted: Font: 10 pt, Font color: Black

Formatted: Font: 10 pt

Formatted: Font: 10 pt, Font color: Black

Formatted: Indent: Left: 0.5", Line spacing: Multiple 1.15 li, Widow/Orphan control

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

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

- Section 11.330. Amendment to Recorded Plats.
- Section 11.340. Plat Amendments and Recordation.
- Section 11.350. Lot Line Adjustments.
- Section 11.360. Vacation of a Public Street.

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

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

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

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

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

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

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

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

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

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

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

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

- A. overall layout and locations of uses including potential civic and religious uses;
- B. proposed density and intensity of uses and a description of amenities if a density bonus is proposed;
- C. proposed site-planning standards including architecture and materials of buildings;
- D. park areas, open space areas, trails, and other community amenities;
- E. proposed landscaping, buffering, and transitioning treatments;
- F. location of critical lands;
- G. any other item deemed necessary to evaluate the merits of the proposed development by the Planning Division, Planning Commission, and City Council.

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

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

- 1. The development shall comply with the development requirements of the zoning district in which the property is located.
- 2. The developer shall provide to the City a copy of the deed conveying the property to the current owner.
- 3. The developer shall post a 110% cash bond for the estimated cost, as determined by the City Engineer, of all public and private improvements as required herein. Interim draws for payment of improvements may be arranged.

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

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

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

- 1. The lot with an existing home shall be exempt from the curb and sidewalk improvements. However, this exemption does not apply to a two-lot subdivision with a flag lot.
- 2. Both lots shall be exempt from the Right to Farm mitigation requirements specified in Section 18.020 of this Code, including the agricultural no climb fence.
- 3. In determining whether connection to the City sewer and water systems is required, the ad-

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

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

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

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

lines;

5. location of existing and proposed easements, including any required easements for water, sewer, drainage, or irrigation, and a ten-foot public utility easement shown along front lot lines and any rear lot lines adjacent to a public right-of-way or as otherwise required by the City in order to accommodate necessary public utilities;
6. indication of lot areas in square feet;
7. lot addresses for the new lot as obtained from the Lehi City Planning Division and the existing home;
8. Location, names, and zoning of adjacent properties and property owners and platted subdivisions;
9. an indication of the zoning on the property being subdivided;
10. location of the existing home and any other buildings within the proposed subdivision that are to remain;
11. all existing and proposed monuments including property corners, and other points established in the field;
12. a notation of the distance, shown as a dimension and note on the plat, from the centerline of each existing road right-of-way or the centerline of existing asphalt to the new property line of the subdivision; and
13. if the proposed subdivision is adjacent to or in close proximity to an existing agricultural area or activity, the following note regarding the Right to Farm shall be added to the Plat:
"This area is subject to the normal, everyday sounds, odors, sights, equipment, facilities, and any other aspects associated with agricultural lifestyle. Future residents should also recognize the risk inherent with livestock."

D. Construction Drawings. Construction plan and profile drawings of all required public improvements consistent with Lehi City Design Standards and Public Improvement Specifications shall be provided with the subdivision plat. Construction drawings shall bear the seal of the professional engineer and professional land surveyor in accordance with Utah Code Ann. §58-22-602. Construction drawings shall include:

1. plan and profile of the curb and sidewalk with the street width, name, and cross-section;
2. plan and profile of sewer line extensions with manholes, line sizes and beginning elevation tied to U.S.G.S. benchmark;
3. plan and profile plans for surface water, storm water, irrigation water and ground water culverts, and drainage channels with pipe sizes, and types;
4. location of fire hydrants, valves, and blowoffs; and
5. location of existing and proposed water and sewer service laterals.

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

1. a copy of the deed conveying property to current owner;
2. drainage system calculations and an explanatory narrative stamped and signed by a licensed engineer;
3. for detention and retention areas, calculations to justify sizing based on a 100-year design storm; and
4. a written statement from the appropriate agency, which may include irrigation companies and private land owners, regarding the effect of the proposed subdivision on any irrigation channels or ditches and any piping or other mitigation required.

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

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

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

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

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

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

1. a title block showing:
 - (a) name of the subdivision;
 - (b) type of development;
 - (c) name and address of owner of record, developer, and designer;
 - (d) name and address of engineer or land surveyor;
 - (e) date of preparation; and
 - (f) tabulation of acres, lots, open space, and units per acre;
2. proposed subdivision boundary lines, existing property lines, and adjacent existing property lines.
3. graphic and written scale at no more than one inch equals 100 feet or as recommended by City Engineer;
4. north arrow;
5. vicinity map at a scale of one inch equals 1,000 feet;
6. topographic contour intervals of no greater than two feet.
7. surveyed boundary of the development, ac-

curate in scale, dimension, and bearing including:

- (a) Location and names of adjacent properties/property owners and platted subdivisions.
8. location of zoning boundary lines within and adjacent to the proposed subdivision;
 9. location, height, and type of existing fence lines within and contiguous to the subdivision;
 10. location and dimensions of all existing buildings within the proposed subdivision. Indicate which buildings are to remain and which are to be removed;
 11. location of all proposed lots including:
 - (a) lot dimensions;
 - (b) lot frontage;
 - (c) lot area in square feet; and
 - (d) building setback lines also known as building envelopes;
 12. lots consecutively numbered or lettered in alphabetical order;
 13. location of existing features within and contiguous to the proposed subdivision including:
 - (a) existing public utility easements;
 - (b) existing major utilities
 - (c) irrigation ditches;
 - (d) drain pipes;
 - (e) drainage channels;
 - (f) culverts;
 - (g) railroads;
 - (h) bridges;
 - (i) power lines;
 - (j) water bodies;
 - (k) springs or water sources within or adjacent to the property;
 - (l) existing wells. Show and label whether the well is to remain or be abandoned; and
 - (m) equestrian, pedestrian, and bicycle trails;
 14. location and dimensions of any common space or open space areas including property to be set aside for parks, playgrounds, trails, or other public or private uses, with a designation of the purpose of those areas, and conditions, if any, of the dedication or reservation. Add labels identifying if each area is to be public or private;

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

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

17. proposed names of all new roads;

18. location of all existing and proposed curb, gutter, and sidewalk within the subdivision including:

- (a) an indication of the roadway grades, retaining wall locations, and steep cuts and fills, and areas where roadway grades are expected to exceed 6% or be less than 1%; and
- (b) flow arrows showing direction of storm water surface flows;

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

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

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

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

23. existing and proposed storm drainage improvements including:

- (a) major drainage facilities, outfalls, and discharge; and
- (b) drainage pipe locations;

24. location of detention/retention basins with an indication that the basin will include the following:

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

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

26. identification of natural features or sensitive lands including, but not limited to:
- (a) wetlands;
 - (b) floodplains, floodways and areas, which would be covered in water in a 100-year storm event;
 - (c) areas where ground water rises periodically to within two feet of the surface of the ground;
 - (d) slopes exceeding 30 percent;
 - (e) vegetation areas including name and size of all existing trees and shrubs which could be incorporated into the subdivision; and
 - (f) threatened or endangered species habitat areas;
27. the proposed treatment of the perimeter of the development, including materials and techniques used, which may be required to comply with Chapter 18, Right to Farm, such as:
- (a) fences;
 - (b) berms; and
 - (c) walls;
28. a circulation plan including:
- (a) the proposed road, sidewalks, and trails layout;
 - (b) required and proposed street connectivity index;
 - (c) block and cul-de-sac lengths; and
 - (d) proposed traffic calming features; and
29. a note on the preliminary plat which states that the following items will be reviewed at the time of Final Plat review:
- (a) plan and profiles and construction drawings of public improvements;
 - (b) all pipe types, specific locations, and details including bends and detector tape;
 - (c) valves;
 - (d) blowoffs, including size type & protection;
 - (e) manholes, boxes, and related details;
 - (f) water and sewer service details;
 - (g) fire hydrants;
 - (h) lot line utility easements;
 - (i) street lights, street signs, and traffic signs; and
 - (j) power line extensions and dome or transformer locations.
- C. Additional Information Required. In addition to the Preliminary Plat, the applicant shall provide:
1. a copy of the surveyor's plat showing existing fence lines, existing deed lines, existing road rights-of-way and their widths, and proposed subdivision boundary lines;
 2. a development phasing schedule if applicable, including the sequence for each phase, approximate size in area of each phase, and proposed phasing of construction of public improvements, recreation, and common open space areas;
 3. an explanation of any proposed restrictive covenants, reservations, or private easements;
 4. if the subdivision is proposed as a PRD or PUD, an application for PRD or PUD providing detailed information regarding proposed features including building elevations, materials, and amenities;
 5. a Right to Farm Analysis for all subdivisions adjacent to or in close proximity to an existing agricultural area or activity, an agricultural or irrigation right-of-way or easement, or an agricultural open space or agricultural preservation area, in accordance with Chapter 18 of the Lehi City Development Code;
 6. drainage system calculations and an explanatory narrative stamped and signed by a licensed engineer, and for detention and retention basins, calculations to justify sizing based on a 100-year design storm;
 7. a written statement from the appropriate agency such as irrigation companies or private landowners, accepting responsibility for all surface and subsurface drainage that is directed into channels owned by the agency;
 8. a written statement from the appropriate agency such as irrigation companies and private land owners, regarding the effect of the proposed subdivision on any irrigation channels or ditches, and any piping or other mitigation required;
 9. three copies of the geotechnical report with California bearing ratio (CBR) test results;
 10. letters of intent for any necessary offsite utility easements across privately owned land;
 11. a letter from the Army Corp of Engineers regarding any wetland areas within boundaries of the proposed plat;

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

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

Section 11.080. Preliminary Plat Approval Process. (Amended 05/22/01; 07/10/12)

The review and approval process for a preliminary subdivision plat is identified in the appendix of this Code, including review by the Reviewing Departments, and review and ~~recommendation approval by the Planning Commission~~ following a public hearing ~~by the Planning Commission, and review and approval by the City Council.~~

Section 11.090. Lack of Preliminary Subdivision Application Information. (Amended 08/13/02)

~~A. In reviewing the preliminary subdivision application, the City may require:~~

- ~~1. additional information relating to an applicant's plans to ensure compliance with municipal ordinances and approved standards and specifications for construction of public improvements; and~~
- ~~2. modifications to plans that do not meet current ordinances, applicable standards or specifications, or do not contain complete information.~~

~~B. The City's request for additional information or modifications to plans under Subsection (D)(a)(i) or (ii) shall be specific and include citations to all City ordinances, standards, or specifications that require the modifications to plans, and shall be logged in an index of requested modifications or additions.~~

~~C. The lack of information under any item specified in Section 11.060, or improper information supplied by the applicant, may be cause to find the application incomplete or for disapproval of a preliminary subdivision plat application.~~

Section 11.100. Effect of Preliminary Subdivision Plat Approval.

A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the ~~City Council~~ Planning Commission, the applicant may file an application for final subdivision plat approval.

Section 11.110. Effective Period of Preliminary Plat Approval. (Amended 07/28/09; 07/10/12)

The approval of a preliminary plat shall be effective for two years from the date the preliminary plat is approved by the ~~City Council~~ Planning Commission, by the end of which time the applicant must have submitted a final subdivision plat for approval for the entire preliminary plat, or portion thereof. If a final subdivision plat is not submitted for approval within the two-year period, or as extended by the ~~City Council~~ Planning Commission according to the provisions of Section 10.120, the preliminary plat approval shall be void and the applicant shall be required to submit a new preliminary plat for review and approval subject to the then existing provisions of this Code and the General Plan.

Section 11.120. Application Requirements for Final Subdivision Plat. (Amended 04/09/02; 05/22/01; 02/10/15; 02/27/18; 06/23/20)

The following information is required for all final subdivision plats, excluding those mentioned in Section 11.130, in addition to any other information required by the Reviewing Departments, Commission or City Council to evaluate the merits of the proposed subdivision:

A. **General Requirements.** The final plat shall be prepared by a land surveyor licensed to practice in the State of Utah and the final copy for recording shall be printed on Mylar. The final plat shall comply with the approved preliminary plat, including any changes or additions as required by the City Council.

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

- 1. a title block which contains:
 - (a) the name of the subdivision;
 - (b) type of development;
 - (c) a surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey;
 - (d) a legal description of the subdivision boundaries including the quarter-quarter section, section, township, range, principal meridian and the County of its location;

Formatted: Font: 10 pt

Formatted: List Paragraph, Indent: Left: 0", First line: 0", Line spacing: single

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: List Paragraph, Indent: Left: 0.25", Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 1.25" + Indent at: 1.5"

Formatted: Font: 10 pt

Formatted: No bullets or numbering

Formatted: Font: 10 pt

Formatted: List Paragraph, Indent: Left: 0", First line: 0"

Formatted: Font: 10 pt, Font color: Black

Formatted: List Paragraph, Indent: Left: 0", First line: 0", Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

- (e) the owner's dedication of all public ways or spaces, signed by every person having a security interest in the subdivision property, dated, and notarized, including a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording; and
 - (f) signature blocks for the dated signatures of the Mayor, City Recorder, Planning Commission Chair, City Engineer, and the Notary Public's acknowledgment;
2. written and graphic scale, not smaller than 1" to 100' or as recommended by the City Engineer;
 3. the basis of bearings used and a north point;
 4. a vicinity map locating the subdivision within the section, identifying adjoining or nearby plats or certificates of survey, and showing prominent landmarks;
 5. a notation of any adjoining plats or certificates of survey and titles thereto;
 6. the exterior boundaries of the platted area, giving lengths and bearings of the boundary lines, and if the subdivision is bounded by a water body or watercourse, a closing meander traverse of that boundary;
 7. where curving boundaries are used, sufficient data to establish the boundary on angle, and arc length, showing proper closures in all boundaries of the subdivision, and no final plat will be approved that shows a plus or minus distance for closure;
 8. location of existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records;
 9. location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten-foot public utility easement shown along front lot lines and any rear or side lot lines adjacent to a public right-of-way, or as otherwise required by the City to accommodate necessary public utilities; A fifteen foot public utility easement shall be required on both sides of a private roadway, alley, or access way where

there is not a planter strip. Adequate building setback distance to accommodate code mandated clearances to various utilities is required. The public utility easement shall be free and clear of permanent structures including but not limited to: building footings, foundation walls, window wells, retaining walls, retention and detention facilities, geotextile reinforcing, and tie-backs.

