Lehi City Council Meeting
Agenda
July 28, 2026

4:30 PM - Lehi City Council Chambers (131 N. 100 E., Lehi, Utah)

Pre-Council, 4:30 p.m.

1. Welcome and Opening Comment

2. Working Discussion Items

   2.1. Heavy Rescue Discussion- Lehi Fire Department

   2.2. Discussion of Downtown Facilities Master Plan as Designed
   Lehi City Master Plan - Programming Packet - 7_15_20 - FINAL.pdf

   2.3. Parking Code Presentation and Discussion

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

4. Administrative Report

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

Closed Session
The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code 52-4-205), including to discuss the purpose, exchange, lease, or sale of real property; pending or reasonably imminent litigation; the character, competence, or physical or mental health of an individual; or any other lawful purpose.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Introduction from Miss Lehi- Brooklyn Ward

3. 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 City Council Meeting Minutes

4.2. Approve Purchase Orders
Sonntag Recreation PO.pdf

5. Regular Agenda

5.1. Public Hearing for Fiscal Year 2027 Executive Municipal Officers Compensation Increases
Cover Page
FY27_Executive_Municipal_Officers_Compensation_SB91 7-28-26 Meeting.pdf

5.2. Public Safety Impact Fee Enactment
a. Public Hearing
b. Consideration of Ordinance #33-2026 adopting an Impact Fee Enactment Ordinance, Impact Fee Facilities Plan and Impact Fee Analysis for the provision of public safety facilities within Lehi City.
Ord 33-2026.docx
Lehi Public Safety IFA 070226.docx
Lehi Public Safety IFFP 070226.docx

5.3. Consideration of Resolution #2026-44, approving updates to the Lehi Storm Water Management Plan 2026.
Petitioner: Lehi City
Res 2026-44.docx
Lehi Storm Water Plan 2026 1.pdf

5.4. Consideration of Ordinance #34-2026, approval of amendments to the Design Standards and Public Improvement Specifications Manual Chapter 2.
Petitioner: Lehi City
Design Standards Chapter 2 Amendment 1.pdf
Ordinance - Design Standards Chapter 2 Amendment 07.28.26.docx

5.5. Consideration of Preliminary Subdivision approval for the Cortese Subdivision, an 8-lot residential development located at 1450 West 1220 North in the R-1-22 zone. (Continued from the July 14, 2026 City Council Meeting)
Petitioner: Grow Deveopment
Cortese Preliminary 1.pdf

5.6. Consideration of Ordinance #35-2026 approving a comprehensive Development Code

Amendment to Chapter 23 Signs, updating requirements and simplifying the text.
Petitioner: Lehi City
Ch 23 Signs DCA 1.pdf
Ordinance - Ch 23, Signs Development Code Amendment 07.28.26.docx

5.7. Consideration of Ordinance #36-2025 approving an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual adding Section 3.08- Temporary Construction Site Safety Measures for commercial and residential construction projects.
Petitioner: Lehi City
Temporary Construction Amendment 1.pdf
Ordinance - TempConstruction Site Design Standard & Improvement Manual Amendment 07.28.26.docx

5.8. Consideration of Ordinance #37-2026 approving a Development Code Amendment to Chapter 11 Development Application requirements, updating requirements for site plans, infrastructure site plans, preliminary and final subdivisions.
Petitioner: Lehi City
Chapter 11 Application Requirements Development Code Amendment .pdf
Ordinance - Ch 11 Development Code Amendment 07.28.26.docx

5.9. Consideration of Ordinance #38-2026 approving of an amendment to Chapter 38 updating requirements for the Mixed-Use Zone.
Petitioner: Lehi City
Ch38 Mixed-Use Development Code Amendment.pdf
Ordinance - Ch 38 Development Code Amendment 07.28.26.docx

6. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Working Discussion Items

Subject:
Heavy Rescue Discussion- Lehi Fire Department

Summary:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Working Discussion Items

Subject:
Discussion of Downtown Facilities Master Plan as Designed

Summary:

Attachments:

Lehi City Master Plan - Programming Packet - 7_15_20 - FINAL.pdf



LEHI CITY MASTER PLAN



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Lehi Master Plan - Project Overview

Curtis Miner Architecture worked closely with Lehi City and was tasked with updating the Lehi Master plan. This document contains months of research, collaboration, location of the applicable master plan, summary of city building facilities, exterior design, budget, department/building analysis, design and campus plan concepts, building and site design, strategic public involvement, schedule of implementation, and an appendix of research data. PCI provided the cost estimate, and Blu line designs designed the site.

Lehi City's vision for the city campus includes the following elements:

- Revitalize historic downtown Lehi by providing a clear vision for the city campus and its influence on future downtown development. This will be a major investment by the City intended to enhance the quality of life for residents and strengthen businesses in the area.

- Begin the project with the end in mind.

- Enhance the pedestrian experience and walkability of downtown by potentially closing some streets and increasing sidewalk and pathway connectivity throughout the downtown campus.

- Design with a consistent theme so the campus feels cohesive and reflects the character of historic Lehi City and recent growth areas.

- Focus the project on the civic campus with limited impact to adjacent commercial and residential areas.

- Understand importance of phasing and timing of the project to allow the city to realize costs and budget appropriately.

The master plan is essential due to the past, current and anticipated growth in providing facilities to adequately serve the community needs now and in the future twenty plus years.



Site Boundary Identification

This project will focus on the redevelopment of the historic downtown area of Lehi City, where the city government has generally operated for the last 170 years. The City is committed to making a long-term investment in the area generally between 200 North and 100 South, and from 150 West to 200 East, which represents approximately eight square blocks of the city. A large public plaza will be the focal point of the new Civic Campus, which will include the new City Hall & temporary Library, a future Library / Arts building, existing Legacy Recreation Center, newly completed Police Station with future Courts addition, and a rebuilt Fire Station. This master plan is intended to provide the City with the facilities and resources necessary to serve the current and future residents and businesses in order to continue providing a great quality of life in the future.

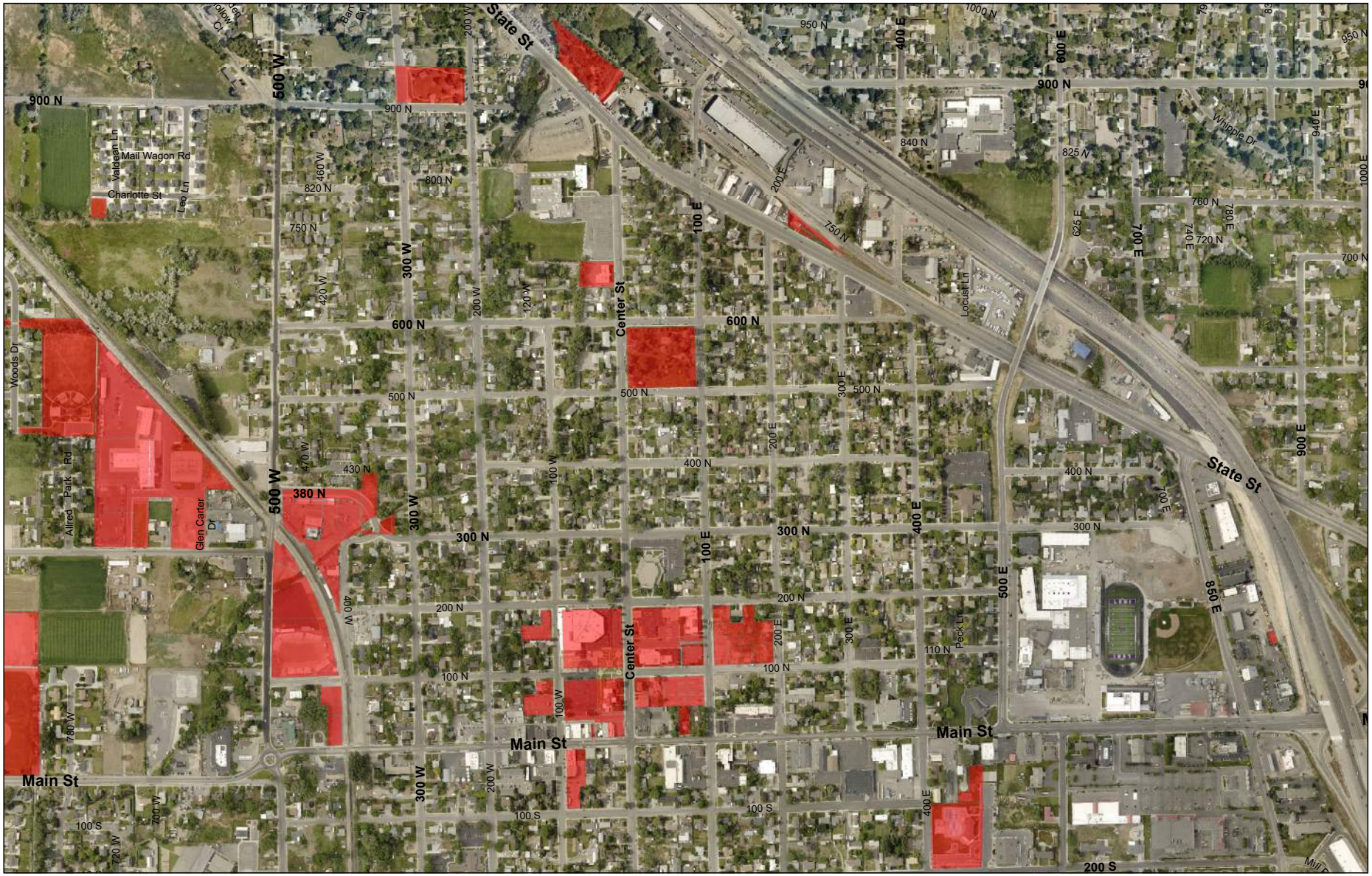
Lehi City has grown significantly over the last 20 years, and is expected to continue the pattern of growth in the future. In the year 2000, there were an estimated 19,000 residents. Since then the City has grown to over 70,000. By the year 2050, nearly 125,000 people are expected to call Lehi City home. Arial photos of the City over the last 20 years have captured that growth, where tech commercial office buildings, restaurants, retail, and housing have filled in large areas. Much of the commercial growth has occurred along the I-15 corridor, with most residential development taking place on the west side and north-east areas of the City.



SITE PLAN BOUNDARY



SITE PLAN BOUNDARY



LAND OWNED BY LEHI CITY



GROWTH OF LEHI CITY - 1993

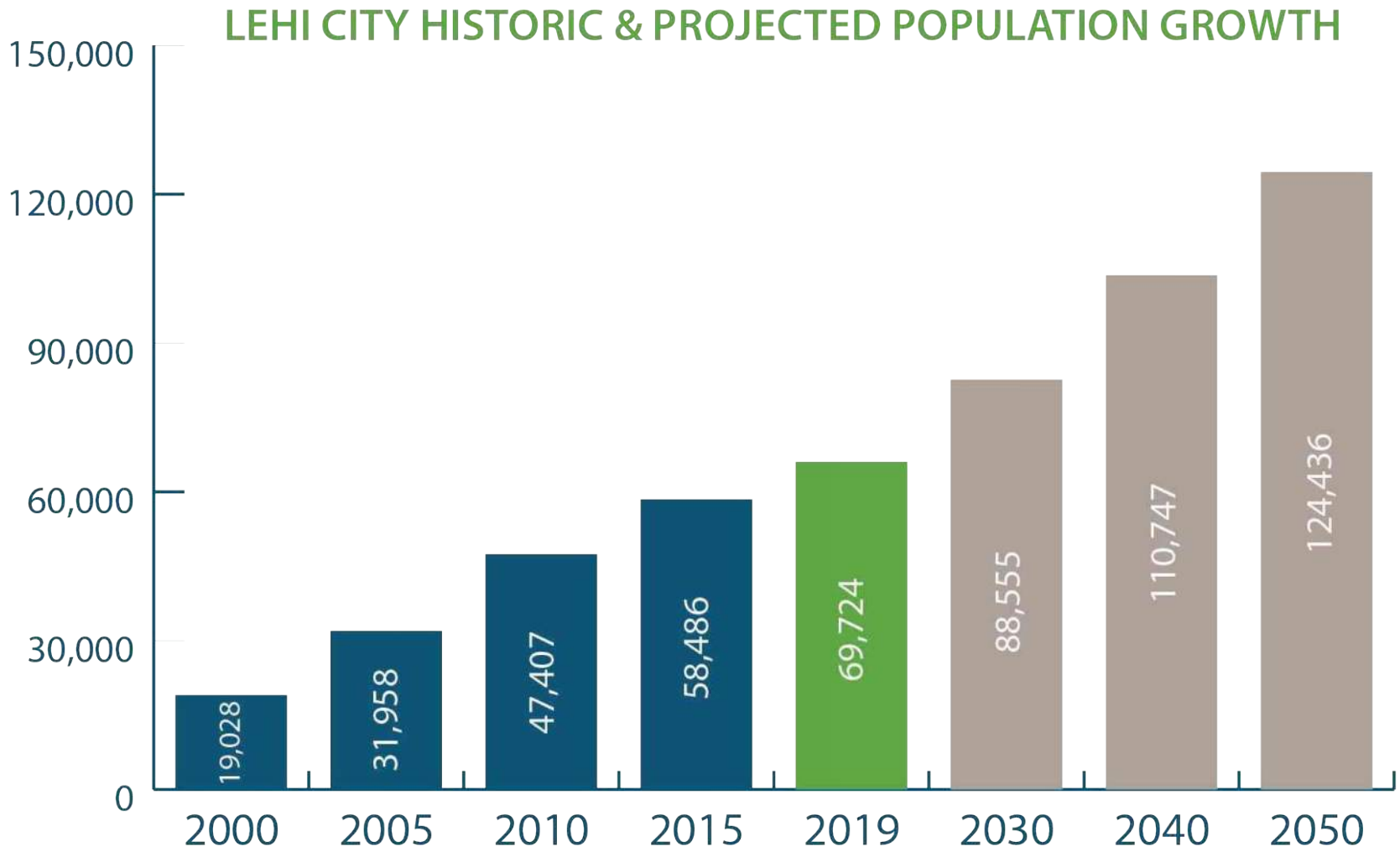


GROWTH OF LEHI CITY - 2005



GROWTH OF LEHI CITY - 2020

LEHI CITY POPULATION, 2000 - 2050



Source: U.S. Census Bureau; Mountainland Association of Governments

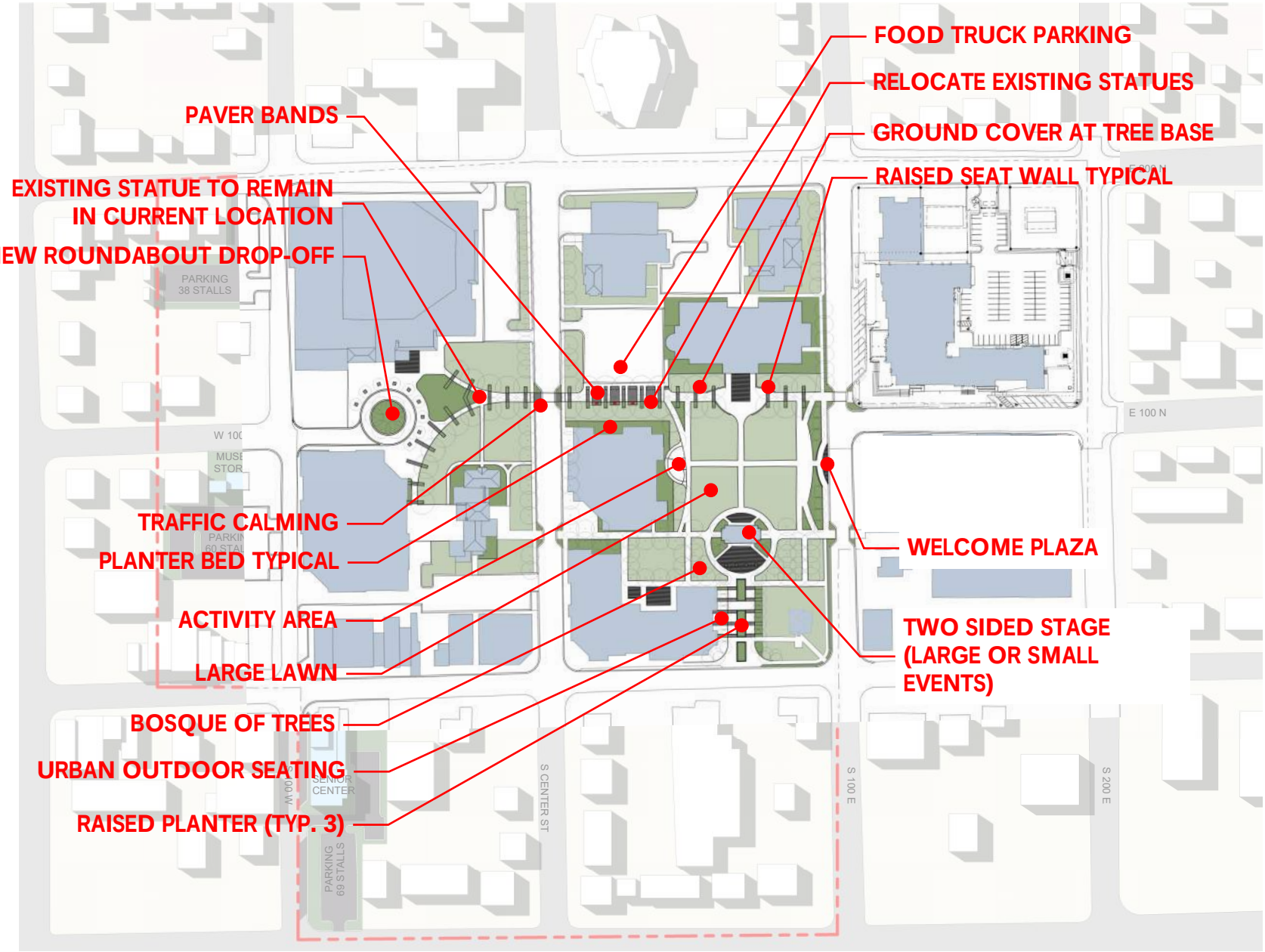


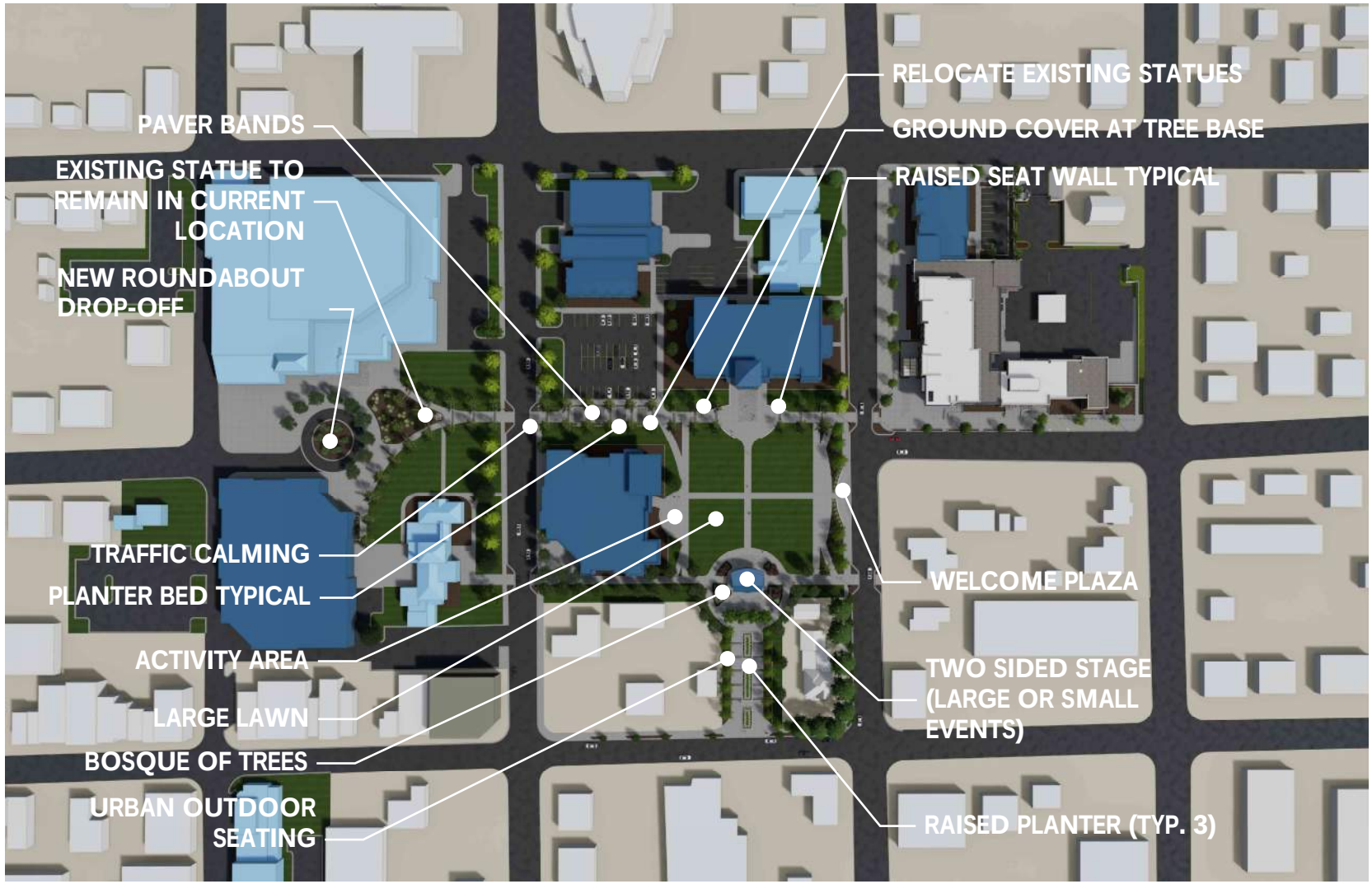
Lehi Master Plan - Site Design Summary

The site design was a result of several sessions of collaboration with Lehi City, Blu Line Design and Curtis Miner Architecture. Public space was a critical design component that arose from these sessions of collaboration. Connection across the civic campus from the Public Safety to the Legacy Center, and from Main Street to City Hall were important.

The public space consists of the following:

i. Plaza for the community – large lawn
ii. Stage – two sided (large or small events)
iii. Raised Seating areas
iv. Drivable pavers
v. Relocated statues – garden statue walk
vi. Existing obelisk statue to remain in current location
vii. Connection to Main Street
viii. Raised planters
ix. Alley statue walk
x. Food truck area
xi. Urban outdoor seating
xii. Bosque of trees
xiii. Activity area
xiv. Planter beds
xv. Traffic calming
xvi. New roundabout drop-off
xvii. Paver bands
xviii. Ground cover at tree bases
xix. Welcome plaza


FOOD TRUCK PARKING
RELOCATE EXISTING STATUES
PAVER BANDS
GROUND COVER AT TREE BASE
RAISED SEAT WALL TYPICAL
EXISTING STATUE TO REMAIN IN CURRENT LOCATION
NEW ROUNDABOUT DROP-OFF
TRAFFIC CALMING
PLANTER BED TYPICAL
WELCOME PLAZA
ACTIVITY AREA
TWO SIDED STAGE (LARGE OR SMALL EVENTS)
LARGE LAWN
BOSQUE OF TREES
URBAN OUTDOOR SEATING
RAISED PLANTER (TYP. 3)
PARKING 38 STALLS
E 100 N
S CENTER ST
S 100 E
S 200 E
SENIOR CENTER
PARKING 69 STALLS


PAVER BANDS
EXISTING STATUE TO REMAIN IN CURRENT LOCATION
NEW ROUNDABOUT DROP-OFF
TRAFFIC CALMING
PLANTER BED TYPICAL
ACTIVITY AREA
LARGE LAWN
BOSQUE OF TREES
URBAN OUTDOOR SEATING
RELOCATE EXISTING STATUES
GROUND COVER AT TREE BASE
RAISED SEAT WALL TYPICAL
WELCOME PLAZA
TWO SIDED STAGE (LARGE OR SMALL EVENTS)
RAISED PLANTER (TYP. 3)



VIEW LOOKING NORTH WEST



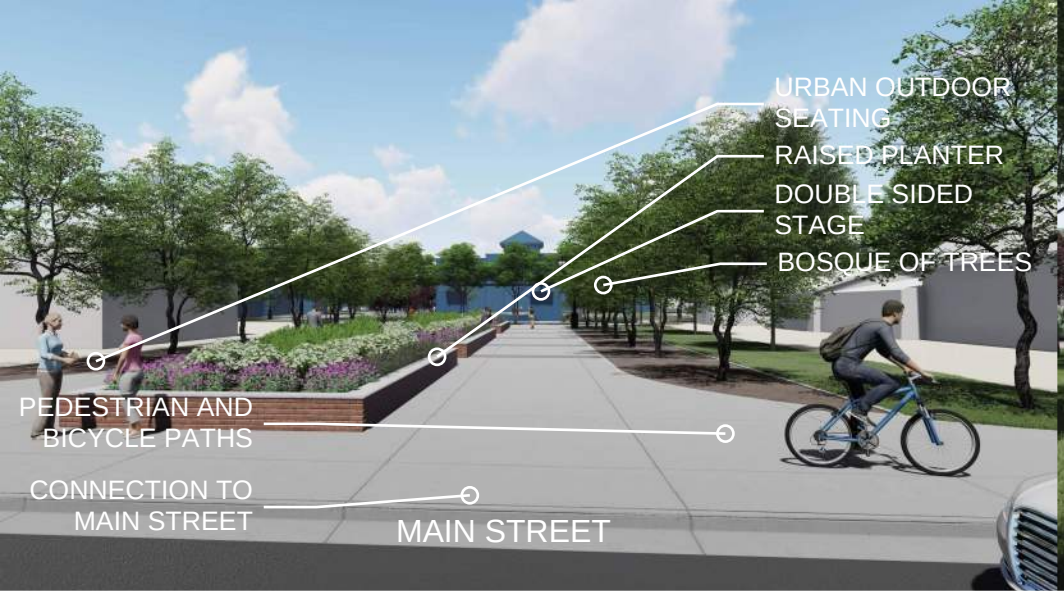
VIEW LOOKING WEST



VIEW LOOKING SOUTH TOWARD STAGE



VIEW LOOKING SOUTH WEST



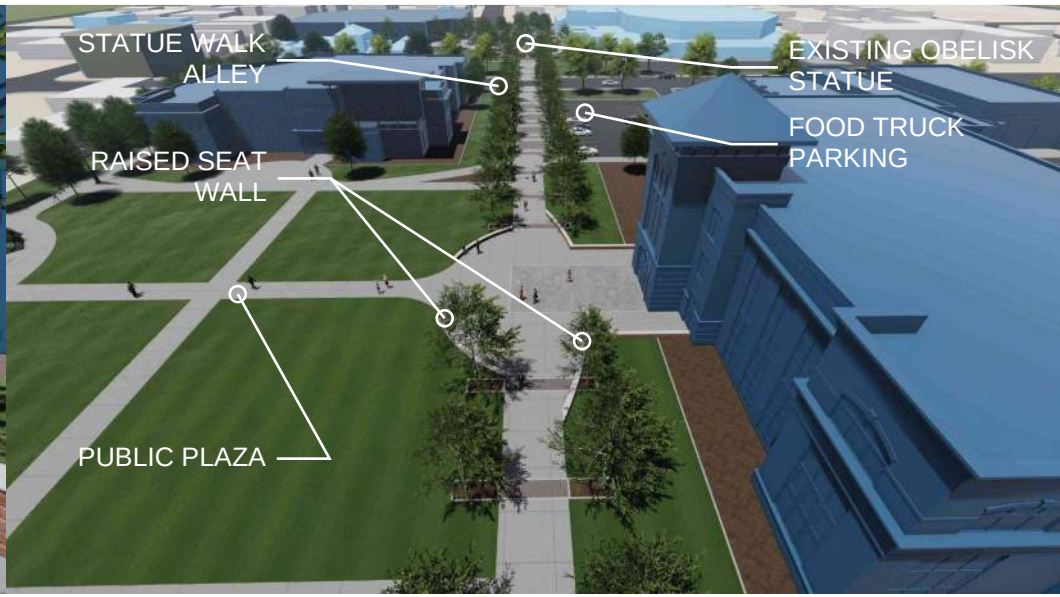
VIEW LOOKING NORTH TOWARD CITY HALL



VIEW LOOKING NORTH WEST



VIEW LOOKING WEST



VIEW LOOKING WEST



City Building Facilities & Department Summary

Understanding how the City is currently using the existing city owned building areas available was the beginning point of analysis for the design team. From there, 14 interviews were conducted with the Managers and Directors of nearly all City departments in order to gather and document that information. Those interviews can be found in the Appendix at the back of this document.

Generally the design team found that the City departments have utilized all their existing available 214,000 s.f., and that an additional 113,000 s.f. is required for the City to continue serving the residents and businesses in the city. Currently the City has 219 employees working within the project boundary, but is expecting to have over 350 by 2060. This section contains a summary of those findings.

Curtis Miner Architecture has interviewed the following departments as well as gathered information on the building square footages, staffing projections, and parking structure needs

a. Archive Building - Historical Society
b. Arts Building
c. City Hall
    i. Office of the City Administrator
    ii. Community Development
    iii. Economic Development
    iv. Engineering
    v. Finance
    vi. Information Center
    vii. Legal Services
    viii. Council Chambers
d. Justice Court/Station 81
e. Legacy Center
    i. Senior Center
f. Library
g. Literacy Center
    i. Recreation Office
h. Museum
i. Potential future parking structures
j. Train Depot
k. Square footage of buildings
l. Staff projections

Lehi City Building Areas

Building	Current s.f	Future S.F. (2040)
Arts	5,805	17,300
City Hall *	22,896	65,000
Legacy Center	98,092	103,000
Senior Center	5,000	11,000
Library *	18,587	25,700
Literacy Center	6,471	6,471
Museum	22,700	22,700
Station 81	10,438	17,000
Police Station	18,000	44,000
Courts	6,000	11,300
	213,989 s.f.	323,471 s.f.

*** SEE PHASING PLAN FOR COMBINED CITY HALL/LIBRARY USE DURING PHASES**

Lehi City - Employee Summary

Department	Current Employees (2020)		Future Employees (2060)	
	Full Time	Part Time	Full Time	Part Time
Administration	20	0	40	0
Courts	4	3	8	6
Economic Development	1	0	6	0
Engineering	6	0	12	0
Finance	9	0	13	0
Fire Dept.	62	10	98	20
Information Technology	4	0	10	0
Information Center	5	4	12	25
Legal Services	3	4	13	0
Library	10	30	12	40
Literacy Center	1	20	2	30
Planning	13	0	18	0
Recreation	2	8	2	8
	140	79	246	129
	Full Time	Part Time	Full Time	Part Time
	219		375	
	Total Employees (2020)		Total Employees (2060)	

BUILDING FACILITIES STAFFING SUMMARY



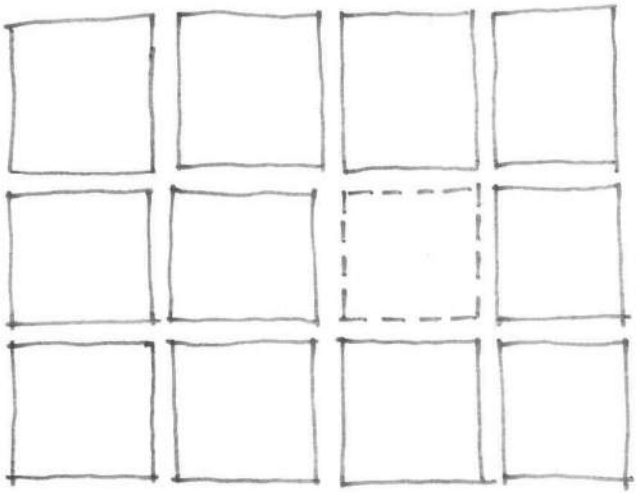
Architectural Style Guide

Two Distinct Building Types: Commercial Center, Primary Civic Building

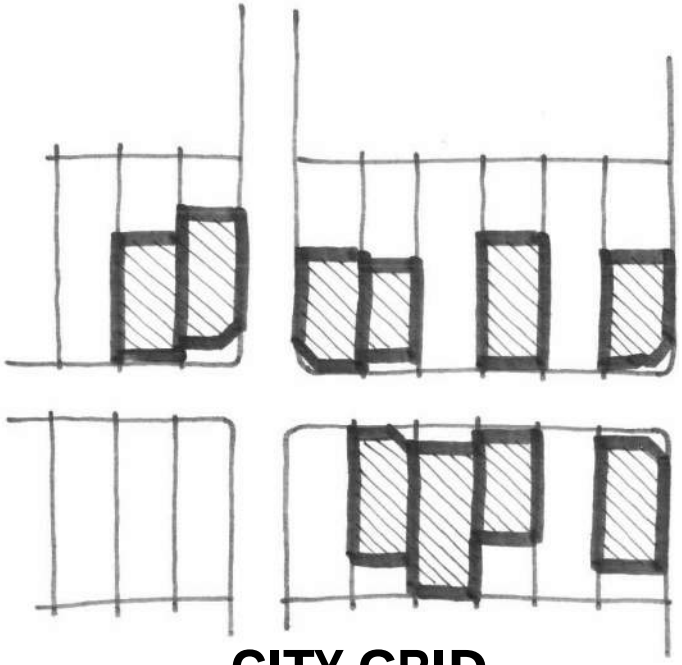
Commercial Center Development Pattern

When Lehi and other Utah communities were platted during the late 1800s, they were organized into regular blocks and aligned with a north and south street system forming a grid. Blocks in the center of the community were reserved for common religious and civic functions, and other blocks in the city were divided into lots to be used for family homes and gardens. Lots were narrow along one street front – often less than 66 feet wide – and ran halfway through the block the other direction – often 200 feet deep or more. Large-scale farming typically happened on the perimeter of the community.

Often, a street or group of streets emerged as the commercial center of the community based on their central location, connection to roads from other communities, and other factors. Due to lot configurations, commercial buildings built along these streets tended to be narrow against the street and ran deep into the center of the block. As each building was designed then constructed, the street front became an assembly of narrow, tall storefronts with unique characters and styles.



CITY GRID

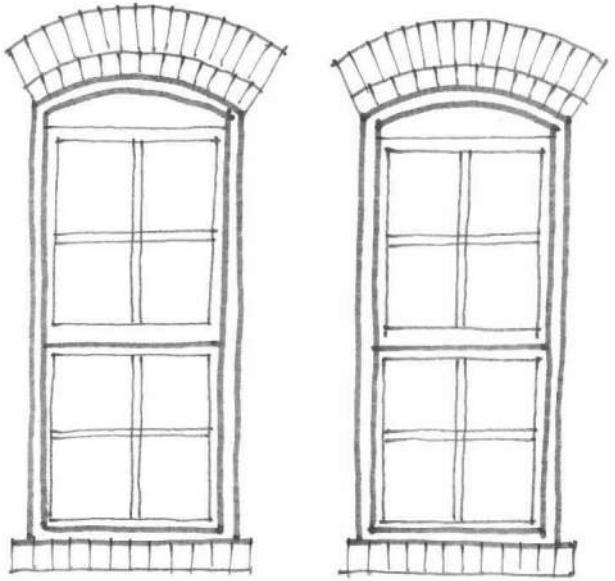


CITY GRID

Designs were based on available materials such as brick and wood and on construction technologies available at the time. Included in these buildings were tall, narrow windows (due to span limitations of multi-wythe brick construction) often arranged in combinations of two or three windows. Buildings also exhibited ornate brick and wood detailing, particularly around window and door openings, and at the top of the street-facing façades. The sides and rear of these buildings were usually utilitarian brick.

As individual lots were developed by their owners, the unique architectural preferences of their owners and designers, the function and purpose of each building, and the general economic situation of the community and the individual owner created a rich texture of buildings.

As early buildings were replaced or as undeveloped lots were developed, that texture and variety increased over time. And because new materials and construction technologies were constantly emerging, the building facades that made up the commercial street front grew to be a complex, magnificent collection of facades from different eras.

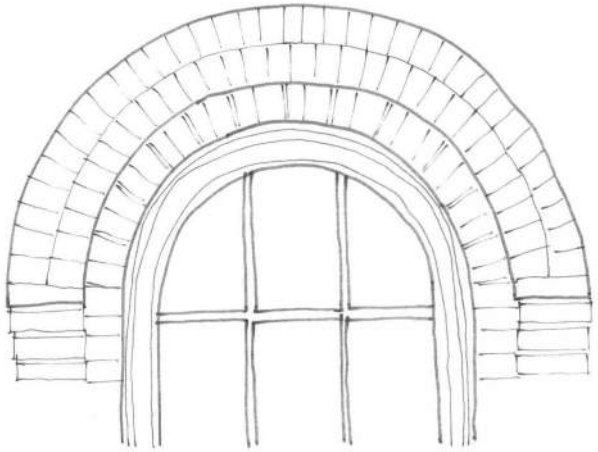


TALL NARROW WINDOWS

During the mid-1900s, it became common practice to install new veneers of contemporary building materials over the original, decaying brick facades. Although these new facades were of questionable architectural value, they often served to preserve the underlying original brick construction making restoration of some original building facades a possibility.

Presumably to gain greater access to the public, commercial building facades facing the public street were almost always positioned at or near the back of the sidewalk. If the purpose of the ground level was to invite the public to enter a shop or other business, these ground level facades were made as open as the current construction technology allowed. The upper floors, usually reserved for office space or similar uses, incorporated tall, narrow windows in a variety of combinations often with lavish ornamentation in either the window frame or in the brick surrounding the window, or both.

Whether intentional or otherwise, the implied horizontal lines of windows, brick banding at floor levels, the building cornice, or other building features often aligned (or nearly aligned) with adjacent building facades – particularly those of the same era. This served to create a collection of inter-related facades that had both variety and unity. Additionally, each individual building was based on very similar tall, narrow proportions that grew out of construction capabilities of the day. These and other factors are some of the reasons such street fronts tend to be so pleasing.