10. all lots, blocks, and rights-of-way, including open space, created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose, including for curved boundaries, the curve radius, central angle, and length of arc;
11. an indication of lot areas in square feet;
12. lots consecutively numbered or lettered in alphabetical order;
13. proposed addresses shown on each lot, with corner lots showing two addresses, as obtained from the Lehi City Planning Division;
14. all proposed new streets named or numbered in accordance with the street naming and numbering system of the City;
15. location and names of adjacent properties and property owners and platted subdivisions;
16. location of zoning boundary lines within and adjacent to the proposed subdivision;
17. location of all existing homes or buildings within the proposed subdivision that are to remain;
18. all existing monuments found during the course of the survey, including a physical description such as "brass cap";
19. all monuments erected or to be erected, including corners and other points established in the field, with the monuments made of brass and the legend indicating the diameter, length, and weight of the monuments, and all exterior boundary angle points of the subdivision and lot corners marked in accordance with the Lehi City Design Standards and Public Improvements Specifications including brass pins in the back of curb for all front property lines;
20. location, type, and height of any new fencing, berming, or other buffering to be installed as part of the development, including any fencing

required to comply with Chapter 18, Right to Farm indicating new fencing on the Final Plat and new and existing fencing on the construction drawings;

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

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

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

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

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

“Permanent detention/retention (which ever is applicable) facility to be owned and maintained by the owners of this property.”; and

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

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

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

~~Council~~ of the changes. Failure to inform the Reviewing Departments, ~~Planning Commission, and City Council~~ of revisions may result in revocation of any or all approvals. Construction drawings shall include:

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

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

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

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

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

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

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

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

- (d) an indication of proposed seed mix for grass areas and rate of application;
 - 9. street signs and traffic control signs;
 - 10. two eight-inch utility casings where required at intersections and utility crossings;
 - 11. a note stating that three sets of as-built drawings shall be submitted to the City upon completion of the public improvements;
 - 12. all other specifications, details, and references required by the Design Standards and Public Improvements Specifications and Standard Drawings.
- D. Additional Information Required. In addition to the final plat and construction drawings, the applicant shall provide:
- 1. prepared easements for any necessary offsite water, sewer, and drainage lines, and temporary turnarounds, across privately owned land;
 - 2. any deeds or boundary line agreements necessary for recording the final plat;
 - 3. any required UDOT approvals for access;
 - 4. an engineer's estimate of costs for construction of all required public improvements;
 - 5. evidence that all property taxes are current, that rollback taxes have been paid, and that no other debts or obligations are outstanding and no liens or encumbrances are placed on the property.
 - 6. a preliminary title report covering all the property located within the subdivision, prepared or updated within 30 days of the date of recording of the final plat;
 - 7. a final copy of any restrictive covenants, reservations, or private easements;
 - 8. a letter from the Utah County Health Department regarding any proposed septic tanks or leach fields; and
 - 9. prior to recording the final plat, staking of the new property line adjacent to existing roads.

Section 11.130. Lack of Final Subdivision Application Information.

- D. In reviewing the final subdivision application, the City may require:
- 1. additional information relating to an applicant's plans to ensure compliance with municipal ordinances and approved standards and specifications for construction of public improvements; and
 - 2. modifications to plans that do not meet current ordinances, applicable standards or specifications, or do not contain complete information.
- E. The City's request for additional information or modifications to plans under Subsection (D)(a)(i) or (ii) shall be specific and include citations to all City ordinances, standards, or specifications that require the modifications to plans, and shall be logged in an index of requested modifications or additions.
- F. The lack of information under any item specified in Section 11.120, or improper information supplied by the applicant, may be cause to find the application incomplete or for disapproval of a final subdivision plat application.

Section 11.130. Final Subdivision with No Improvements

(New 01/10/23)
 The Final Plat Subdivision with No Improvements Application allows for a legal subdivision of land but does not allow for the construction of any new utilities, roads, or other improvements. The following information is required for all final subdivision with no improvement plats. The Reviewing Departments ~~or City Council~~ may require additional information as needed to evaluate the merits of the proposed subdivision:

- A. General Requirements. The final plat shall be prepared by a land surveyor licensed to practice in the State of Utah and the final copy for recording shall be printed on Mylar.
- E. Features to be shown on the Final Plat. The final plat shall contain at a minimum the following information:
 - 1. a title block which contains:
 - (a) the name of the subdivision;
 - (b) type of development;
 - (c) a surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey;
 - (d) a legal description of the subdivision

- boundaries including the quarter-quarter section, section, township, range, principal meridian and the County of its location;
- (e) the owner's dedication of all public ways or spaces, signed by every person having a security interest in the subdivision property, dated, and notarized, including a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording; and
- (f) signature blocks for the dated signatures of the Mayor, City Recorder, Planning Commission Chair, City Engineer, and the Notary Public's acknowledgment;
2. written and graphic scale, not smaller than 1" to 100' or as recommended by the City Engineer;
 3. the basis of bearings used and a north point;
 4. a vicinity map locating the subdivision within the section, identifying adjoining or nearby plats or certificates of survey, and showing prominent landmarks;
 5. a notation of any adjoining plats or certificates of survey and titles thereto;
 6. the exterior boundaries of the platted area, giving lengths and bearings of the boundary lines, and if the subdivision is bounded by a water body or watercourse, a closing meander traverse of that boundary;
 7. where curving boundaries are used, sufficient data to establish the boundary on angle, and arc length, showing proper closures in all boundaries of the subdivision, and no final plat will be approved that shows a plus or minus distance for closure;
 8. location of existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records;
 9. location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten-foot public utility easement shown along front lot lines and any rear or side lot lines adjacent to a public right-of-way, or as otherwise required by the City to accommodate necessary public utilities; A fifteen foot public utility easement shall be required on both sides of a private roadway, alley, or access way where there is not a planter strip. Adequate building setback distance to accommodate code mandated clearances to various utilities is required. The public utility easement shall be free and clear of permanent structures including but not limited to: building footings, foundation walls, window wells, retaining walls, retention and detention facilities, geotextile reinforcing, and tie-backs.
 10. all lots, blocks, and rights-of-way, including open space, created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose, including for curved boundaries, the curve radius, central angle, and length of arc;
 11. an indication of lot areas in square feet;
 12. lots consecutively numbered or lettered in alphabetical order;
 13. proposed addresses shown on each lot, with corner lots showing two addresses, as obtained from the Lehi City Planning Division;
 14. all proposed new streets named or numbered in accordance with the street naming and numbering system of the City;
 15. location and names of adjacent properties and property owners and platted subdivisions;
 16. location of zoning boundary lines within and adjacent to the proposed subdivision;
 17. location of all existing homes or buildings within the proposed subdivision that are to remain;
 18. all existing monuments found during the course of the survey, including a physical description such as "brass cap";
 19. all monuments erected or to be erected, including corners and other points established in the field, with the monuments made of brass and the legend indicating the diameter, length, and weight of the monuments, and all exterior boundary angle points of the subdivision and lot corners marked in accordance with the Lehi City Design Standards and Public Improvements Specifications including brass pins in the back of curb for all front property lines;

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

21. a summary of total project acreage,

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

Section 11.140. Revisions.

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

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

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

Section 11.150. Final Plat Approval Process.

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

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

Section 11.160. Plat Materials; Size and Copies.

(Amended 05/22/01; 04/27/10; 07/10/12)

The final subdivision plat shall be prepared on linen

or on a stable base polyester Mylar film. The plat shall be of such size as is acceptable for filing in the office of the Utah County Recorder, but shall not be less than 24 x 36 inches. The applicant shall provide one electronic copy in PDF format of the final plat and construction drawings. The City may request additional copies if required. A computer disk copy, in a computer format acceptable to the City Engineer, shall also be provided.

Section 11.170. Multiple Sheets and Plat Accuracy.

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

Section 11.180. Nature and Effect of Final Subdivision Plat.

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

Section 11.190. Effective Period of Final Subdivision Plat Approval.

(Amended 07/28/09; 02/10/15)

The approval of a final subdivision plat shall be effective for a period of two years from the date the final plat is approved and signed by the ~~City Council~~Mayor, by the end of which time the final plat shall have been recorded in the office of the Utah County Recorder. If the approved final plat is not recorded within two years of the date of approval, or as extended according to the provisions of Section 10.120, the final plat approval shall be void and the applicant shall be required to submit a new preliminary plat for review and approval subject to the existing provisions of this Code and the General Plan.

Section 11.200. Recording the Approved Final Subdivision Plat.

(Amended 01/08/02; 07/28/09)

One Mylar drawing of the final subdivision plat, following the receipt of all necessary approvals, shall be

submitted by the City for review, checking, and recording in the office of the Utah County Recorder. Any deficiency, gap, or overlap identified during the County and City review process shall be corrected prior to plat recording. All approvals shall become void unless the plat is offered to the City for recording within one year from the date of approval or as extended according to the provisions of Section 10.120. The filing of any unapproved plat is prohibited and any recording officer who records such a plat shall be guilty of a misdemeanor. Any sale or contract to sell any land in violation of the legal controls of this Code is voidable at the option of the purchaser.

Section 11.210. Proceeding With Subdivision Construction. *(Amended 02/13/01; 08/09/16)*

Following the recording of the final subdivision plat in the office of the Utah County Recorder, the developer or landowner may proceed with construction of the approved subdivision in accordance with the applicable provisions of the Lehi City Design Standards and Public Improvement Specifications. A grading permit application is not required for an approved final subdivision to proceed with construction if all pre-construction meeting prerequisites have been satisfied, including posting of the bond. A grading permit may be obtained in advance of final subdivision approval in accordance with Development Code Chapter 12-B, Grading Permits.

Section 11.220. Completion Assurance and Improvement Warranty.

(Amended 02/13/01; 11/18/03; 11/15/05; 05/22/07; 01/08/08; 07/28/09; 04/26/11; 07/08/14; 02/28/17)

A. A developer or owner must complete to the City's satisfaction all required public and private improvements, as well as any required landscaping, known as the "Required Improvements," associated with a particular subdivision before the corresponding subdivision plat can be recorded with the Utah County Recorder and before any development activity that requires a building permit takes place thereon. Prior to commencing work on the Required Improvements, the developer or owner must first demonstrate its practical and financial ability to complete all such Required Improvements to the City's satisfaction. The developer or owner shall also pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs, and any other associated costs so the City can order all necessary supplies for the development. In the event the developer or owner begins the Required Improvements as contemplated by this Section 11.220(A), but is unable to complete the same, any approvals, permits, licenses, and the like which

are applicable to the unfinished subdivision and which have been issued by the City, shall be void.

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

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

1. submit new plans and drawings to the City from the developer or owner's engineer and surveyor;
2. submit as-built plans for any improvements already begun;
3. submit a revised cost estimate from the developer or owner's engineer for any remaining improvements to be completed;
4. submit a new development application to the City, along with any applicable fees;
5. be subject to a new review process by the Reviewing Departments; and
6. obtain any necessary approvals and permits from the City.

D. Whether the developer or owner completes all of the Required Improvements prior to plat recordation as contemplated by Section 11.220(A) or

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

E. The City shall be entitled to payment of all amounts remaining in any Assurance posted by the developer or owner in the event the developer or owner is unable to complete the Required Improvements pursuant to a corresponding written agreement with the City. The individual line-item amounts set forth in the City's Estimate, which shall serve as a basis for and correspond with the developer's or owner's Assurance, shall be considered separate with respect to releases by the City, but each amount shall be applicable and available to every other line item in the event of the developer or owner's failure to perform one or more of the Required Improvements to the City's satisfaction. Notwithstanding the itemization of type and cost of any improvement or landscaping, any sum available pursuant to the Assurance may be used by the City, and not released to the developer or owner, for any other improvement or landscaping covered by the Assurance, in addition to the specified improvement or landscaping. The defaults and corresponding remedies contemplated by this Section 11.220(E) shall be made by certification from the City Engineer evidencing any such default. Moreover, the

remedies contemplated herein are not exhaustive, and the City may pursue any other remedies available in law or in equity.

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

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

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

Section 11.230. Site Plan Approval Required.

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

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

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

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

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

A. General Requirements. The site plan shall be prepared in pen and the sheets shall be numbered in sequence if more than one sheet is used and shall not be less than 36 x 24 inches. All engineering and surveying documents shall bear the seal of the professional engineer and professional land surveyor in accordance with Utah Code Ann. §58-22-602. The applicant shall provide one electronic copy in PDF format. The City may request additional copies if required.

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

1. name of development;
2. surveyed boundary of the site plan accurate in scale, dimension, and bearing, including all adjacent and contiguous property under the control of the owner, even if only a portion is to be developed, giving the location and ties to the nearest horizontal control monument and section corner, benchmark, or monument if a survey is required;
3. graphic and written scale at no more than one inch equals 100 feet or as recommended by City Engineer;
4. north arrow;
5. topographic contour intervals of no greater than two feet, unless otherwise stipulated by City Engineer;
6. location and names of adjacent properties, property owners, and platted subdivisions;
7. location of zoning boundary lines within and adjacent to the proposed site plan;
8. location of existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records;
9. location of proposed easements, including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten-foot public utility easement along front lot lines and any rear lot lines adjacent to a public right-of-way, or as otherwise required by the City in order to accommodate necessary public utilities;
10. location, height, and type of existing fence lines within and contiguous to the site plan;
11. location, type, and height of any new fencing, berming, or other buffering to be installed as part of the development including any fencing required to comply with Section 12.080 – Project Buffering and Screening Requirements or Section 18.010, Right to Farm;
12. location and dimensions of all existing buildings within the proposed site plan, with an indication of whether the buildings are to remain or be removed;
13. location, dimensions, and square footage of all proposed buildings as part of the site plan;
14. building setback lines and building envelopes;
15. location and extent of all cuts and fills exceeding three feet anywhere on the project site and any associated retaining walls;
16. location of existing features within and contiguous to the proposed site plan including:
 - (a) existing public utility easements;
 - (b) irrigation ditches;
 - (c) drain pipes;
 - (d) drainage channels;
 - (e) culverts;
 - (f) railroads;
 - (g) bridges;
 - (h) power lines;
 - (i) water bodies;
 - (j) springs or water sources within 2,500 feet; and
 - (k) equestrian, pedestrian, and bicycle trails;
17. the location of existing and proposed roads including their names, dimensions, and cross sections;
18. the location and width of all existing and proposed entrances onto adjacent roads;