ORNATE BRICK/WOOD DETAILING



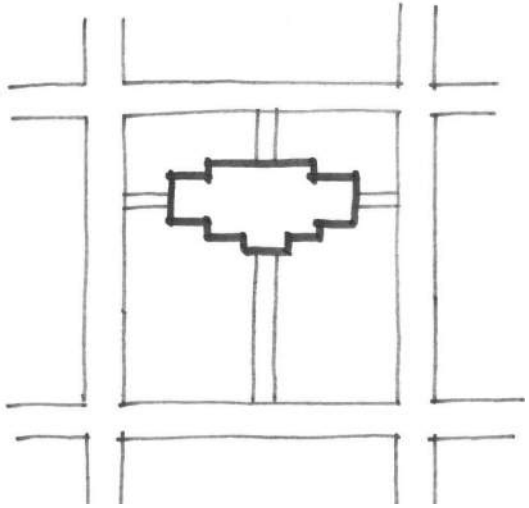
TALL STOREFRONTS

Primary Civic Building Development Pattern

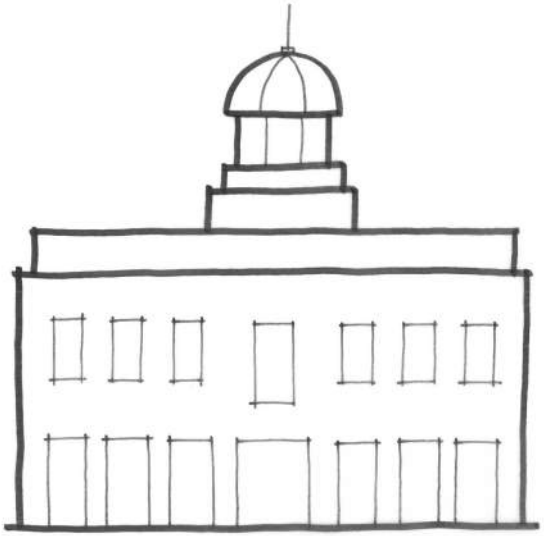
As noted previously, early Utah communities were arranged around central religious, social, and civic functions with entire blocks at the center of the city being dedicated to these purposes. These blocks were often occupied by a meetinghouse or tabernacle that served as both the religious and social center of the community. Civic buildings were often built adjacent to these religious / social buildings. Due to their prominent roles in the community and the importance early settlers placed on them, these buildings typically followed a different pattern than commercial storefront facades. They were usually designed as large monumental structures and placed at the center of the block either alone or in combination with other similar buildings.

These important religious and civic buildings were usually characterized by symmetrical or nearly symmetrical massing which was taller in the center (often focused on a central tower element) with the primary entry point being at the center of the primary façade. Windows and other openings were tall and narrow (based again on construction technology at the time) and were arranged in symmetrical pairs or combinations. Early examples of these buildings were simple and based on building materials available, but later examples were much more elaborate and were often designed to closely follow a specific architectural style. They always represented the best the community had to offer in terms of refinement and craft, and often incorporated into the design some reference to the unique character of that community.

The open grounds that typically surrounded these religious and civic buildings were an important part of their function. They underscored the importance and prominence of these structures, and they served as gathering spaces for the community for a variety of functions.



CIVIC BUILDING AT CENTER OF CITY BLOCK



SYMMETRICAL/CENTRAL TOWER FOCUS



Exterior Design

Information previously presented in this report is intended to establish the basis for development of the Lehi Civic Campus. Although adaptations will certainly be required as the plan is executed over time, it is the intent of Lehi City to protect and promote the historic nature and character of the downtown district as the basis for design and development of its Civic Campus.

Following is a series of conceptual renderings illustrating one possible configuration of the Lehi Civic Campus. Other arrangements are certainly possible, but care should be taken in any significant adjustments to remain true to the design intent of Lehi City presented previously.



VIEW LOOKING NORTH WEST



VIEW LOOKING NORTH EAST



VIEW LOOKING NORTH



VIEW LOOKING WEST



VIEW LOOKING SOUTH WEST



VIEW LOOKING NORTH ACROSS THE PUBLIC PLAZA



VIEW LOOKING NORTHWEST ACROSS THE PUBLIC PLAZA



VIEW LOOKING NORTHWEST



VIEW LOOKING NORTH



VIEW LOOKING NORTH



VIEW LOOKING WEST



VIEW LOOKING NORTH



VIEW LOOKING WEST



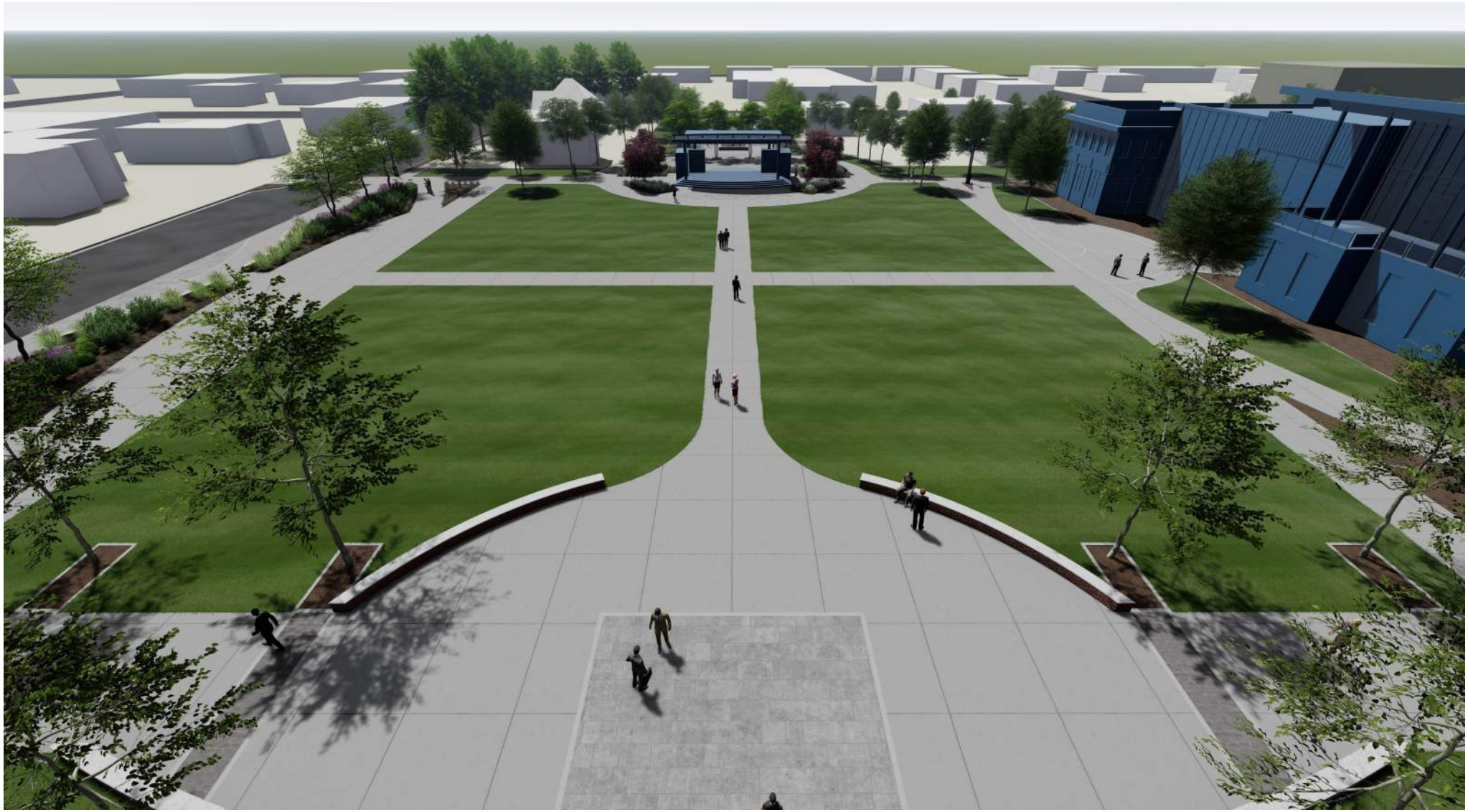
VIEW LOOKING NORTH FROM STAGE



VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTH



VIEW LOOKING WEST DOWN STATUE ALLEY WALK



VIEW LOOKING WEST DOWN STATUE ALLEY WALK



VIEW LOOKING WEST TOWARD STATUE



VIEW LOOKING EAST



VIEW OF CITY HALL LOOKING NORTHWEST



CITY HALL



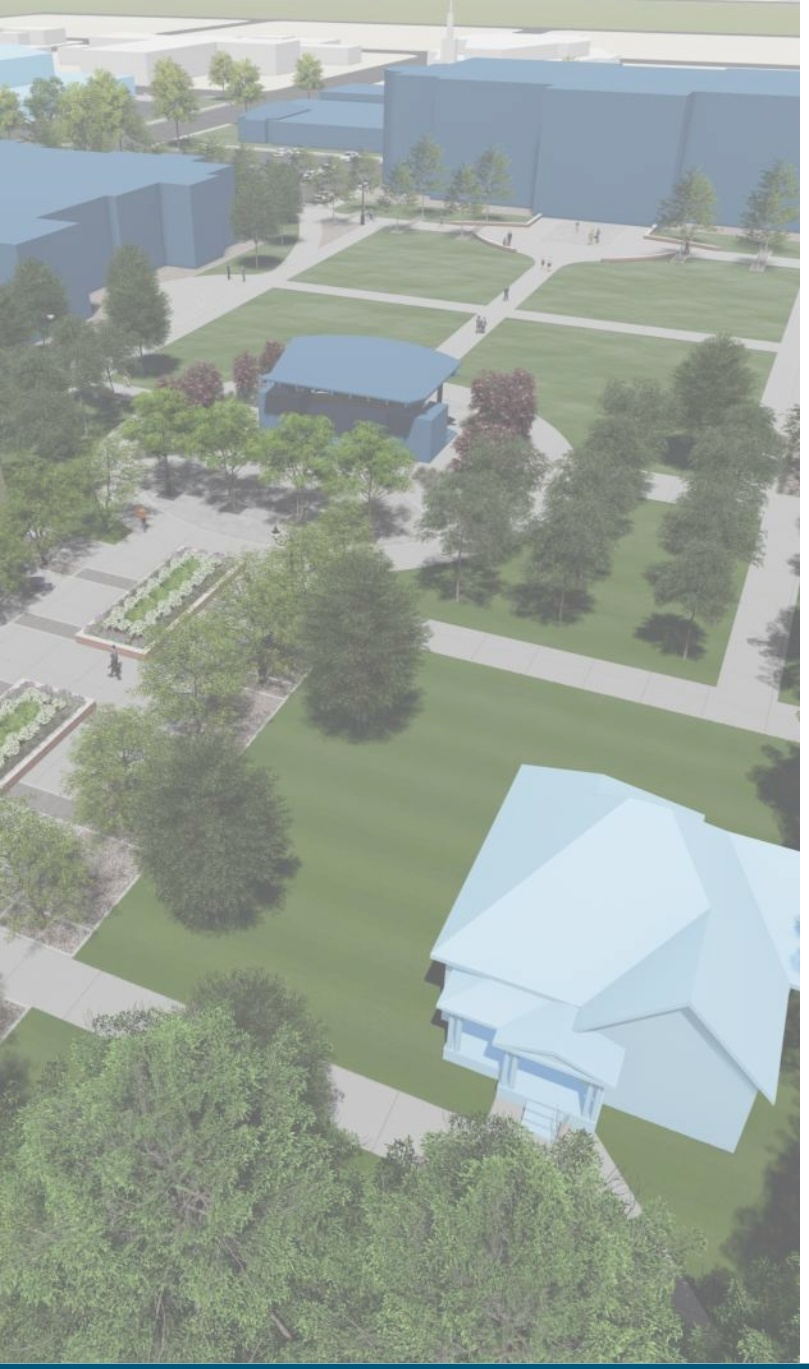
COURTS



LIBRARY | ARTS



FIRE STATION



Design Concepts and Campus Plan Concepts

The design concepts and campus plan concepts section include the following information; building massing, land-use plan, pedestrian and vehicular circulation plan, phasing plans, and parking analysis.

Building massing

The Buildings massing of the city hall will be three stories and house the library for several years. The courts which connects to the new public safety building will be two stories tall. The library/ Arts will eventually house the library functions as the city grows and will be two stories. The fire station 81 will be two stories with a one story of bays. The parking structure will be two to three levels depending on the parking needs when that project starts.

Land-use plan

This section shows the current land-use plan and the proposed land use plan. The city owned property in this master plan will be revised to the "PF" – Public Facilities zone.

Circulation and Connectivity paths

The circulation and connectivity paths are shown here and on previous site plans in this document. The bike boulevard and bike lane paths are labeled here and clear connectivity paths are visible with the sidewalks shown. Some essential connectivity paths are the connection from the public safety to the Legacy Center and the connection from Main Street to the public plaza and city hall.

Phasing plan

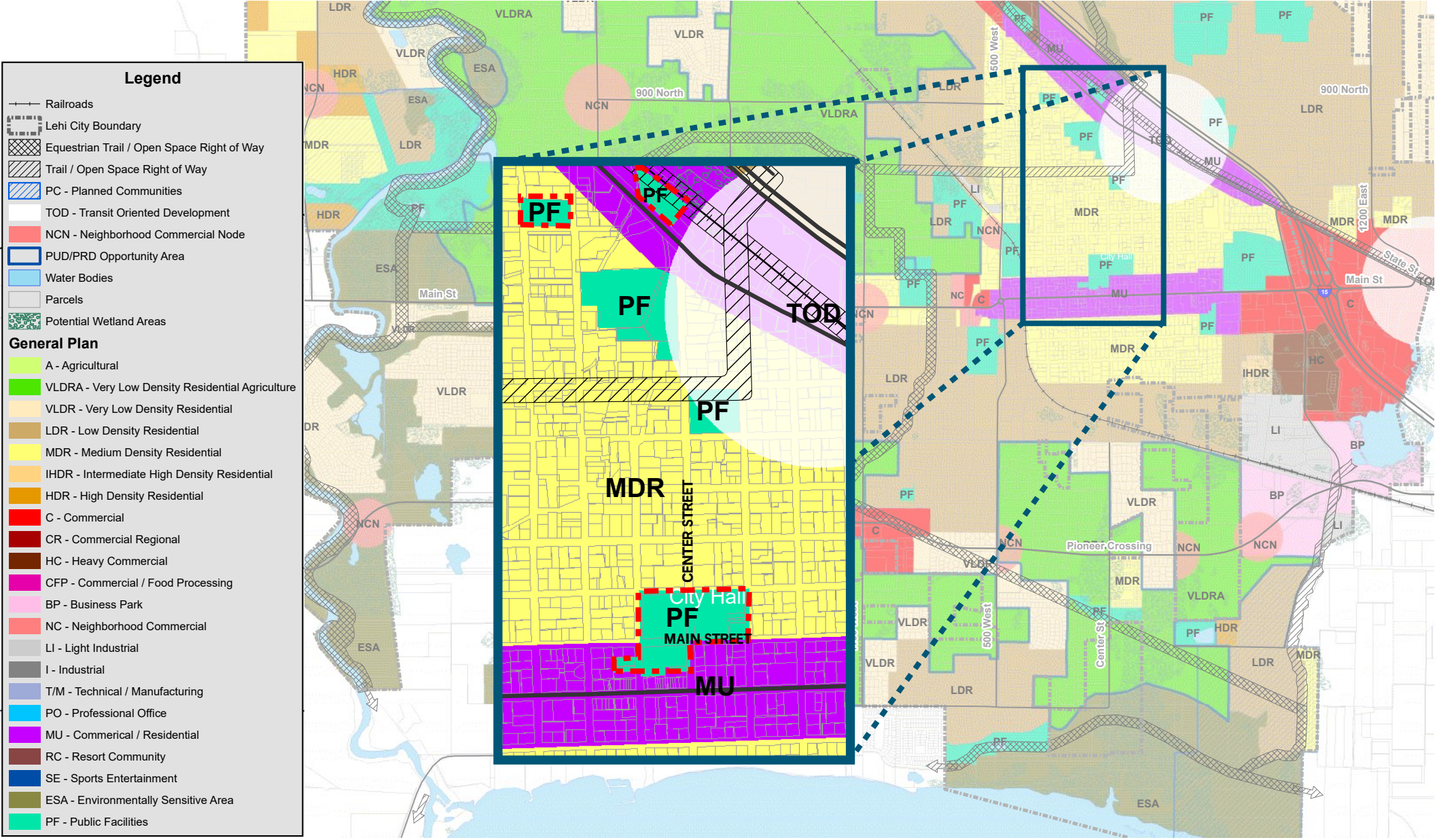
The phases shown are to be started over 20 plus years. Each phase may include demolition of existing structures, remodel of existing structures, new buildings, and new landscaping. The consecutive pages illustrate in more detail what occurs in each phase.

Parking Analysis

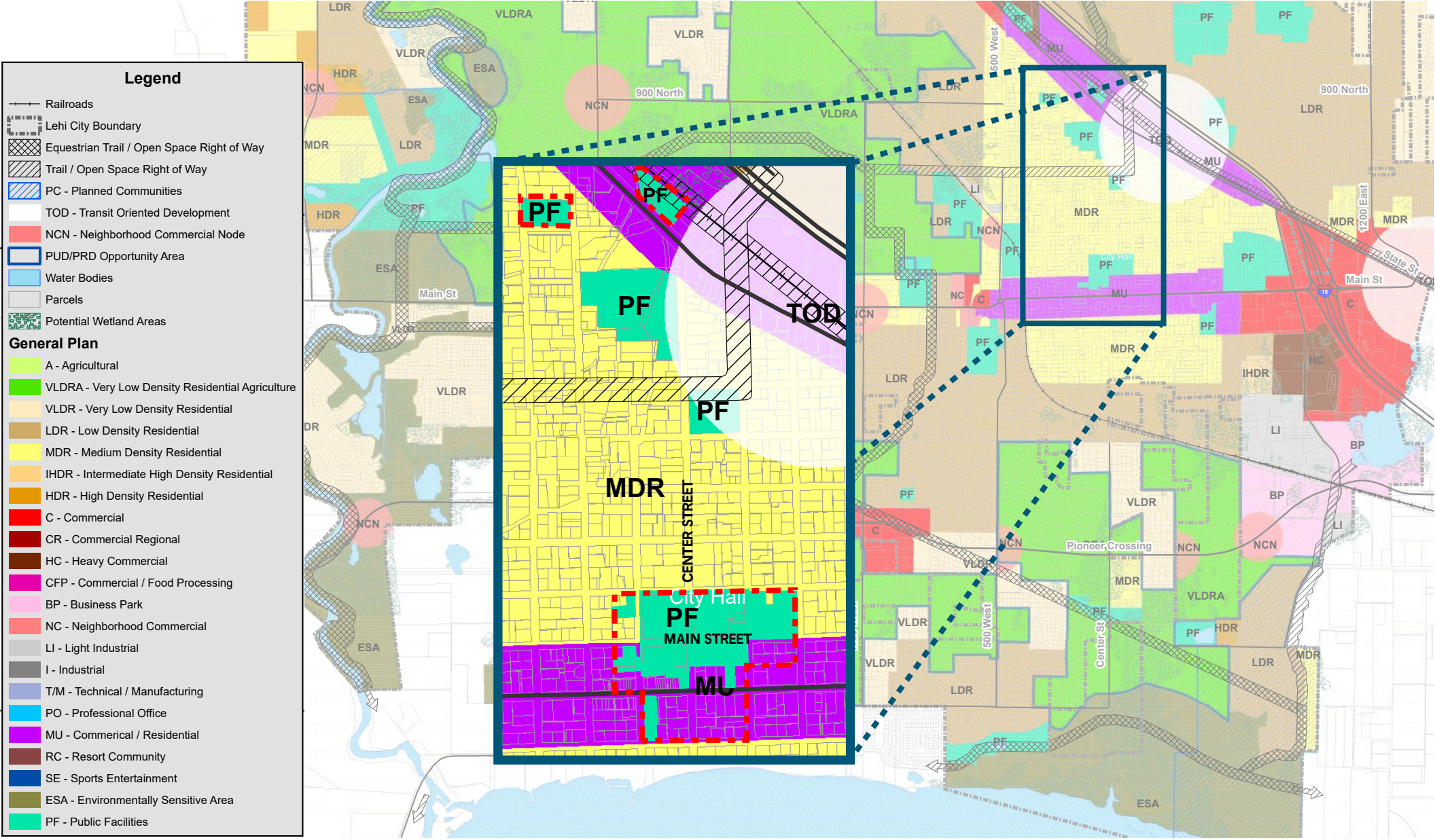
The parking analysis consists of the parking analysis performed by Lehi City, and code required parking stalls based on square footages of existing and new buildings. The Lehi City parking analysis analyzes the 24 parking lot areas in the studied boundaries and track usage from October to November in the morning and afternoon and tracks the peak use and lowest use. Two to three parking areas reached capacity while other areas average 40% usage. The code required parking stalls was used as the basis for parking structure additions to accommodate the city growth.



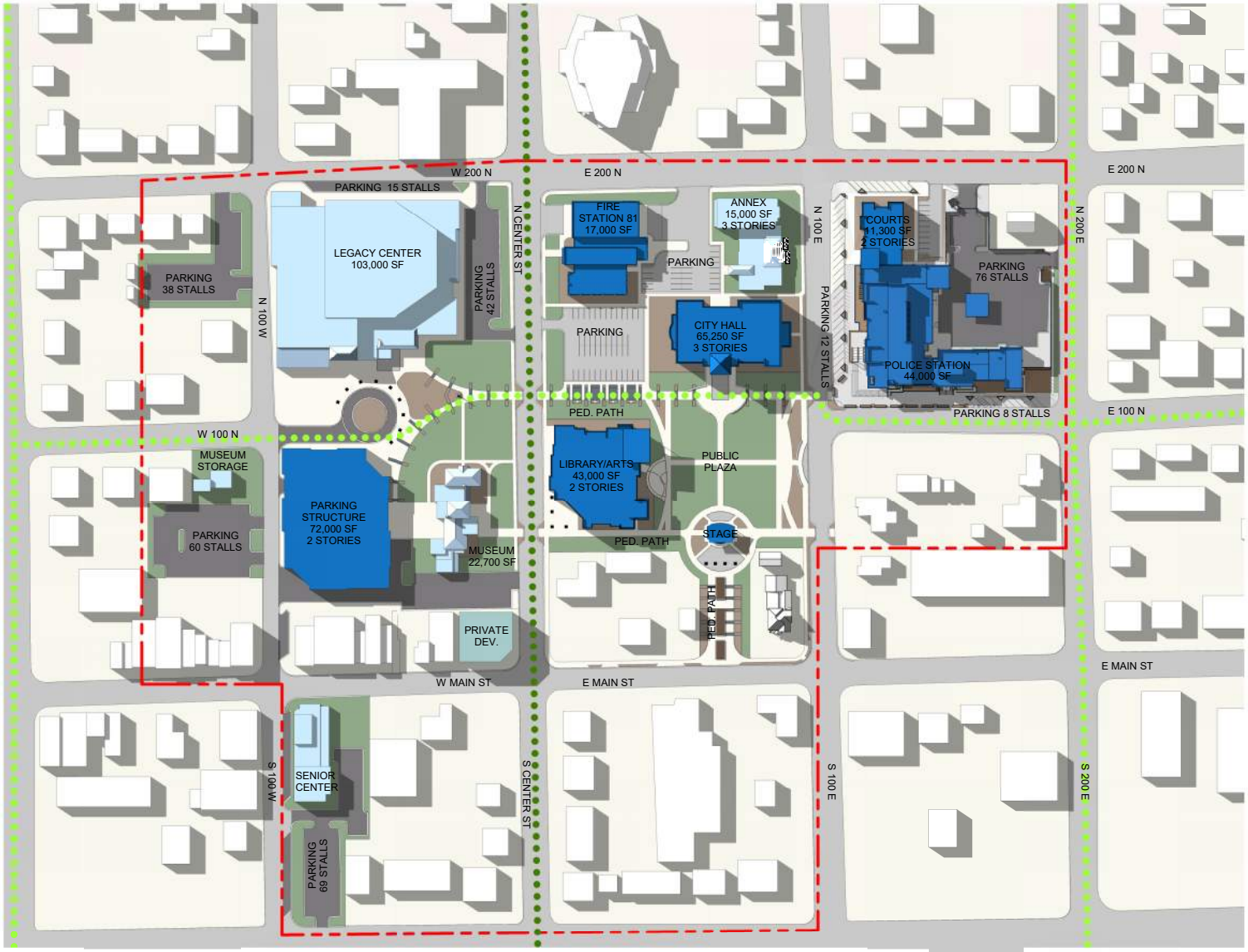
BUILDING MASSING



CURRENT LAND USE



PROPOSED LAND USE



CIRCULATION AND CONNECTIVITY PATHS



THE LIBRARY BUILDING, ARCHIVE BUILDING, OLD FIRE STATION FACILTIES BUILDING, HOUSE ON THE CORNER OF 100 NORTH AND CENTER STREET, AND THE SURFACE PARKING LOT LOCATED ON THE SOUTH EAST CORNER OF 100 EAST AND 100 NORTH WILL BE DEMOLISHED IN THIS PHASE.

THE NEW CITY HALL/ LIBRARY WILL BE CONSTRUCTED ALONG WITH SURFACE PARKING AND SURROUNDING LANDSCAPING.

PHASE 1 - 2022



PHASE 2A - 2024

RESIDENTIAL HOUSE AND OTHER STRUCTURES ON THE PROPERTY WILL BE DEMOLISHED IN THIS PHASE. THE EXISTING JUSTICE COURT IN STATION 81 WILL MOVE OUT PROVIDING MORE SPACE FOR STATION 81.

THE NEW COURTS WILL BE CONSTRUCTED ALONG WITH SURFACE PARKING AND SURROUNDING LANDSCAPING.



FIRE STATION 81 AND OTHER STRUCTURES ON THE PROPERTY WILL BE DEMOLISHED IN THIS PHASE.

THE NEW FIRE STATION 81 WILL BE CONSTRUCTED ALONG WITH SURFACE PARKING AND SURROUNDING LANDSCAPING.

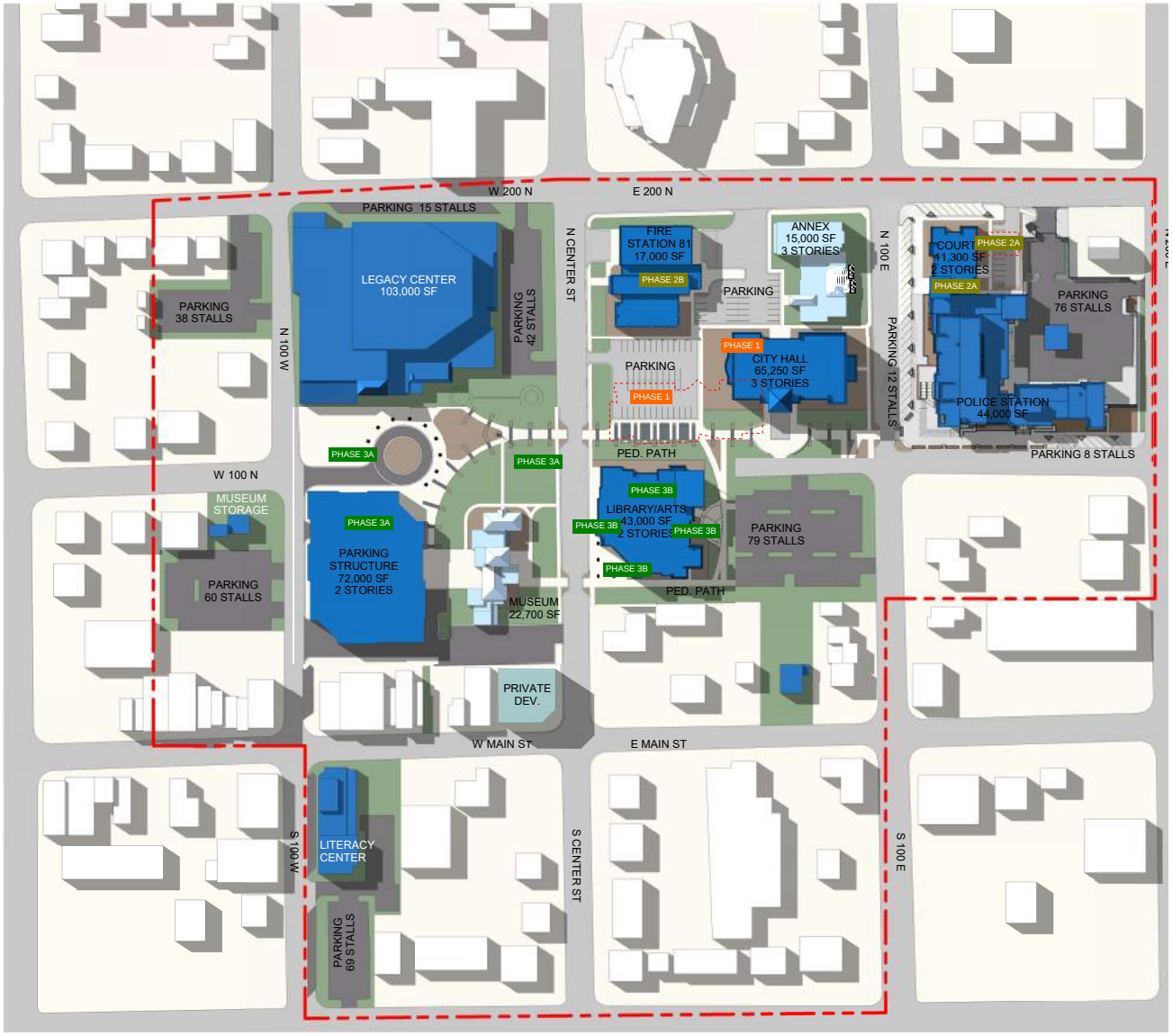
PHASE 2B - 2024



PHASE 3A - 2030

THE SURFACE LEGACY CENTER PARKING, ROUNDABOUT, AND SURROUNDING STATUE GARDEN WILL BE DEMOLISHED IN THIS PHASE. THE EXISTING OBILISK STATUE WOULD REMAIN AND THE OTHER STRUCTURES WOULD BE LOCATED ALONG THE STATUE WALK ALLEY OF PHASE 1.

THE NEW PARKING STRUCTURE WILL BE CONSTRUCTED ALONG WITH SURFACE PARKING AND SURROUNDING LANDSCAPING INCLUDING THE NEW ROUNDABOUT.



A PORTION OF THE SURFACE PARKING WILL BE DEMOLISHED IN THIS PHASE.

THE NEW LIBRARY/ARTS WILL BE CONSTRUCTED ALONG WITH SURROUNDING LANDSCAPING.

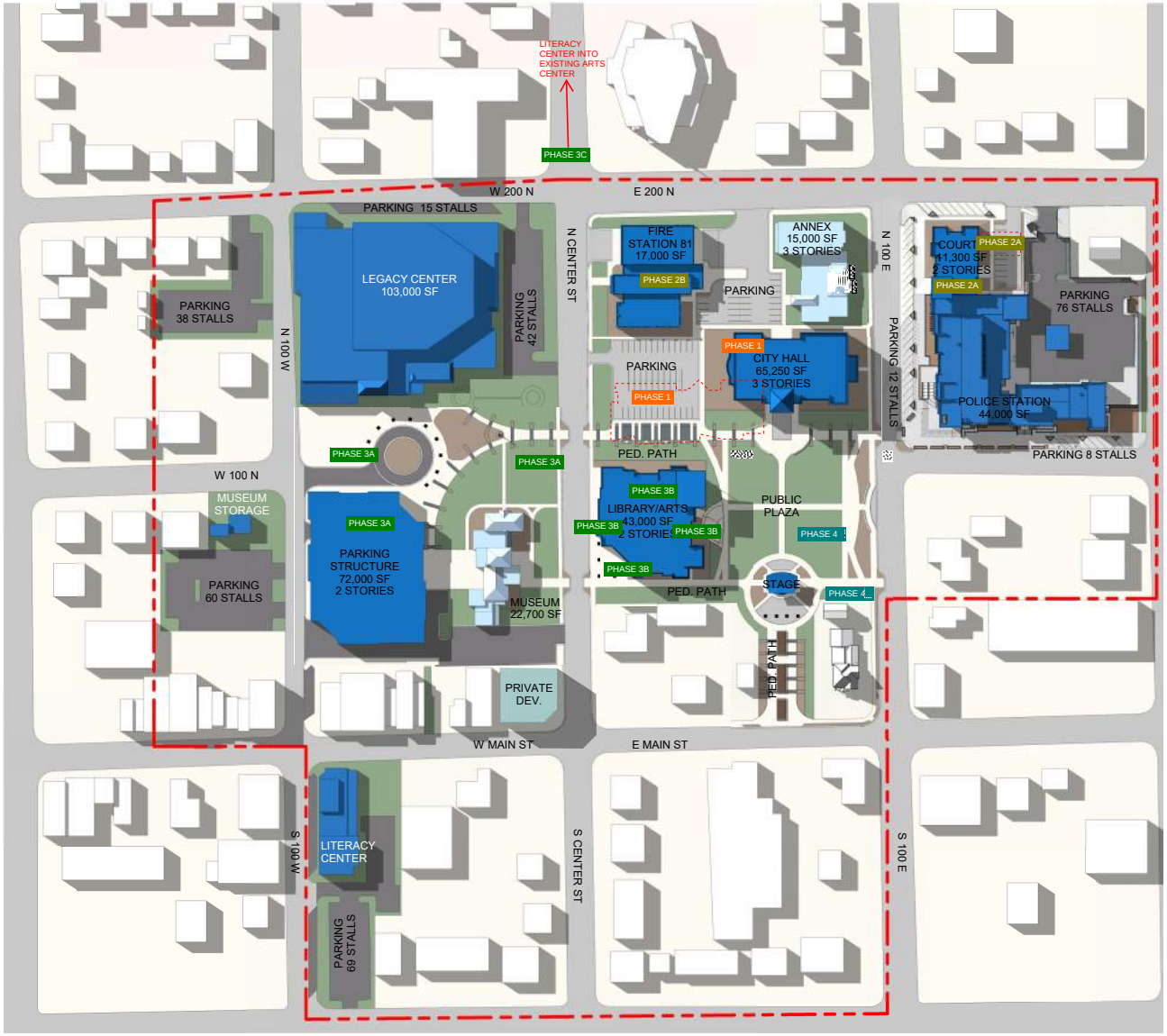
PHASE 3B - 2030

THE EXISTING ARTS WILL BE REMODELED IN THIS PHASE.

THE NEW REMODEL FOR THE LITERACY CENTER WILL BE CONSTRUCTED.



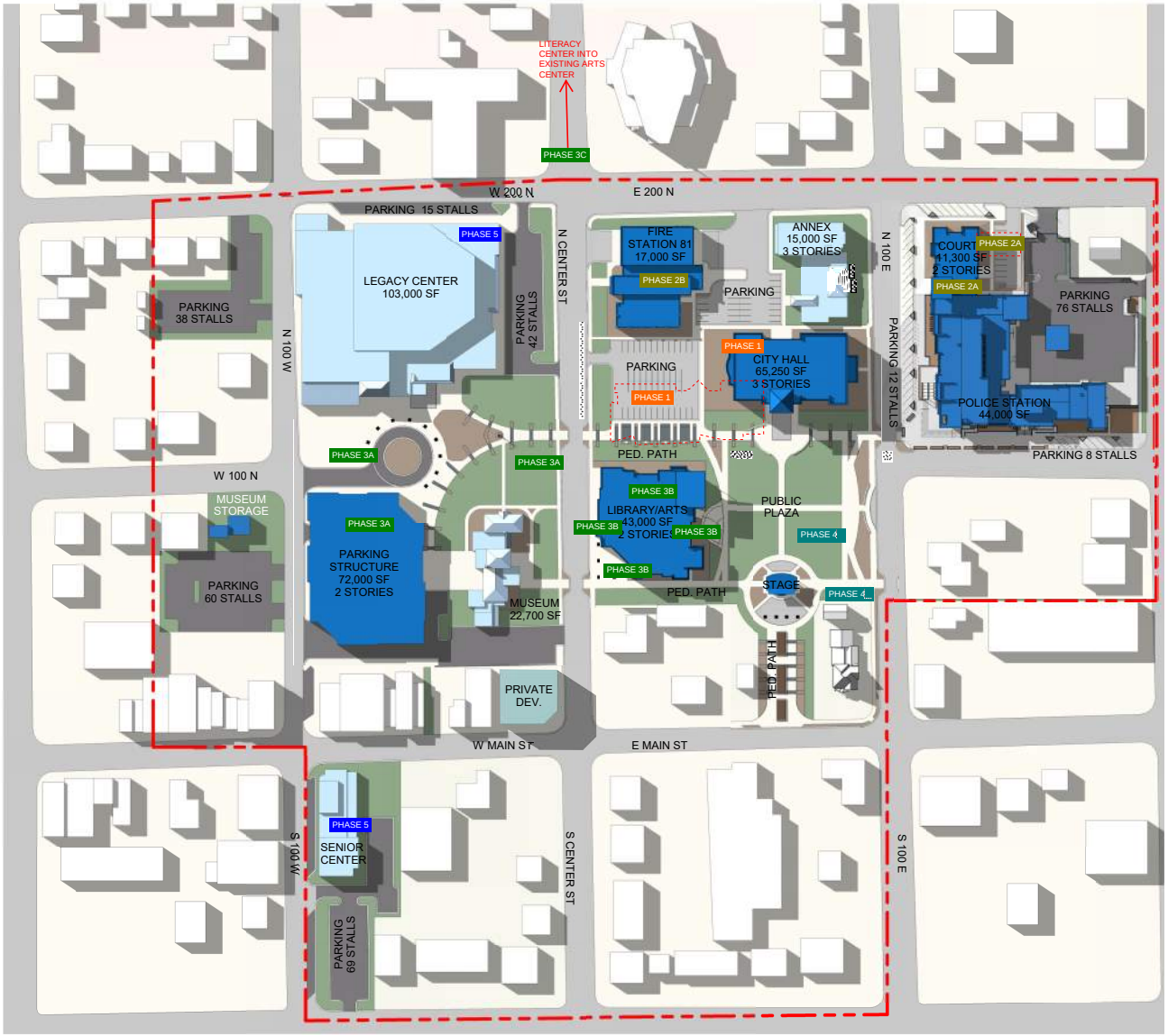
PHASE 3C - 2030



PHASE 4 - 2032

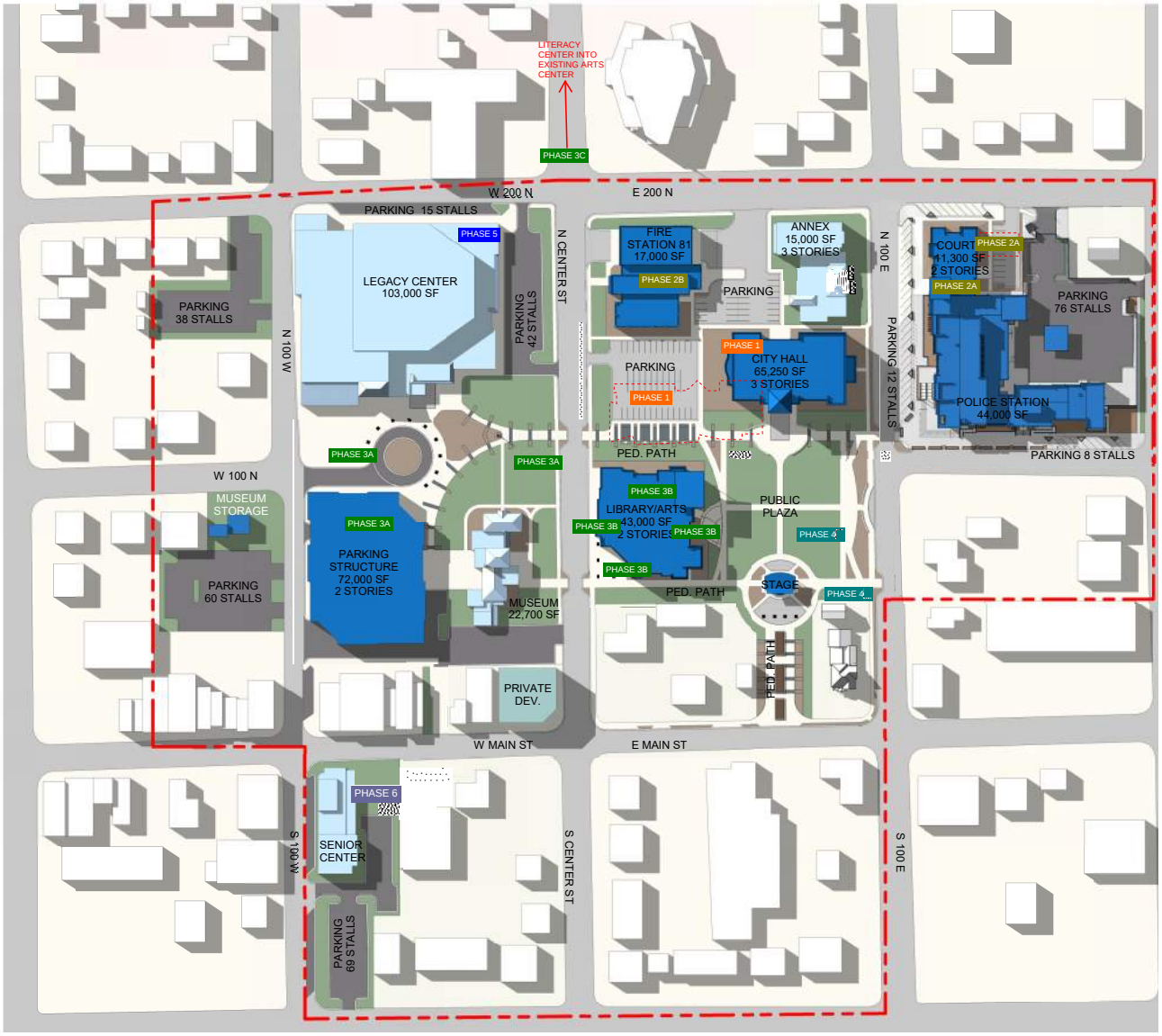
THE RESIDENTIAL HOUSE, SURFACE PARKING, AND OTHER STRUCTURES ON THE PROPERTY WILL BE DEMOLISHED IN THIS PHASE.