19. the location, dimensions, and surface type of all parking facilities, including ADA accessible stalls and loading areas, the location and dimension of backup aisles, bike parking locations, and bike parking detail;
20. location of all existing and proposed curb, gutter, and sidewalk within the site plan including:
 - (a) an indication of the grades; and
 - (b) flow arrows showing direction of storm water surface flows;
21. location of any necessary temporary turn-around easements for emergency access on dead-end roads;
22. if adjacent to a state road, UDOT access size and location and UDOT approval;
23. location and size of existing and proposed culinary and pressure irrigation water lines, including existing lines adjacent to or affected by the proposed site plan;
24. location of existing and proposed sewer mains including size, depth, and slope, including existing lines adjacent to or affected by the proposed site plan;
25. existing and proposed storm drainage improvements including:
 - (a) major drainage facilities, outfalls, and discharge; and
 - (b) drainage pipe locations, sizes, and depths;
26. location of detention and retention basins with an indication that the basins will include the following:
 - (a) minimum one-foot freeboard;
 - (b) 3:1 slopes or flatter;
 - (c) grass covering and underground sprinkler system; and
 - (d) a designation of the purpose and conditions, if any, of the dedication or reservation;
27. the location, size, and grade of any required piping for irrigation ditches;
28. location of solid waste containers;
29. The location, dimensions, materials, and colors of signs, including the type and height of those signs.
30. location, type, and height of any fencing, berming, or other buffering to be installed as part of the development, including any fencing required to comply with Section 12.080 – Project Buffering and Screening Requirements or Section 18.010, Right to Farm;
31. identification of natural features or sensitive lands including:
 - (a) wetlands;
 - (b) floodplains, floodways, and areas, which would be covered in water in a 100-year storm event;
 - (c) areas where ground water rises periodically to within two feet of the surface of the ground;
 - (d) slopes exceeding 30 percent;
 - (e) vegetation areas, including name and size of all existing trees and shrubs which could be incorporated into the site plan; and
 - (f) threatened or endangered species habitat areas;
32. A landscaping plan for all landscaped areas which includes:
 - (a) planting areas with a list of the name, number, and size of plants designated for each area;
 - (b) location, name, and size of all existing trees and shrubs to be incorporated as part of the landscape plan; and
 - (c) location and sizes of any proposed irrigation facilities adequate to maintain the planting areas;
33. the location of all existing and proposed outdoor lighting fixtures and the manufacturer's specifications of the area to be lighted with such fixtures including:
 - (a) exterior lights;
 - (b) parking lot lighting; and
 - (c) transformers;
34. location of solid waste containers including design provisions for screening;
35. if roadway dedication is required, a notation of the distance from the asphalt centerline of each existing road to the new property line of the site plan;
36. calculation of site plan areas including:
 - (a) total acreage;
 - (b) total project density for multi-family residential site plans;
 - (c) square footage and percentage of all

- landscaped areas including:
- (i) total landscaped area;
 - (ii) total irrigated area; and
 - (iii) total parking lot landscape;
- (d) square footage of all impervious surfaces, including:
- (i) rooftop area of all buildings;
 - (ii) roads and parking facilities;
 - (iii) curb and gutters;
 - (iv) walks;
 - (v) loading areas; and
 - (vi) asphalt or concrete aprons for solid waste containers or outdoor mechanical equipment;
- (e) gross building square footage;
- (f) parking calculations including:
- (i) required number of parking stalls;
 - (ii) proposed number of parking stalls;
 - (iii) required number of bicycle stalls; and
 - (iv) proposed number of bicycle stalls;
37. a circulation plan showing:
- (a) pedestrian walkways;
 - (b) crosswalks;
 - (c) master planned trail connections; and
 - (d) cross access points;
38. construction and plan and profile drawings of all required public improvements consistent with Lehi City Design Standards and Public Improvement Specifications, including:
- (a) a utility index or cover sheet at the same scale as the Preliminary Plat which includes all of the information from the approved Preliminary Plat, including any changes or modifications required for preliminary approval and all public utility information;
 - (b) location, depth, pipe type, and slope of all drainage, sewer, and irrigation lines in conformance with the letter issued by the irrigation company, including the location and spacing of all boxes, manholes, and other improvements and details of any detention basins and related piping and orifices;
 - (c) location, pipe type, and size of existing and proposed culinary and pressurized irrigation lines, and associated fire hydrants, valves, and blowoffs, noting where bends are required on water lines;
 - (d) cross sections of all roads including pavement design, base, and subbase amounts, indicating the CBR value used to determine the amount of subbase required on the cross section;
- (e) location of power line extensions, easements for line extensions, distribution lines and related equipment.
 - (f) street signs and traffic control signs;
 - (g) two eight-inch utility casings where required at intersections and utility crossings;
 - (h) a note stating that three sets of as-built drawings shall be submitted to the City upon completion of the public improvements;
 - (i) all other specifications, details, and references required by the Design Standards and Public Improvements Specifications and Standard Drawings.
- C. Additional Information Required. In addition to the site plan, the applicant shall provide:
1. proposed building elevations including dimensions, colors, and proposed building materials with a breakdown showing percentages of each material;
 2. a development phasing schedule if applicable, including the sequence for each phase, approximate size in area of each phase, and proposed phasing of construction of public improvements, recreation, and common open space areas;
 3. drainage system calculations and an explanatory narrative sealed by a licensed engineer, and for detention and retention basins, calculations to justify sizing based on 100-year design storm;
 4. a statement from the appropriate agency accepting responsibility for all surface and subsurface drainage that is directed into channels owned by the agency;
 5. a written statement from the appropriate agency such as irrigation companies and private land owners, regarding the effect of the proposed subdivision on any irrigation channels or ditches, and any piping or other mitigation required;
 6. a letter from the Army Corp of Engineers regarding any wetland areas within the boundaries of the proposed plat;
 7. if the site plan is proposed as a PUD, an application for a PUD providing detailed information regarding proposed features including building elevations, materials, and amenities;
 8. where required, three copies of the California bearing ratio test results;
 9. prepared easements for any necessary offsite

water, sewer, or drainage easements across privately owned land, and for temporary turnarounds;

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

11. any required UDOT approvals for access;

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

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

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

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

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

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

Section 11.250. Site Plan Approval Process.
(Amended 5/22/01; 08/13/02; 11/09/04; 10/11/22; 08/22/23)

The review and approval process for a site plan shall be as follows:

A. Permitted Uses.

1. Site plans associated with a permitted use require review and approval by the Reviewing Departments. Site Plans requesting exceptions to Code requirements require approval by the Planning Commission for the requested exceptions. The Reviewing Departments may require that the approval of a site plan be forwarded to the Planning Commission if they determine the standards in the Development Code are unclear, or that the project is likely to have extenuating or unforeseen impacts beyond what would normally be expected on issues such as traffic, lighting, or compatibility of uses.

B. Conditional Uses. The approval process for Site Plans associated with a Conditional Use shall be

the same as that required for the issuance of a Conditional Use Permit as outlined in Section 09.020, including review by the Reviewing Departments and approval by the Planning Commission following a public hearing.

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

Section 11.260. Lack of Site Plan Information.
(Amended 08/13/02)

The lack of information under any item specified in Section 11.210, or improper information supplied by the applicant, may be cause to find the application incomplete or for disapproval of a site plan application.

Section 11.270. Multiple Sheets and Plan Accuracy.

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

Section 11.280. Nature and Effect of Site Plan Approval. *(Amended 08/13/02)*

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

Section 11.290. Effective Period of Site Plan Approval. *(Amended 08/13/02; 07/28/09)*

The approval of a site plan shall be effective for two years from the date that the site plan is approved by the City, by the end of which time construction shall

have commenced or a building permit application shall have been submitted and a building permit issued. If site improvements have not commenced within the two-year period or as extended according to the provisions of Section 10.120, or if a building permit application has not been submitted and a building permit issued, the site plan approval shall be void and the applicant shall be required to submit a new site plan for review and approval subject to the then existing provisions of this Code and General Plan.

Section 11.300. Proceeding With Construction. *(Amended 2/13/01; 08/13/02; 08/09/16)*

Following the approval of a site plan the developer or owner may proceed with construction in accordance with the applicable provisions of the Lehi City Design Standards and the Public Improvement Specifications. A grading permit application is not required for an approved site plan to proceed with construction if all preconstruction meeting prerequisites have been satisfied, including posting the bond. A grading permit may be obtained in advance of site plan approval in accordance with Development Code Chapter 12-B, Grading Permits.

Section 11.310. Guarantees and Bonds.

(Amended 02/13/01; 3/11/03; 11/18/03; 11/15/05; 05/22/07; 01/08/08; 07/28/09; 04/26/11; 02/28/17)

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

B. The amounts stated in the bond estimate shall be considered separate with respect to releases by

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

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

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

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

F. Bonds required by this section are for the sole benefit of the City. The bonds are not for the individual benefit of any citizen or identifiable class of citizens, including the owners or purchasers of lots or units within a PUD. The bonds are not for the purpose of ensuring payment of contractors, subcontractors or

suppliers of labor or materials, and no contractor, sub-contractor or supplier of labor or materials shall have a cause of action against the City or the bond.

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

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

Section 11.320. Condominium Plats.
(Amended 07/10/12)

A. Condominium plats shall follow all requirements in Utah State Code Section 57-8.

B. The review and approval process for condominium plats shall include review of a preliminary plat or site plan by the Reviewing Departments, and approval by the Planning Commission, following a public hearing. Final plat approval requires review by the Reviewing Departments and approval by the City Council.

A-C. Where an existing building is being converted to a condominium, the approval process shall include review by the Reviewing Departments and final approval by the City Council. Reference is made to Section 57-8 Utah Code for definition and specific requirements.

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

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

Section 11.330. Vacating, Altering, or Amending a Recorded Subdivision Plat.
(Amended 07/10/12)

A. The Planning Commission, following review by the Reviewing Departments, shall be the Land Use Authority for approving any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot contained in a

subdivision plat. The Planning Commission shall follow all requirements and procedures identified in Utah State Code Section 10-9a-608. City Council may consider, after Reviewing Departments review, any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot contained in a subdivision plat.

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

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

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

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

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

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

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

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

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

5. alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:

- a. owned by the applicant; or
- b. designated as a common area.

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

Formatted: Normal, Justified, Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Tab after: 0.25" + Indent at: 0", Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Normal, Justified, Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Tab after: 0.25" + Indent at: 0", Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Indent: Left: 0.15", No bullets or numbering

Formatted: List Paragraph, Left, No bullets or numbering, Tab stops: Not at -1" + -0.5" + 0" + 0.4" + 0.75"

Formatted: Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Tab after: 0.25" + Indent at: 0", Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Indent: Left: 0.15", No bullets or numbering

Formatted: Normal, Justified, Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Tab after: 0.25" + Indent at: 0", Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Right + Aligned at: 0.15" + Tab after: 0.4" + Indent at: 0", Tab stops: 0.38", List tab + Not at 0.4" + 0.5"

Formatted: No bullets or numbering

Formatted: Normal, Justified, Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Tab after: 0.25" + Indent at: 0", Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Normal, Justified, Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Tab after: 0.25" + Indent at: 0", Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Tab stops: 0.38", List tab + Not at 0.25"

way.

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

- 1. the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the application; and
- 2. the signature of each owner described in Subsection F.1 who consents to the application.

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

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

- 1. there is good cause for the vacation or amendment; and
- 2. no public street, right of way, or easement has been vacated or amended.

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

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

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

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

B. All applications for lot line adjustments shall include:

- 1. a scaled drawing showing the proposed lot line adjustment, including the location of adjacent streets, the location of each lot affected by the adjustment, lot dimensions and lot sizes of the subject properties before and after the proposed lot line adjustment, and any other information deemed necessary by the Zoning Administrator to determine whether the proposed adjustment will result in a violation of applicable zoning requirements;
- 2. a legal description of the proposed lot line adjustment prepared by a licensed surveyor; and
- 3. if the lot line adjustment affects any public utility easements, a Disclaimer of Easement Verification Form provided by the City, signed by each affected public utility necessary to vacate the public utility easement.

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

- 1. no new dwelling lot or housing unit will result from the exchange of title;
- 2. the exchange of title will not result in a violation of applicable zoning requirements; and
- 3. any affected public utility easements have been vacated or modified as necessary.

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

- 1. is executed by each owner included in the exchange and by the Zoning Administrator, or Planning Commission Chair, whichever is applicable;
- 2. contains an acknowledgment for each party executing the notice in accordance with the provisions of Title 57, Chapter 2a, Recognition of Acknowledgments Act; and
- 3. recites the descriptions of both the original parcels and the parcels created by the exchange of title.

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

Formatted: Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Tab after: 0.25" + Indent at: 0", Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Normal, Justified, Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Tab after: 0.25" + Indent at: 0", Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Normal, Justified, Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Tab after: 0.25" + Indent at: 0", Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Tab after: 0.25" + Indent at: 0", Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Normal, Justified, Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Tab after: 0.25" + Indent at: 0", Tab stops: 0.38", List tab + Not at 0.25"

Formatted: Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Tab after: 0.25" + Indent at: 0", Tab stops: 0.38", List tab + Not at 0.25"

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

Section 11.360. Vacation of a Public Street

(New 07/10/12)

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

- A. a written narrative describing the reasons for the proposed public street vacation;
- B. an exhibit showing the portion of public street to be vacated including:
 - 1. north arrow;
 - 2. surrounding streets and buildings;
 - 3. the acreage of the vacated street area;
 - 4. the surveyed boundary of the vacated street area; and
 - 5. the location of all adjacent properties and the ownership identified;
- C. a petition to vacate some or all of a public street, right-of-way, or easement, including:
 - 1. the name and address of each owner of record of land that is:
 - a. adjacent to the public street, right-of-way, or easement; or
 - b. accessed exclusively by or within 300 feet of the public street, right-of-way, or easement;
 - 2. the signature of each owner under Subsection C.1 who consents to the vacation; and
 - 3. proof of mailed notification to surrounding owners as required by State Code and the Lehi City Development Code.

the occupancy and design requirements of Section 12.130-B of this Code.