THE NEW PUBLIC PLAZA, DOUBLE SIDED STAGE, AND CONNECTION TO MAIN STREET WILL BE CONSTRUCTED ALONG WITH SURROUNDING LANDSCAPING.



PHASE 5 - 2034

THE SENIOR CENTER WILL BE RELOCATED TO THE BANK BUILDING AND WILL BE REMODELED IN THIS PHASE THEN THE LEGACY CENTER WILL EXPAND INTO THE VACATED SENIOR CENTER AND BE REMODLED.



PHASE 6 - 2040

THE BANK BUILDING HOUSING THE SENIOR CENTER AND OTHER STRUCTURES ON THE PROPERTY WILL BE DEMOLISHED IN THIS PHASE.

THE NEW SENIOR CENTER WILL BE CONSTRUCTED ALONG WITH SURFACE PARKING AND SURROUNDING LANDSCAPING.

PHASE 1	2022
PHASE 2A	2024
PHASE 2B	2024
PHASE 3A	2030
PHASE 3B	2030
PHASE 3C	2030
PHASE 4	2032
PHASE 5	2034
PHASE 6	2040

THE PHASES SHOWN ARE TO BE STARTED OVER 20 PLUS YEARS. EACH PHASE MAY INCLUDE DEMOLITION OF EXISTING STRUCTURES, REMODEL OF EXISTING STRUCTURES, NEW BUILDINGS, NEW PARKING, AND NEW LANDSCAPING. THE CHART SHOWS THE YEAR IN WHICH THE PHASE WILL START.

PHASING BY YEAR



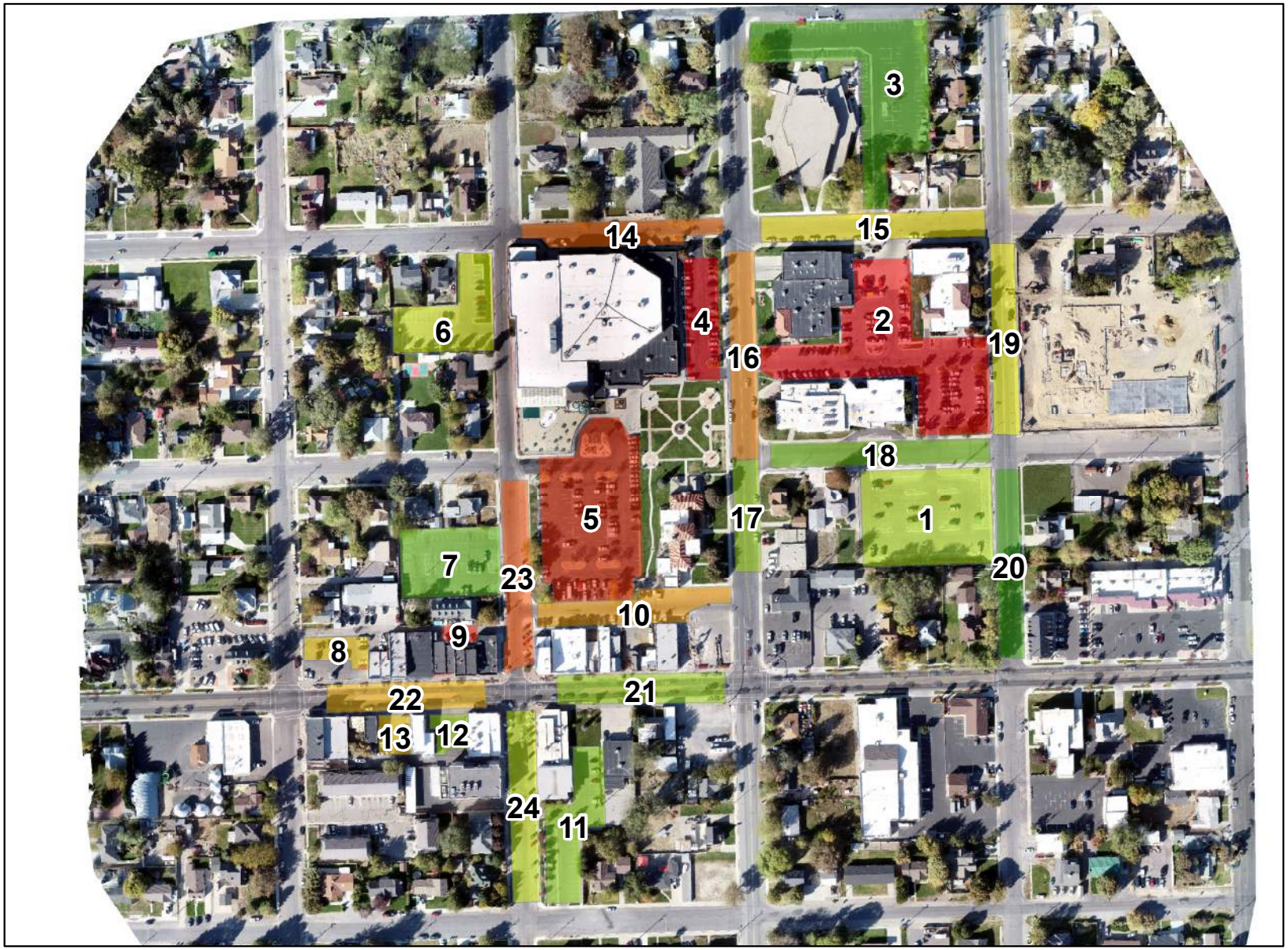
PARKING STALL CALCULATION

MAIN STREET EXCLUDED

LIBRARY/ARTS	144
CITY HALL	218
COURT	38
POLICE	88
ANNEX	50
LITERACY	26
FIRE STATION	34
MUSEUM	76
LEGACY CENTER	206
TOTAL NEED	**880**
CURRENT EXISTING	834
TO BE REMOVED FOR NEW BUILDINGS	342
REMAINING	492
REMAINING NEED	388
PROPOSED ADDED PARKING STALLS NEAR CITY HALL AND STREET PARKING	166
PROPOSED PARKING STALLS NEEDED IN PARKING STRUCTURE	222
PROPOSED PARKING STRUCTURE SF NEEDED	222 X 325 = 72,150 SF.

The City will look for properties to facilitate a second parking structure in the future as needed.

PARKING



LEHI DOWNTOWN PARKING STUDY - FALL 2019

Parking Lot #	Oct 1, PM	Oct 14, AM	Oct 14, PM	Oct 15, AM	Oct 16, AM	Oct 16, PM	Oct 23, AM	Oct 23, PM	Nov 19, AM	Nov 19, PM	Total Capacity	Low Used Capacity	High Used Capacity	Average Capacity	Median Capacity	% Low Used Capacity	% High Used Capacity	% Average Capacity	% Median Capacity
1	19	18	13	22	12	12	20	16	22	16	79	12	22	17	17.0	15%	28%	22%	22%
2	80	83	94	107	96	83	95	63	112	90	114	63	112	90	92.0	55%	98%	79%	81%
3	8	8	10	5	7	6	6	4	7	8	134	4	10	7	7.0	3%	7%	5%	5%
4	34	36	33	41	40	21	35	30	42	21	42	21	42	33	34.5	50%	100%	79%	82%
5	79	124	78	123	92	68	95	77	118	66	143	66	124	92	85.5	46%	87%	64%	60%
6	23	10	11	14	9	17	8	10	11	17	38	8	23	13	11.0	21%	61%	34%	29%
7	3	5	6	4	7	5	11	1	7	6	60	1	11	6	5.5	2%	18%	9%	9%
8	17	9	16	14	14	13	16	13	14	13	33	9	17	14	14.0	27%	52%	42%	42%
9	5	2	3	3	2	3	4	4	5	5	5	2	5	4	3.5	40%	100%	72%	70%
10	19	18	18	23	18	28	30	21	17	16	45	16	30	21	18.5	36%	67%	46%	41%
11	10	8	12	12	4	12	8	11	6	12	47	4	12	10	10.5	9%	26%	20%	22%
12	7	1	0	2	2	1	3	1	5	3	12	0	7	3	2.0	0%	58%	21%	17%
13	7	7	11	3	3	8	7	11	2	8	16	2	11	7	7.0	13%	69%	42%	44%
14	11	11	6	19	12	17	11	12	12	7	23	6	19	12	11.5	26%	83%	51%	50%
15	8	9	11	8	16	8	7	9	13	13	25	7	16	10	9.0	28%	64%	41%	36%
16	3	10	6	14	12	6	8	7	14	6	18	3	14	9	7.5	17%	78%	48%	42%
17	2	3	3	6	2	1	3	1	6	2	14	1	6	3	2.5	7%	43%	21%	18%
18	1	0	0	1	1	0	6	0	6	1	15	0	6	2	1.0	0%	40%	11%	7%
19	9	8	5	9	10	8	12	7	10	6	23	5	12	8	8.5	22%	52%	37%	37%
20	2	0	0	0	0	0	0	0	0	0	18	0	2	0	0.0	0%	11%	1%	0%
21	4	2	2	1	4	3	3	4	2	2	13	1	4	3	2.5	8%	31%	21%	19%
22	4	7	12	7	7	8	12	10	7	9	19	4	12	8	7.5	21%	63%	44%	39%
23	16	16	14	24	18	17	25	19	21	15	34	14	25	19	17.5	41%	74%	54%	51%
24	13	12	20	10	8	6	10	10	11	7	38	6	20	11	10.0	16%	53%	28%	26%
Total	384	407	384	472	396	351	435	341	470	349	1008	255	562	399					
% Total Used	38%	40%	38%	47%	39%	35%	43%	34%	47%	35%	100%	25%	56%	40%					

Peak Use =
Lowest Use =

LEHI DOWNTOWN PARKING STUDY - FALL 2019



Tentative Budget

The following cost model is conceptual and should be used for the purpose of guiding the project. Because the cost model is conceptual, several assumptions have been made in developing the cost. Pricing included is based off the CMA Master Plan Documents dated June 29, 2020. As the design develops, updates to the cost model should be pursued in order to better define the estimated cost.

LEHI CITY
MASTER PLAN
CONCEPTUAL COST MODEL
July 14, 2020

Note: The cost model is conceptual and should be used for the purpose of guiding the project. Because the cost model is conceptual, several assumptions have been made in developing the cost and can be found on the Clarifications and Assumptions page. Pricing included is based off the CMA Master Plan Documents dated June 29, 2020. As the design develops, updates to the cost model should be pursued in order to better define the estimated cost.

	PHASE 1		PHASE 2A		PHASE 2B		PHASE 3A		PHASE 3B		PHASE 3C		PHASE 4A		PHASE 5		PHASE 6		TOTAL COST
Description	New 3-story City Hall		New 2-story Court		New 1-story Fire Station 81		New 2-story Parking Structure		New 2-story Library / Arts		Remodel of Literacy Center into Existing Arts		Stage & Plaza		Relocate Senior Center to Bank Building - Legacy Center / Senior Center Remodel		New 1-story Senior Center		
Construction Start	2022		2024		2024		2030		2030		2030		2032		2034		2040		
	Quantity	**Cost**																	
Building Construction	65,250 SF	12,609,563	11,300 SF	3,502,192	17,000 SF	3,672,425	72,000 SF	5,256,000	43,000 SF	9,030,000	7,845 SF	1,153,215	1 Allow	125,000	29,500 SF	4,336,500	10,750 SF	1,580,250	
Sitework, Other Misc.																			
Building Demolition	31,500 SF	318,938	3,000 SF	30,375	17,000 SF	172,125							2,400 SF	24,300			15,000 SF	151,875	
Parking Surface Lot Demo	55,000 SF	35,139			22,500 SF	14,375	45,000 SF	28,750					33,000 SF	21,083			25,500 SF	16,292	
Hardscape Demo	43,500 SF	27,792	1,000 SF	639			16,500 SF	10,542					28,500 SF	18,208			6,000 SF	3,833	
Softscape Demo	22,500 SF	5,625	19,000 SF	4,750			41,000 SF	10,250					15,000 SF	3,750			8,500 SF	2,125	
Tree Removal	3,500 Allow	3,500	2,500 Allow	2,500			2,500 Allow	2,500					5,000 Allow	5,000			2,000 Allow	2,000	
Utility Demolition	2,750 SF	68,750	100 SF	2,500													250 SF	6,250	
Parking Surface Lot	17,000 SF	51,000	6,500 SF	19,500													25,500 SF	76,500	
Hardscape	32,000 SF	288,000	11,000 SF	99,000			14,000 SF	126,000	15,000 SF	135,000			35,000 SF	315,000			6,000 SF	54,000	
Softscape	10,000 SF	70,000			7,100 SF	49,700	41,000 SF	287,000	500 SF	3,500			41,500 SF	290,500			8,500 SF	59,500	
Utility Routing / Tie-in	250 SF	12,500			1,500 SF	75,000	1,500 SF	75,000	1,500 SF	75,000			2,500 SF	125,000			250 SF	12,500	
SUBTOTAL		13,490,806		3,661,456		3,983,625		5,796,042		9,243,500		1,153,215		927,842		4,336,500		1,965,125	44,558,110
Estimate Contingency		*2,698,161*		*732,291*		*796,725*		*1,159,208*		*1,848,700*		*230,643*		*185,568*		*867,300*		*393,025*	
Esclation		*950,935*		*609,587*		*663,224*		*2,635,754*		*4,203,488*		*524,425*		*511,009*		*2,805,205*		*1,837,419*	
TOTAL DIRECT CONSTRUCTION		17,139,902		5,003,334		5,443,574		9,591,004		15,295,688		1,908,283		1,624,419		8,009,005		4,195,569	68,210,779



Strategic Public Involvement

Two public sessions were held to gain feedback and input from. One session was virtual webinar and held on June 10th at 7:00 pm. Those comments and responses are listed. The second session was held in person open house at the Senior Center on June 16th at 7:00 pm. One comment was received at the open house. An online survey was available for one week from June 30 to July 7, and we received 29 responses. Residents were able to view the webinar, renderings, and Q&A from the past meeting.

Community Involvement
Lehi Civic Campus Master Plan Q&A

Following is a consolidation of many questions asked during the webinar presentation and through other community engagement, along with responses to those questions.

1.How will we pay for this?

This is a project that will be done over many years in multiple phases. As each phase approaches, the City will research the opportunities for funding at that time.

2.What is the large overhang/pavilion on the arts building?

The area is intended to provide shade and enhance the architecture of the building. The space may be used as regular outside seating and event seating.

3.Where is the parking that is already at capacity for Legacy center? Is the parking gone?

The current parking will be improved by adding a three-level parking structure. Parking will be available nearby during construction.

4.Is there anything being done to enhance the use of the legacy center? any updates to it?

We are planning on moving the Senior Center to a new location, which will create opportunities for the expansion of current Legacy Center functions.

5.I support our fire fighters, police officers, but what about all the community members that use the Legacy Center? Is that getting re-done as well to fit the needs of the growing amount of community members?

In this plan, we have not gone into detail of the interior of the buildings other than added space. At this point we have not added square footage to the Legacy Center. Though moving the Senior Center will increase space.

6.How will vehicle traffic be improved? The streets as now are very narrow, and traffic is heavy.

As part of the plan, we will address the parking issue downtown by constructing two parking structures. The streets downtown are wider than most areas of the City (other than Main Street) and well connected with the historic street grid. We don't anticipate any major issues with traffic within the area the Civic Campus master plan north of Main Street, but we will evaluate traffic, parking and circulation as each phase of the Civic Campus master plan is constructed. Traffic can be a double-edged sword. While we want to properly manage traffic, we also want to encourage people to travel downtown to keep the businesses in the area thriving.

7.There is a drive to have mass transit and tie it in with mixed use commercial, residential, etc. How will mass transit be tied into this plan?

We are currently in the process of creating a Transit Master Plan for Lehi City. The downtown area will be evaluated as part of that plan. The downtown area would be a great location for transit service, and the most likely type of service would be some type of bus.

8.Why are we building new buildings instead of updating existing ones?

Based on the growth anticipated in Lehi during the next 30 years, the area of the existing buildings is not even close adequate. Some of the buildings are outdated, inefficient, and positioned incorrectly to contribute to well-designed and inviting Civic Campus. Given the costs associated with renovating and maintaining aging structures, we believe it is in the best long-term interest of the City to replace these old buildings with new ones that are better designed to meet our needs, more energy efficient, and positioned correctly within the Civic Campus.

9.What is the purpose is the public plaza?

The new public plaza will be central to the Civic Campus and will serve as a community meeting and gathering space. We anticipate that it will host a variety of events including arts festivals, farmers' markets, large and small community concerts and performances, food truck parties, and many others. It is designed to be flexible and to accommodate several use scenarios.

10.Why does the plan include property the City does not own? Does the City plan to acquire this property?

The Civic Master Plan study area includes property owned by the City and adjacent properties not owned by the City so that the relationships and impacts of City-owned and non-City-owned could be studied and documented as part of this planning effort. This is not intended to imply that the City plans to purchase or otherwise control all properties within the study boundary, only that the City is trying to be a good neighbor.

11.I like the old-town character. Can't we just leave downtown Lehi as it is?

We recognize the value of the historic character of our downtown district and have worked to understand, document, and include design principles that makes our downtown unique within our Civic Campus Master Plan. These principles include the use of narrow storefront bays along public walkways, architectural proportions and details that reflect historic models, and symmetrical civic buildings in prominent positions within the campus. Unlike the new, modern architectural styles being built at the north end of the City, we hope to preserve the historic character of the downtown area by using this approach while still accommodating Lehi's imminent growth.

Wrap up and adoption

The overall response to the Lehi Master Plan was received favorably by the public and will be adopted.



Schedule of Implementation

The phases shown in this document are scheduled to be implemented over the next 20 plus years. Each phase may include demolition of existing structures, remodel of existing structures, new buildings, new parking, and new landscaping. Phase 1 will commence in 2022, phase 2A in 2024, phase 2B in 2024, phase 3A in 2030, phase 3B in 2030, phase 3C in 2030, phase 4 in 2032, phase 5 in 2034, and phase 6 in 2040.

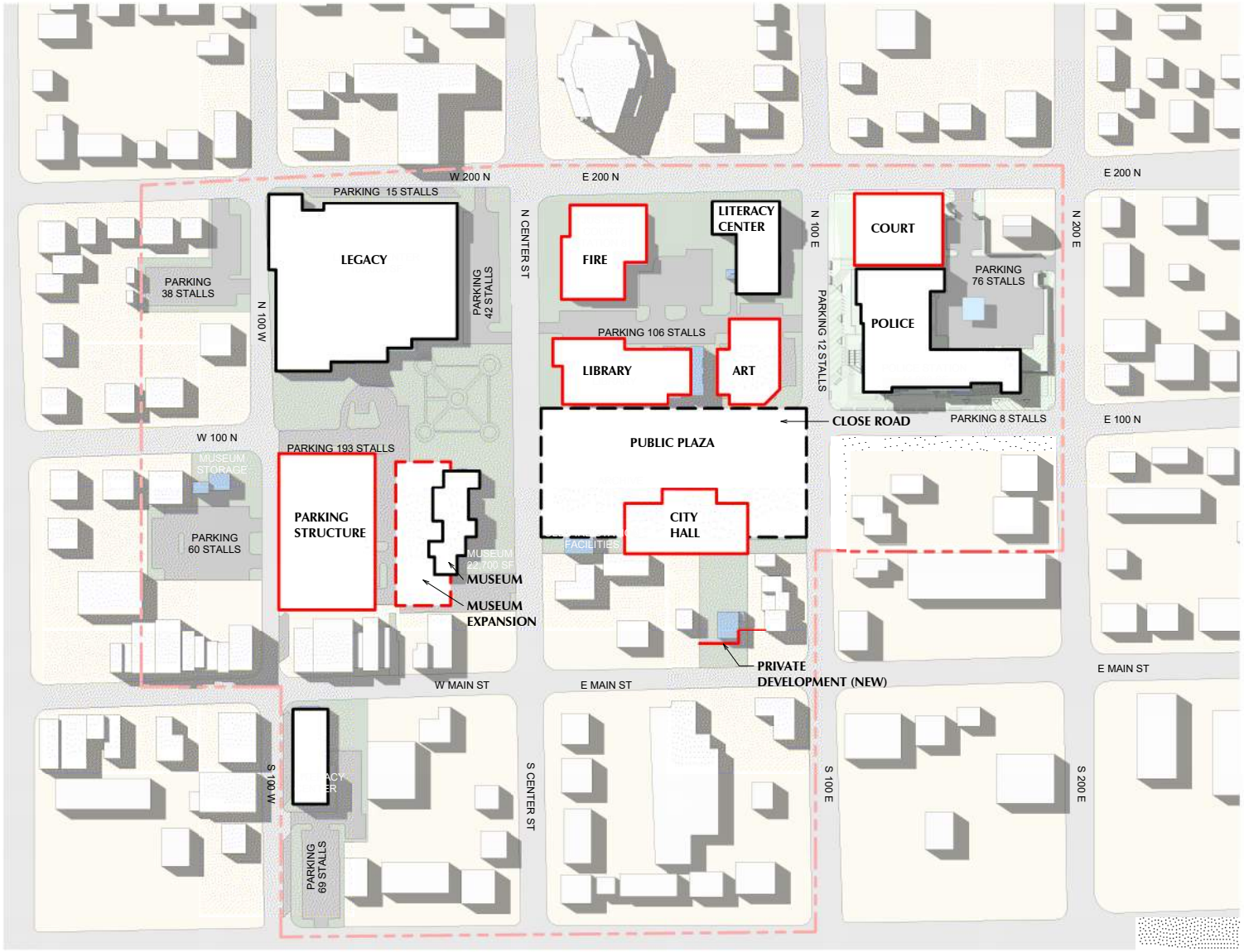
Appendix

The appendix contains content that was part of the process to arrive at the master plan presented, as well as additional detail of content summarized previously.

Appendix Table of Contents

Masterplan building layout options A-E

Landscaping layout options: The Quad, Converge, Center Stage



ARCHITECTURAL SITE PLAN - Option 'A'

SCALE: 1" = 80'-0"

OPTION 'A'

DRIVERS:
- CREATE PUBLIC PLAZA

PROS:
- LARGE FORMAL PUBLIC PLAZA
- PARKING FOR CIVIC AND DOWNTOWN
- SALE/REDEVELOPMENT OPTION ON MAIN ST.

CONS:
- DISCONNECTED FROM DOWNTOWN
- PARKING/ACCESS TO CIVIC BUILDINGS

LEHI CITY MASTER PLAN

LEHI, UTAH

FEB 24, 2020

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com



ARCHITECTURAL SITE PLAN - Option 'B'

SCALE: 1" = 80'-0"

OPTION 'B'

DRIVERS:

- STREET EDGE
- CONNECT TO MAIN ST.

PROS:

- OLD CITY THEME EXPANSION
- INFORMAL PUBLIC PLAZAS
- NEW PARKING FOR CIVIC CAMPUS AND DOWNTOWN

CONS:

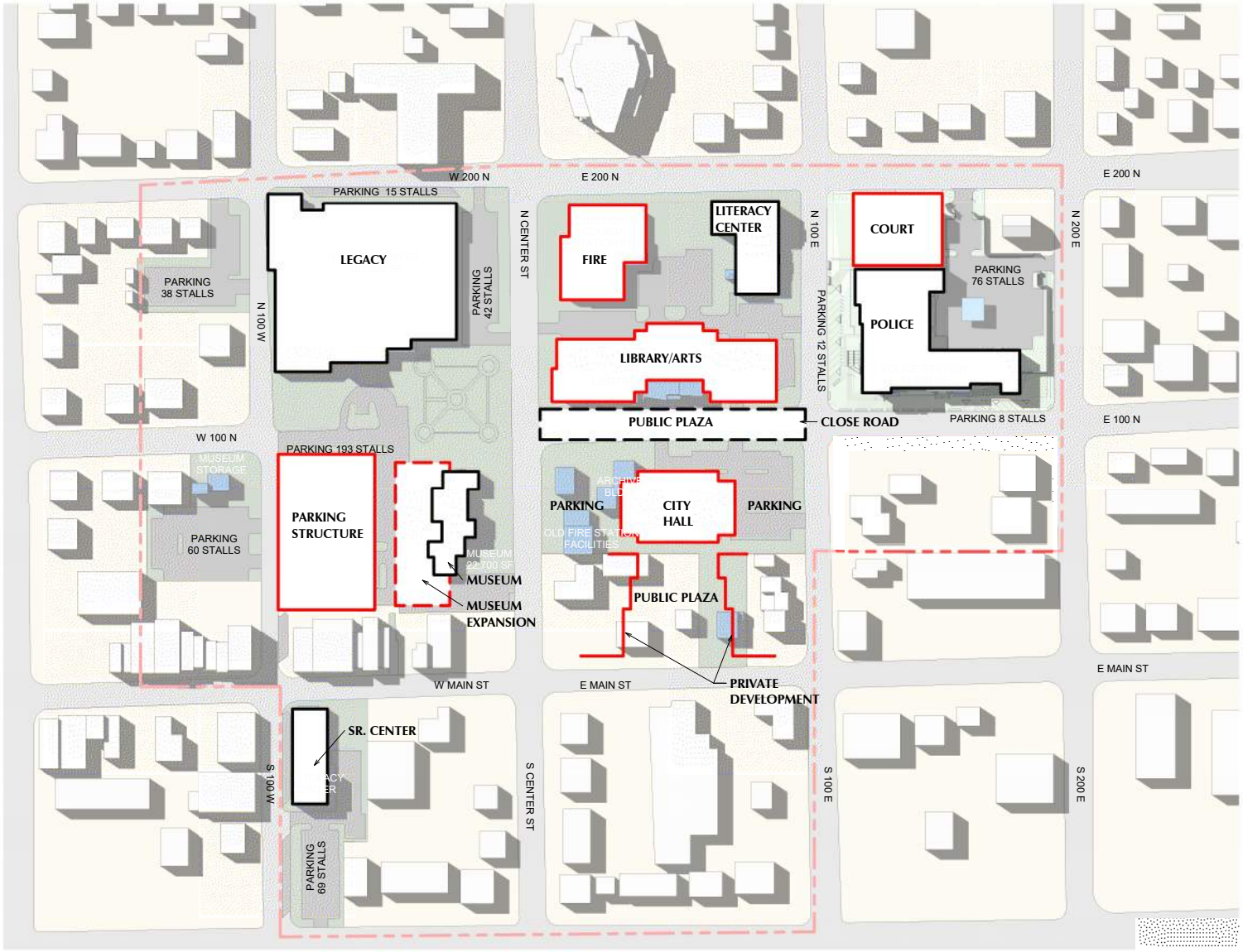
- PARKING FAR FROM PUBLIC BUILDINGS
- NO "GRAND" CIVIC BUILDINGS
- PURCHASE OF PROPERTY ON MAIN STREET

LEHI CITY MASTER PLAN

LEHI, UTAH

FEB 24, 2020

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cma@cmautah.com



ARCHITECTURAL SITE PLAN - Option 'C'
SCALE: 1" = 80'-0"

OPTION 'C'

DRIVERS:
- PUBLIC PLAZA AT CENTER
- FORMAL ARRANGEMENT

PROS:
- OPEN PUBLIC PLAZAS
- CONNECTION TO MAIN ST.
- GOOD PARKING ACCESS FOR CIVIC BUILDINGS

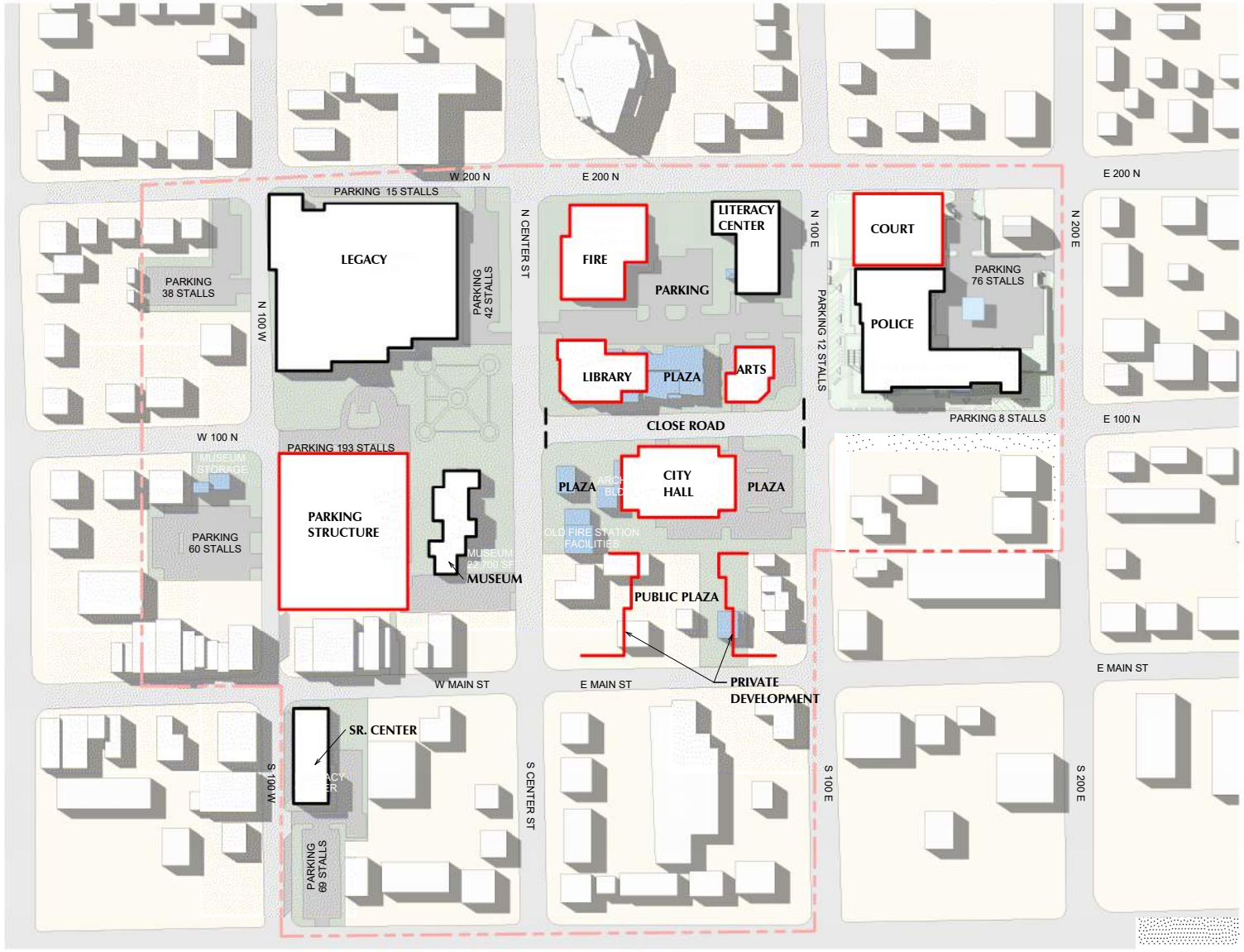
CONS:
- PURCHASE PROPERTY ON MAIN STREET
- FORMAL MAY BE INCOMPATIBLE WITH PEDESTRIAN STREET SCALE

LEHI CITY MASTER PLAN

LEHI, UTAH

FEB 24, 2020

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233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com



ARCHITECTURAL SITE PLAN - Option 'D'
SCALE: 1" = 80'-0"

OPTION 'D'

DRIVERS:
- "GRAND" CIVIC BUILDING AT CENTER

PROS:
- CIVIC BUILDING AS FOCUS
- CONNECTION TO MAIN ST.
- PARKING FOR CIVIC & DOWNTOWN

CONS:
- LACKS OPEN PUBLIC SPACE
- ACCESS TO CITY HALL DIFFICULT

LEHI CITY MASTER PLAN

LEHI, UTAH

FEB 24, 2020

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cma@cmautah.com



ARCHITECTURAL SITE PLAN - Option 'E'
SCALE: 1" = 80'-0"

OPTION 'E'

DRIVERS:
- CIVIC CAMPUS ON MAIN ST.
- USEABLE PUBLIC PLAZAS
- PEDESTRIAN STREET EDGE

PROS:
- ENGAGE MAIN ST.
- PUBLIC SPACE BETWEEN CITY HALL, ART, LIBRARY, MUSEUM
- POSSIBLE KEEP/RENOVATE LIBRARY

CONS:
- PURCHASE PROPERTY ON MAIN ST.
- REMOTE PARKING

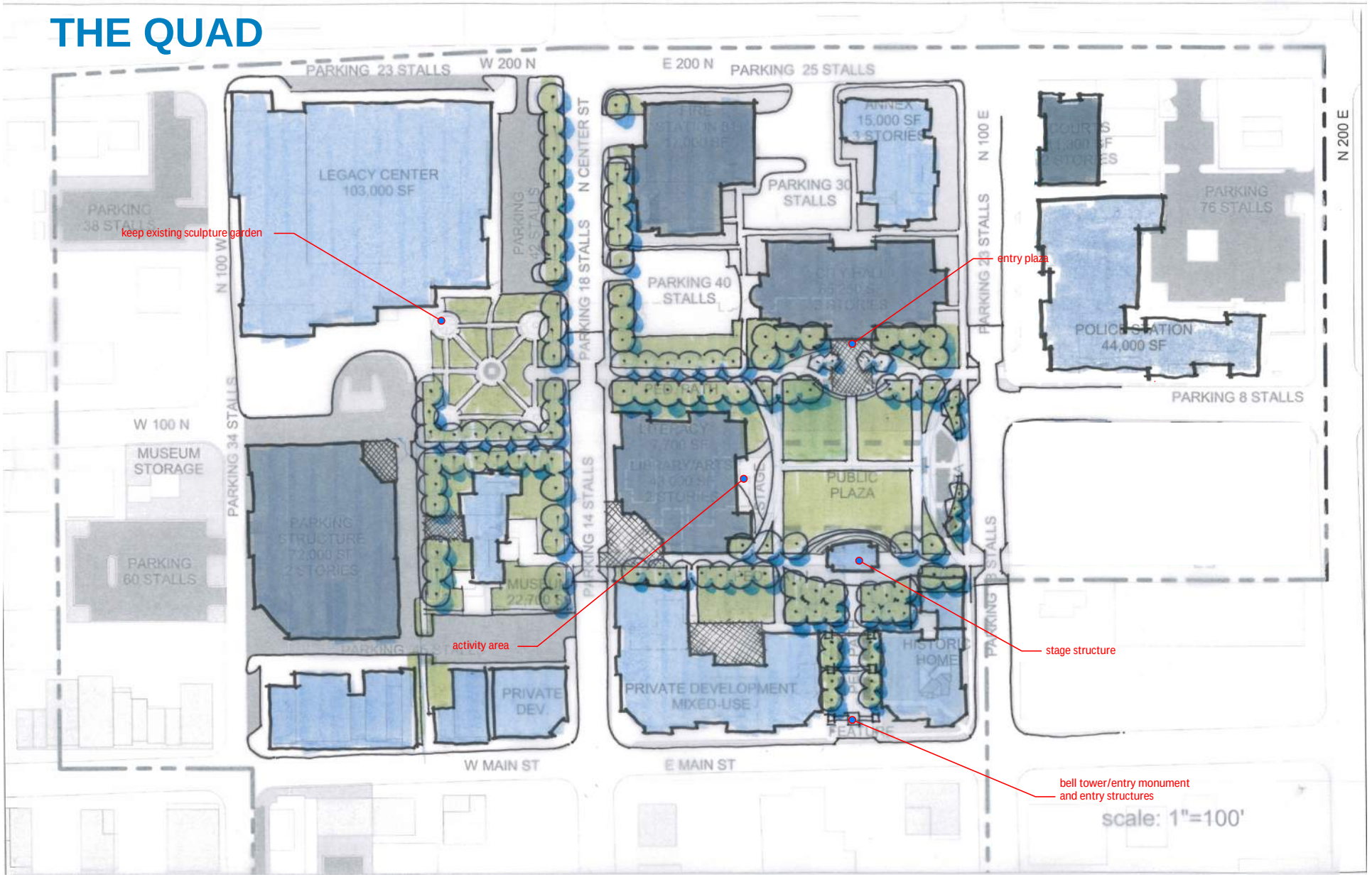
LEHI CITY MASTER PLAN

LEHI, UTAH

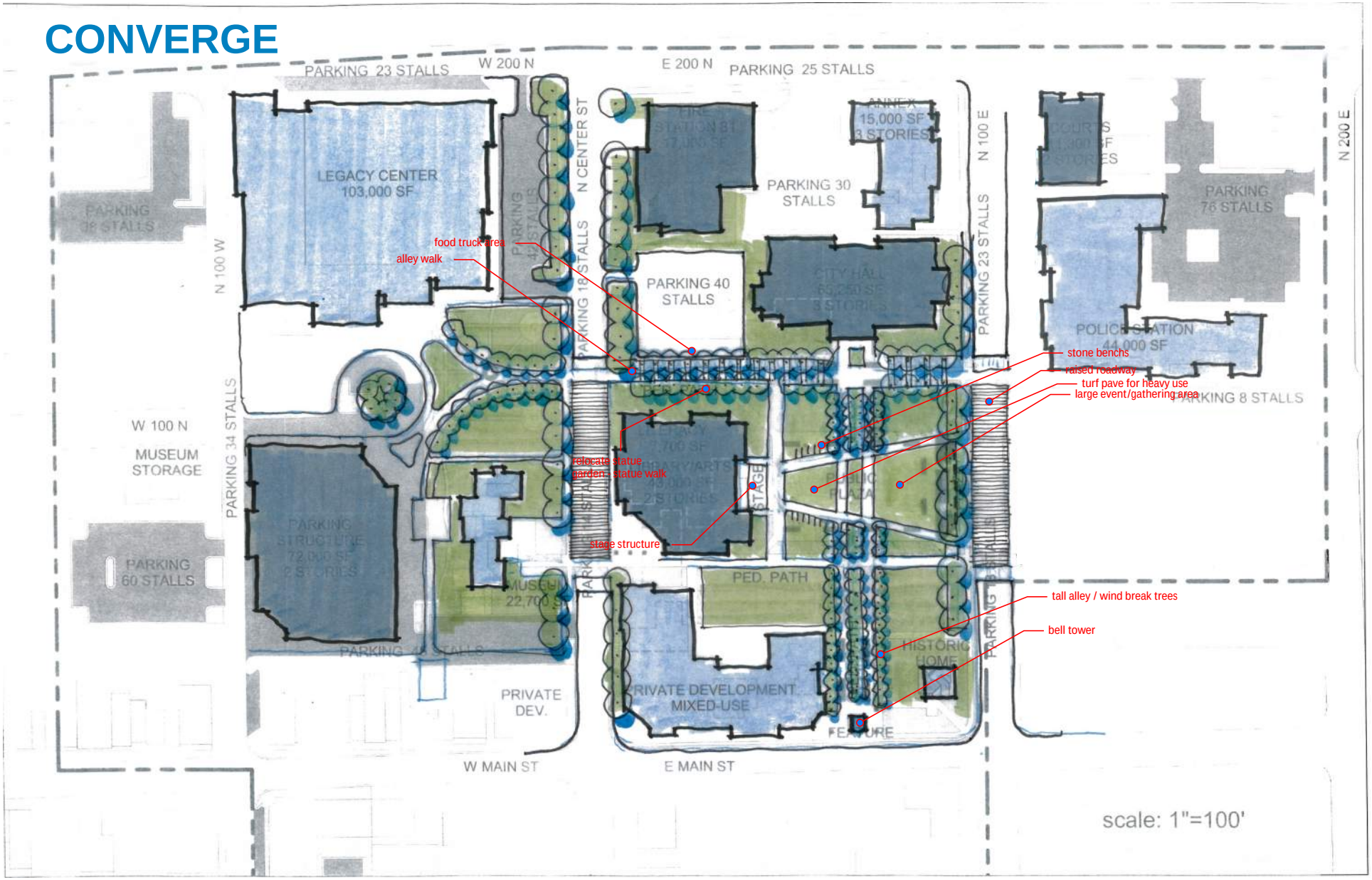
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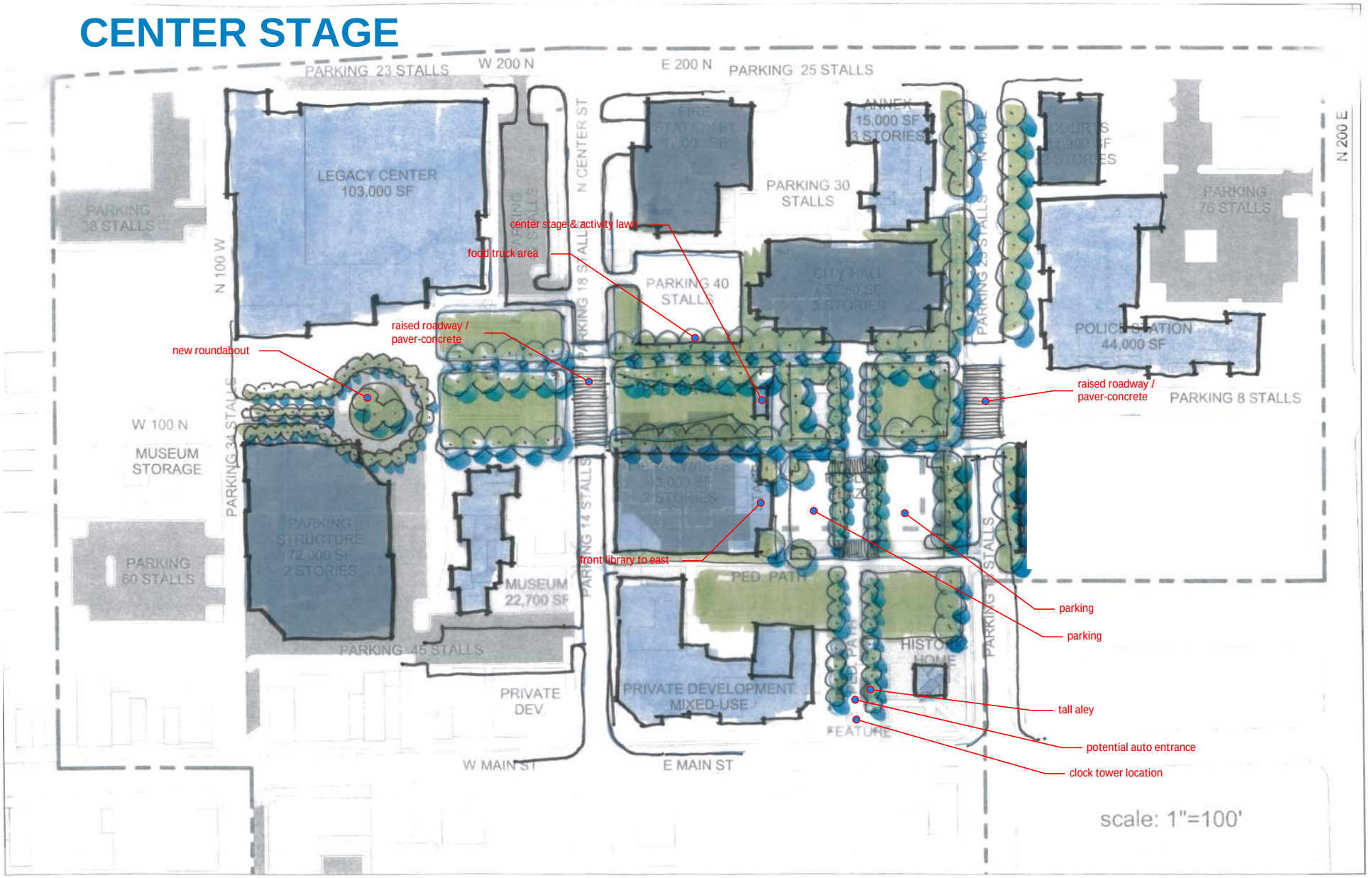
THE QUAD


PARKING 23 STALLS
W 200 N
E 200 N
PARKING 25 STALLS
N 200 E
LEGACY CENTER
103,000 SF
PARKING
38 STALLS
keep existing sculpture garden
N 100 W
PARKING 34 STALLS
N CENTER ST
PARKING 18 STALLS
PARKING 40
STALLS
PARKING 30
STALLS
ANNEX
15,000 SF
3 STORIES
N 100 E
PARKING 24 STALLS
PARKING
76 STALLS
POLICE STATION
44,000 SF
PARKING 8 STALLS
entry plaza
W 100 N
MUSEUM
STORAGE
PARKING
60 STALLS
PARKING
STRUCTURE
72,000 SF
2 STORIES
PARKING 14 STALLS
PUBLIC
PLAZA
activity area
PRIVATE
DEV.
PRIVATE DEVELOPMENT
MIXED-USE
HISTORIC
HOME
PARKING 8 STALLS
stage structure
W MAIN ST
E MAIN ST
bell tower/entry monument
and entry structures
scale: 1"=100'

CONVERGE


PARKING 23 STALLS
W 200 N
E 200 N
PARKING 25 STALLS
N 200 E
LEGACY CENTER
103,000 SF
PARKING
38 STALLS
N 100 W
N CENTER ST
PARKING 18 STALLS
PARKING 30
STALLS
ANNEX
15,000 SF
3 STORIES
N 100 E
PARKING 23 STALLS
PARKING
76 STALLS
food truck area
alley walk
PARKING 40
STALLS
CITY HALL
65,250 SF
3 STORIES
POLICE STATION
44,000 SF
stone benches
raised roadway
turf pave for heavy use
large event/gathering area
PARKING 8 STALLS
W 100 N
MUSEUM
STORAGE
PARKING 34 STALLS
relocate statue
garden statue walk
STAGE
PUBLIC
PLAZA
PARKING
STRUCTURE
72,000 SF
2 STORIES
stage structure
PARKING
60 STALLS
MUSEUM
22,700 SF
PED. PATH
tall alley / wind break trees
bell tower
HISTORIC
HOME
PARKING
PRIVATE
DEV.
PRIVATE DEVELOPMENT
MIXED-USE
FEATURE
W MAIN ST
E MAIN ST
scale: 1"=100'

CENTER STAGE



CURTIS MINER ARCHITECTURE

PCI

PLAN ▪ CREATE ▪ DELIVER

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EST 1852

LEHI CITY

PIONEERING UTAH'S FUTURE

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Working Discussion Items

Subject:
Parking Code Presentation and Discussion

Summary:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Introduction from Miss Lehi- Brooklyn Ward

Summary:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve City Council Meeting Minutes

Summary:

Attachments:

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Summary:

Attachments:

Sonntag Recreation PO.pdf

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

8448

THS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

4018

ISSUED TO: SONNTAG RECREATION LLC
4245 SOUTH PANORAMA CIRCLE
HOLLADAY UT 84124

SHIP TO: LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

PURCHASE ORDER DATE: 07/22/2026 DEPARTMENT: PARKS

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
1.00	Our new park playground, Lakeview Park, up on Traverse. This went out to RFP.	330,215.00	330,215.00	47-70-70-192

Our new park playground, Lakeview Park, up on Traverse. This went out to RFP.

TOTAL 330,215.00

COMMENTS/NOTES

FINAL ELECTRONIC APPROVAL BY: _____ DATED _____

*** This purchase order has been electronically approved through the City's automated workflow. All approval actions are recorded and available upon request. ***

QUOTE # 249-D

DATE: JULY 7, 2026

EXPIRATION DATE 12/31/26

Sonntag Recreation, LLC
4245 Panorama Cir, Salt Lake City, UT 84124
Phone 801-278-9797 Fax 801-278-9794
jwebb@sonntagrec.com

TO **City of Lehi**
Lakeview Park

SALESPERSON	JOB	PAYMENT TERMS	LEAD TIME
Jeremiah Webb		Net 30	16-20 weeks

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	**Landscape Structures Playground Design 1185910-6** 		$212,605.00
1	Engineered wood fiber in swing area and bottom of the hill 150 cubic yards	$30.00	$4,500.00
1	Rocky Mtn Playground turf surfacing 1810 sq ft. Price includes provide and installing 4" of road base and 3" of concrete on the slopes.	$31.00	$56,110.00
1	Installation of playground equipment design		$45,000.00
	NOTE: Price does not include any grading.	SUBTOTAL	$318,215.00
		FREIGHT	$12,000.00
		TOTAL	$330,215.00

Quotation prepared by: Jeremiah Webb

This is a quotation on the goods named, subject to the conditions noted below: (Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

TERMS AND CONDITIONS

- This Sonntag Recreation quotation becomes a Sales Agreement and contract only upon receipt by Seller of the signed copy by fax, mail or email prior to the expiration date of the quotation and upon receipt of the required deposit. Cancellation of the Sales Agreement or any returns is only upon approval and may not be possible depending upon the manufacturer and on the time frame of the order and manufacturing.

- Once the job has arrived, balance of the invoice is due per the terms of the agreement. All payments for the equipment are due at the Seller's address in Salt Lake City, Utah as shown above. A finance charge of 1.5% per month will be charged on any unpaid balance which becomes past due. Buyer agrees to pay reasonable attorney fees and collection expenses for the collection of any balance due under the agreement.

- Sales tax will be charged on all invoices unless the Seller is provided a Tax Exemption Certificate when placing the order or before the invoice date.

- This agreement constitutes the final, complete and exclusive statement of the contract between the Seller and the Buyer and supersedes all prior written and oral communications. No person is authorized by the Seller to make any additional or different representation, promises or warranties. Any changes to this Sales Agreement will be by Change Order upon agreement by both parties.

- Manufacturer's warranties apply on products Delivered and the Seller's sole warranty is that the products delivered shall be in conformity with the description above. The Seller expressly disclaims all implied warranties, including warranties of merchantability or fitness for a particular purpose.

- Seller shall not be in breach of this agreement in the event of nonperformance occasioned by strikes, lockouts, accidents, fires, delays in production or acquisition of supplies, delays by carriers, acts of God, government actions, state of war, civil unrest or other causes beyond control of the seller. Buyer may not assign its rights or duties under this Agreement without Seller's prior written consent.

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Teisha WIlson
Submitting Department: Finance
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public Hearing for Fiscal Year 2027 Executive Municipal Officers Compensation Increases

Summary:
We have some market wage adjustments using the funds in the approved budget. Some of the adjustments are for executive officers and exceed the amounts already noticed as part of the budget. Therefore we need to hold another public hearing before implementation of the wage changes. The amounts are based on calculations done in HR.

Attachments:

FY27_Executive_Municipal_Officers_Compensation_SB91 7-28-26 Meeting.pdf

Lehi City
FY 2027 Executive Municipal Officers Compensation Increases
Utah Code Section 10-3-818

==========

The FY 2027 budget provides compensation funding increases for executive officers for the fiscal year beginning July 1, 2026 and ending June 30, 2027 with the following provisions:

- A salary increase of up to 4% for all executive officers;	$213,217.00
- A prorated increase to the City Administrator's deferred compensation plan, based on 4% salary increase;	$388.22
- A targeted market increase of 0-7% for select executive officers.	Not to exceed $85,000.00

Agenda Item No: 5.2

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Public Safety Impact Fee Enactment
a. Public Hearing
b. Consideration of Ordinance #33-2026 adopting an Impact Fee Enactment Ordinance, Impact Fee Facilities Plan and Impact Fee Analysis for the provision of public safety facilities within Lehi City.

Summary:

Attachments:

Ord 33-2026.docx

Lehi Public Safety IFA 070226.docx

Lehi Public Safety IFFP 070226.docx

LEHI CITY

ORDINANCE NO. 33-2026

AN ORDINANCE ADOPTING AN IMPACT FEE FACILITIES PLAN, AN IMPACT FEE ANALYSIS AND AMENDED IMPACT FEES FOR PUBLIC SAFETY

WHEREAS it is necessary, from time to time, to amend the impact fees being assessed for development in Lehi City; and

WHEREAS the City has prepared an impact fee facilities plan and an impact fee analysis; and

WHEREAS, based on the impact fee facilities plan and an impact fee analysis, the City proposes to amend the amount of impact fees assessed for public safety facilities; and

WHEREAS, on July 28, 2026, the City Council held a duly noticed public hearing to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) adopting amended impact fees for transportation furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

A. The amended impact fees attached as Exhibit “A” are hereby adopted and the City’s fee schedule shall be amended accordingly.

PART II:

A. If a provision of this Ordinance No. 33-2026 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

Approved and Adopted by the City Council of Lehi City, Utah this 28th day of July, 2026.

LEHI CITY

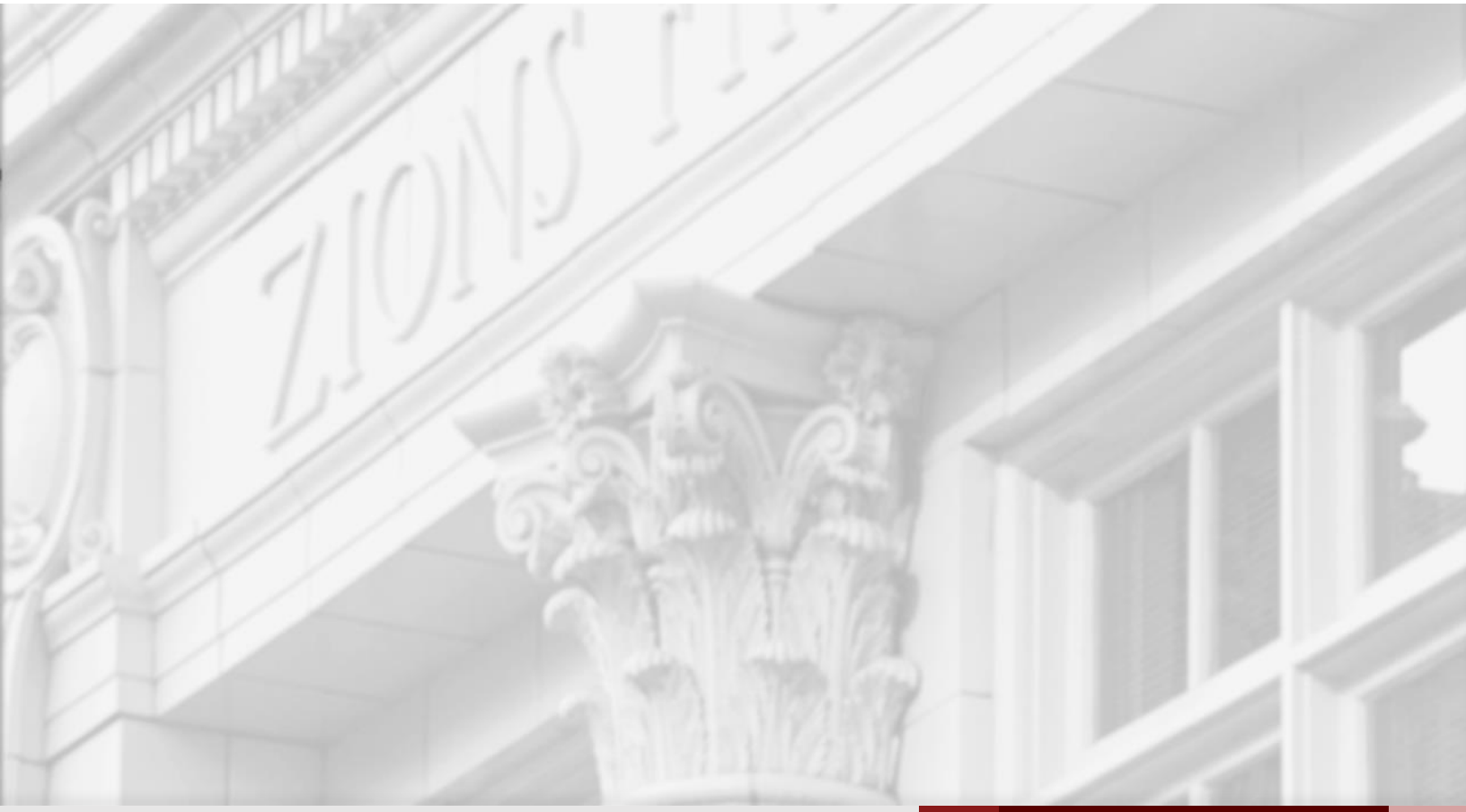
_____

Paul Binns, Mayor

ATTEST

_____

Teisha Wilson, City Recorder



Prepared by
Zions Public Finance, Inc
for
Lehi City

DRAFT

Public Safety
Impact Fee Analysis

June 2026

Executive Summary

Background

The Impact Fee Analysis (IFA) was prepared to meet the requirements of Utah Code §11-36a. Public safety includes both police (law enforcement) and fire capital facilities. Impact fees are a one-time fee charged to new development to help offset the capital costs associated with new growth in a community. Lehi City has determined that there is one city-wide service area for police and fire protection services in the City. Therefore, all development in the City will be charged the same public safety impact fee regardless of where the new development takes place.

Impacts to public safety from residential and non-residential growth are manifest in increased calls for service for police and fire services. The increased demand results in the need for more public safety facilities.

New Development and Growth

Projected growth is shown in the following table:

TABLE 1: GROWTH PROJECTIONS, 2025-2035

Year	Single-Family Units	Multi-Family Units	Non-Residential sf
2025	18,208	8,036	15,882,734
2026	18,328	8,089	15,987,368
2027	18,448	8,142	16,092,001
2028	18,568	8,195	16,196,635
2029	18,688	8,248	16,301,268
2030	18,808	8,301	16,405,902
2031	18,966	8,370	16,543,738
2032	19,345	8,538	16,874,613
2033	19,732	8,709	17,212,105
2034	20,127	8,883	17,556,347
2035	20,529	9,060	17,907,474

Source: Mountainland AOG RTP 2023; U.S. Census Bureau ACS 2024; Utah County Assessor; ZPFI

Police. The police department projects 48,703 calls by 2034 – an increase of 4,353 calls over the number of calls projected in 2026 (44,351).[1]

Fire. The fire department projects 5,726 calls by 2035 – an increase of 614 over the number of calls projected for 2026 (5,112).[2]

[1] The existing police facilities are expected to be at capacity by 2034.
[2] The existing fire facilities are expected to be at capacity by 2035.

Impact on Consumption of Existing Capacity

Utah Code 11-36a-304(1)(a)

Police. The City anticipates 44,351 police calls for service in 2026 and 44,000 square feet of police facility space. This results in an existing service level of 0.99 square feet of building space per call. This service level will decline to 0.90 sf per call in 2034 when the City anticipates 48,703 calls for service.

The City has planned for improvements at the existing Police headquarters including expanded locker facilities; however, these improvements serve existing development and are therefore not impact fee eligible. Future growth will utilize existing excess capacity in current facilities.

Fire. The City anticipates 5,112 fire/EMS calls for service in 2026 and has 58,500 square feet of fire facility space. This results in a service level of 11.44 square feet of building space per call.[3] This service level will decline to 10.22 sf per call in 2035 when the City anticipates 5,726 calls for service. In addition, the City has five fire vehicles in operation that were acquired at a cost in excess of $500,000 and intends to acquire an additional vehicle and four replacement vehicles in this price range during the timeframe of this study.

No new construction is planned at this time; future growth will utilize existing excess capacity at current fire stations. However, the City plans to purchase four fire engines and one ladder truck by 2032 to serve increased calls for service resulting from new development as well as to replace older vehicles.

Impact on System Improvements by Anticipated Development Activity

Utah Code 11-36a-304(1)(b)

Police. New development will create demand for an additional 3,932 sf of police facility space by 2034, calculated by multiplying the proposed LOS of 0.90 sf per call by the projected growth of 4,353 calls by 2034. This demand will be met solely through 3,932 sf of existing excess capacity as no new facilities construction is planned at this time.

Fire. New development will create demand for an additional 6,273 sf of space by 2035, calculated by multiplying the proposed LOS of 10.22 sf per call by the projected growth of 614 calls by 2035. This demand will be met solely through existing excess capacity as no new facilities construction is planned at this time.

Non-residential growth will also need to pay for its fair share of the five existing fire vehicles that cost in excess in $500,000 as well as five additional and replacement vehicles planned to be acquired within the timeframe of this study.

Proportionate Share Analysis

Utah Code 11-36a-304((1)(d)

Police. The cost per call for police is $576.94 as shown in the following table.

[3] Calculated by dividing the 58,500 existing building sf by the 2026 calls (5,112).

TABLE 2: POLICE COST PER CALL CALCULATION **BEFORE CREDITS**

Description	*Amount*
Buy-in to Existing Facilities	$389.22
Interest Cost on Bond	$185.99
Consultant Costs	$1.72
Gross Cost per Call	***$576.94***

There is an outstanding bond for the police facility, and the City has a police impact fee fund balance of $354,861. Credits are then made for the outstanding bond, as discussed in detail in the body of this report. The maximum cost per call is shown in the table below.

TABLE 3: **POLICE** COST PER CALL AFTER BOND CREDITS

Year	*Payment (P+I)*	*P+I to Existing*	*Calls*	*Credit per Call*	*NPV* of Credits*	***Max Cost per Call***
2026	$1,483,200	$1,325,301.88	44,351	$29.88	$286.16	**$290.77**
2027	$1,482,550	$1,324,709.97	44,641	$29.67	$269.16	**$307.78**
2028	$1,483,550	$1,325,620.60	44,931	$29.50	$251.60	**$325.34**
2029	$1,481,550	$1,323,799.34	45,221	$29.27	$233.42	**$343.52**
2030	$1,484,950	$1,326,895.49	45,512	$29.16	$214.65	**$362.29**
2031	$1,480,700	$1,323,025.30	45,894	$28.83	$195.15	**$381.79**
2032	$1,484,200	$1,326,212.51	46,812	$28.33	$175.10	**$401.83**
2033	$1,480,800	$1,323,116.36	47,748	$27.71	$154.65	**$422.29**
2034	$1,480,800	$1,323,116.36	48,703	$27.17	$133.90	**$443.04**

**NPV = net present value discounted at 4.5 percent*

The cost per call is then applied to the number of calls per unit to calculate a maximum police impact fee.

TABLE 4: MAXIMUM POLICE IMPACT FEE (2026)

Development Type	*Calls per Unit*	***Maximum Fee per Unit/sf***
Single-Family	0.84902	**$246.87**
Multi-Family	0.79924	**$232.40**
Non-Residential	0.00090	**$0.26**

Fire. The gross cost per call for fire, before credits, is $5,815.81 as shown below.

TABLE 5: FIRE COST PER CALL BEFORE CREDITS

Description	*Amount*
Buy-in to Existing Facilities	$3,632.75
Interest Cost on Bonds	$2,170.84
Consultant Costs	$12.22
Impact Fee Fund Balance	$0.00
Gross Cost per Call	***$5,815.81***

Credits are then made for the outstanding bonds, as discussed in detail in the body of this report. The maximum cost per call is shown in the following table.

TABLE 6: FIRE COST PER CALL (AFTER BOND CREDITS, BEFORE VEHICLE COSTS)

Year	*Total Fire P+I Payment (Series 2018, 2022)*	*Fire Payment, Share to Existing*	*Fire Calls*	*Credit per Call*	*NPV of Credits**	***Max Station Cost per Call***
2026	$2,228,238	$918,004	5,112	$179.58	$2,371.37	**$3,444.44**
2027	$2,331,238	$952,745	5,145	$185.17	$2,298.50	**$3,517.31**
2028	$2,387,738	$969,703	5,179	$187.24	$2,216.77	**$3,599.04**
2029	$2,494,738	$1,004,958	5,212	$192.81	$2,129.28	**$3,686.53**
2030	$2,593,875	$1,036,978	5,246	$197.68	$2,032.29	**$3,783.52**
2031	$2,595,725	$1,038,339	5,290	$196.29	$1,926.07	**$3,889.74**
2032	$2,598,225	$1,038,533	5,396	$192.48	$1,816.45	**$3,999.36**
2033	$2,593,075	$1,036,119	5,504	$188.26	$1,705.71	**$4,110.10**
2034	$2,598,238	$1,039,585	5,614	$185.19	$1,594.20	**$4,221.60**
2035	$2,620,175	$1,059,556	5,726	$185.05	$1,480.75	**$4,335.06**

**NPV = net present value discounted at 4.5 percent*

Vehicle fees are included for nonresidential development for fire vehicles costing in excess of $500,000. The cost per call is then applied to the number of calls per unit to calculate maximum impact fees.

TABLE 7: MAXIMUM FIRE FEES 2026

Maximum Fees	Station Cost per Call	Calls per Unit	Maximum Station Fee per Unit	Vehicle Cost per Call	Maximum Fees for Vehicles	TOTAL per Unit/sf
Residential - Single-Family	$3,444.44	0.08506	$292.98	-	-	**$292.98**
Residential - Multi-Family	$3,444.44	0.08981	$309.34	-	-	**$309.34**
Nonresidential	$3,444.44	0.00016	$0.56	$1,053.80	$0.17	**$0.73**

Summary of Police and Fire Costs

Maximum police and fire impact fees are summarized in the table below:

TABLE 8: MAXIMUM PUBLIC SAFETY FEES

Year	Development Type	Police	Fire	Total
2026	Single-Family Residential	$246.87	$292.98	**$539.85**
	Multi-Family Residential	$232.40	$309.34	**$541.73**
	Non-Residential per sf	$0.26	$0.73	**$0.99**
2027	Single-Family Residential	$261.31	$299.17	**$560.48**
	Multi-Family Residential	$245.99	$315.88	**$561.87**
	Non-Residential per sf	$0.28	$0.74	**$1.01**
2028	Single-Family Residential	$276.22	$306.13	**$582.34**
	Multi-Family Residential	$260.02	$323.22	**$583.25**
	Non-Residential per sf	$0.29	$0.75	**$1.04**
2029	Single-Family Residential	$291.66	$313.57	**$605.22**
	Multi-Family Residential	$274.56	$331.08	**$605.64**
	Non-Residential per sf	$0.31	$0.77	**$1.07**
2030	Single-Family Residential	$307.59	$321.82	**$629.41**
	Multi-Family Residential	$289.56	$339.79	**$629.35**
	Non-Residential per sf	$0.32	$0.78	**$1.11**
2031	Single-Family Residential	$324.14	$330.85	**$655.00**
	Multi-Family Residential	$305.14	$349.33	**$654.47**
	Non-Residential per sf	$0.34	$0.80	**$1.14**
2032	Single-Family Residential	$341.16	$340.18	**$681.34**
	Multi-Family Residential	$321.16	$359.17	**$680.34**

Year	Development Type	Police	Fire	Total
	Non-Residential per sf	$0.36	$0.82	**$1.18**
2033	Single-Family Residential	$358.53	$349.59	**$708.12**
	Multi-Family Residential	$337.51	$369.12	**$706.63**
	Non-Residential per sf	$0.38	$0.83	**$1.21**
2034	Single-Family Residential	$376.15	$359.08	**$735.22**
	Multi-Family Residential	$354.09	$379.13	**$733.22**
	Non-Residential per sf	$0.40	$0.85	**$1.25**

Utah Code Legal Requirements

Preparation of Impact Fee Analysis. Utah Code requires that "each local political subdivision… intending to impose an impact fee shall prepare a written analysis (Impact Fee Analysis or IFA) of each impact fee" (Utah Code 11-36a-303). This IFA follows all legal requirements as outlined below.

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

- anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
- how anticipated impacts are reasonably related to the anticipated development activity
- the proportionate share of:
- costs for existing capacity that will be recouped; and
- costs of impacts on system improvement that are reasonably related to the new development activity; and
- how the impact fee was calculated.

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
- the cost of system improvements for each public facility;
- other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

DRAFT

- the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;
- the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- extraordinary costs, if any, in servicing the newly developed properties; and
- the time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees. Utah Code 11-36a-305 states that for purposes of calculating an impact fee, a local political subdivision or private entity may include the following:

- construction contract price;
- cost of acquiring land, improvements, materials, and fixtures;
- cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
- for a political subdivision, debt service charges if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Certification of Impact Fee Analysis. Utah Code 11-36a-306 states that an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

Impact Fee Enactment. Utah Code 11-36a-202 states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Notice of Intent to Prepare Impact Fee Analysis. A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice.

Impact Fee Analysis

Utah Code allows cities to include public safety buildings, as well as fire vehicles with a cost of $500,000 or more, in the calculation of impact fees. Fire vehicle costs can only be charged to

nonresidential development. This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

Impact on Consumption of Existing Capacity

Utah Code 11-36a-304(1)(a)

Impacts on public safety facilities will come from both residential and non-residential growth. This growth is projected as follows:

TABLE 9: GROWTH PROJECTIONS, 2025-2035

Year	Single-Family Units	Multi-Family Units	Non-Residential sf
2025	18,208	8,036	15,882,734
2026	18,328	8,089	15,987,368
2027	18,448	8,142	16,092,001
2028	18,568	8,195	16,196,635
2029	18,688	8,248	16,301,268
2030	18,808	8,301	16,405,902
2031	18,966	8,370	16,543,738
2032	19,345	8,538	16,874,613
2033	19,732	8,709	17,212,105
2034	20,127	8,883	17,556,347
2035	20,529	9,060	17,907,474

Source: Mountainland AOG RTP 2023; U.S. Census Bureau ACS 2024; Utah County Assessor; ZPFI

Residential and nonresidential growth will create increased demand for public safety services as demonstrated by the increased calls for service that are projected to occur.

Police. The increased police calls for service are projected as follows for residential and non-residential development in Lehi. Additional calls are shown for pass-through traffic, public uses, undefined (i.e., indeterminable location), but these demand units are not included in the calculation of impact fees.

TABLE 10: POLICE – PROJECTED GROWTH IN POLICE CALLS FOR SERVICE

Year	Single-Family Calls	Multi-Family Calls	Non-Residential Calls	Public + Undefined	Pass-Thru Traffic	**Total Calls**
2025	15,459	6,423	14,241	6,625	1,313	**44,060**

2026	15,561	6,465	14,335	6,668	1,322	**44,351**
2027	15,663	6,507	14,429	6,712	1,330	**44,641**
2028	15,764	6,550	14,523	6,756	1,339	**44,931**
2029	15,866	6,592	14,616	6,799	1,348	**45,221**
2030	15,968	6,634	14,710	6,843	1,356	**45,512**
2031	16,102	6,690	14,834	6,900	1,368	**45,894**
2032	16,424	6,824	15,130	7,038	1,395	**46,812**
2033	16,753	6,960	15,433	7,179	1,423	**47,748**
2034	17,088	7,099	15,742	7,323	1,451	**48,703**

Fire. Both residential and nonresidential growth will create demand for fire facility space. This increased demand is evident through the increased fire calls for service. The increased fire/EMS calls for service are projected as shown in the following table. Additional calls are shown for pass-through traffic, public uses, undefined (i.e., indeterminable location), but these demand units are not included in the calculation of impact fees.

TABLE 11: FIRE – PROJECTED GROWTH IN FIRE CALLS FOR SERVICE

Year	*Single-Family Calls*	*Multi-Family Calls*	*Non-Residential Calls*	*Public + Undefined*	*Pass-Thru Traffic*	***Total Calls***
2025	1,549	722	2,565	188	55	**5,078**
2026	1,559	726	2,582	189	55	**5,112**
2027	1,569	731	2,599	191	55	**5,145**
2028	1,579	736	2,616	192	56	**5,179**
2029	1,590	741	2,633	193	56	**5,212**
2030	1,600	745	2,650	194	56	**5,246**
2031	1,613	752	2,672	196	57	**5,290**
2032	1,645	767	2,725	200	58	**5,396**
2033	1,678	782	2,780	204	59	**5,504**
2034	1,712	798	2,835	208	60	**5,614**
2035	1,746	814	2,892	212	62	**5,726**
2036	1,781	830	2,950	216	63	**5,840**

Demand Placed on Facilities by New Development Activity.

Police. The City has planned improvements at the existing Police headquarters including expanded locker facilities; however, these improvements serve existing development and are therefore not impact fee eligible. Future growth will utilize existing excess capacity in current facilities.

The City anticipates 44,351 police calls for service in 2026 and 44,000 square feet of police facility space. This results in an existing service level of 0.99 square feet of building space per call. The

City anticipates that current facilities will reach full capacity by 2034 when the City expects 48,703 calls, resulting in a proposed level of service of 0.90 sf per call.[4] At 0.90 sf per call, the current facilities have 3,932 sf of existing excess capacity, projected to be consumed by 2034.

TABLE 12: FACILITIES NEEDED (POLICE BUILDING SQUARE FEET) TO MEET PROPOSED POLICE SERVICE LEVELS

Year	Total Calls	Building sf Needed
2026	44,351	40,068
2027	44,641	40,330
2028	44,931	40,592
2029	45,221	40,855
2030	45,512	41,117
2031	45,894	41,462
2032	46,812	42,291
2033	47,748	43,137
2034	48,703	44,000
Growth, 2026-2034	**4,353**	**3,932**

Fire. New development will create demand for an additional 6,273 sf of space by 2035, calculated by multiplying the proposed LOS of 10.22 sf per call by the projected growth of 614 calls by 2035. This demand will be met solely through the 6,273 sf of existing excess capacity as no new facility construction is planned at this time. Non-residential growth will also need to pay for its fair share of the five existing fire vehicles that cost in excess of $500,000 as well as five vehicles planned to be acquired (four of which are replacements for existing vehicles) within the timeframe of this study.

TABLE 13: FACILITIES NEEDED (FIRE STATION SQUARE FEET) TO MEET PROPOSED FIRE SERVICE LEVELS

Year	Total Calls	Building sf Needed
2026	5,112	52,227
2027	5,145	52,569
2028	5,179	52,911
2029	5,212	53,253
2030	5,246	53,595
2031	5,290	54,045
2032	5,396	55,126
2033	5,504	56,228
2034	5,614	57,353
2035	5,726	58,500
Growth, 2026-2035	**614**	**6,273**

Identify the Means by Which the Political Subdivision or Private Entity Will Meet Those Growth Demands

Utah Code 11-36a-304((1)(b)

Police. The police department projects 48,703 calls by 2034 – an increase of 4,353 calls over the number of calls projected in 2026 (44,351). At the proposed service level of 0.90 square feet per call, the police department will need an additional 3,932 square feet of space by 2034. This

[4] Calculated by dividing the projected calls for service in the capacity year by existing facility square feet: 48,703 calls ÷ 44,000 sf.

need will be met through the existing excess capacity of 3,932 square feet in the current police station.

Fire. The fire department projects 5,726 calls by 2035 – an increase of 614 calls over the number of calls projected in 2026 (5,112). At the proposed service level of 10.22 square feet per call, the police department will need an additional 6,273 square feet of space by 2035. This need will be met through the existing excess capacity of 6,273 square feet in current fire stations.

Relationship of Anticipated Impacts to Anticipated Development Activity

Utah Code 11-36a-304((1)(c)

Additional public safety facilities are needed due to new development and growth. One way of measuring the increased demand for services is through the number of calls for service. As calls for service increase, public safety departments are forced to expand and need more space to house their activities.

Proportionate Share Analysis

Utah Code 11-36a-304((1)(d)

The proportionate share analysis for police and fire includes the following steps:

1) Project increased population and nonresidential growth
2) Project increased calls for service, keeping the ratio of calls for service for residential units and nonresidential square feet constant with existing ratios
3) Project the need for increased building floor space
4) Calculate the cost per call by dividing the cost of the public safety building square feet needed by the growth in calls
5) Allocate the cost per call to residential and nonresidential units based on the number of calls per residential unit and nonresidential square feet, respectively

Police.

New development is responsible to buy-in to existing excess capacity that it will consume. Capacity will be reached at the existing building in 2034.

New development will consume all existing excess capacity and is therefore responsible for 3,932 square feet of the existing police building.

TABLE 14: POLICE BUY-IN TO EXISTING EXCESS CAPACITY

Description	*Amount*
2034 Calls	48,703
LOS - sf per Call in 2034	0.90

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Existing sf 2026	44,000
sf of Excess Capacity, 2026-2034	3,932
Actual Cost of Facilities	$18,956,360
Cost per sf	$430.83
Excess Capacity Cost	$1,694,095.64
Growth in Calls, 2026-2034	4,353
Cost per Call	**$389.22**

In addition, consultant and interest costs have been added to total costs as shown below. Interest costs are based on new development's share of the interest costs of $9,058,315.56. With total capacity of 48,703 calls in 2034, the cost per call is $185.99.