Indoor Shooting Range – a specialized facility designed for firearm usage qualifications, training, practice, or competitions.

Juvenile Group Facility – A 24-hour group living environment for adolescents under the age of 18, unrelated to an owner or operator that offers room, board or specialized services to residents.

Kennel - Any lot or premises or portion thereof on which three or more dogs, cats and other household domestic animals are maintained, boarded, bred or cared for in return for compensation or kept for sale.

Laboratory (Medical, Dental, Optical) - An establishment primarily engaged in commercial or non-commercial physical and biological research, development, and production of products for the medical, dental, or optical profession.

Land use authority - An individual, board, or commission, appointed or employed by the City, including the staff, Planning Commission, or City Council, and who is designated as the person or body responsible for final decisions and approvals of land use applications identified in this Code.

Laundry Services - An establishment primarily engaged in providing the following services: pressing and finishing, dry cleaning, washing, tailoring, or clothing repair or alteration. The establishment can include washing and drying machines, and clothes dry cleaning machines, either coin operated or attendant operated, and are provided on a rental basis for use by individuals doing their own laundry and dry cleaning. Does not include outdoor drying facilities.

Light Manufacturing, Processing, and Assembly - An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat, or other impacts. Also, includes the processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution. This use does not include the processing of animal, vegetable or fish products or the rendering and refining of fats and oils. It also encloses all equipment, compressors, generators and other ancillary equipment within a

building or structure. Light manufacturing includes the manufacturing of the following items and similar goods: professional instruments, watches/clocks, jewelry, musical instruments, toys/sporting goods, office supplies and equipment, and other similar products as approved by the Planning Commission

Light Office/Warehouse Combination – A commercial building, no larger than 30,000 square feet, designed for office and light warehouse uses. Usable office space shall comprise a minimum of 50 percent of the total square footage, and usable warehouse space shall not exceed 50 percent of the total square footage. Facades fronting roadways shall have an office/storefront appearance. Roll-up doors shall be on facades not fronting roadways. Tilt-up concrete construction is prohibited.

Liquor Store – A State-run facility engaged in the retail sale of packaged alcoholic beverages, such as ale, beer, wine, and liquor, for consumption off the premises.

Loading and Unloading Spaces - A permanently maintained space on the same lot as the principal building with access to a road and not less than 10 feet in width, 20 feet in length, and 14 feet in height.

Lot - A parcel or unit of land described by metes and bounds and held or intended to be held in separate lease or ownership, or shown as a lot or parcel on a recorded subdivision, or shown on a plat used in the lease or sale or offer of lease or sale of land resulting from the division of a larger lot, parcel, or tract into two or more smaller lots or units.

Lot Area - The area of a horizontal plane within the lot lines of a lot.

Lot, Corner - A lot which has an interior angle of 135 degrees or less at the intersection of two road lines. A lot abutting upon a curved road is considered a corner lot if the tangents to the curve at the points of intersection of the side lot lines intersect at an interior angle of 135 degrees or less.

Lot Coverage - The percentage of the area of a lot that is occupied by all buildings, and other covered structures and impervious surfaces.

Lot, Double-Sided - A lot having frontage on two parallel or approximately parallel streets.

Lot Frontage – The width of a lot, measured parallel

Subdivide - The act or process of creating a subdivision.

Subdivider - Any person who (1) having an interest in land, causes it, directly or indirectly, to be divided into a subdivision or who (2) directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises to sell, lease, or develop, any interest, lot, parcel site, unit, or plat in a subdivision, or, who (3) engages directly or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel site, unit or plat in a subdivision, and who (4) is directly or indirectly controlled by, or under direct or indirect common control with any of the foregoing.

Subdivision - Any land, vacant or improved, which is divided or proposed to be divided or re-subdivided into two or more lots, parcels, sites, units, plots, condominiums, tracts or other division for the purpose of offer, sale, lease or development whether immediate or future, either on the installment plan or upon any and all other plans, terms, and conditions. Subdivision includes the division or development of land, whether by deed, metes and bounds description, devise, intestacy, lease, map, plat or other recorded instrument. Subdivision includes re-subdivision and condominium creation or conversion.

Subdivision Plat - The final map or drawing, described in this Code, of a plan of subdivision to be presented to the City for approval and when approved, may be submitted to the Utah County Recorder for filing.

Subdivision Review Cycle - As required by Utah State Code Section 10-9a-604.2 for standard subdivisions, it means the occurrence of:

1. the applicant's submittal of a complete subdivision land use application;
2. the City's review of that subdivision land use application;
3. the City's response to that subdivision land use application, in accordance with this section; and
4. the applicant's reply to the City's response that addresses each of the municipality's required modifications or requests for additional information.

Tandem Parking - The parking of one vehicle behind another.

Temporary - Not to exceed a period of one year.

Towing and Impound Yard - An establishment engaged in the temporary storage of vehicles that have been towed, carried, hauled or otherwise moved from public or private property for impoundment in a public or private impound yard. This use includes vehicle transport companies engaged in similar activities as described above. This use does not include vehicle rental or sales of new or used vehicles or parts (except for necessary sales of unclaimed impounded vehicles), vehicle repair, automobile wrecking yard, junk or salvage yard, or a freight terminal. All towing and impound yards must meet the requirements found in Section 12.130 (G) of this Code.

Trailer - A vehicle designed for carrying property or persons on its own structure and for being drawn by a motor vehicle.

Transit Station - A facility or area where trains, buses, and other forms of public transportation stop to load or unload passengers, freight, or both.

Unoccupied Structures - a structure that is not designed or intended for human occupancy and is only accessed occasionally for persons performing support services for the intended use of the structure and does not fall under any other use found in this Code.

Use - The purpose or purposes for which land or a building is occupied, maintained, arranged, designed, or intended.

Vehicle - A device by which any person or property may be propelled, moved or drawn upon a highway, excepting a device moved by human power.

Vertical Mixed Use (Residential Above Commercial) - A building that contains a mix of residential and commercial uses. Typically, commercial uses (i.e., retail shops, restaurants, offices) are located on the lower levels, while residential units (condominiums or apartments) are located on upper levels.

Veterinary Office - Any facility providing medical or surgical treatment, clipping, bathing or other services, including incidental boarding to dogs, cats, and other animals. Services are entirely within an enclosed building.