TABLE 15: POLICE COST PER CALL CALCULATION BEFORE CREDITS

Description	*Amount*
Buy-in to Existing Facilities	$389.22
Interest Cost on Bond	$185.99
Consultant Costs	$1.72
Gross Cost per Call before Credits	**$576.94**

As of 31 December 2025, there was a police impact fee fund balance of $354,861. This balance has been credited to future bond payments over 14 years starting in 2026 and ending after 2039 in a yearly credit amount of $25,347.21. This credit lessens the share of principal and interest (P+I) that must be credited.

TABLE 16: IMPACT FEE FUND BALANCE – CREDIT TO EXISTING DEVELOPMENT

Description	*Amount*
Impact Fee Fund Balance	$354,861
Balance Credited Annually Over 14 years	**$25,347.21**

There is one bond outstanding for police facilities, a Series 2019 Sales Tax Revenue Bond issued in the amount of $16,450,000. Based on information received from the City, the police department is responsible for 100 percent of the bond costs. With projected growth of 4,353 calls by 2034 when the existing police station will reach capacity, existing development is responsible for 91.1 percent of total existing capacity.[5]

The only portion of the police cost that needs to be credited is the portion paying for existing developments' share of the police facility because the impact fees collected should be sufficient

[5] Calculated by dividing the 2026 calls for service (44,351) by the 2034 (capacity year) calls for service (48,703).

to pay for new development's buy-in to the existing excess capacity of the building and those related bond payments. The following table outlines the maximum cost per police call after making all credits for existing development including bond payments and the impact fee fund balance.

TABLE 17: POLICE COST PER CALL AFTER CREDITS

Year	Payment (P+I)	P+I to Existing	Calls	Credit per Call	NPV* of Credits	Max Cost per Call
2026	$1,483,200	$1,325,301.88	44,351	$29.88	$286.16	**$290.77**
2027	$1,482,550	$1,324,709.97	44,641	$29.67	$269.16	**$307.78**
2028	$1,483,550	$1,325,620.60	44,931	$29.50	$251.60	**$325.34**
2029	$1,481,550	$1,323,799.34	45,221	$29.27	$233.42	**$343.52**
2030	$1,484,950	$1,326,895.49	45,512	$29.16	$214.65	**$362.29**
2031	$1,480,700	$1,323,025.30	45,894	$28.83	$195.15	**$381.79**
2032	$1,484,200	$1,326,212.51	46,812	$28.33	$175.10	**$401.83**
2033	$1,480,800	$1,323,116.36	47,748	$27.71	$154.65	**$422.29**
2034	$1,480,800	$1,323,116.36	48,703	$27.17	$133.90	**$443.04**

*NPV = net present value discounted at 4.5 percent

As discussed previously, the existing police building will be at capacity in 2034 when the City anticipates 48,703 calls. In 2026 the City anticipates 44,351 calls, representing 91.1 percent of existing building capacity (44,351 calls ÷ 48,703 calls) - the portion of facilities for which existing development is responsible.

The cost per call of $576.94 is then multiplied by the number of calls per residential unit or per non-residential square foot to arrive at the total cost per residential and non-residential units.

TABLE 18: POLICE MAXIMUM IMPACT FEE PER RESIDENTIAL UNIT AND NONRESIDENTIAL SQUARE FOOT (2026)

Maximum Cost per Year	Calls per Unit	Maximum Fee per Unit/sf
Single-Family	0.84902	**$246.87**
Multi-Family	0.79924	**$232.40**
Non-Residential	0.00090	**$0.26**

Fire.

The existing fire building will be at capacity in 2035. Therefore, there is excess capacity of 6,273 sf in the building which represents 10.7 percent of the total building space.[6] The City anticipates the facility to reach capacity in 2035 and therefore new development is responsible for the existing excess capacity of 6,273 sf.

TABLE 19: BUY-IN TO EXCESS FIRE CAPACITY

[6] Calculated as the ratio of growth in calls between 2026 (5,112) and 2035 (5,726) to the calls in 2035. Total building space is 58,500 sf.

Description	*Amount*
Existing sf 2025	58,500
Capacity in Calls (year 2035)	5,726
LOS - sf per Call in 2035	10.22
Remaining Capacity in Calls	614
sf of Excess Capacity, 2026-2035	6,273
Actual Cost of Facilities	$20,800,618
Cost per sf	$355.57
Excess Capacity Cost	$2,230,618
Growth in Calls, 2026-2035	614
Cost per Call	**$3,632.75**

Interest costs have been calculated on a per-call basis for the 2022 bond as shown below. The 2022 bond funded City Hall and Library projects in addition to the Fire Station; the cost per call shown only accounts for the estimated 34.8 percent of the bond that was allocated to fire facilities.

TABLE 20: INTEREST COST PER CALL, SERIES 2022 FIRE/MULTI-USE BOND

Interest Cost on Series 2022 Lease Revenue Bond	
Total Interest Cost	$26,979,529
Percent to Fire	34.77%
Interest Cost to Fire	$9,381,371
Calls in 2035	5,726
Cost per Call	**$1,638.42**

The 2018 bond funded fire facilities only.

TABLE 21: INTEREST COST PER CALL, SERIES 2018 FIRE BOND

Interest Cost on Series 2018 STR	
Total Interest Cost	$3,048,573.09
Calls in 2035	5,726
Cost per Call	**$532.42**

The interest costs from each bond[7] and consultant costs have been added to arrive at a total cost of $5,815.81 per fire call.

TABLE 22: FIRE COST PER CALL BEFORE CREDITS

Description	*Amount*
Buy-in to Existing Facilities	$3,632.75

[7] For the Series 2022 bond, only 34.77 percent of the interest costs have been included — the portion of proceeds to fire facilities.

Description	*Amount*
Interest Cost on Bond	$2,170.84
Consultant Costs	$12.22
Impact Fee Fund Balance	$0.00
Gross Cost per Call	**$5,815.81**

Credits are then made for the outstanding bonds. Only the amount of the bond payment(s) for existing development must be credited as impact fees should cover the capacity consumed by new development and the proportionate bond share. Existing development is responsible for 89.3 percent of total capacity, calculated as the ratio of 2026 calls (5,112) to 2035 calls (5,726). The maximum cost per call for fire stations is shown in the table below.

TABLE 23: FIRE COST PER CALL (AFTER BOND CREDITS, BEFORE VEHICLE COSTS)

Year	*Total Fire P+I Payment (Series 2018, 2022)*	*Fire Payment Share to Existing*	*Fire Calls*	*Credit per Call*	*NPV of Credits**	***Max Station Cost per Call***
2026	$2,228,238	$918,004	5,112	$179.58	$2,371.37	**$3,444.44**
2027	$2,331,238	$952,745	5,145	$185.17	$2,298.50	**$3,517.31**
2028	$2,387,738	$969,703	5,179	$187.24	$2,216.77	**$3,599.04**
2029	$2,494,738	$1,004,958	5,212	$192.81	$2,129.28	**$3,686.53**
2030	$2,593,875	$1,036,978	5,246	$197.68	$2,032.29	**$3,783.52**
2031	$2,595,725	$1,038,339	5,290	$196.29	$1,926.07	**$3,889.74**
2032	$2,598,225	$1,038,533	5,396	$192.48	$1,816.45	**$3,999.36**
2033	$2,593,075	$1,036,119	5,504	$188.26	$1,705.71	**$4,110.10**
2034	$2,598,238	$1,039,585	5,614	$185.19	$1,594.20	**$4,221.60**
2035	$2,620,175	$1,059,556	5,726	$185.05	$1,480.75	**$4,335.06**

**NPV = net present value discounted at 4.5 percent*

Vehicle fees can be included for nonresidential development for fire vehicles that cost in excess of $500,000. Cost calculations begin by multiplying the purchase cost less salvage value by the proportion of useful life remaining (assuming a 20-year life span and 20 percent of value remaining at the end of the assets' useful life). This cost is then divided by the projected calls during each asset's capacity year (the end of useful life, or the time at which the vehicle has fully depreciated to salvage value) to arrive at the cost per call. For vehicles with planned replacements, the capacity year of the existing vehicle is assumed to be the same as the year of acquisition of the replacement vehicle.

TABLE 24: FIRE VEHICLE COST CALCULATIONS

Asset	*Purchase Year*	*Capacity Year*	*Calls in Capacity Year*	*Apparatus Purchase Cost*	*Cost, less Salvage Value*	*% of Useful Life Remaining*	***Cost per Call***
Existing Fire Vehicles Costing in Excess of $500,000							

Ladder Truck	2009	2029	5,212	$960,000	$768,000	15%	**$22.10**
Fire Engine	2017	2032	5,396	$679,000	$543,200	30%	**$30.20**
Fire Engine	2019	2032	5,396	$826,072	$660,858	30%	**$36.74**
Ladder Truck	2019	2032	5,396	$1,252,363	$1,001,890	30%	**$55.71**
Fire Engine	2024	2044	5,784	$868,401	$694,721	90%	**$108.10**
Future Additional and Replacement Vehicles to be Acquired in Timeframe of Study							
Fire Engine	2030	2050	5,966	$1,500,000	$1,200,000	100%	**$201.13**
Fire Engine	2032	2052	6,002	$1,000,000	$800,000	100%	**$133.29**
Fire Engine	2032	2052	6,002	$1,000,000	$800,000	100%	**$133.29**
Fire Engine	2032	2052	6,002	$1,000,000	$800,000	100%	**$133.29**
Ladder Truck	2032	2052	6,002	$1,500,000	$1,200,000	100%	**$199.94**
						Total Cost per Call:	**$1,053.80**

The total cost per call is then applied to the number of calls per unit (projected for 2026) to calculate maximum impact fees.

TABLE 25: MAXIMUM FIRE FEES 2026

Maximum Fees	*Station Cost per Call*	*Calls per Unit*	*Maximum Station Fee per Unit*	*Vehicle Cost per Call*	*Maximum Fees for Vehicles*	***TOTAL per Unit/sf***
Residential - Single-Family	$3,444.44	0.08506	$292.98			**$292.98**
Residential - Multi-Family	$3,444.44	0.08981	$309.34			**$309.34**
Nonresidential	$3,444.44	0.00016	$0.56	$1,053.80	$0.17	**$0.73**

Summary of Police and Fire Costs

Maximum police and fire impact fees are summarized in the table below:

TABLE 26: MAXIMUM PUBLIC SAFETY FEES

Year	*Development Type*	*Police*	*Fire*	***Total***
2026	Single-Family Residential	$246.87	$292.98	**$539.85**

	Multi-Family Residential	$232.40	$309.34	**$541.73**
	Non-Residential per sf	$0.26	$0.73	**$0.99**
2027	Single-Family Residential	$261.31	$299.17	**$560.48**
	Multi-Family Residential	$245.99	$315.88	**$561.87**
	Non-Residential per sf	$0.28	$0.74	**$1.01**
2028	Single-Family Residential	$276.22	$306.13	**$582.34**
	Multi-Family Residential	$260.02	$323.22	**$583.25**
	Non-Residential per sf	$0.29	$0.75	**$1.04**
2029	Single-Family Residential	$291.66	$313.57	**$605.22**
	Multi-Family Residential	$274.56	$331.08	**$605.64**
	Non-Residential per sf	$0.31	$0.77	**$1.07**
2030	Single-Family Residential	$307.59	$321.82	**$629.41**
	Multi-Family Residential	$289.56	$339.79	**$629.35**
	Non-Residential per sf	$0.32	$0.78	**$1.11**
2031	Single-Family Residential	$324.14	$330.85	**$655.00**
	Multi-Family Residential	$305.14	$349.33	**$654.47**
	Non-Residential per sf	$0.34	$0.80	**$1.14**
2032	Single-Family Residential	$341.16	$340.18	**$681.34**
	Multi-Family Residential	$321.16	$359.17	**$680.34**
	Non-Residential per sf	$0.36	$0.82	**$1.18**
2033	Single-Family Residential	$358.53	$349.59	**$708.12**
	Multi-Family Residential	$337.51	$369.12	**$706.63**
	Non-Residential per sf	$0.38	$0.83	**$1.21**
2034	Single-Family Residential	$376.15	$359.08	**$735.22**
	Multi-Family Residential	$354.09	$379.13	**$733.22**
	Non-Residential per sf	$0.40	$0.85	**$1.25**

Certification

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the costs of public facilities that are:

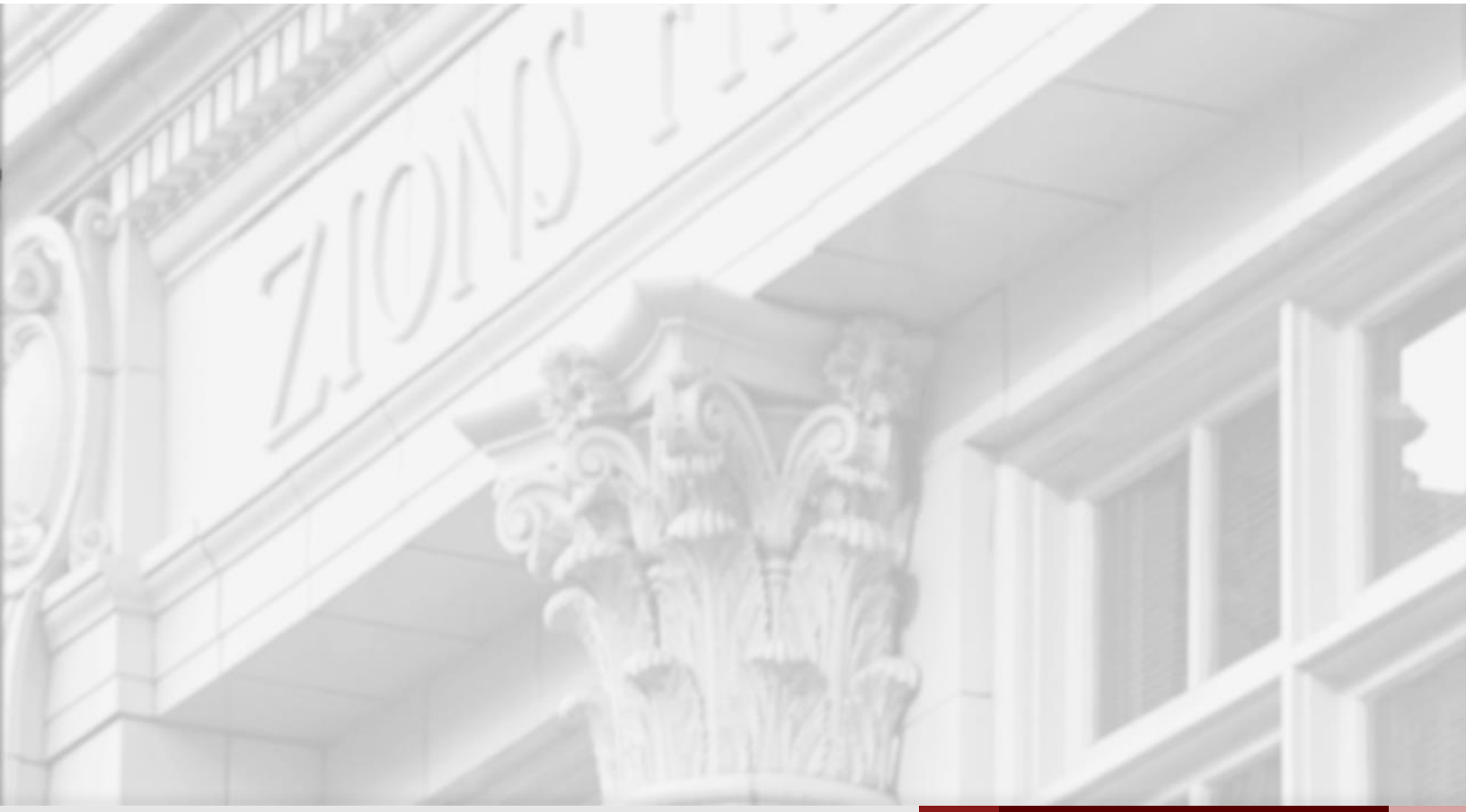
a. allowed under the Impact Fees Act; and
b. actually incurred; or
c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. does not include:
a. costs of operation and maintenance of public facilities;
b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;

3. offsets costs with grants or other alternate sources of payment; and

4. complies in each and every relevant respect with the Impact Fees Act.

DRAFT



Prepared by
Zions Public Finance, Inc
for
Lehi City

DRAFT

Public Safety
Impact Fee Facilities Plan

June 2026

Executive Summary

Background

This Impact Fee Facilities Plan (IFFP) was prepared to meet the requirements of Utah Code §11-36a. Public safety includes both police (law enforcement) and fire/emergency services capital facilities. Impact fees are a one-time fee charged to new development to help offset the capital costs associated with new growth in a community. Lehi City ("City") has determined that there is one city-wide service area for police and fire protection services.

New Development and Growth

Residential and non-residential growth creates the demand for new public safety capital facilities. Projected growth is shown in the following table:

TABLE 1: GROWTH PROJECTIONS, 2025-2035

Year	Single-Family Units	Multi-Family Units	Non-Residential Sf
2025	18,208	8,036	15,882,734
2026	18,328	8,089	15,987,368
2027	18,448	8,142	16,092,001
2028	18,568	8,195	16,196,635
2029	18,688	8,248	16,301,268
2030	18,808	8,301	16,405,902
2031	18,966	8,370	16,543,738
2032	19,345	8,538	16,874,613
2033	19,732	8,709	17,212,105
2034	20,127	8,883	17,556,347
2035	20,529	9,060	17,907,474

Source: Mountainland Association of Governments (MAG) RTP 2023; U.S. Census Bureau ACS 2024; Utah County Assessor; ZPFI

Police. The police department projects 48,703 calls by 2034 – an increase of 4,353 calls over the number of calls projected in 2026 (44,351). Current facilities are expected to be at capacity by 2034.

Fire. The fire department projects 5,726 calls by 2035 – an increase of 614 over the number of calls projected for 2026 (5,112). Current fire facilities are anticipated to be at capacity by 2035.

Identify the Existing and Proposed Levels of Service and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

The IFFP considers only *system* facilities in the calculation of impact fees. For the City, this has been determined to mean public safety buildings, as well as fire vehicles that have been acquired previously or will be acquired within the next six years at a cost of $500,000 or more.

Existing service levels for both police and fire are based on the current capital facilities (i.e., building square feet) per demand unit. Demand units increase with development which generates more calls for service and, therefore, the need for more public safety building space.

Police. The City received 43,770 calls for police service in 2024. Of these calls, an estimated 10 percent of the traffic calls (about 1,304 of 13,044 total traffic calls) are pass-through traffic. Pass-thru calls have not been included in the calculation of impact fees.

The City has planned for improvements at the existing Police headquarters including expanded locker facilities; however, these improvements serve existing development and are therefore not impact fee eligible. No new construction is planned at this time; future growth will utilize existing excess capacity in current facilities.

During 2024, the City averaged 0.85 police calls per single-family unit, 0.80 calls per multi-family unit and 0.90 calls per 1,000 square feet of non-residential space.[1]

TABLE 2: POLICE CALLS 2024

Single-Family Calls	*Calls per Single-Family Unit*	*Multi-Family Calls*	*Calls per Multi-Family Unit*	*Non-Residential Calls*	*Calls per Non-Res Square Foot*
15,357	0.849	6,380	0.799	14,147	0.00897

The City anticipates 44,351 police calls for service in 2026 and has 44,000 square feet of police facility space. This results in an existing service level of 0.99 square feet of building space per call. This service level will decline to 0.90 sf per call in 2034 when the City anticipates 48,703 calls for service and when the existing police station will be at capacity.

Fire. The City received 5,045 calls for fire/EMS service in 2024. No new construction is planned at this time; future growth will utilize existing excess capacity at current fire stations. However, the City plans to purchase one additional vehicle to serve increased calls for service resulting from new development as well as four vehicles replacing older apparatuses.

During 2024, the City averaged 0.09 fire calls per single-family residential dwelling unit, 0.09 calls per multi-family unit and 0.16 calls per 1,000 sf of nonresidential space.

[1] In addition to calls originating from residents and businesses, traffic calls (less pass-through traffic calls) have been allocated to single-family, multi-family, and nonresidential proportionally based on their respective shares of total calls.

TABLE 3: FIRE CALLS 2024

Single-Family Residential Calls	*Single-Family Residential Ratio*	*Multi-Family Residential Calls*	*Multi-Family Residential Ratio*	*Non-Residential Calls*	*Calls per Non-Res Square Foot*
1,539	0.085	717	0.089	2,548	0.00016

The City anticipates 5,112 fire/EMS calls for service in 2026 and has 58,500 square feet of fire facility space. This results in a service level of 11.44 square feet of building space per call.[2] This service level will decline to 10.22 sf per call in 2035 when the City anticipates 5,726 calls for service and reaches capacity of its existing fire stations. In addition, the City has five fire vehicles in operation that were acquired at a cost in excess of $500,000 and intends to acquire five additional and replacement vehicles in this price range during the timeframe of this study.

Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iv)

Police. The police department projects 48,703 calls by 2034 – an increase of 4,353 calls over the number of calls estimated in 2026 (44,351). The current service level is 0.99 sf of police facility space per call. However, this service level will decline to 0.90 square feet per call by 2034 when the current Police headquarters is anticipated to reach full capacity.

Fire. The fire department projects 5,726 calls by 2035 – an increase of 614 over the number of calls projected in 2026 (5,112). The current service level is 11.44 sf of fire facility space per call calculated by dividing the current fire space (58,500 sf) by the 2026 calls for service (5,112). However, this service level will decline to 10.22 square feet per call by 2035 when the current Fire stations are anticipated to reach full capacity, calculated dividing the current fire space (58,500 sf) by the 2035 calls for service (5,726).

Identify How the Growth Demands Will Be Met

Utah Code 11-36a-302(1)(a)(v)

Police. Existing police facilities are sufficient to meet current needs and rising demand as a result of new development through 2034; new development will utilize existing excess capacity and no new construction is planned throughout the timeframe of this study.

Fire. Existing fire stations are sufficient to meet current needs and rising demand as a result of new development; new development will utilize existing excess capacity and no new construction is planned through 2035. However, non-residential growth will need to pay for its fair share of five existing fire vehicles and the five additional and replacement fire vehicles to be acquired within the timeframe of this study.

[2] Calculated by dividing the 58,500 existing building sf by the 2025 calls (5,112).

Consideration of Revenue Sources to Finance Impacts on System Improvements

Utah Code 11-36a-302(2)

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenue sources for public safety improvements. These revenue sources include grants, bonds, interfund loans, transfers from the General Fund, impact fees and anticipated or accepted dedications of system improvements.

Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Facilities Plan before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Plan (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFFP.

Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an IFFP which is required to identify the following:

(i) identify the existing level of service

(ii) establish a proposed level of service

(iii) identify any excess capacity to accommodate future growth at the proposed level of service

(iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and

(v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

(i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or

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(ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

(a) grants

(b) bonds

(c) interfund loans

(d) transfers from the General Fund

(e) impact fees; and

(f) anticipated or accepted dedications of system improvements.

Certification of Impact Fee Facilities Plan

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

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Impact Fee Facilities Plan

Growth in Demand

Residential and nonresidential growth will create increased demand for public safety services as demonstrated by the increased calls for service that are projected to occur. This growth is projected as follows:

TABLE 4: GROWTH PROJECTIONS, 2025-2035

Year	Single-Family Units	Multi-Family Units	Non-Residential Sf
2025	18,208	8,036	15,882,734
2026	18,328	8,089	15,987,368
2027	18,448	8,142	16,092,001
2028	18,568	8,195	16,196,635
2029	18,688	8,248	16,301,268
2030	18,808	8,301	16,405,902
2031	18,966	8,370	16,543,738
2032	19,345	8,538	16,874,613
2033	19,732	8,709	17,212,105
2034	20,127	8,883	17,556,347
2035	20,529	9,060	17,907,474

Source: MAG RTP 2023; U.S. Census Bureau ACS 2024; Utah County Assessor; ZPFI

Police. The increased police calls for service are projected as follows for residential and non-residential development in the City. Additional calls are shown for pass-through traffic, public uses, and undefined (i.e., indeterminate land use or location not available) but these demand units are not included in the calculation of impact fees. Traffic calls other than pass-through traffic have been allocated to single-family, multi-family, and nonresidential uses proportionally based on their respective shares of total service calls.

TABLE 5: POLICE – PROJECTED GROWTH IN POLICE CALLS FOR SERVICE

Year	Single-Family Calls	Multi-Family Calls	Non-Residential Calls	Public + Undefined	Pass-Thru Traffic	**Total Calls**
2025	15,459	6,423	14,241	6,625	1,313	**44,060**
2026	15,561	6,465	14,335	6,668	1,322	**44,351**
2027	15,663	6,507	14,429	6,712	1,330	**44,641**
2028	15,764	6,550	14,523	6,756	1,339	**44,931**
2029	15,866	6,592	14,616	6,799	1,348	**45,221**
2030	15,968	6,634	14,710	6,843	1,356	**45,512**
2031	16,102	6,690	14,834	6,900	1,368	**45,894**
2032	16,424	6,824	15,130	7,038	1,395	**46,812**
2033	16,753	6,960	15,433	7,179	1,423	**47,748**
2034	17,088	7,099	15,742	7,323	1,451	**48,703**

Fire: The increased fire/EMS calls for service are projected as shown in the following table. The pass-thru traffic, public and undefined calls are not included in the calculation of impact fees.

TABLE 6: FIRE – PROJECTED GROWTH IN FIRE CALLS FOR SERVICE

Year	Single-Family Calls	Multi-Family Calls	Non-Residential Calls	Public + Undefined	Pass-Thru Traffic	Total Calls
2025	1,549	722	2,565	188	55	**5,078**
2026	1,559	726	2,582	189	55	**5,112**
2027	1,569	731	2,599	191	55	**5,145**
2028	1,579	736	2,616	192	56	**5,179**
2029	1,590	741	2,633	193	56	**5,212**
2030	1,600	745	2,650	194	56	**5,246**
2031	1,613	752	2,672	196	57	**5,290**
2032	1,645	767	2,725	200	58	**5,396**
2033	1,678	782	2,780	204	59	**5,504**
2034	1,712	798	2,835	208	60	**5,614**
2035	1,746	814	2,892	212	62	**5,726**

Existing Service Levels

Utah Code 11-36a-302(1)(a)(i)

Police. In 2024, the City averaged 0.85 police calls per single-family unit, 0.80 calls per multi-family unit, and 0.000897 calls per non-residential square foot. In 2026, about 44,351 police calls for service are anticipated across 44,000 square feet of police facility space. This results in a service level of 0.99 square feet of building space per call.

Fire. During 2024, the City averaged 0.085 fire calls per single-family residential dwelling unit, 0.090 calls per multi-family unit and 0.000161 calls per non-residential square foot. In 2026, about 5,112 fire calls for service are anticipated across 58,500 square feet of fire facility space. This results in a service level of 11.44 square feet of building space per call.

Proposed Level of Service

Utah Code 11-36a-302(1)(a)(ii)

Police. The police department projects 48,703 calls by 2034 – an increase of 4,353 calls over the number of calls anticipated in 2026 (44,351). Capacity will be reached in 2034 and the proposed level of service in 2034 is 0.90 sf per call, calculated by dividing the 44,000 existing sf by the calls for service (48,703) in 2034.

Fire. The fire department projects 5,726 calls by 2035 – an increase of 614 calls over the number of calls anticipated in 2026 (5,112). Capacity will be reached in 2035 and the proposed level of service in 2035 is 10.22 sf per call, calculated by dividing the 58,500 existing sf by the calls for service (5,726) in 2035.

Excess Capacity

Utah Code 11-36a-302(1)(a)(iii)

Police. The existing police station (44,000 square feet) has excess capacity of 3,932 sf which will serve new growth until 2034. No new facilities are planned at this time. The existing police facility

has an existing (2026) service level of 0.99 sf per call.[3] This service level will decline to 0.90 sf per call in 2034, calculated by dividing the 44,000 building sf by the anticipated 48,703 calls in 2034.

Fire. The existing fire station (58,500 square feet) has excess capacity of 6,273 sf which will serve new growth until 2035. No new facilities are planned at this time. The existing facility has an existing (2026) service level of 11.44 sf per call.[4] This service level will decline to 10.22 sf per call in 2035, calculated by dividing the 58,500 building sf by the anticipated 5,726 calls in 2035.

Identify Demands Placed upon Existing Facilities by New Development Activity at the Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iv)

Police. New development will create demand for an additional 3,932 sf of police facility space by 2034, calculated by multiplying the proposed LOS of 0.90 sf per call by the projected growth of 4,353 calls by 2034. This demand will be met solely through existing excess capacity as no new facilities construction is planned at this time.

Fire. New development will create demand for an additional 6,273 sf of space by 2034, calculated by multiplying the proposed LOS of 10.22 sf per call by the projected growth of 614 calls by 2034. This demand will be met solely through existing excess capacity as no new facilities construction is planned at this time. Non-residential growth will also need to pay for its fair share of the five existing fire vehicles that cost in excess in $500,000 as well as five additional and replacement vehicles planned to be acquired within the timeframe of this study.

TABLE 7: FIRE VEHICLES

Asset Description	Purchase Year	Apparatus Cost
Ladder Truck	2009	$960,000
Fire Engine	2017	$679,000
Fire Engine	2019	$826,072
Ladder Truck	2019	$1,252,363
Fire Engine	2024	$868,401
Fire Engine	2030	$1,500,000
Fire Engine	2032	$1,000,000
Fire Engine	2032	$1,000,000
Fire Engine	2032	$1,000,000
Ladder Truck	2032	$1,500,000

[3] Calculated by dividing the existing sf (44,000) by the 2026 calls (44,351).
[4] Calculated by dividing the existing sf (58,500) by the 2026 calls (5,112).

Identify the Means by Which the Political Subdivision or Private Entity Will Meet Those Growth Demands

Utah Code 11-36a-302(1)(a)(v)

Police. Growth demands from new development, within the timeframe of this study, will utilize existing excess capacity of current facilities.

Fire. Growth demands from new development, within the timeframe of this study, will utilize existing excess capacity of current facilities. However, the City plans to purchase additional and replacement fire vehicles as described above.

Manner of Financing for Public Facilities

Utah Code 11-36a-304(2)(c)(d)(e)

Impact fees will be used to fund the established growth-driven public safety services for law enforcement and fire.

Credits Against Impact Fees

Utah Code 11-36a-304(2)(f)

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item that a developer funds must be included in the IFFP if a credit is to be issued and must be agreed upon with the City before construction of the improvements.

In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the City.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for affordable housing, although alternate sources of funding must be identified.

Grants. The City is unaware of any potential grant sources for future public safety facilities. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

Bonds. The City has one bond outstanding for police facilities issued in 2019. Based on the usage of the building, the police department is responsible for the entirety of the Series 2019 bond. The City also has two bonds outstanding for fire facilities, one issued in 2022 and one issued in 2018. Based on the usage of the facilities, the fire department is responsible for approximately 34.77 percent of the Series 2022 bond and the entirety of the Series 2018 bond.

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Transfer from General Fund. To the extent that the City is able to generate net revenues in its General Fund, it may choose to transfer all or a portion of the net revenues to the City's capital fund. It is most likely that, if net revenues should be generated, they will be used to reach higher service levels and not to offset the demands generated by new development, which is anticipated to be offset with impact fees.

Impact Fees. Because of the growth anticipated to occur in the City, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis may be prepared and the City may charge impact fees for public safety.

Anticipated or Accepted Dedications of System Improvements. Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.

Certification

Zions Public Finance, Inc. certifies that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. Does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and

3. Complies in each and every relevant respect with the Impact Fees Act.

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Agenda Item No: 5.3

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2026-44, approving updates to the Lehi Storm Water Management Plan 2026.

Summary:

Attachments:

Res 2026-44.docx

Lehi Storm Water Plan 2026 1.pdf

LEHI CITY

RESOLUTION NO. 2026-44

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN UPDATED STORM WATER MANAGEMENT PROGRAM

WHEREAS**,** the Utah Division of Environmental Quality requires Lehi City to develop and maintain a storm water management plan;

WHEREAS, the plan documents the measures the City has agreed to perform to protect and preserve water quality throughout the city and state;

WHEREAS, as part of the program the City is required to review its plan on an annual basis and update the plan to ensure that the measures described are accurate and assigned to the correct department and personnel;

WHEREAS, on July 28, 2026, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the updated Lehi Storm Water Management Program; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Lehi City Storm Water Management Program attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 28th day of July 2026.

LEHI CITY

_____

Paul Binns, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

LEHI STORM WATER MANAGEMENT PLAN 2026

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	July 28, 2026
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	June 24, 2026
Date of Planning Commission Review	July 9, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Review and recommendation (Final Approval by Public Works Director)

REPORT ANALYSIS

The Lehi Storm Water Management Plan (SWMP) establishes Lehi City's legal responsibility to manage stormwater pollution through a structured program and outlines the penalties for non-compliance. The plan is required to be prepared, implemented, and continued and focuses on six required areas. Best management practices have been developed to meet the requirements in the permit over the last several years and are updated for this submittal. Each best management practice details its purpose, targeted pollutants, personnel responsible, and goals/milestones.

The DRC had seven comments on the proposed updates to the Lehi Storm Water Management Plan 2026, including the following:

1. Add Fire and Police.
2. HAZMAT control and containment. It would be wise to add a section that includes HAZMAT control and containment procedures when discovered. Call 911, damn, dike, divert, clean and isolate any downstream flow of HAZMAT.
3. I believe our population is closer to 100,000 now not sure if that matters for this document.
4. Might be nice to include a paragraph about why this list is included. Is it the people who have responsibility to ensure SWMP is followed?

The Plan does not need to be approved by the Planning Commission or City Council but is approved by the Public Works Director. However, the determination was made by the DRC to have this go to public meetings to allow for feedback and provide information to interested parties.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to recommend approval or denial of the proposed amendments to the Lehi Storm Water Management Plan. Any motion should include findings. Possible findings include:

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on July 9, 2026. The minutes and motion from this

meeting are as follows:

3.11) Public hearing and recommendation of Lehi City's request for review of updates to the Lehi Storm Water Management Plan 2026.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Roberts moved to give a positive recommendation with he findings that the proposed amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. He included all DRC comments. Commissioner Kunze seconded.

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

Motion passed unanimously.

Lehi Storm Water Management Plan 2026
DRC Redline Comments

Lehi City – requests review of updates to the Lehi Storm Water Management Plan 2026.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 6/10/26
Time Start: 1:07 pm
Time End: 1:10 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire:
1. Add Fire and Police.
2. HAZMAT control and containment. It would be wise to add a section that includes HAZMAT control and containment procedures when discovered. Call 911, damn, dike, divert, clean and isolate any downstream flow of HAZMAT.
3. Marshal (One L)

Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works:
Gary E. – Engineering:
4. If this will be filed on July 1, 2026 or later, put Brad Kenison

Kim – Planning:
5. I believe our population is closer to 100,000 now not sure if that matters for this document.
6. Might be nice to include a paragraph about why this list is included. Is it the people who have responsibility to ensure SWMP is followed?
7. Code Compliance Specialist.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 9, 2026.

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

LEHI CITY
Permit Number UTR090038

STORM WATER MANAGEMENT PROGRAM

For the permit period of May 12th, 2026 to May 11th, 2031

Submitted to:
State of Utah
Department of Environmental Quality
Division of Water Quality

Submitted by:
Lehi City
Public Works Department
2538 North 300 West
Lehi, Utah 84043
(385) 201-1700

Prepared by:
Shelbey Brewer

Submitted
May 9th, 2024

SIGNATORY PAGE

Governmental Entity Name: Lehi City **Permit Number:** UTR090038

Mailing Address: 153 North 100 East

City: Lehi **State:** Utah **Zip Code:** 84043

Storm Water Management Program Responsible Person(s):

Name: Dave Norman **Title:** Public Works Director

Telephone Number: 385-201-1700

Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information., I certify that the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print Name: Dave Norman

Signature:_____ **Date:**_____

Title: Public Works Director

Duly Authorized Position(s):

"Letter already on file with the Division of Water Quality, Storm Water Section, identifying the Water Director as having the authority to sign this and future documents pertaining to the UPDES Permit Program."

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EXECUTIVE SUMMARY

The City of Lehi is permitted under the Utah Pollution Discharge Elimination System (UPDES) to discharge storm water from its boundaries to the waters of the United States under the Clean Water Act as amended by the Federal Water Pollution Control Act. Under the municipal separate storm sewer system (MS4) permit UTR090000, Lehi City is required to prepare, implement, and continue implementing a storm water management program (SWMP) with the goal of reducing storm water pollutants from the MS4 community. As required by the MS4 permit, the SWMP focuses on six minimum control measures (MCMs):

1. Public Education and Outreach on Storm Water Impacts,
2. Public Involvement/Participation,
3. Illicit Discharge Detection and Elimination (IDDE),
4. Construction Site Storm Water Runoff Control,
5. Long-Term Storm Water Management in New Development and Redevelopment (Post-Construction Storm Water Management),
6. Pollution Prevention and Good Housekeeping for Municipal Operations.

Best management practices (BMPs) have been developed to meet the MCMs included in the permit over the last several years and updated for this submittal. Each BMP contains the following information: a brief description of the BMP; the permit reference satisfied by the BMP; the desired results of the BMP; the pollutants targeted by the BMP; the target audience of the BMP (if applicable); the agents in the City responsible for implementing the BMP; the measurable goals of the BMP, the measure of success for the BMP; and milestones for implementing the BMP.

Under the permit, compliance is mandatory for Lehi City. The permit requires the City to provide the manpower, funding, and equipment necessary (UTR090000 Section 4.1.2.2). Non-compliance with the permit includes the following possible penalties:

- Revocation of the permit and ability to discharge storm water without fines to the MS4.
- Agency fines on a per infraction/per day event.
- Individuals who violate permit implementing provisions are subject to fines not to exceed $10,000 per day of such violation (UTR090000 Section 6.2).

1.0 INTRODUCTION

Lehi City has prepared this Storm Water Management Program (SWMP) plan as required by UTR090000 published by the Utah Department of Environmental Quality, Division of Water Quality. This permit was issued to municipal separate storm sewer system (MS4) cities as required by the Utah Water Quality Act, Title 19, Chapter 5 of the Utah Code Annotated as amended and the rules and regulations made pursuant to those statutes. This SWMP is also compliant with the requirement of the Federal Water Pollution Control Act (33 U.S.C. §§ 1251 et. Seq. as amended to date).

Lehi City is the northernmost community in Utah County. The City is a Phase 2 community with a current population of approximately 75,907 as of the 2020 Census. It is part of the Greater Provo-Orem Metropolitan area neighboring Bluffdale, Highland, Cedar Hills, American Fork, and Saratoga Springs, with Utah Lake to the South and the Jordan River running through the West side of the City. Originally a farming community, the City is now a commercial and technological center for Utah County and is one of the fastest growing metropolitan areas in the State. The City population has grown by over 60% since the 2010 Census and averages over 3% annually. As a result, residential, industrial, and commercial development is occurring rapidly. When development occurs, there is an increase in impervious surfaces (surfaces that don't absorb or infiltrate water). This reduces the area where rainfall and snowmelt can infiltrate into the soil, which results in an increase in the amount of storm water runoff that Lehi City must manage.

This increased runoff has the potential to collect and convey contaminants such as sediment, fertilizer, organic matter, and oils. The dense vegetation typically associated with agricultural land acts as a natural filter to remove pollutants from storm water runoff. As these agricultural lands are replaced with asphalt, concrete, roof tops, and landscaping, many of these natural treatment capabilities have historically been replaced with direct discharge pipes leading to ditches, rivers, streams, wetlands, and lakes. In these systems there are no controls in place to treat polluted storm water runoff, and it can flow directly into local waterbodies. Polluted runoff degrades the quality of the receiving water, impacting aquatic life and dependent ecosystems.

Lehi City has updated and amended its SWMP with the goal of reducing stormwater pollution within the City as well as achieving better compliance with the requirements of UTR090000. This document has been organized to facilitate this effort and follows the numbering of the permit.

2.0 STORM WATER MANAGEMENT PROGRAM REQUIREMENTS

2.2 Requirements for Renewal Permittees

Lehi City will submit this revised SWMP to the Director within 180 days of the effective date of UTR09000.

- Lehi City's MS4 Permit Number is UTR090038.
- Lehi City is located in northern Utah County, north of Utah Lake. It is surrounded by Saratoga Springs, Bluffdale, Highland, Cedar Hills, and American Fork, and is bisected by Interstate-15, the major north/south highway in the State. A map of Lehi is shown in Figure 2-1
- Lehi City's storm water management program organization chart is shown in Figure 2-2.
- The previous SWMP Plan used a table to list how each section of the permit would be addressed. This updated SWMP Plan uses BMPs to address the permit requirements.
- Each BMP contains the following information:
    - A description of the BMP
    - The permit reference(s) satisfied by the BMP
    - The desired results of the BMP
    - The pollutants addressed by the BMP
    - The intended audience of the BMP (if applicable)
    - The agents in the City responsible for implementing the BMP
    - The measurable goal of the BMP
    - Description of how the success of the BMP will be measured
    - Milestones for meeting the goals of the BMP

2.3 Notice of Intent Contents and Submittal

Lehi City will submit an NOI renewal within 180 days of the effective date of the permit.

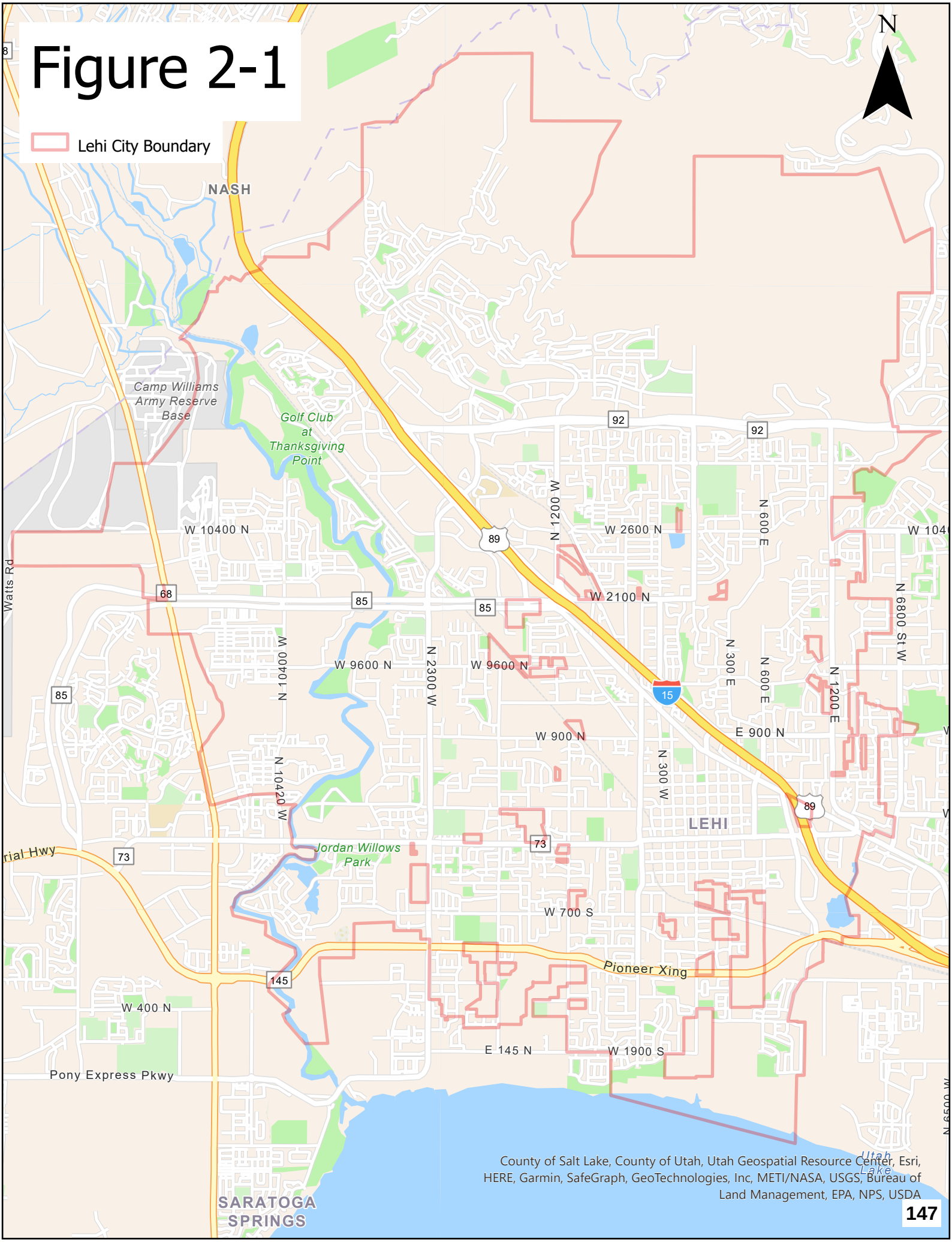
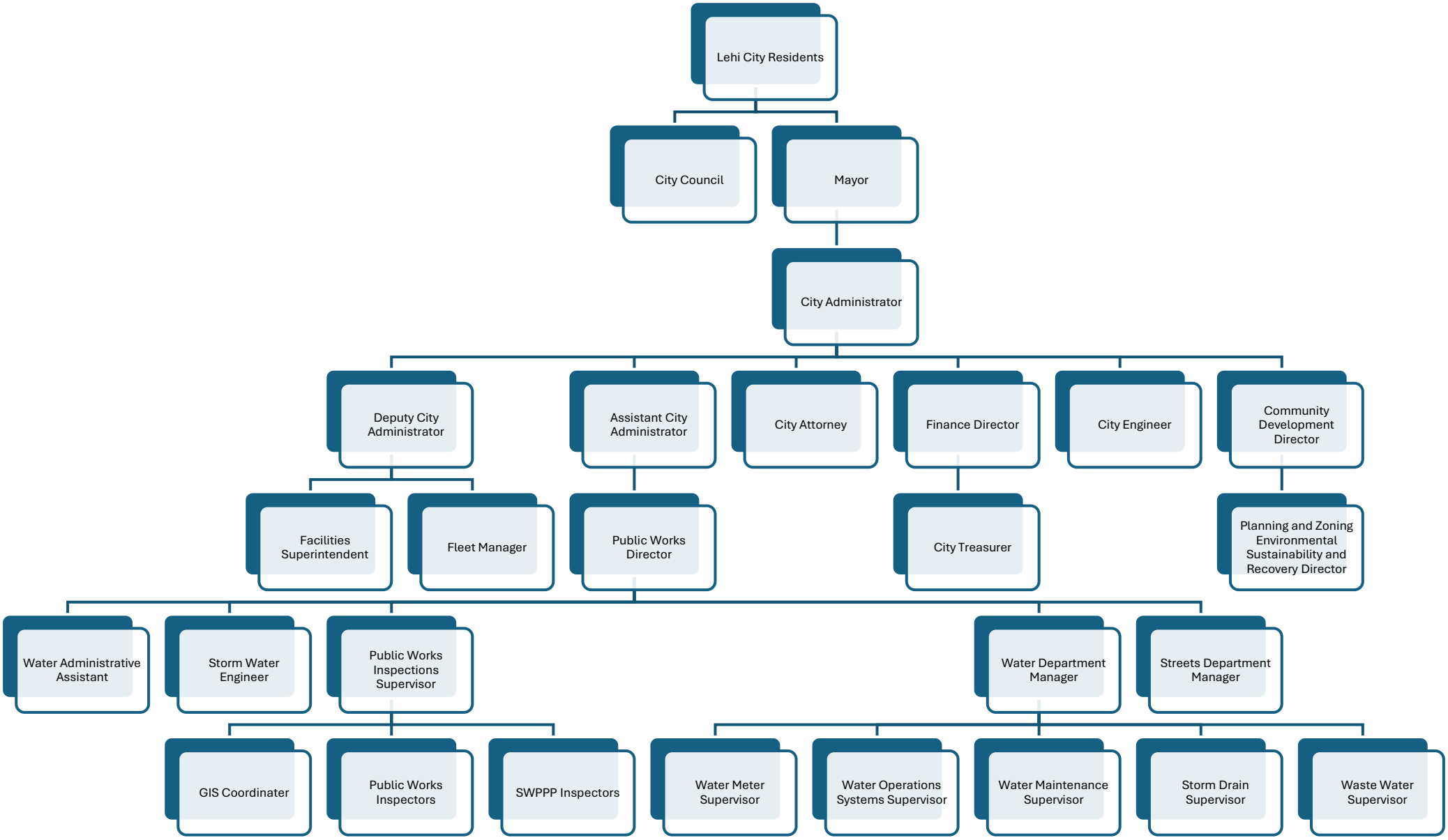

Figure 2-1
Lehi City Boundary
N
NASH
Camp Williams Army Reserve Base
Golf Club at Thanksgiving Point
W 10400 N
W 9600 N
W 2600 N
W 2100 N
W 900 N
W 700 S
E 900 N
E 145 N
W 1900 S
W 400 N
N 1200 W
N 10400 W
N 10420 W
N 2300 W
N 300 W
N 300 E
N 600 E
N 1200 E
N 6800 St W
Watts Rd
Jordan Willows Park
Pioneer Xing
Pony Express Pkwy
LEHI
SARATOGA SPRINGS
Utah Lake
68
85
89
92
73
145
15
County of Salt Lake, County of Utah, Utah Geospatial Resource Center, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Figure 2-2: Lehi City Organizational Chart

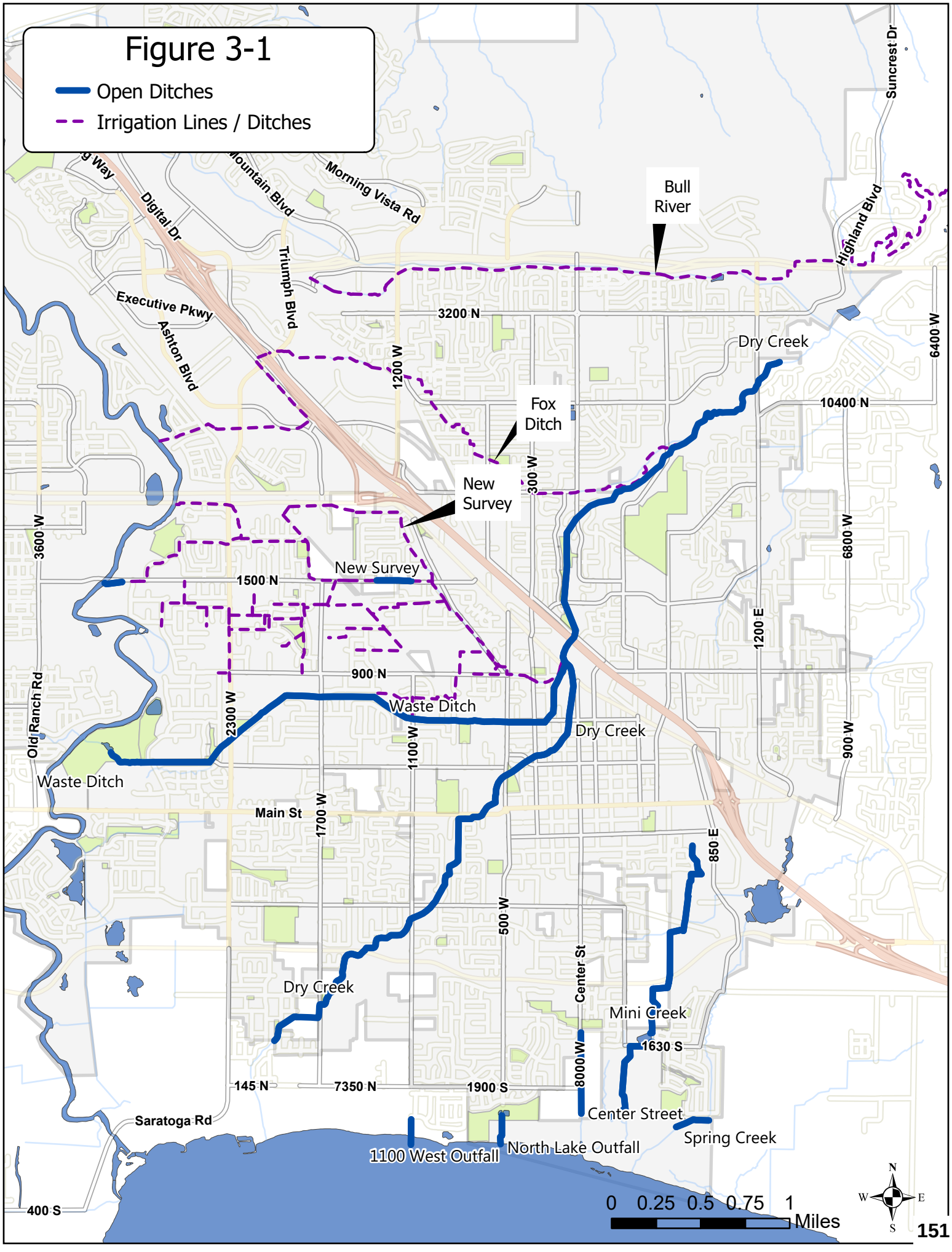


City Council: Rachel Freeman, James Harrison, Emily Lockhart, Heather Newall, Michelle Stallings
Mayor: Paul Binns
City Administrator: Jason Walker
Deputy City Administrator: Beau Thomas
Facilities Superintendent: Steve Marchbanks
Fleet Manager: Jeremy Estes
Assistant City Administrator: Cameron Boyle
Public Works Director: Dave Norman
Water Administrative Assistant: Stephanee Stratford
Storm Water Engineer: Shelbey Brewer
Public Works Inspections Supervisor: Ryan Allred
GIS Coordinator: Jeremy Saldivar
Public Works Inspectors: Chase Jacobson, Dallas Nielson, Troy Simmons, Daniel Hadlock, Greg Soper
SWPPP Inspectors: Daniel Hadlock, Greg Soper
Water Department Manager: Greg Allred
Water Meter Supervisor: Thomas Beveridge
Water Operations Systems Supervisor: Matt Dalton
Water Maintenance Supervisor: Jason Beal
Storm Drain Supervisor: Kade Evans
Waste Water Supervisor: Weston Winters
Streets Department Manager: Brad Benson
City Attorney: Ryan Wood
Finance Director: Dean Lundell
City Treasurer: Alyson Alger
City Engineer: Lorin Powell
Community Development Director: Kim Struthers
Planning and Zoning Environmental Sustainability and Recovery Director: Todd Munger

3.0 SPECIAL CONDITIONS

3.1 Discharges to Water Quality Impaired Waters

Lehi City has a major drainage feature (Dry Creek) which collects runoff from upstream mountain watersheds and other municipalities and conveys it through the City. The City also discharges storm water runoff into several other drainage features within the City such as: Waste Ditch, Spring Creek, Cedar Hollow, Fox Ditch, Bull River Ditch, Mini Creek, Dry Creek Reservoir, and Mill Pond which collect and convey runoff to both the Jordan River and Utah Lake. Existing City storm drainage facilities include open channels/ditches, detention facilities, and storm drain pipe systems. Lehi City's major drainage facilities are shown in Figure 3-1.


Figure 3-1
Open Ditches
Irrigation Lines / Ditches
Bull River
Fox Ditch
New Survey
New Survey
Dry Creek
Dry Creek
Dry Creek
Waste Ditch
Waste Ditch
Mini Creek
Center Street
Spring Creek
1100 West Outfall
North Lake Outfall
Digital Dr
Morning Vista Rd
Triumph Blvd
Executive Pkwy
Ashton Blvd
Highland Blvd
Suncrest Dr
3200 N
1500 N
900 N
1630 S
145 N
7350 N
1900 S
400 S
Saratoga Rd
Main St
Old Ranch Rd
Center St
3600 W
2300 W
1700 W
1200 W
1100 W
300 W
500 W
8000 W
6800 W
6400 W
900 W
1200 E
850 E
10400 N
0 0.25 0.5 0.75 1
Miles
N
W
E
S

An impaired water is any segment of surface water that has been identified by the UDEQ as failing to support one or more of its designated uses. Table 3-1 shows a summary of 303(d) listed waters of the state that receive storm water discharges from Lehi City.

Table 3-1: Summary of 303(d) Listed Waters of the State

Water Body	Assessment Unit ID	Assessment Unit Description	Pollutant
Jordan River	UT16020201-008_00	Jordan River from Narrows to Utah Lake	Arsenic
Jordan River	UT16020201-008_00	Jordan River from Narrows to Utah Lake	Total Dissolved Solids (TDS)
Spring Creek	UT16020201-009_00	Spring Creek and tributaries from Utah Lake near Lehi to headquarters	E. coli
Spring Creek	UT16020201-009_00	Spring Creek and tributaries from Utah Lake near Lehi to headquarters	Temperature
Spring Creek	UT16020201-009_00	Spring Creek and tributaries from Utah Lake near Lehi to headquarters	Dissolved Oxygen
Utah Lake	UT-L-16020201-004_01	Utah Lake other than Provo Bay	Eutrophication
Utah Lake	UT-L-16020201-004_01	Utah Lake other than Provo Bay	PCBs in Fish Tissue
Utah Lake	UT-L-16020201-004_01	Utah Lake other than Provo Bay	E. coli
Utah Lake	UT-L-16020201-004_01	Utah Lake other than Provo Bay	Harmful Algal Blooms
Utah Lake	UT-L-16020201-004_01	Utah Lake other than Provo Bay	Phosphorus
Utah Lake	UT-L-16020201-004_01	Utah Lake other than Provo Bay	Total Dissolved Solids (TDS)

The reduction of these pollutants is a priority in all BMPs, but they will be specifically addressed in the BMPs listed in MCM 1: Public Education and Outreach on Storm Water Impacts.

According to the UDEQ Beneficial Uses and Water Quality Assessment Map, there are no approved TMDLs for any of these water bodies. Lehi City will comply with any TMDLs that are developed and approved in the future.

3.2 Jordan River Watershed Wide *Escherichia coli (E. coli)* TMDL

UDWQ requires permittees that discharge to waters listed on the Utah 303(d) list as impaired for *E. coli* for which storm water is a contributing source per the *Jordan River Watershed Wide E. coli TMDL* to update their SWMP, develop a TMDL Compliance Plan, identify potential sources of *E. coli* in the MS4, create a plan to reduce potential sources of *E. coli*, and report on their TMDL compliance in the annual report.

Lehi City discharges stormwater to Jordan River-8, which is impaired for arsenic and total dissolved solids (TDS). *E. coli* is not an impairment in this section of Jordan River. Lehi City is not subject to the requirements listed in UTR090000 permit part 3.2.

3.3 Nitrogen and Phosphorus Reduction

The UDWQ has identified Utah Lake as impaired for both phosphorus and nitrogen. The lake commonly experiences harmful algal blooms and has been scrutinized for water quality for many years. As part of the Utah Lake Water Quality Management Plan, a detailed implementation plan is being established to reduce phosphorus and nitrogen in Utah Lake. As part of that plan, efforts to reduce discharges of both phosphorus and nitrogen from point sources and UPDES permit holders will be a focus. The reduction of nitrogen and phosphorus will be addressed in all BMPs, but a special focus will be given in the following BMPs:

BMP 04: Residential Newsletter
BMP 05: Lehi Utility Festival
BMP 06: Lehi City Storm Water Website
BMP 07: Utah County Storm Water Coalition (UCSWC)

3.4 Co-Permittees

While UDOT has a UPDES Permit which includes state-owned right-of-way within the City boundaries, Lehi City is not filing for Co-Permittee status.

4.0 STORM WATER MANAGEMENT PROGRAM

Lehi City continues to implement their existing SWMP with the intent of reducing the discharge of pollutants from the MS4. Lehi City's SWMP includes BMPs for all six of the MCMs defined in the MS4 permit.

4.1 Requirements

Lehi City has compiled BMPs to address administrative requirements as well as the six MCMs listed in the permit. The following BMPs will be used to meet the administrative requirements:

BMP 01: Annual SWMP Plan Review
BMP 02: Submission of Annual Report
BMP 03: Documentation

4.2 Minimum Control Measures

MCM 1: Public Education and Outreach on Storm Water Impacts

The purpose of MCM #1 is to reduce negative impacts on water quality due to storm water discharges by utilizing public education and outreach to target the audiences and pollutants listed in Tables 4-1 through 4-4. BMPs will provide information to the four designated audiences on methods for avoiding, reducing, and/or eliminating the adverse impacts of storm water discharges from the pollutants related to each audience. Outreach methods will be prioritized to educate targeted sources that are likely to result in a reduction of nitrogen and phosphorus, as well as pollutants of concern in the 303(d) listed waters that Lehi City discharges to. The following BMPs will be used to implement Lehi City's Public Education and Outreach program:

BMP 04: Residential Newsletter
BMP 05: Lehi Utility Festival
BMP 06: Lehi City Storm Water Website
BMP 07: Utah County Storm Water Coalition (UCSWC)

Table 4-1: Residents

Pollutant	Source
Nitrogen and Phosphorus	Pet wastes, fertilizers, organic wastes like lawn clippings and yard wastes
Pathogens, E. Coli, Total Coliforms	Pet wastes, septic tank maintenance or removal

Petroleum Products	Vehicle storage and maintenance
Toxins	Household hazardous wastes, pesticides, herbicides
Total Dissolved Solids	De-icing salts

Table 4-2: Institutions, Industrial, and Commercial Facilities

Pollutant	Source
Nitrogen and Phosphorus	Fertilizers, organic wastes like lawn clippings and yard wastes
Petroleum Products	Vehicle and equipment storage and maintenance
Toxins	Hazardous wastes storage and disposal, pesticides, herbicides
Total Dissolved Solids	De-icing salts

Table 4-3: Developers and Contractors (Construction)

Pollutant	Source
Nitrogen and Phosphorus	Fertilizers, organic wastes like lawn clippings and yard wastes
Petroleum Products	Refueling, vehicle and equipment storage and maintenance
Toxins	Hazardous waste storage and disposal, concrete washout, pesticides, herbicides
Total Dissolved Solids	De-icing salts
Total Suspended Solids, Sediments	Erosion, dust, vehicle tracking, scouring, etc.

Table 4-4: MS4-Owned or Operated Facilities

Pollutant	Source
Nitrogen and Phosphorus	Pet wastes, fertilizers, organic wastes like grass clippings
Pathogens, E. Coli, Total Coliforms	Pet wastes, sanitary system overflows, etc.
Petroleum Products	Refueling, vehicle and equipment storage and maintenance
Toxins	Hazardous wastes storage and disposal, concrete washout, pesticides, herbicides
Total Dissolved Solids	De-icing salts, road salt
Total Suspended Solids, Sediments	Erosion, dust, road dust, scouring, etc.

MCM 2: Public Involvement/Participation

The goal of MCM #2 is to involve the public in the development, implementation, and update of the SWMP document, including the development and adoption of all required ordinances and regulatory mechanisms. The following BMP will be used to implement Lehi City's Public Involvement/Participation program:

BMP 08: Beautify Lehi Month
BMP 09: Public Involvement

MCM 3: Illicit Discharge Detection and Elimination (IDDE)

The goal of MCM #3 is to find and eliminate sources of non-stormwater discharges from Lehi City and implement defined procedures to prevent illicit connections and discharges. The following BMPs will be used to implement Lehi City's IDDE program:

BMP 10: MS4 Map
BMP 11: Illicit Discharge Detection and Elimination Ordinance
BMP 12: IDDE Plan
BMP 13: IDDE SOPs
BMP 14: IDDE Training

MCM 4: Construction Site Storm Water Runoff Control

The goal of MCM #4 is to reduce pollutants in storm water runoff from construction sites within Lehi City. Lehi City will require construction sites with a land disturbance of greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre, to follow these requirements. This will be applied to public and private projects, including projects proposed by Lehi City's own departments and agencies. The following BMPs will be used to implement Lehi City's Construction Site Storm Water Runoff Control program:

BMP 15: Construction Runoff Control Ordinances
BMP 16: Enforcement Strategy
BMP 17: Pre Construction SWPPP Review
BMP 18: Construction Storm Water Runoff Control Inspection Program
BMP 19: Construction Storm Water Training

MCM 5: Long-Term Storm Water Management in New Development and Redevelopment (Post-Construction Storm Water Management)

MCM #5 is intended to ensure that stormwater runoff from newly developed or redeveloped sites will continue to be managed once construction is completed. The following BMPs will be used to implement Lehi City's Long-Term Post-Construction Storm Water Management Program:

BMP 20: Post Construction Storm Water Management
BMP 21: Long-Term Post-Construction Storm Water Control Regulatory Mechanism
BMP 22: Post-Construction Structural Storm Water Control Review and Inventory
BMP 23: Post-Construction Storm Water Management Inspections
BMP 24: Storm Water Management Inspector Training

MCM 6: Pollution Prevention and Good Housekeeping for Municipal Operations

The purpose of MCM #6 is to create a program that Lehi City can use to manage storm water runoff at their own facilities. The City will strive to set an example for others by complying with the same standards. The following BMPs will be used to implement Lehi City's Pollution Prevention and Good Housekeeping in Municipal Operations program:

BMP 25: Priority City Facility Identification
BMP 26: High Priority MS4 Facility Inspections
BMP 27: Operations and Maintenance SOPs
BMP 28: Floor Drain Inventory
BMP 29: Flood Management Control Assessment
BMP 30: Retrofit Plan for Existing City Owned or Operated Sites
BMP 31: MS4 Pollution Prevention and Good Housekeeping Training

BMP 01: ANNUAL SWMP PLAN REVIEW

Description: Lehi City will review this SWMP annually in conjunction with preparation of the annual report. The Director will be notified in writing if the SWMP is updated as part of this review process. Revisions to the SWMP will not reduce or replace any component, control, requirement, or BMP unless it is found to be ineffective or infeasible, in which case Lehi City will document the BMP's ineffectiveness or infeasibility and will replace it with an alternative BMP. Lehi City will not implement revisions until written approval has been received from the Director. Lehi City acknowledges that the Director may require revisions to the SWMP to address impacts on receiving water quality caused or contributed to by discharges from the MS4, include more stringent requirements necessary to comply with new Federal regulatory requirements, or include other conditions deemed necessary by the Director to comply with the goals and requirements of the Clean Water Act.

Permit Reference: 4.4.1, 4.4.2, 4.4.2.1, 4.4.2.2, 4.4.2.2.1, 4.4.3, 4.4.4, 4.4.4.1, 4.4.4.2, 4.4.4.3

Desired Results: Provide a regular review process to evaluate the effectiveness of the SWMP and revise it as necessary.

Responsible Agents in City: Storm Water Engineer, Public Works Director, Water Department Manager, Streets Department Manager, Parks and Facilities Manager, Storm Drain Supervisor, Waste Water Supervisor, Water Operations Systems Supervisor

Measurable Goal: The Storm Water Engineer will review the SWMP and related documents by October 1st of each year. If revisions are necessary, the Storm Water Engineer will work with the applicable department heads to update the SWMP. The Storm Water Engineer will document the review process and any SWMP revisions in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 02: SUBMISSION OF ANNUAL REPORT

Description: Lehi City will prepare and submit an annual report to the Utah Division of Water Quality (DWQ) by October 1st of each year. After the annual report is submitted, it will be made publicly available on the Lehi City Stormwater website.

Permit Reference: 5.5.1, 5.5.2, 5.5.3, 5.5.4

Desired Results: Submit the annual report in accordance with permit part 5.5

Responsible Agents in City: Storm Water Engineer, Public Works Director

Measurable Goal: The Storm Water Engineer and Public Works Director will submit the annual report by October 1st of each year. The Storm Water Engineer will post the annual report to the Lehi Storm Water website by November 1st of each year.

BMP 03: DOCUMENTATION

Description: To have the information necessary for the annual report, Lehi City has an ongoing documentation process for the implementation of the SWMP. Each component of the SWMP, e.g., the number of inspections performed, officially enforcement actions taken, types of public education activities are tracked and recorded. Lehi City documents annual capital and operation and maintenance expenditures needed, allocated, and spent as well as the staff and resources needed to meet the requirements of the SWMP.

Permit Reference: 4.1.2, 4.1.2.1, 4.1.2.2, 4.1.2.3, 5.4.1, 5.4.4

Desired Results: Maintain and organize a digital storage system that allows for the convenient storage and relocation of information to facilitate the preparation of metrics, annual planning, annual reports, internal audits, and DWQ audits or other requests.

Responsible Agents in City: Storm Water Engineer, SWPP Inspectors, City Treasurer

Measurable Goal: The Storm Water Engineer and SWPPP Inspectors will record inspections and official enforcement actions using ComplianceGo. The City Treasurer will keep record of annual expenditures and staff. The Storm Water Engineer will store education and outreach activities, SOPs, staff training, and other records in their applicable folders on the X drive. All records will be kept for at least 5 years.

BMP 04: RESIDENTIAL NEWSLETTER

Description: Lehi City puts together a monthly newsletter that is mailed to residents and businesses in Lehi that have elected to receive a physical statement of their utility bill. The newsletter is also posted on the city website. In the past, Lehi included a section on lawn care in the spring and leaf disposal in the fall to provide public education on the impacts these can have on water quality. Going forward, Lehi City will include a stormwater education section in the newsletter every month. It will feature stormwater pollution prevention topics most relevant to the time of year, such as lawn care in the spring, proper disposal of swimming pool water in the late summer, etc. Over the entire year it will cover all topics listed in permit parts 4.2.1.2.1 and 4.2.1.3.1 as well as other topics relevant to the city.

Permit Reference: 4.2.1.1, 4.2.1.2, 4.2.1.2.1, 4.2.1.3, 4.2.1.3.1

Desired Results: Promote behavior change by the public to reduce water quality impacts associated with pollutants in storm water runoff.

Justification: The utility mailer is a consistent way to reach many of Lehi's residents and businesses

Pollutants: Pollutants listed in Table 4-1

Audience: General Public; Institutions, Industrial, and Commercial Facilities

Responsible Agents in City: Storm Water Engineer, Communications Department, Billing Department

Measurable Goal: The Storm Water Engineer will provide the Communications Department with the storm water topics to be covered each month of the year. Over a 12-month period it will cover all topics listed in permit part 4.2.1.2.1. The Communications Department will include the stormwater topics in the newsletter, and the Billing Department will send out the newsletter. The Storm Water Engineer will record the date each monthly newsletter is sent out, the topics covered, and the number of people it was sent to.

BMP 05: LEHI UTILITY EXPO

Description: The Lehi Storm Drain Department runs a booth at the Lehi Utility Expo. Members of the storm drain department educate festival attendees on the importance of storm water pollution prevention and distribute stormwater swag items. It also provides residents with an opportunity to meet our storm drain crew and learn about their work. The festival is usually held in late April.

Permit Reference: 4.2.1.1, 4.2.1.2, 4.2.1.2.1

Desired Results: Promote behavior change by the public to reduce water quality impacts associated with pollutants in storm water runoff.

Justification: Residents at an expo may respond with more interest and curiosity to storm water education in the format of a both at a city event than they would to an insert in their utility mailer.

Pollutants: Pollutants listed in Table 4-1

Audience: General Public

Responsible Agents in City: Storm Drain Department, Storm Water Engineer

Measurable Goal: The Storm Drain Department will document the results of their booth after utility fest each year and give the record to the Storm Water Engineer.

BMP 06: LEHI CITY STORM WATER WEBSITE

Description: Lehi City maintains a Storm Water Website that contains educational materials targeted at the following audiences: the general public; institutions, industrial, and commercial facilities; and engineers, construction contractors, developers, development review staff, and land use planners. The material targeted at the general public covers the following topics: maintenance of septic systems; effects of outdoor activities such as lawn care (use of pesticides, herbicides, and fertilizers); benefits of onsite infiltration of stormwater; effects of automotive work and car washing on water quality; proper disposal of swimming pool water; and proper management of pet waste. The material targeted at institutions, industrial, and commercial facilities covers the following topics: proper lawn maintenance (use of pesticides, herbicides, and fertilizer); benefits of appropriate onsite infiltration of storm water; building and equipment maintenance (proper management of waste water); use of salt or other deicing materials (cover/prevent runoff to storm system and contamination to ground water); proper storage of materials (emphasize pollution prevention); and proper management of parking lot surfaces. The material targeted at construction engineers, contractors, developers, development review staff and land use planners covers the following topics: Lehi City SWPPP approval process, resources for developing a SWPPP, Lehi Electronic Inspection Agreement, Lehi SWPPP BMP Manual, and a link to UDEQ's General Construction (Storm Water) website.

Permit Reference: 4.2.1.1, .4.2.1.2, 4.2.1.2.1, 4.2.1.3, 4.2.1.3.1, 4.2.1.4

Desired Results: Promote behavior change by the public to reduce water quality impacts associated with pollutants in storm water runoff.

Justification: The utility mailer can only contain a limited amount of information and can only be sent to individuals who opt in to being sent the newsletter. The city website makes it possible to make more educational content available to a broader audience.

Pollutants: Pollutants listed in Tables 4-1 through 4-3

Audience: General public; institutions, industrial, and commercial facilities; construction engineers, contractors, developers, development review staff, and land use planners.

Responsible Agents in City: Storm Water Engineer, Communications Department.

Measurable Goal: The Storm Water Engineer will review content available on the Lehi Storm Water Website by October 1st of each year. The review process and any revisions will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 07: UTAH COUNTY STORM WATER COALITION (UCSWC)

Description: Lehi City is a member of the Utah County Storm Water Coalition (UCSWC), a group of municipalities in Utah County with the goal of enhancing public knowledge and awareness of stormwater pollution. UCSWC holds monthly meetings that provide members with education on various stormwater topics and give them the opportunity to discuss stormwater issues with representatives from other nearby municipalities. UCSWC provides participating municipalities with stormwater educational swag items to distribute to residents. UCSWC also sends representatives to local elementary schools to educate children on the importance of stormwater pollution prevention. UCSWC also holds an annual stormwater training event that is targeted at Construction Engineers, Contractors, Developers, Development Review Staff, and Land Use Planners, covering various storm water topics including those listed in permit part 4.2.1.4.

Permit Reference: 4.2.1.1, 4.2.1.2, 4.2.1.2.1, 4.2.1.3, 4.2.1.3.1, 4.2.1.4

Desired Results: Promote behavior change by the public to reduce water quality impacts associated with pollutants in storm water runoff.

Justification: UCSWC has greater resources and can reach a broader audience than Lehi City. By being a member of UCSWC, Lehi city enhances its ability to educate the public about storm water pollution.

Pollutants: Pollutants listed in Tables 4-1 through 4-3

Audience: General Public; Institutions, Industrial, and Commercial Facilities; Construction Engineers, Contractors, Developers, Development Review Staff, and Land Use Planners.

Responsible Agents in City: Storm Water Engineer, Public Works Director.

Measurable Goal: The Public Works Director will make sure that UCSWC annual fees are paid. The Storm Water Engineer will participate in UCSWC meeting and record their attendance. UCSWC will provide the Storm Water Engineer with attendance records from their elementary school education program and annual stormwater training event.

BMP 08: BEAUTIFY LEHI MONTH

Description: Lehi City runs a program called Beautify Lehi Month in May of each year. The city delivers dumpsters to neighborhoods for waste collection and sponsors volunteer clean-up projects for resident groups to participate in. Residents are notified via postcards and social media. Lehi Public Works will participate each year and provide an opportunity for residents to participate in street and trash cleanup or other activities relating to storm water quality.

Permit Reference: 4.2.2

Desired Results: Provide opportunities for public involvement and participation in the implementation of the SWMP.

Responsible Agents in City: Environmental Sustainability and Recovery Director, Storm Water Engineer, Public Works Director

Measurable Goal: The Storm Water Engineer and Public Works Director will coordinate with the Environmental Sustainability and Recovery Director to plan a cleanup project relating to storm water quality each year as a part of Beautify Lehi Month. The Storm Water Engineer will document the date, cleanup project, and number of participants.

BMP 09: PUBLIC INVOLVEMENT

Description: All updates to the SWMP are reviewed by the Development Review Committee, then Planning Commission, and finally City Council. Both the Planning Commission and City Council are made up of publicly elected officials, and their meetings are open to public comments. This process makes the SWMP available to the public for review and input prior to submission to the Division. Once City Council has given approval for the SWMP, the Public Works Director signs it, and it is submitted to the Division. Following this, the SWMP is made available on the City Storm Water website with a specific contact person to allow public input.

Permit Reference: 4.2.2, 4.2.2.1, 4.2.2.2, 4.2.2.3

Desired Results: Provide opportunities for public involvement and participation in the development of the SWMP.

Responsible Agents in City: Storm Water Engineer, Development Review Committee, Planning Commission, City Council, Public Works Director

Measurable Goal: The Storm Water Engineer will post the latest version of the SWMP on the Lehi Storm Water Website within 180 days of the effective date of the Small MS4 Permit. If the SWMP is updated within the life of the permit, the updated SWMP will be posted following submission to the Division.

BMP 10: MS4 MAP

Description: Lehi City maintains a current GIS-based map of the storm sewer system showing the locations of all outfalls to the waters of the U.S. with layers for inlets, pipes, channels, manholes, outfalls, detention ponds, treatment systems, rivers, and streams with their associated names, as well as associated information on ownership.

Permit Reference: 4.2.3.1

Desired Results: Provide a GIS-based map and database that tracks the locations of all storm water infrastructure including outfalls to support the Illicit Discharge Detection and Elimination (IDDE) program.

Pollutants: Non-storm water discharges associated with illegal and illicit discharges.

Responsible Agents in City: Storm Water Engineer, Storm Drain Supervisor, GIS Coordinator.

Measurable Goal: The GIS Coordinator will survey all new storm drain infrastructure and add it to the GIS database. The Storm Water Engineer and Storm Drain Supervisor will notify the GIS Coordinator if they find any discrepancies between the GIS data and physical storm drain infrastructure in the course of their work.