Formatted: Font: Bold

Formatted: Indent: Left: 0", Line spacing: Multiple 1.15 li, Widow/Orphan control

Formatted: Font: 10 pt, Font color: Custom Color(67,67,67)

Formatted: List Paragraph, Line spacing: Multiple 1.15 li, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Font color: Black

Formatted: Font color: Black

Formatted: List Paragraph, Line spacing: Multiple 1.15 li

FIGURE 8
PRELIMINARY SUBDIVISION
PLAT APPROVAL
FOR
PUD, PRD, PC, AND TOD PROJECTS
(Amended 5/22/01; 7/10/12)

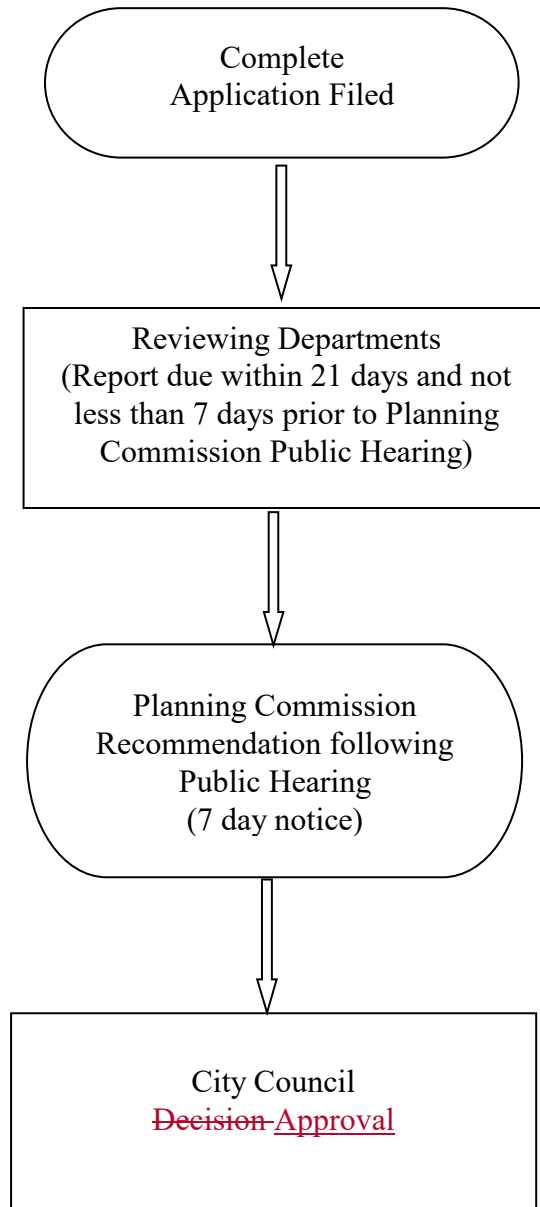


FIGURE 8
PRELIMINARY SUBDIVISION
PLAT APPROVAL
FOR
STANDARD PLATS
(Amended 5/22/01; 7/10/12; 1/23/24)

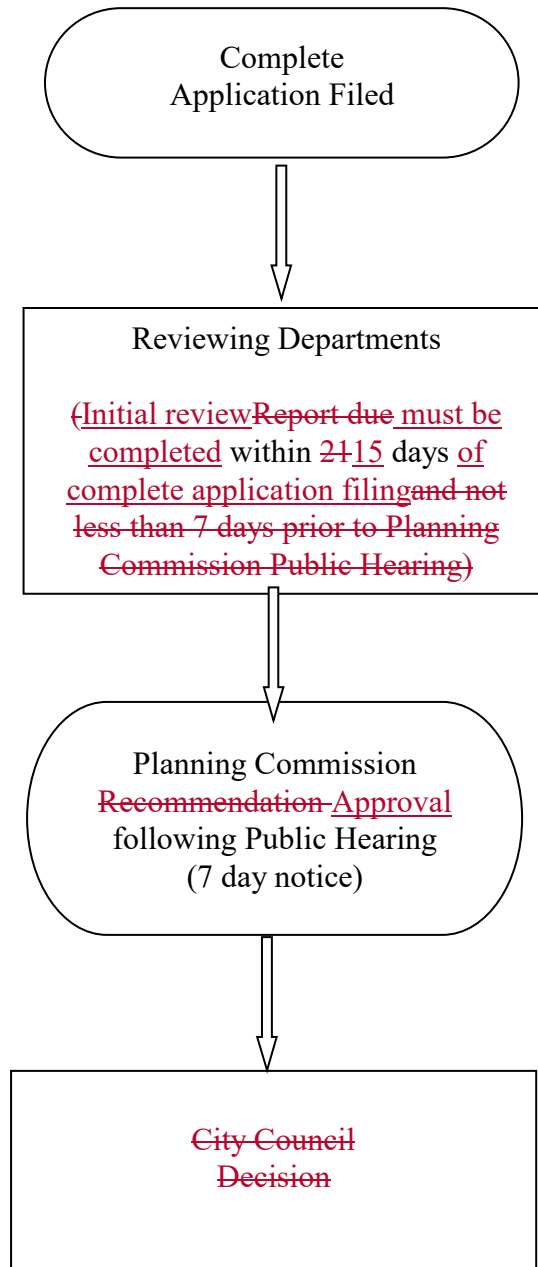
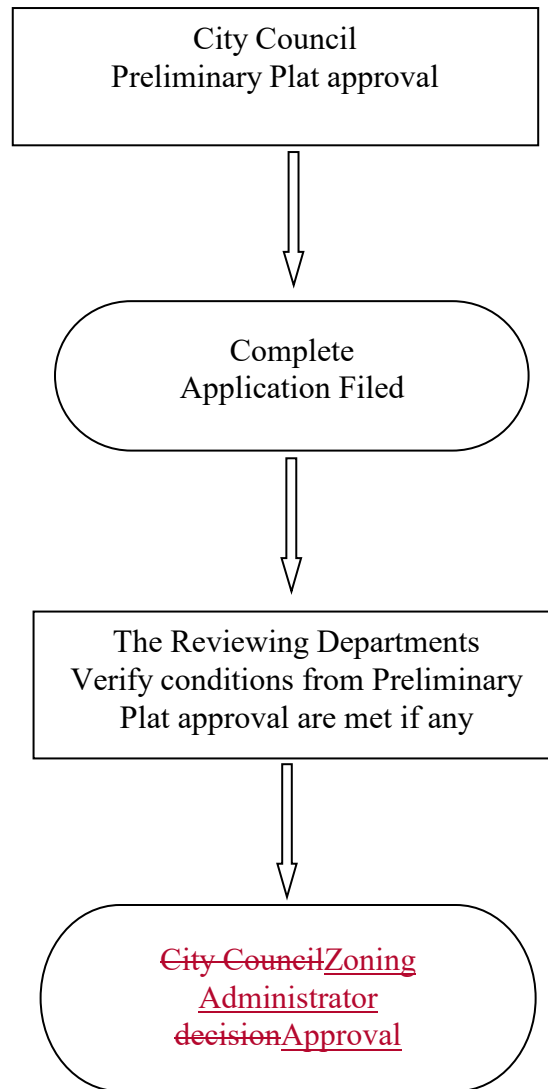


FIGURE 9
FINAL SUBDIVISION
PLAT APPROVAL
FOR
PUD, PRD, PC, AND TOD PROJECTS



**FIGURE 9
FINAL SUBDIVISION
PLAT APPROVAL
FOR
STANDARD PLATS**