BMP 11: ILLICIT DISCHARGE DETECTION AND ELIMINATION ORDINANCE

Description: Lehi City has an existing ordinance to prohibit non-stormwater discharges including spills, illicit connections, illegal dumping, and sanitary sewer overflows into the storm water system. The ordinance provides legal authority to detect, investigate, eliminate, and enforce against non-stormwater discharges, including illegal dumping, into the Lehi City MS4. (Lehi City Code 9-3-6)

Permit Reference: 4.2.3.2, 4.2.3.2.1,

Desired Results: To provide adequate legal authority to detect, investigate, eliminate, and enforce against non-storm water discharges, including illegal dumping, as well as provide a variety of enforcement options to apply and escalate enforcement procedures as necessary based on the severity of violation and/or the failure of the violator to address the violation(s).

Pollutants: Non-storm water discharges associated with illegal and illicit discharges.

Responsible Agents in City: Storm Water Engineer, Public Works Director, City Attorney.

Measurable Goal: The Storm Water Engineer will review Lehi City Code 9-3-6 by October 1st of each year. The City Attorney will assist if it is determined that updates are needed. The review process and any updates will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 12: IDDE PLAN

Description: Lehi City has a written plan to detect and address non-storm water discharges that includes the following:

- Priority Area Identification: locating and listing priority areas likely to have illicit discharges
- Priority Area Inspections: conducting annual field inspections of each priority area and documenting findings
- Dry Weather Screening Inspections: conducting dry weather screening at all outfalls to verify locations and detect illicit discharges at least once during the 5-year permit term, and documenting findings
- Other Permitting: notifying the director within 30 days if it is discovered or suspected that a discharger needs a separate UPDES permit
- Household Hazardous Waste Collection: promoting or providing services for the collection of household hazardous waste
- IDDE Hotline: publicly listing and promoting a hotline or other local telephone number for public reporting of all spills and other illicit discharges. Documenting all calls received, follow-up actions taken, and feedback received from public education efforts.

Permit Reference: 4.2.3.3, 4.2.3.3.1, 4.2.3.3.2, 4.2.3.3.3, 4.2.3.3.4, 4.2.3.3.5, 4.2.3.3.6

Desired Results: Provide a mechanism for Lehi City to discover illicit discharges and illegal connections to the storm drain system.

Pollutants: Non-storm water discharges associated with illegal and illicit discharges.

Responsible Agents in City: Storm Water Engineer

Measurable Goal: The Storm Water Engineer will review the IDDE plan by October 1st of each year. The review process and any revisions will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 13: IDDE SOPS

Description: Lehi City implements the following SOPs in the IDDE program:

- Tracing Illicit Discharges
- Characterizing Illicit Discharges
- Ceasing Illicit Discharges
- Spill and Improper Disposal
- Program Evaluation and Assessment

Lehi City thoroughly documents all IDDE investigations. All IDDE documentation is retained for at least five years and shall be provided to the Director upon request.

Permit Reference: 4.2.3.4, 4.2.3.4.1, 4.2.3.4.1.1, 4.2.3.4.1.2, 4.2.3.4.2, 4.2.3.4.3, 4.2.3.4.3.1, 4.2.3.4.4, 4.2.3.4.5, 4.2.3.5

Desired Results: Provide effective standard operating procedures for employees implementing the IDDE program.

Pollutants: Non-storm water discharges associated with illegal and illicit discharges.

Responsible Agents in City: Storm Water Engineer, SWPPP Inspectors, Storm Drain Supervisor

Measurable Goal: The Storm Water Engineer will review the IDDE SOPs by October 1st of each year with input from the SWPPP Inspectors and Storm Drain Supervisor. The review process and any revisions will be documented in the Lehi City SWMP ComplianceGo site created for the purpose. The Storm Water Engineer and SWPPP Inspectors will document all IDDE investigations as outlined in the IDDE SOPs.

BMP 14: IDDE TRAINING

Description: Lehi City trains all staff, MS4 contractors, office personnel and other responsible entities that, as part of their normal job responsibilities, might come into contact with, receive calls, or otherwise observe an illicit non-storm water discharge. Employees are trained within 60 days of hire, and annually thereafter. The training at a minimum includes the following: identification and reporting; investigation, termination, clean-up, and enforcement procedures; investigation documentation requirements. Records are kept of the date, topics covered, and names and positions of staff.

Permit Reference: 4.2.3.6, 4.2.3.6.1, 4.2.3.6.2, 4.2.3.6.3

Desired Results: Provide city staff with the training necessary to respond effectively to illicit discharges.

Pollutants: Non-storm water discharges associated with illegal and illicit discharges.

Responsible Agents in City: Storm Water Engineer, Public Works Director, Human Resources Director, IT Systems Manager

Measurable Goal: The Human Resources Director will provide the Storm Water Engineer with the list of employees that require IDDE training. The Storm Water Engineer will prepare the training and receive approval from the Public Works Director and IT Systems Manager before sending out the training. The Storm Water Engineer will send the training to all applicable employees within 60 days of hire and annually thereafter, and keep records of the training.

BMP 15: CONSTRUCTION RUNOFF CONTROL ORDINANCE

Description: Lehi City has an ordinance that requires compliance with all requirements set forth in the most current, applicable UPDES construction storm water permits. This ordinance requires applicable construction operators to obtain coverage under the current applicable UPDES construction stormwater permit, renew coverage if necessary, and prepare and implement a SWPPP meeting the requirement of the permit. The ordinance includes a provision for access by City SWPPP Inspectors to inspect construction sites, including storm water BMPS, on private properties that discharge to the MS4. (Lehi City Code 9-3-4 and 9-3-6)

Permit Reference: 4.2.4.1, 4.2.4.1.1, 4.2.4.1.2, 4.2.4.1.3

Desired Results: Provide Lehi City the legal authority to direct and enforce the requirements of the General Construction Permit.

Pollutants: All pollutants listed in Table 4-3.

Responsible Agents in City: Storm Water Engineer, Public Works Director, City Attorney

Measurable Goal: The Storm Water Engineer will review Lehi City Code 9-3-4 and 9-3-6 by October 1st of each year and verify that they are equivalent with the requirements set forth in the current UPDES Construction General Storm Water Permit. The City Attorney will assist if it is determined that updates are needed. The review process and any updates will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 16: ENFORCEMENT STRATEGY

Description: Lehi City has a written construction oversight enforcement SOP that includes the following: specific processes and sanction to minimize the occurrence of violations and obtain compliance from violators; appropriate escalating enforcement procedures and actions, including an appeals process that is published in a publicly accessible location; notification and documentation procedures for enforcement actions; and a definition of who has authority to implement enforcement procedures on behalf of the city. The enforcement SOP is consistent with Utah State Code Section 19-5-108.3

Permit Reference: 4.2.4.2, 4.2.4.2.1, 4.2.4.2.2

Desired Results: Provide the Storm Water Engineer, SWPPP Inspectors, and Code Enforcement Officer with enforcement procedures that are both effective and compliant with state code.

Pollutants: All pollutants listed in Table 4-3.

Responsible Agents in City: Storm Water Engineer, SWPPP Inspectors, City Attorney, Code Enforcement Officer

Measurable Goal: The Storm Water Engineer and SWPPP Inspectors will follow the enforcement strategy outlined in the SOP with assistance from the Code Enforcement Officer as necessary. The Storm Water Engineer will review the enforcement SOP by October 1st of each year and consult the City Attorney for assistance if revisions are needed. The review process will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 17: PRE-CONSTRUCTION SWPPP REVIEW

Description: Lehi City uses a checklist for pre-construction SWPPP review that is consistent with the requirements of the current, applicable UPDES construction storm water permits. The checklist includes consideration of potential water quality impacts and procedures for pre-construction review. During this review it is determined whether a site is a priority construction site, as defined in permit part 7.0. Following the review of the SWPPP, a pre-construction SWPPP meeting is held to review the site design, planned operations at the construction site, planned BMPs during the construction phase, planned BMPs to manage runoff created after development, and Lehi's enforcement policy. The SWPPP review checklist and the Lehi SWPPP review process are available on the Lehi City Stormwater website.

Permit Reference: 4.2.4.3, 4.2.4.3.1, 4.2.4.3.2, 4.2.4.3.3, 4.2.4.6

Desired Results: Provide the Storm Water Engineer with a standard procedure for reviewing SWPPPs. Provide an opportunity for construction operators and the Lehi SWPPP inspectors to establish expectations for SWPPP implementation and enforcement.

Pollutants: All pollutants listed in Table 4-3.

Responsible Agents in City: Storm Water Engineer, SWPPP Inspectors

Measurable Goal: The Storm Water Engineer will document all SWPPP reviews in a ComplianceGo site created for each qualifying construction site. The SWPPP inspectors will document all pre-construction SWPPP meetings in the corresponding ComplianceGo site. The Storm Water Engineer will review the SWPPP review SOP and checklist by October 1st of each year and revise it as needed. The review process and any updates will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 18: CONSTRUCTION STORM WATER RUNOFF CONTROL INSPECTION PROGRAM

Description: Lehi City has a Construction Oversight Inspection SOP that includes the following: who is responsible for site inspections; procedures for the oversight inspections, follow-up, and documentation as identified in permit parts 4.2.4.4.2 through 4.2.4.4.6; and procedures for being notified by construction operations/owners of completion of active construction so that Lehi may conduct verification of final stabilization and removal of all temporary control measures. A qualified person from Lehi City will conduct inspections according to the schedule outlined in permit parts 4.2.4.4.2 through 4.2.4.4.4. After the owners/operators have notified Lehi City of the completion of active construction, Lehi City will conduct a final inspection to ensure the site is stabilized and all temporary controls have been removed. Lehi City will use an electronic site inspection to conduct MS4 oversight inspection unless there is a documented reason justifying an on-site inspection. Follow-up actions and enforcement actions will be taken based on inspection findings.

Permit Reference: 4.2.4.4, 4.2.4.4.1, 4.2.4.4.2, 4.2.4.4.2.1, 4.2.4.4.2.2, 4.2.4.4.2.3, 4.2.4.4.3, 4.2.4.4.4, 4.2.4.4.5, 4.2.4.4.6, 4.2.4.6

Desired Results: Ensure compliance with the requirements set forth in the most current UPDES construction storm water permits.

Pollutants: All pollutants listed in Table 4-3.

Responsible Agents in City: Storm Water Engineer, SWPPP Inspectors

Measurable Goal: The Storm Water Engineer and SWPPP inspectors will utilize the Construction Oversight Inspection SOP and record their inspections in the ComplianceGo site created for each qualifying construction site. The Storm Water Engineer will review the Construction Oversight Inspection SOP by October 1st of each year and revise it as necessary. The review process and any updates will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 19: CONSTRUCTION STORM WATER TRAINING

Description: Lehi City trains all staff whose primary duties are related to implementing the construction storm water program. Employees are trained within 60 days of hire, and annually thereafter. The training at a minimum includes the following: permitting, plan review, construction site inspections, and enforcement. Records are kept of the date, topics covered, and names and positions of staff.

Permit Reference: 4.2.4.5, 4.2.4.5.1, 4.2.4.5.2, 4.2.4.5.3

Desired Results: Provide city staff with the training necessary to effectively implement the construction stormwater program.

Pollutants: All pollutants listed in Table 4-3.

Responsible Agents in City: Storm Water Engineer, SWPPP Inspectors

Measurable Goal: The Storm Water Engineer and SWPPP Inspectors will maintain RSI certification. They will also review all SOPs relating to the construction stormwater program by October 1st of each year. The Storm Water Engineer will keep records of the training.

BMP 20: POST CONSTRUCTION STORM WATER MANAGEMENT

Description: Lehi City's New Development/Redevelopment program has requirements and standards to ensure that stormwater controls and management practices in new development and redevelopment prevent or minimize impacts to water quality. Lehi Development Code contains sections for hillside preservation, grading, flood damage prevention, Utah Lake shoreline protection, and Jordan River protection to accomplish the following: minimize development in areas susceptible to erosion and sediment loss; minimize the disturbance of native soils and vegetation; preserve areas that provide important water quality benefits; implement measures for flood control; and protect the integrity of natural resources and sensitive areas. Lehi Design Standards contain the following: specific hydrologic method(s) for calculating runoff volumes and flow rates to ensure consistent sizing of storm water controls; 80th percentile retention in new development and redevelopment; low impact development controls that are permitted and encouraged in storm water system design.

Permit Reference: 4.2.5.1, 4.2.5.1.1, 4.2.5.1.2, 4.2.5.1.3, 4.2.5.1.4

Desired Results: Ensure that stormwater controls and management practices in new development and redevelopment prevent or minimize impacts to water quality

Pollutants: All pollutants listed in Tables 4-1 and 4-2

Responsible Agents in City: Planning Department, Engineering Department, Storm Water Engineer

Measurable Goal: The Storm Water Engineer will review the applicable Development Codes and Design Standards by October 1st of each year. The Storm Water Engineer will work with the Planning Department and Engineering Department if it is determined that updates are needed. The review process and any updates will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 21: LONG-TERM POST-CONSTRUCTION STORM WATER CONTROL REGULATORY MECHANISM

Description: Lehi City has an ordinance that requires storm water control selection, design, installation, operation, and maintenance standards to protect water quality and reduce the discharge of pollutants to the MS4 for all new subdivision and site plans. Lehi Municipal Code section 9-3-3 contains requirements for storm water system design, and section 9-3-5 contains requirements for storm water system operation and maintenance. These ordinances give the city enforcement authority and access for post-construction storm water controls in the city. New developments with private storm drainage systems are required to sign a maintenance agreement with the city. The maintenance agreement requires that the owner complete the necessary maintenance of their storm water system, gives the city permission to conduct oversight inspections, accounts for transfer of responsibility, and allows the city to perform necessary maintenance if the owner fails to do so and recoup costs as needed.

Permit Reference: 4.2.5.2, 4.2.5.2.1, 4.2.5.2.2, 4.2.5.2.3, 4.2.5.2.4

Desired Results: Provide Lehi City with the legal authority to implement the post-construction storm water control program

Pollutants: All pollutants listed in Tables 4-1 and 4-2

Responsible Agents in City: Storm Water Engineer, City Attorney

Measurable Goal: The Storm Drain Engineer will review the post-construction storm water control ordinances and maintenance agreement by October 1st of each year. The City Attorney will assist if it is determined that updates are needed. The review process and any updates will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 22: POST-CONSTRUCTION STRUCTURAL STORM WATER CONTROL REVIEW AND INVENTORY

Description: Lehi City reviews all subdivision and site plans for potential water quality impacts. All developments with privately owned storm drainage systems are required to submit a Stormwater System Operations and Maintenance Plan (SSOMP) or equivalent and sign a maintenance agreement with the city. The SSOMP template, maintenance agreement, and review checklist used by the city are available on the Lehi City Storm Water website. Lehi City has developed a SSOMP or equivalent for all detention basins, retention basins, drainage swales, underground storage chambers, debris basins, etc., owned and maintained by the city. An inventory of all post-construction structural storm water controls and their corresponding SSOMPs is kept in ComplianceGo.

Permit Reference: 4.2.5.3, 4.2.5.3.1, 4.2.5.3.2, 4.2.5.5, 4.2.5.5.1, 4.2.5.5.2

Desired Results: Ensure that storm water controls are properly installed and receive adequate maintenance.

Pollutants: All pollutants listed in Tables 4-1 and 4-2

Responsible Agents in City: Storm Water Engineer

Measurable Goal: The Storm Water Engineer will update the post construction stormwater inventory as SSOMPs are submitted. The Storm Water Engineer will review the SSOMP template, maintenance agreement, and SSOMP review checklist and SOP by October 1st of each year and update them as necessary. The review process and any updates will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 23: POST-CONSTRUCTION STORM WATER MANAGEMENT SITE INSPECTIONS

Description: Lehi City maintains SOPs for the following inspections of post-construction storm water control measures:

- Control Verification Inspection: inspect permanent structural controls once during installation
- Maintenance Inspections: inspect all post-construction storm water sites in the inventory at least once every five years and require that the property owner/operator inspects them once per year. Sites owned by Lehi City are inspected annually.

Permit Reference: 4.2.5.4, 4.2.5.4.1, 4.2.5.4.2, 4.2.5.4.2.1

Desired Results: Ensure that storm water controls are properly installed and receive adequate maintenance.

Pollutants: All pollutants listed in Tables 4-1 and 4-2

Responsible Agents in City: Public Works Inspectors, Storm Water Engineer

Measurable Goal: Public Works Inspectors will require construction operators to provide proof that the Control Verification Inspection was completed. The Storm Water Engineer will document maintenance inspections in the corresponding ComplianceGo site for each site in the post-construction stormwater inventory. The Storm Water Engineer will review the SOPs for post-construction storm water control inspections by October 1st of each year and update them as necessary. The review process and any updates will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 24: POST-CONSTRUCTION STORM WATER MANAGEMENT INSPECTOR TRAINING

Description: Lehi City provides training to staff implementing the post-construction storm water management program on the following topics: plan review; inspections; enforcement; LID and green infrastructure practices; and the requirements for post-construction controls and the associated storm water controls identified in this SWMP.

Permit Reference: 4.2.5.6, 4.2.5.6.1, 4.2.5.6.2, 4.2.5.6.3

Desired Results: Ensure employees whose primary job responsibilities are related to implementing the post-construction storm water management program and properly trained

Pollutants: All pollutants listed in Tables 4-1 and 4-2

Responsible Agents in City: Storm Water Engineer

Measurable Goal: The Storm Water Engineer will review the section of the SWMP and the SOPs that relate to the post-construction storm water management program by October 1st of each year and document that they are familiar with the requirements.

BMP 25: PRIORITY CITY FACILITY IDENTIFICATION

Description: Lehi City keeps a current written inventory of potential "high priority" facilities owned by the city. This inventory includes all facilities listed in permit part 4.2.6.1, as well as common pollutions that may originate from each facility and how to prevent them from entering the storm water system.

Any facilities on the list that are found to have the following are considered "high priority" facilities: pollutants stored at the site; improperly stored materials; potential pollution-generating activities performed outside, e.g. changing automotive fluids; close proximity to fresh water and water bodies, including but not limited to streams, canals, rivers, ponds, and lakes; or the potential to discharge pollutants of concern to impaired waters.

Each facility deemed to be "high priority" uses water quality control measures and BMPs to target the specific pollutants generated onsite and operates under a SWPPP that meets the requirements listed in permit part 4.2.6.3.2. The SWPPP and related documents are stored in a ComplianceGo site corresponding to each "high priority" facility.

Permit Reference: 4.2.6.1, 4.2.6.2, 4.2.6.3, 4.2.6.3.1, 4.2.6.3.2

Desired Results: Minimize pollutant discharges in storm water runoff from MS4 facilities

Pollutants: All pollutants listed in Table 4-4.

Responsible Agents in City: Storm Water Engineer

Measurable Goal: The Storm Water Engineer will review the inventory of city facilities by October 1st of each year. The review process and any revisions will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 26: HIGH PRIORITY MS4 FACILITY INSPECTIONS

Description: Lehi City performs the following inspections on all "high priority" MS4 facilities:

- Monthly Visual Inspections: A visual inspection of "high priority" facilities and their related storm water outfalls in accordance with SOPs to verity and correct the performance of the BMPs and all other systems designed and placed to eliminate pollutant discharges.
- Semi-Annual Comprehensive Inspections: A comprehensive inspection of "high priority" facilities, including all storm water controls to review and correct issues found with waste storage areas; dumpsters; vehicle and equipment maintenance/fueling areas; material handling areas and similar pollutant-generating areas; previous inspections conducted at the facility; and the facility's SWPPP.
- Annual Visual Observation of Storm Water Discharges: A visual observation of the quality of storm water discharges from "high priority" facilities. Any observed problems such as color, foam, sheen, or turbidity will be corrected as soon as practicable, but at a minimum before the next storm event.

Permit Reference: 4.2.6.4, 4.2.6.4.1, 4.2.6.4.2, 4.2.6.4.3

Desired Results: Minimize pollutant discharges in storm water runoff from MS4 facilities

Pollutants: All pollutants listed in Table 4-4

Responsible Agents in City: Storm Water Engineer

Measurable Goal: The Storm Water Engineer will complete the inspections listed above and document them in the ComplianceGo site created for each "high priority" facility. The Storm Water Engineer will review the SWPPP for each "high priority" facility as part of the Semi-Annual Comprehensive Inspections and will be update them as necessary.

BMP 27: OPERATIONS AND MAINTENANCE SOPS

Description: Lehi City maintains SOPs for operations and maintenance activities at city owned buildings and facilities; material storage areas; heavy equipment storage areas and maintenance areas; parks and open spaces; roads, highways, and parking lots; and storm water collection and conveyance systems. These SOPs address the following practices: use, storage, and disposal of chemicals; storage of salt, sand, gravel, landscaping materials, asphalt, and other materials; waste and trash management; cleaning, washing, painting, and maintenance activities; proper application, storage, and disposal of fertilizer, pesticides, and herbicides and minimizing their use; lawn maintenance and landscaping activities including proper disposal of lawn clippings and vegetation; green waste deposited in the street; proper disposal of pet wastes; vehicle maintenance and repair activities including use of drip pans and absorbents under or around leaky vehicles and equipment; vehicle/equipment storage including storing indoors where feasible; vehicle fueling including placing fueling areas under cover in order to minimize exposure where feasible; road and parking lot maintenance including pothole repair, pavement marking, sealing, and repaving; cold weather operations including plowing, sanding, application of deicing compounds and maintenance of snow disposal areas; right-of-way maintenance including mowing, herbicide and pesticide application; city sponsored events such as outdoor festivals, parades, or street fairs and the clean-up following these events; regular inspection, cleaning, and graffiti removal. The city maintains SOPs for storm drain maintenance and road and parking lot sweeping that includes a schedule for inspection and maintenance that prioritizes more frequent maintenance at problem locations. The city maintains SOPs for the proper disposal of waste and wastewater from storm drain maintenance in accordance with federal, state, and local laws. The city maintains SOPs for vehicle and equipment washing to ensure that wash waters are not discharged to the MS4 or waters of the state. The Lehi City Water and Fire Departments maintain a spill prevention plan.

Permit Reference: 4.2.6.5, 4.2.6.5.1, 4.2.6.5.2, 4.2.6.5.3, 4.2.6.5.4, 4.2.6.5.5, 4.2.6.5.6

Desired Results: Minimize pollutant discharges in storm water runoff from MS4 facilities

Pollutants: All pollutants listed in Table 4-4

Responsible Agents in City: Storm Water Engineer, Public Works Director, Parks and Facilities Manager, Water Department Manager, Streets Department Manager, Water Operations System Supervisor, Storm Drain Supervisor, Waste Water Supervisor, Water Maintenance Supervisor, Fire Marshall

Measurable Goal: The Storm Water Engineer will review all Operations and Maintenance SOPs with assistance from the applicable department supervisors and managers by October 1st of each

year. The review process and any revisions will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 28: FLOOR DRAIN INVENTORY

Description: Lehi City maintains an inventory of all floor drains inside all city or operated buildings, including where all floor drains discharge to.

Permit Reference: 4.2.6.6.6

Desired Results: Ensure all floor drains discharge to appropriate locations

Pollutants: All pollutants listed in Table 4-4.

Responsible Agents in City: Storm Water Engineer

Measurable Goal: The Storm Water Engineer will review the floor drain inventory by October 1st of each year. The review process and any revisions will be documented in the Lehi City SWMP ComplianceGo site created for the purpose.

BMP 29: FLOOD MANAGEMENT CONTROL ASSESSMENT

Description: The Lehi City Engineering department will work with the Storm Water Engineer and FEMA to assess the water quality impacts and the design of all new flood management structural controls that are owned or operated by the city or discharge to the city and consider controls that can be used to minimize the impacts to site water quality and hydrology while still meeting project objectives. This will be documented as part of the development review process. The Lehi Storm Drain Master plan contains an assessment of all existing flood control facilities.

Permit Reference: 4.2.6.8, 4.2.6.8.1

Desired Results: Minimize impacts to water quality from flood management structures.

Pollutants: All pollutants listed in Table 4-4.

Responsible Agents in City: City Engineer, Storm Water Engineer

Measurable Goal: The development review process for all new flood control structures will be documented.

BMP 30: RETROFIT PLAN FOR EXISTING CITY OWNED OR OPERATED SITES

Description: When City-owned sites are redeveloped storm water systems will be designed to reduce impact to water quality. When possible, this will include controls that infiltrate, have evapotranspiration, or harvest and reuse storm water.

Permit Reference: 4.2.6.9

Desired Results: Minimize pollutant discharges in storm water runoff from MS4 facilities

Pollutants: All pollutants listed in Table 4-4

Responsible Agents in City: City Engineer, Storm Water Engineer

Measurable Goal: The development review process for redevelopment of city facilities, including the selection of storm water controls, will be documented.

BMP 31: MS4 POLLUTION PREVENTION AND GOOD-HOUSEKEEPING TRAINING

Description: Lehi City trains all employees and MS4 contractors with job functions that may impact storm water quality on storm water best management practices for their job responsibilities. This training includes the importance of protecting water quality and the City's SOPs for operations and maintenance activities.

Permit Reference: 4.2.6.10, 4.2.6.10.1, 4.2.6.10.2, 4.2.6.10.3

Desired Results: Train MS4 employees with job function that may impact storm water quality to minimize pollutant discharges in storm water runoff from MS4 facilities

Pollutants: All pollutants listed in Table 4-4

Responsible Agents in City: Storm Water Engineer, Public Works Director, Human Resources Director, IT Systems Manager

Measurable Goal: The Human Resources Director will provide the Storm Water Engineer with the list of employees that require MS4 pollution prevention and good housekeeping training. The Storm Water Engineer will prepare the training and receive approval from the Public Works Director and IT Systems Manager before sending out the training. The Storm Water Engineer will send the training to all applicable employees within 60 days of hire and annually thereafter and keep records of the training.

Agenda Item No: 5.4

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #34-2026, approval of amendments to the Design Standards and Public Improvement Specifications Manual Chapter 2.

Summary:

Attachments:

Design Standards Chapter 2 Amendment 1.pdf

Ordinance - Design Standards Chapter 2 Amendment 07.28.26.docx

TEMPORARY CONSTRUCTION SITE SAFETY MEASURES DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS MANUAL AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	July 28, 2026
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	June 17, 2026

REQUIRED ACTION

City Council	Final approval

REPORT ANALYSIS

Lehi City requests approval of an amendment to the Design Standards and Public Improvement Specifications Manual. The proposed Section 2.12 includes design requirements for sumps and retention basins, the requirement from the Utah Department of Environmental Quality for new development and redevelopment projects to retain onsite the runoff from the 80th percentile storm, low impact development practices for stormwater pollution prevention, and clarification of the requirements for Stormwater System Operations and Maintenance Plans.

The DRC had ten redline comments, including the following:

1. have section 2.05 title be all on same page
2. Add a space
3. ...approved through the...
4. ...or as allowed by the City Engineer.
5. ...to detain all times from 5 minutes to 24 hours...
6. City Engineer
7. O. Public or private property owners shall not allow storm or drainage water to run off onto adjacent property. Developers shall incorporate means necessary within the design of the development to contain all water on site and set up for the perpetual ownership and maintenance of the retention system to future owners.
8. 60'
9. 32'
10. Can this just be made available on our City website and submitted to stormwater plans reviewer
11. obtained

Please consider the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed amendment to the Design Standards and Public Improvement Specifications Manual seeks to meet Utah Department of Environmental Quality stormwater requirements.
2. Additional findings based upon information presented during the public hearing.

Design Standards & Public Improvement Specifications Manual Chapter 2 Amendments
DRC Redline Comments

Lehi City – Requests review of amendments to the Design Standards and Public Improvement Specifications Manual Chapter 2.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Shelbey Brewer
Date of Plans Reviewed: 6/8/26
Time Start: 1:00 pm
Time End: 1:10 pm

DRC REDLINE COMMENTS: (See Bluebeam Session for comment location)
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
1. have section 2.05 title be all on same page
2. Add a space
3. ...approved through the...
4. ...or as allowed by the City Engineer.
5. ...to detain all times from 5 minutes to 24 hours...
6. City Engineer
7. O. Public or private property owners shall not allow storm or drainage water to run off onto adjacent property. Developers shall incorporate means necessary within the design of the development to contain all water on site and set up for the perpetual ownership and maintenance of the retention system to future owners.
8. 60'
9. 32'

Kim – Planning:
10. Can this just be made available on our City website and submitted to stormwater plans reviewer
11. obtained

THIS ITEM WILL RETURN TO DRC FOR ADDITIONAL REVIEW.

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

CHAPTER 2

DESIGN STANDARDS

SECTION 2.01 GENERAL

Preservation of terrain: The design and construction of subdivisions shall preserve, insofar as it is possible, the natural terrain, natural drainage, existing topsoil, trees and vegetation.

Critical lands: Critical environment lands and lands subject to hazardous conditions such as landslides, mudflows, ground subsidence, shallow water table, and floods shall be identified and shall not be subdivided until the hazards have been eliminated or evidence submitted that said hazards will be eliminated by the development and construction plans. The Standard Details Section of the Specifications depicts the basic design standards outlined in this section.

Design Standards: The design of the preliminary and final plans to the subdivision in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with the following design standards.

SECTION 2.02 STREETS

A. All streets in and adjacent to the subdivision must conform to the major street master plan of the city.

B. The alignment and width of all through streets shall be preserved unless unusual topographical conditions make a modification advisable. Where the Planning Commission determines that it is desirable to provide for street access to adjoining property in order to provide for an orderly development of a street system, proposed streets shall be extended by dedication to the boundary of such property.

C. Where a large subdivision abuts upon a major thoroughfare, the Commission may require marginal access streets to be included in the street plan.

D. Street width is to be measured from lot line to lot lines. The minimum width of streets according to the Lehi City Master Transportation Plan, unless otherwise expressly permitted by the City ~~Council~~ Engineer, shall be measured as follows:

60'

32'

Street Type	Right-of-way (min.)	Asphalt Width (min.)
Local Streets	~~56'~~ 60'	~~34'~~ 32'
Minor collector streets	60' – 66'	38' – 44'
Major collector streets	70'	48'
Minor arterial streets	74'	52'
Major arterial streets	80'	58'
Principal arterial streets	106' +	81' +

Standard street sections are shown in the Standard Details Section.

E. Cul-de-sacs (dead-end streets designed to be permanently closed to through traffic) shall be not longer than four hundred (400) feet to the beginning of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred (100) feet diameter, measured to the lip of curb lines. Partial cul-de-sac bulbs are allowable where deemed appropriate by the Planning Commission and/or City Council. If surface water drainage is into the turnaround, due to the grade of the street, necessary catch basins and drainage easements shall be provided. Temporary cul-de-sacs shall be as shown in the attached Design Drawings.

F. Streets shall intersect each other as near as possible at right angles. In no case shall the deviation from 90 degrees be more than +/- 15 degrees.

G. Street centerline offsets of less than one hundred and fifty (150) feet shall not be allowed except where specifically authorized by the City Engineer. Major streets such as through collectors, etc. require a street centerline offset of three hundred and fifty (350) feet or more as determined by the City Engineer. City streets may be offset at an intersection up one half of the paved portion of the street as allowed by the City Engineer.

H. All arterial roads shall be as approved or designed by the City Engineer and shall incorporate the following; limited access control along roadway restricting front facing lots, without City Council variance, widths as required based on projected traffic volumes and road classification in the Master Plan.

I. All subdivisions shall abut on and have access to at least one paved public street and as a minimum, allowance for one or more future accesses as developments adjacent hereto proceed. If the development exceeds 50 equivalent residential units, a second paved city street must be incorporated in the subdivision unless otherwise approved by the Planning Commission.

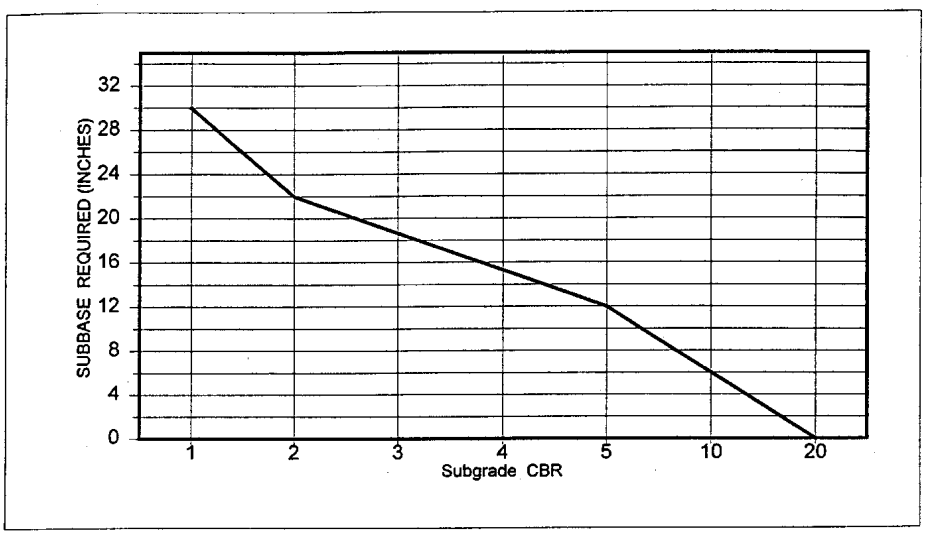
J. Pavement design (asphalt, base and sub-base) shall conform to the requirements outlined in Figure 2-1 or an alternate design by a Registered Geotechnical Engineer, licensed within the State of Utah, as approved by the City Engineer. Certification from suppliers as to the CBR and AASHTO designations for base and sub-base materials will be required prior to any road construction. Asphalt suppliers shall also certify as to their materials Marshall Stability values, gradation, and oil.

SECTION 2.03 STREET ALIGNMENT AND PAVEMENT SECTION STANDARDS

General Roadway Design: In general, roadway design should conform to the latest edition of the AASHTO policy on geometric design of highway and streets. Specific City standards are summarized below and are required unless specifically approved otherwise by the Lehi City Engineer and the Lehi City Council.

A. Pavement Design Criteria

FIGURE 2-1
LEHI CITY PAVEMENT DESIGN CHART



1. Sub-base curve based on:
   a. ADTs on page 16 of the Lehi City Master Transportation Plan. (The City may require a higher traffic volume based on a developer's projected needs.)
   b. Road Base CBR = 70.
   c. Asphalt Marshall Stability = 1800.
   d. Sub-base CBR (California Bearing Ratio) = 30.

2. Minimum Pavement Design:

Street	Sub-base	Road Base	Initial Asphalt	Future Overlays
Local Street	Per chart	6"	3"	-
Minor Collector	Per chart	6"	3"	2"
Major Collector	Per chart	6"	3"	2 ½"
Minor Arterial	Per chart	6"	3"	3 ½"
Arterials			(By Design)	

3. Road base shall not be saturated by groundwater or ponding water. This may require that the road base be above the natural ground surface.

4. One CBR analysis (tested under 96 hour saturated conditions) of the road sub grade is required for every 1,000 linear feet of road. More shall be required if sub grade conditions vary appreciably. After the sub grade is cut, the City may require

additional CBRs due to material changes.

5. Sub-base materials shall at a minimum conform to AASHTO designation A-1-a and extend 3 feet beyond edge of pavement or 1 foot back of top back of curb.

6. Additional sub-base material shall be place on all saturated unstable sub grades that must be stabilized.

7. Field conditions and/or city road construction and/or operation may dictate a higher sub-base thickness.

8. At the discretion of City Engineer, the sub-base thickness determined through adherence to Section 2.03 may be substituted with a sub-base thickness provided by a Registered Geotechnical Engineer licensed within the State of Utah.

B. Vertical Alignment Criteria:

Roadway Classification	Vertical Curve Length Min. (feet)	Design Speed (mph)	Maximum Grade (%)
Principal Arterial	*	50	6
Minor Arterial	*	40	8
Major Collector	*	35	8
Minor Collector	*	30	10
Local (3%max. grade change)	50	25	12
Local (6%max. grade change)	100	25	12
Local (6% +)	*	25	12

1. Crest and sag vertical curves shall be controlled by "K value" as shown in the latest edition of AASHTO "A Policy on Geometric Design of Highways and Streets" appropriate to the design speed requirements of each roadway classification.

2. If the difference between the grades of two intersecting vertical tangents of a street is greater than 1.0%, an appropriate vertical curve shall be placed between them.

3. Minimum grade on all roadways shall not be less than four/tenths of 1 percent (0.4%) unless approved otherwise by the City Engineer.

4. Minimum grades within parking lot areas should be 2.0%. Maximum grades within parking lot areas should be 6.0%

B. Horizontal Alignment Criteria

1. Roadway Classification

No Comment

Primary Classification	Min. Radius * (feet) (Road Centerline)	Design Speed (mph)
Principal Arterial	1200'	50
Minor Arterial	825'	40
Major Collector	625'	35
Minor Collector	425’	30
Local	275’	25
Local (with calming curves)	60 – 100’	10-15
Local (with calming right angle turn)	See Standard Details	

*Super elevation may be required.

2. When street center lines within a block deflect from each other at any one point more than 5 degrees, there shall be a connecting curve.

3. Provide appropriate roadway transition taper lengths by adhering to the following formulas: Length L = S x W for speeds greater than 40 mph
   $L = (WS^2)/60$ for speeds less than 40 mph

   Where: L = Minimum length of transition in feet
   S = Design speed in miles per hour
   W = Width of transition in feet

3. Maintain minimum intersection sight distance requirements (including landscape canopies) per Lehi City Development Code.

4. Curbs at all intersections shall be rounded with curves meeting the following requirements unless approved otherwise by the City. Property lines at street intersections shall be rounded with a curve large enough to accommodate the following curb radii plus applicable walks, planters, trails, and setbacks.

Roadway Classification	Curb Radius (feet) Measured at TBC
Principal Arterial	45
Major & Minor Arterial	40
Major Collector	35
Minor Collector	30
Local Road	24

SECTION 2.04 GENERAL STREET DESIGN STANDARDS

A. New streets shall use the coordinate form of street numbering. A street which is

obviously a continuation of another existing street should bear the same number and name. All streets that are parallel to the City's coordinate system (running east-west or north-south) shall be numbered streets. Those streets which are not parallel to the coordinate system shall be named and also have a coordinate number indicating the location. Street signs erected to show the name of a street shall also include the correct street coordinates.

B. All streets within the City limits will be required to be dedicated for public use except as called out otherwise in City Code. A minimum of one half of the street plus 13 feet shall be platted and constructed (10 feet pavement & 3 foot shoulder) within the subdivision unless otherwise approved and/or required by the City Engineer and Planning Commission. The Planning Commission may require off-street parking areas within the retail center of a new subdivision and specify requirements for maintenance of the same. Where natural or scenic features and/or historic community assets exist, such locations are to be safeguarded either by dedication to a public or private agency by the subdivider.

C. Where subdivision streets parallel contiguous property of other owners, the subdivider may not retain a protection strip.

D. Wheel chair ramps must be constructed at all street corners and other pedestrian crossings as shown in the Standard Details Section of these specifications.

E. Curb, gutter and sidewalks as detailed in the Standard Details shall be installed on existing and proposed streets by the subdivider as required by the subdivision type. No bridging with soil will be permitted on curb, gutter, and sidewalk unless appropriate drainage and erosion control features are implemented as approved by Lehi City Road Superintendent or Designee.

F. Catch basins as detailed in the Standard Details shall be provided where required for proper street drainage.

G. Driveway approaches meeting the minimum criteria as detailed in the Standard Details shall be cut in for all driveways after initial curb placement. Maintain spacing from the closest edge of pavement to any driveway as follows: Local = 60 feet; Collector = 80 feet, Arterials = 100 feet unless approved otherwise by Lehi City. Drive approach (which includes the sidewalk and planter-strip section) construction standards vary dependent on lot frontage (see Standard Details for requirements).

H. Traffic studies may be required by the DRC, Planning Commission or City Council to better understand the development needs and impacts.

I. Traffic calming may/should be used as applicable as approved by the DRC, Planning Commission and Council.

SECTION 2.05 FENCING AND LANDSCAPING STANDARDS FOR ARTERIAL

have section 2.05 title be all on same page

AND/OR OTHER STREETS AS APPLICABLE

The purpose of these standards is to reduce street congestion, maintain property values, and enhance the image of Lehi City and the character of its major corridors, which serve as primary access into and through the City. In some instances these standards may not be completely feasible due to existing improvements and right-of-way widths. Where such circumstances exist, these standards shall apply to the fullest extent possible; however the City Council may modify these standards as necessary on a case-by-case basis.

A. Residential Development. Where residential developments are adjacent to an arterial, collector, or other street that prohibits individual residential lot access or any other instance where double frontage lots are proposed, the following standards shall apply.

1. Fencing. The developer shall install a continuous decorative fence six (6) feet in height along the rear property line and side property line (where applicable) of double frontage lots which abut upon the adjacent arterial or collector street; however, when the adjacent street is a principal arterial or a State road, the fence shall be eight (8) feet in height. Upon installation and acceptance of the fence by the City, individual property owners that abut the fence shall assume full ownership and responsibility for its maintenance, and repair. The following standards shall apply to the decorative fence:

a. The fence shall be constructed of stone, brick, decorative concrete simulating stone or brick, concrete, composite wood material, or other quality materials deemed comparable by the Planning Commission. No fence shall be constructed of vinyl. Masonry fences shall be treated with a durable non-porous anti-graffiti sealant on the street side of the fence. For fences along any arterial street (major or minor) or State road, the fence shall be either masonry or solid precast concrete.

b. The fence shall include masonry columns spaced at thirty to forty (30-40) foot intervals along the fence to provide visual relief. Other techniques such as capping, inlays, and variations in materials may also be used to increase shadow patterns and otherwise provide visual relief.

c. Concrete mow strips shall be placed at the base of the fence or the sidewalk and shall extend underneath the fence to prevent weeds from growing and protruding under the fence into the public right of way.

d. The height of the fence shall be reduced to three (3) feet within the required intersection sight triangles as defined in Chapter 12 of the Development Code.

e. There shall be no openings or gates in the fence for access to the street right-of-way from the rear yard or side yard of any lot that abuts upon the adjacent arterial or collector street.

f. Required fencing shall be installed before a temporary or final occupancy permit is

granted for any lot in the subdivision that borders the fence.

2. Park Strip. Curb, gutter and sidewalk shall be installed along arterial, collector, or limited-access streets to specifications contained within these standards and the Standard Details. Park strip treatments shall be approved on a case-by-case basis for each proposed development.

   a. The four (4) foot park strip area between the back of curb and sidewalk shall include turf grass and xeriscaping. Xeriscaping use shall be in an alternating manner with turf grass. A definition of xeriscaping can be found in Chapter 38 of the Development Code.

   b. All landscaped areas within the park strip shall have a minimum of four inches of top soil or otherwise approved by the Lehi Parks Department.

   c. One (1) 2-inch caliper canopy tree per thirty (30) feet shall be installed within the park strip area.

   d. Tree clustering may be allowed in park strip area as an alternative option in lieu of linear tree spacing.

   e. At the base of each tree shall be an circular area with a radius of two feet where there is bare soil to allow for tree watering and maintenance.

   f. An adequate drip irrigation system shall be installed to specifications approved by the Lehi Parks Department.

   g. It is strongly encouraged in the case of a subdivision with double frontage lots that up to six (6) feet of additional property is dedicated as right-of-way for additional park strip width. Considerations for right-of-way can be found in the Development Code. If this option is used, the park strip area shall have a five (5) foot planter strip from back of curb to the sidewalk, a five (5) foot sidewalk, and the additional property between the sidewalk and fence shall be a planter strip. The planter strip areas in this option shall be landscaped according to the standards of this section.

   h. The use of a PUD is an option and would allow for additional park strip width along arterial roads. See Chapter 17 of the Development Code.

3. PUD & Planned Community Projects. For Planned Unit Developments and Planned Communities, the area between the property line/ROW line and the required decorative fence shall be enlarged and landscaped as part of the required open space. The enlarged parkway area will be counted towards meeting the minimum open space requirement and shall include decorative fencing, street tree plantings and other applicable improvements required in this section. The landscaped area may also include shrubs, rocks, flowerbeds and ground cover. Maintenance of the landscaped parkway shall be

insured by the developer/owner by means of a property management agency or by establishing a private association or corporation responsible for such maintenance, which shall levy the cost thereof as an assessment on the property owners within the PUD. Sidewalks may be meandered within the parkway if an appropriate maintenance easement is established.

B. Commercial Development. Where commercial developments are adjacent to an arterial or Collector Street, the following standards shall apply.

1. Applicability. These standards shall take effect when building permits are required in the following situations:
   a. All new construction on vacant parcels;
   b. Any substantial modification to an existing site or structure in which the estimated construction cost exceeds $50,000.

2. Street Improvements. Curb, gutter and sidewalk shall be installed along the street to specifications contained within these standards. Sidewalks should be meandered through the landscaped buffer area where possible. Sidewalks shall be six (6) foot wide where the sidewalk is placed against the curb and (5) foot if the sidewalk is meandered. For meandering sidewalks, all points of the sidewalk shall be placed a minimum of five (5) feet from the back of curb. When the required improvements are within a State highway right-of-way, the developer shall comply with UDOT requirements.

3. Landscaped Buffer. All commercial properties with frontage on an arterial or collector street shall provide a landscaped buffer area along the entire frontage between the back of curb and any parking area (not including vehicular access drives), structure or fence on the site. No parking or outside storage shall be allowed within the landscape buffer. The landscaped buffer shall include the following improvements:

   a. Sidewalk.

   b. Grass or other approved landscaping.

   c. One (1) 2 inch caliper canopy tree per 50 feet (type of tree to be approved by the Lehi City Parks Department). Trees shall not be located within the required clear view area at street intersection (as defined within Chapter12 of the Development Code).
   d. Bermed areas.

   e. Sprinkling system and water connections sufficient to maintain landscaping in all park strip areas to specifications contained in Section 10 of these standards.

   f. The Planning Commission may allow a portion of the landscaped buffer area to be filled in with brick pavers or stamped concrete instead of landscaping; however one (1) 2 inch caliper canopy tree per 50 feet shall be provided with an approved metal grate around the base of the tree with an adequate irrigation system as approved by

the Parks Department.

4. Entrances. The entranceways to a commercial development shall be bordered by planter areas with numerous shrubs, rocks and ground cover (suggested planter area size is twenty (20) feet x fifteen (15) feet). Such entranceway planter areas shall conform to the required clear view area at street intersection (as defined within Section 12 of the Development Code.

5. Exceptions. For development or redevelopment in existing commercial areas where it is infeasible to achieve the above-specified requirements (i.e. downtown Main Street), street improvements shall be reviewed on a case-by-case basis. The Zoning Administrator, DRC, and/ or Planning Commission may require planter boxes, street trees within metal grates, street furniture, or other streetscape amenities in lieu of the above specified requirements

6. Maintenance. All landscaping shall be perpetually maintained by the owner(s).

SECTION 2.06 BLOCKS

A. The length of blocks shall not exceed one thousand (1000) feet in length except as approved otherwise by the Planning Commission.

B. A dedicated walkway through the block may be required where access is necessary to a point designated by the Planning Commission and/or City Council. Such walkways shall be a minimum of six (6) feet in width but may be required to be wider where determined necessary by the Planning Commission. The subdivider shall surface the full width of the walkway with a portland cement concrete surface, install a chain link fence or its approved equal four (4) feet high on each side of the full length of each walkway and provide barriers at each walkway entrance to restrict vehicles wider than three (3) feet.

C. The width of blocks generally shall be sufficient to allow two (2) tiers of lots.

D. Business and industrial blocks shall be designed specifically for such purposes with adequate space set aside for off street parking and delivery facilities.

SECTION 2.07 LOT REQUIREMENTS

A. All lots shown on the subdivision plat must conform to the minimum requirements of the applicable zoning ordinance. The size and shape of the lots shall be such as the Planning Commission deems appropriate for the type of building development contemplated.

B. Double frontage lots shall be prohibited except where unusual topography makes it impossible to meet this requirement or where it is necessary to back lots on a non-access street.

C. All remnants of lots below minimum size left over after the subdividing of a larger tract must be added to adjacent lots or fit within accessible open space rather than allowed to remain as unusable parcels.

D. All lots shall face upon a street, and as nearly as possible the lot side line shall run at right angles to the street or to the tangent of a curving street.

E. All subdivided lots platted with Lehi City will receive only one (1) culinary water service connection, one (1) pressurized irrigation connection, one (1) sanitary sewer connection, and one (1) storm drain connection (where available) unless specifically authorized by the City Council, City Engineer, and the Water Department Director. All platted lots with revised lot lines, or re-platted lots, will be required to physically remove or relocate the culinary water, secondary water and storm sewer/sub drain connections as needed to provide only one (1) set of laterals per lot (Lehi City Water Department staff will remove culinary water meter prior to abandoning or removing culinary services). All above-noted utility connections removed shall be terminated at the main line unless otherwise authorized by the Lehi City Water and Wastewater Department. Utility connections removed, relocated or terminated will require inspections and verification from Lehi City Water and Wastewater Department. All removals, changes or inspections required for connections as noted above will be at the developer's expense

SECTION 2.08 EASEMENTS

General utility easements are defined in the Lehi City Development Code. Special easements for storm drains, sewer lines, water mains, canals, etc., shall not be less than 20 feet wide, except for unusual circumstances as approved by the City Engineer or Water Department Director. Easements of greater width may be required where deemed necessary by the City Engineer or the Water Department Director. Easements of greater width will be required where more than one utility is to be installed within the easement. The entire easement shall be on one side of the property line unless approved otherwise by the City Engineer. Access along the easement shall be as approved by the DRC. Minimum access width is 12 feet as shown in the Lehi City Standard Drawings. Access width may be greater as required by the DRC. Utilities requiring easements shall be installed in the center of the easement.

SECTION 2.09 WATER SYSTEMS Add a space

A. Every development requesting water service or required to install a culinary and/or a pressure irrigation water service shall include both services to the property line. If, in the opinion of the City Water Director, there is not sufficient main line pressures in the culinary and pressure irrigation water system to maintain 20 psi minimum during peak hourly plus fire flow conditions, the development must be postponed until changes in the main system are constructed.

B. Pressure irrigation and culinary water mains shall be a minimum diameter of eight (8) inches for pressurized irrigation and six (6) inches for culinary (reduced sizes may be used as approved by the City Engineer) respectively unless a larger size is specified by

the City to meet minimum health department or Insurance Services (fire) requirements. All lines in smaller developments must be looped (no dead ends) except by express approval of the City. All lines in larger developments must be looped (no dead ends) for lines serving 50 or less existing and proposed equivalent residential units except by express approval of the City Engineer.

C. Used pipe shall not be installed in the culinary or pressurized irrigation system.

D. Where culinary water and pressure irrigation lines cross under box culverts, major roadways, or major utilities, or per the Water Department Director, the lines shall be installed in a casing per Lehi City Standard Drawing Water -14, or as determined by the Water Department Director.

D. All culinary water pipe shall be separated from sewage systems as required in Section 8 and per Utah Department of Environmental Quality standards.

E. In the culinary water system a 4 inch blow off (for 8 inch and smaller pipe) or 6 inch blow off (for 10 inch and larger pipe) on dead ends and/or one thousand (1000) foot spacing (as per the City's design detail) shall be installed.

F. A post indicator valve (See Standard Detail) shall be installed as required by the Fire Marshal.

G. All fire lines supporting fire sprinklered buildings shall be a minimum of 4 inches in diameter and shall be connected to the culinary water main with a hot tap connection.

SECTION 2.10 FIRE HYDRANTS

A. Fire hydrants shall, where practicable, be installed between the curb and sidewalk a minimum of eighteen (18) inches from the back of the curb at locations determined by the Fire Chief. Fire hydrants shall not be farther than five hundred (500) feet apart along the street in normal residential areas and as close as two hundred (200) feet apart in high density and commercial areas as determined by the Fire Chief. No dwelling unit shall be located farther than two hundred-fifty (250) feet from a fire hydrant measured along the curb and into the unit. Outlets shall be eighteen (18) inches above finished grade, walk, curb or road. Hydrants shall face the street. Additional fire hydrants may be required at the discretion of the City Fire Chief and City Engineer due to specific building or density requirements.

C. Fire hydrants shall comply with national standard regulations and shall have a minimum six (6) inch barrel in close proximity to public buildings.

C. Fire hydrants shall not be connected to any water main smaller than six (6) inches inside diameter. Fire hydrants shall not be connected to a dead end main line smaller than eight (8) inches inside diameter. Fire hydrants must be connected to the pressure irrigation system unless approved otherwise.

D. Non-looped or dead-end fire lines with a hydrant shall have a minimum pipe size of 8 inches.

E. Contractor shall install four (4) foot wide by four (4) foot wide by six (6) inch thick concrete pad around each fire hydrant as per Standard Details.

F. All new hydrants shall be inspected, tested and verified by an onsite City inspector prior to acceptance by Lehi City.

G. No other utility, fence, planting, or object shall be installed within three (3) feet of the outermost portion of a hydrant.

SECTION 2.11 SEWAGE SYSTEM add a space

A. No development will be allowed to connect to the main system if the piping in that area is incapable of carrying the projected sewage flows until major system changes are constructed.

B. Sewer mains shall be a minimum of eight (8) inches in diameter and designed in accordance with Utah State Division of Health Standards. (The minimum pipe size requirement based on a velocity of 2 feet per second is 8 inch=0.33% 10 inch=0.25% 12 inch=0.20% 15 inch=0.15% 18 inch=0.12% 21 inch=0.10%). Finished road surface to the top of the sewer pipe should not be less than 5.5 feet to allow proper depth and clearance to culinary water lines.

C. The flow channel through manholes should be made to conform in shape and slope to that of the sewers.

D. All sewer mains and laterals must be inspected in place before backfilling is accomplished.

E. Where sewer lines cross under box culverts, major roadways, or major utilities, or per the Water Department Director, the lines shall be installed in a casing per Lehi City Standard Drawing Water -14, or as determined by the Water Department Director.

F. Main line sewer lift stations are not allowed unless recommended by DRC and approved by the Lehi City ~~Council~~. Engineer and Public Works Director

G. All sewer laterals shall be a 2% grade (minimum) into property line unless approved otherwise by the City Inspector.

H. Grease traps on businesses, etc., shall be installed in accordance with Timpanogos Special Service District's latest requirements. Grease Trap sizing calculations shall be provided by Developer's Engineer. A pretreatment survey is required on all non-residential sewer connections. The survey shall be submitted to Lehi City and the Timpanogos Special Service District.

SECTION 2.12 DRAINAGE SYSTEM PLAN

A. The drainage plan shall be stamped and signed by a Registered Professional Engineer licensed within the State of Utah and shall include an analysis of potential drainage problems, along with a proposal indicating how all surface water will be conveyed. Detention facilities will be required on all developments to alleviate the impact on existing drainage facilities, except as otherwise approved by the City Engineer. Detention facilities shall include detention of all roadways adjacent to (and within) the proposed development as well as any natural drainages that drain into the project area. Drainage plans shall also include the projected quantity of waters anticipated for a 10-year storm (piping), 100-year storm (detention facilities). Subdivisions with one or two lots may not be required to provide runoff data, if so directed by the DRC. Retention facilities are not allowed unless ~~recommended by~~ DRC ~~and approved by the City Council~~. If allowed, retention basins shall be designed for the 100 year 24 hour storm. After construction, detention and retention facilities may not be altered or removed without authorization of the City Engineer and the City Council.

...approved through the...

B. The development shall include necessary culverts, drain pipes, basins, and drainage channels. In order to insure the safety of the occupants of a subdivision, the Planning Commission may require the developer to cover or fence culverts, basins and canals, etc.

C. Down-sloping driveways off of public streets will not be allowed unless otherwise authorized by the City Engineer.

D. Drainage facilities other than detention and retention basins shall be adequately designed for a 10-year storm. Flood control facilities such as Dry Creek, Mini Creek and the Waste Ditch, etc., shall at a minimum be designed for a 50-year storm, and as required by the City Engineer.

E. Where storm drain outfalls connect into natural or manmade channels, the top of pipe shall match the hydraulic grade line of the channel and detention facilities shall be designed so that no water from the channel backs up into the detention pond.

F. ~~Sumps ***ARE NOT ALLOWED*** unless they are:~~

~~1. Recommended by the DRC~~

~~2. Approved by the Lehi City Council~~

~~3. The highest water level in the ground is no closer than 8 feet to the ground surface~~

~~4. Percolation rates are higher than 20 minutes per inch.~~

Sumps and retention basins are allowed if the highest water level in the ground is no closer than 8 feet to the ground surface and the percolation rates are higher than 20 minutes per inch. All sumps and retention basins must be designed for the 100-year 24-

...or as allowed by the City Engineer.

hour storm and an auxiliary excess drainage system shall be provided. Sumps and retention basins shall be designed for 50% of the measured percolation rate. ~~All sumps must be designed for the 100-year 24 hour storm and an auxiliary excess drainage system should be provided. Sumps shall be designed for 50% of the measured percolation rate.~~ All design data including 10-foot soil log, percolation tests, etc., must be submitted with the drainage plans.

G. New development projects that disturb land greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturb land greater than or equal to one acre must manage rainfall onsite and prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the 80th percentile rainfall event or a predevelopment hydrologic condition, whichever is less. Redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre must provide a site-specific and project-specific plan aimed at net gain to onsite retention or a reduction to impervious surface to provide similar water quality benefits. If a redevelopment project increases the impervious surface by greater that 10%, the project shall manage rainfall on-site and prevent the off-site discharge of the net increase in the volume associated with precipitation from all rainfall events less than or equal to the 80th percentile rainfall event. This objective must be accomplished by the use of practices that are designed, constructed, and maintained to infiltrate, have evapotranspiration, and/or harvest and reuse rainwater. If meeting these retention standards is infeasible, a rationale shall be provided for the use of alternative design criteria. The new development or redevelopment project must document and quantify that infiltration, evapotranspiration, and rainwater harvesting have been used to the maximum extent feasible and that the full employment of these controls are infeasible due to constraints. Infeasibility may be due to one or more of the following conditions: high groundwater, drinking water source protection areas, soil conditions, slopes, accessibility, or any other justifiable constraint.

H. For rain events exceeding the 80th percentile rainfall a~~A~~ll development discharges shall be limited to a maximum of 0.2 cfs/acre (or as noted on the current Storm Water Drainage Master Plan) with the utilization of on-site detention except as approved otherwise by the City Engineer. If detention is not possible or recommended by the DRC, the Developer shall oversize the discharge piping or pay a fee in lieu of detention as determined by the City Engineer.

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~~G.~~I. The use of Low Impact Development (LID) practices in stormwater management is encouraged, including reduction of impervious surfaces, disconnected impervious surfaces, curb cuts, bioswales, vegetated strips, etc.

Detention

~~H.~~J. Drainage Basin Facility Design

...to detain all storm events from 5 minutes to 24 hours...

1. All drainage basin facilities shall be designed as follows:

   a. Basins shall be designed for a 100 year storm and have a minimum of 1 foot freeboard. Basin drainage calculations shall not provide an allowance for seepage losses. Due to site or area conditions an impervious lining may be

required on these facilities.

b. Standard design of a drainage basin facility shall include a basin which properly drains towards the basin outlet and a subterranean piping system beneath the detention facility with a bubble-up/collection box(s) to permit overflows of storm water to enter the detention facility. Bubble-up/collection box(s) shall be located such that they are easily accessible by maintenance staff, even when the detention pond is at design capacity. Drainage basin facilities should also include a spillway to assure that minimum damage occurs as a result of detention pond overflow.

c. Maximum water depths and side slopes within drainage basin facilities shall be as follows: 18 inch water depth = 3:1 side slopes, 24 inch water depth = 4:1 side slopes, 30 inch water depth = 5:1 side slopes. Basin water depth shall not exceed 30 inches unless specifically recommended by DRC & approved by the ~~City Council.~~ City Engineer. If water depths exceeding 30 inches are approved, a 5 foot chain link fence shall be installed around the facility and the 1 foot freeboard requirement may be increased to as much as 3 feet.

d. Each drainage basin shall be covered with a combination of grass and xeriscape with a sprinkler system, unless otherwise approved. A minimum of 20% of the total basin area shall be xeriscaped. No trees shall be planted along the banks of a drainage basin.

e. Drainage basin berms should have a minimum width of 3 feet for small basins and up to 12 feet for large basins as approved by the City Engineer. Side slopes along the outside of drainage berms shall be a minimum of 3:1, unless otherwise approved by the City Engineer.

f. Detention basins within parking lots shall be limited to a water depth of 18 inches, unless otherwise approved. Detention basins within parking lots shall overflow to a city street, storm drain, or other approved outfall.

2. Detention discharges may be limited through the use of orifice plating or small discharge pipes. Orifice plates should be installed within public right-of-way. Orifice plate discharges should be designed to reduce clogging and allow for easy maintenance during storm events. Small discharge pipes may also be used in lieu of orifice plates (if approved by the City Engineer), provided that pipe lengths are kept to below 40 feet. A BMP "snout" may be required by City staff to meet storm water quality requirements, but orifice plates shall not be designed beneath "snout" hoods unless otherwise authorized by the City Engineer.

3. For single lots or small areas, the above may be waived so that drainage can be directed on to private property with a drainage easement (with written approval of the property owner).

4. Sumps and u~~U~~nderground detention or retention systems shall be registered with the

Utah DEQ Underground Injection Control Program. It is the responsibility of the owner to comply with all Utah DEQ requirements for underground detention.

~~I.~~K. Allowable use of streets for initial storm runoff in terms of pavement encroachment is as follows:

Street Classification	Maximum Encroachment
Local	No curb over-topping. Flow may spread to crown of street.
Collector	No curb over-topping. Flow spread must leave at least one lane in each direction free of water.
Arterial	No curb over-topping. Flow spread must leave at least one lane in each direction free of water.

~~J.~~L. Inlet grating maximum design capacity for a standard bicycle safe 1 foot x 4 foot grate is 3.0 cfs.

~~K.~~M. All drainage piping for surface (12 inch minimum size) and subsurface drainage (8 inch minimum size) shall have manholes at a maximum spacing of 400 feet, unless otherwise approved by the City Engineer. Minimum slopes shall be the same as required by the Utah State Division of Health for sanitary sewers (roughness coefficient consistent with their criteria is n= 0.013).

~~L.~~N. Devices such as snouts/oil & water separators, etc., may be required by the City to reduce downstream contamination, especially on business applications.

O. Public or private property owners shall not allow storm or drainage water to run off onto adjacent property. Developers shall incorporate means necessary within the design of the development to contain all water on site and set up for the perpetual ownership and maintenance of the retention system to future owners.

SECTION 2.13 BEST MANAGEMENT PRACTICES

These standards apply to all land development and construction activities as defined within the Lehi Development Code. The purpose of these standards is to minimize the introduction of pollutants into the storm drainage system, provide a means to monitor and control discharges into the storm drain system, and to comply with the State and Federal laws and regulations regarding these discharges. The Public Works Director or City Engineer has the authority to modify the requirements of the Best Management Practices (BMPs) as needed to accomplish reasonable and effective storm water pollution prevention objectives.

A. Requirements for proposed developments one (1) acre or larger are as follows:

1. Incorporate Best Management Practices (BMPs) into development design to limit quantity of runoff and preserve quality of runoff.

2. Prepare Storm Water Pollution Prevention Plan.

3. Provide financial guarantee that improvements contained in the Storm Water Pollution Prevention Plan will be installed and maintained.

4. Provide instruction to construction site operators regarding implementation of the Storm Water Pollution Prevention Plan.

5. Monitor effectiveness of the elements included in the Storm Water Pollution Prevention Plan, and make improvements as necessary to achieve the plan objectives.

6. Provide verification that improvements were constructed as approved.

7. Prepare Post Construction Storm Water Pollution Prevention Plan.

8. Obtain UPDES Permit.

B. All new development and redevelopment projects that include a privately owned storm drainage system shall submit and obtain approval of a Stormwater System Operations and Maintenance Plans (SSOMP) that includes the following:~~Requirements for construction activities associated with existing developments are as follows:~~

1. Project name and address~~Submit and obtain approval of a Post Construction Storm Water Pollution Prevention Plan.~~

2. Owner's name, address, telephone number, email address~~Operator or owner shall make adjustments to practices or improvements when necessary to achieve Post Construction Storm Water Pollution Prevention Plan objectives.~~

3. Maintenance contact's name, address, telephone number, email address
4. Potential sources of pollution and BMPs to address those pollutants
5. Spill response plan
6. Drainage system plan
7. Inspection log with recommended inspection and maintenance frequency
8. Employee training frequency

~~2.~~ A SSOMP template is available and can be obtain from the Planning or Engineering department

s just be made
e on our City website
omitted to
arter plans reviewer

obtained

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SECTION 2.14 SIGNS

A. Stop signs shall be posted at all exits of subdivision roads to city streets where warranted under the MUTCD and/or required by the City for adequate traffic control. Slow, railroad, etc., signs may be required as applicable. Street signs shall be posted at all

No Comment

intersections. Design and installation shall comply with the standards as set forth in the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) published by the U.S. Dept. of Transportation. Materials shall comply with Utah State Highway Department requirements. In no case shall any traffic control device be installed which does not meet applicable engineering warrants or which does not meet applicable minimum standards.

SECTION 2.15 LOT CORNERS

A. All lot corners shall be marked with an approved type of metal peg at least 5/8 inches in diameter and twenty-four inches in length. All lot corners adjacent to street frontage shall be projected to curb and gutter and indicated by a copper rivet. Corner markers must be installed prior to issuance of any building permits.

SECTION 2.16 DEDICATIONS

A. All streets within and adjacent to a proposed development must be dedicated in conformance with Lehi Road Master Plan except as otherwise allowed within the Lehi City Development Code and approved by the City Engineer and City Council.

B. Where natural or scenic features and/or historic community assets exist, such locations are to be safeguarded either by dedication to a public or private agency by the subdivider.

C. Property for natural channels such as Dry Creek and manmade irrigation channels such as the Waste Ditch, shall be dedicated to Lehi City from top of bank to top of bank of the existing channel. Dedication for additional property may be requested by the DRC to allow for maintenance and access to the channel.

SECTION 2.17 TRAILS

These standards apply to all trail corridors required by the Lehi City General Plan. Trails shall be constructed within all proposed projects where they are indicated on the General Plan Land Use Map, and shall be installed by the developer as part of the required public improvements for the development unless otherwise recommended by the Planning Commission and approved by the City Council. In addition to these minimum standards, the City Engineer will be guided by and may impose any necessary additional standards contained in the current AASHTO Guide for the development of Bicycle Facilities or the Utah Valley Non-Motorized Transportation System Manual.

A. Required trails shall be grade separated, paved, multiple-use pathways (except the Bonneville Shoreline Trail, which is not paved), and users shall be non-motorized and may include but are not limited to: bicyclists, roller skaters, wheelchair users, pedestrians, and in some areas equestrian riders.

B. Paved trails are to be constructed of bituminous pavement no less than two and one half (2 1/2) inches thick and a base course of no less than six (6) inches thick or concrete no less than four (4) inches thick.

C. Minimum trail width shall be ten (10) feet, with a two (2) foot shoulder/clear zone on each side unless otherwise approved by the City Engineer due to physical constraints within the designated trail area. Sharp grade transitions, trees, signs and other fixed objects within the shoulder/clear zone shall not be permitted.

D. If the trail is designated for equestrian use in addition to other users, an additional six (6) foot equestrian area shall be provided using existing stabilized dirt, gravel or other approved surface and an appropriate sub-surface that will allow for drainage as necessary.

E. A minimum vertical clearance of ten (10) feet shall be maintained from the equestrian trail surface.

F. Trails shall be located within a permanent right of way (or as approved otherwise by the City Engineer) that allows for the construction, operation, maintenance, repair and/or replacement of the pathway. Minimum width shall be twenty (20) feet unless otherwise approved by the City Engineer due to physical or other constraints within the designated trail area.

G. Trails are to be located with a minimum offset from any road surface of twelve (12) feet. Lesser distances may be allowed when approaching intersections of streets to provide a safe alignment for crossing at the intersection or where the trail must be routed along a roadway.

H. Trails will generally follow the longitudinal slope of the existing ground, with adjustments in grade provided for intersecting streets or drives.

I. A minimum vertical clearance of eight (8) feet shall be maintained from the trail surface.

J. Limits of disturbance shall be implemented to minimize construction impacts. Construction limits shall be as small as practical to construct the trail. Significant vegetation and its root zone shall be considered when locating the trail and establishing construction limits.

K. Methods shall be employed to protect areas adjacent to the trail from impacts both during and after construction, including the construction of any necessary swales or culverts to prevent erosion. Swales or culverts shall be installed at all locations where the normal cross slope will not allow for adequate drainage.

L. Retaining walls shall be installed where necessary for safety, to prevent erosion of cut or fill slopes, to reduce cut and fill slopes, or to minimize disturbance on environmentally or aesthetically sensitive sites. Depending on height of retaining walls, a physical barrier, such as dense shrubbery, railing or an approved safety fence may need to be provided to

protect trail users.

M. Existing significant vegetation should be preserved wherever possible and indigenous materials used for retaining walls, bridges, and barriers.

N. Removable bollards and barriers shall be installed at trailheads to control access of motor vehicle traffic and to direct and/or protect trail uses from steep or hazardous areas along the trail.

O. The placement of any necessary bridges will be required as needed.

P. Signs shall be installed at all trail entrances/trailheads and at all intersections with roadways according to the standards for bicycle and shared use paths contained in the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD) or as otherwise required by the Planning Commission and City Council.

Q. Trail access points onto city streets may be required by the Planning Director on a case by case basis and may require a traffic study.

SECTION 2.18 EXCEPTIONS

Exceptions may be made to avoid hardship. Whenever the tract to be subdivided is, in the opinion of the City Council, of such unusual shape or size or is surrounded by such development or unusual conditions, that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the City Council may vary such requirements so that the subdivider is allowed to develop his property in a reasonable manner, but so, at the time, the public welfare and interest of the City and surrounding areas are protected and the general intent and spirit of these standards is preserved.

SECTION 2.19 SHARING COST OF IMPROVEMENTS

A. Cost of improvements, which are required under the provisions of these regulations, as well as the cost of other improvements, which the developer may install, shall be shared between the developer and the City, according to the following schedule:

Facility	Developer	City
1. Road right-of-way "on-site" and "off-site"	100% up to ~~56~~ 60' feet in width (unless Development's specific traffic requirements mandate additional.)	Balance of right of way (raw value price, prior to development).
2. Grading and drainage of streets and "on-site"	100%	0%

3. Grading and drainage of streets "off-site"	100%	0%
4. Bridges and Culverts	100% for all local and collector streets	Special negotiations with City on work performed on arterial streets.
5. Street paving	100% for all streets up to ~~34~~ 32 feet of pavement width (unless the Development's specific traffic requirements mandate additional.)	Balance of pavement installed.
6. Curb and gutter	100%	0%
7. Sidewalk	100%	0%
8. Street Signs	100%	0%
9. Traffic Signs	100%	0%
10. Culinary & Pressure Irrigation Water Systems	100%	0%*
11. Sewer System	100%	0%*
12. Street Lighting	100%	0%
13. Electrical Utilities	100%	0%*
14. Canal and Flood channel	100%	0%*
15. Parks/Trails	As recommended by the City Engineer and approved by the City Council	As recommended by the City Engineer and approved by the City Council
16. Survey Markers /Monuments	100%	0%
17. Water Rights	100%	0%

18. Grading lots and reseeding cut and fill slope	100%	0%
19. Soils, Concrete, etc. testing	100%	0%
20. Utility relocations	100%	0%
21. All other required improvements	100%	0%

* Should Lehi City determine that a larger size than that required for the proposed Development is expedient for future growth, Lehi City may consider paying the increased costs associated with the extra sizing. The City's portion shall not exceed the multiplier listed below times the material cost increase for the oversizing unless otherwise approved by the City Engineer. This is intended to be a reimbursement to the developer. The Developer must provide the documentation including the supplier's material cost differential (at the time of purchase).

Culinary & Pressurized Irrigation Pipe and Valve Over sizing Multipliers

Size Changes	Material Cost Multiplier
2"	1.15
4"	1.20
6"	1.25
8"	1.30
10"	1.35
12"	1.40
14"	1.45
16" & up	1.50

- (Plus an additional 7.5% for water lines to cover all fittings, etc., ~~except valves~~.)

Sewer, Storm and Irrigation Drainage Pipe Over sizing Multipliers

Size Changes	Material Cost Multiplier
2"	1.150

3”	1.175
4”	1.200
5”	1.225
6”	1.250
7”	1.275
8”	1.300
9”	1.325
10”	1.350
12”	1.400
15”	1.475
16” & up	1.500

Construction in Dry Areas

- Plus an additional 5.0% for sewer, storm and irrigation drainage appurtenances and the removal and disposal of excess material.

Construction in Wet Areas

- Plus an additional 15.0% for sewer, storm and irrigation drainage appurtenances, removal and disposal of excess material, import of select backfill, dewatering and stabilization, etc. (as indicated within the soils report and/or through comparable installations in the area).

Concrete Manhole and Box Over sizing Multipliers

Size Changes	Material Cost Multiplier
12”	1.15
24”	1.20
36”	1.25
48”	1.30

Construction in Dry Areas

- Plus an additional 5.0% for concrete manhole and box construction & appurtenances and the removal and disposal of excess material.

Construction in Wet Areas

- Plus an additional 15.0% for concrete manhole and box construction & appurtenances, removal and disposal of excess material, import of select backfill, dewatering and stabilization, etc. (as indicated within the soils report and/or through comparable installations in the area).

ORDINANCE NO: 2026 - __

AN ORDINANCE AMENDING THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS MANUAL - CHAPTER 2

WHEREAS, it has become necessary to update Chapter 2 of the Lehi City Design Standards and Public Improvement Specifications Manual; and

WHEREAS, this amendment seeks to clarify design requirements for sumps and retention basins; and

WHEREAS, on July 28, 2026, 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; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 2 of the Lehi City Design Standards and Public Improvement Specifications Manual should be added; 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 2 of the Lehi City Design Standards and Public Improvement Specifications Manual is hereby amended.

PART II:

A. If a provision of this Ordinance -2026 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 28th day of July 2025.

ATTEST

_____	_____
Paul Binns, Mayor	Teisha Wilson, City Recorder

State of Utah
County of Utah

Subscribed and sworn/affirmed before me by

_____
Name of Person

This ___ day of _____ _____
Month Year

By_____
Notary Public

Agenda Item No: 5.5

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary Subdivision approval for the Cortese Subdivision, an 8-lot residential development located at 1450 West 1220 North in the R-1-22 zone. (Continued from the July 14, 2026 City Council Meeting)

Summary:

Attachments:

Cortese Preliminary 1.pdf

CORTESE PRELIMINARY SUBDIVISION

CITY COUNCIL REPORT

Applicant	Grow Development		
Meeting Date	July 14, 2026		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	1450 W 1220 N		
Existing General Plan Designation	VLDRA		
Existing Zoning	R-1-22		
Existing Land Use	Single family residential		
Number of Lots/Units	8 lots		
Adjacent Zoning and Land Use	*North*	A-1	Undeveloped
	South	R-1-15	Single family residential
	East	A-1	Single family residential
	West	A-1	Single family residential
Date of DRC Review	May 27, 2026		
Date of Planning Commission Review	June 11, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

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

PROPERTY HISTORY

December 11, 1978	The Lehi Meadows Addition incorporated this property into Lehi City.
February 12, 2026	The Planning Commission approved a concept plan for this property.
March 10, 2026	The City Council approved a zone change to R-1-22 for this property.

REPORT ANALYSIS

The applicant requests approval of the Cortese Preliminary Subdivision located at 1450 W 1220 N. The development plan includes eight lots, including the existing home to remain, that meet the minimum lot size of 22,000 square feet. The applicant is not requesting any exceptions to the Development Code, but the Planning Commission forwarded this to the City Council for final decision making.

The applicant did include an 8-foot setback easement along the north property line for accessory buildings to preserve access for maintenance of the existing irrigation ditch. This issue was discussed during the review of the concept plan they previously submitted and had approved.

There were 11 comments that were primarily utility comments to be updated for the final subdivision submittal. The DRC comments included the following:

1. Remove "Spanish Fork City" from plat vicinity map.
2. Street names are inconsistent, update the site layout plan to match the plat with 1440 W. Ensure other sheets are consistent. Jacob will assign addresses and make sure they and the street numbering fit into the addressing grid.

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding Planned Unit Developments.
2. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding subdivision approvals.
3. The proposed subdivision conforms/does not conform with the goals and policies of the General Plan.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on June 11, 2026. The minutes and motion from this meeting are as follows:

3.3) Public hearing and consideration of Grow Development's request for approval of the Cortese Preliminary Subdivision, an 8-lot residential development located at 1450 West 1220 North in the R-1-22 zone.

The Commission noted that all lot requirements were met.

The applicant, Jake Holmes, was present.

Commissioner Eyre opened public comment.

Bart Peacock has concerns over ditch access.

Commissioner Eyre closed public comment.

The Commission discussed property rights, and whether the item was required to be approved or not.

Motion: Commissioner Jones moved to recommend approval to the Lehi City Council with the findings that the proposed subdivision meets the requirements of Lehi City's Development Code. He included all DRC comments. Commissioner Kunze seconded.

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

Commissioner Roberts, yes.

Motion passed unanimously.

Cortese Preliminary Subdivision Review
DRC Redline Comments

Grow Development-requests review of the Cortese Preliminary Subdivision, an 8-lot residential development located at 1450 W 1220 N.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 5/13/26
Time Start: 1:26 pm
Time End: 1:29 pm

DRC REDLINE COMMENTS:

Glade – Power:

1. Add the Power Plan to the plan set.

Brad – Fiber: No comments.

Garion – Fire: No comments.

Ryan – Water/Sewer:

2. Will need Lehi City irrigation company approval.
3. 2.75 rim to FL ?
4. Provide profile sheet for offsite Storm drain.
5. Existing sewer lateral is 15' west of existing MH.
6. 19.26? lid to fl is 11.32

James – Parks:

7. Remove "Spanish Fork City" from plat vicinity map.

Gary S. – Building/Inspections:

8. Soils report needed if this moves forward.

Shelbey – Public Works: No comments.

Gary E. – Engineering:

9. Verify the lid elevations for off site SD manholes.
10. Move the end section into the ditch on the other side of the property line

Matt – Traffic: No comments.

Kim – Planning:

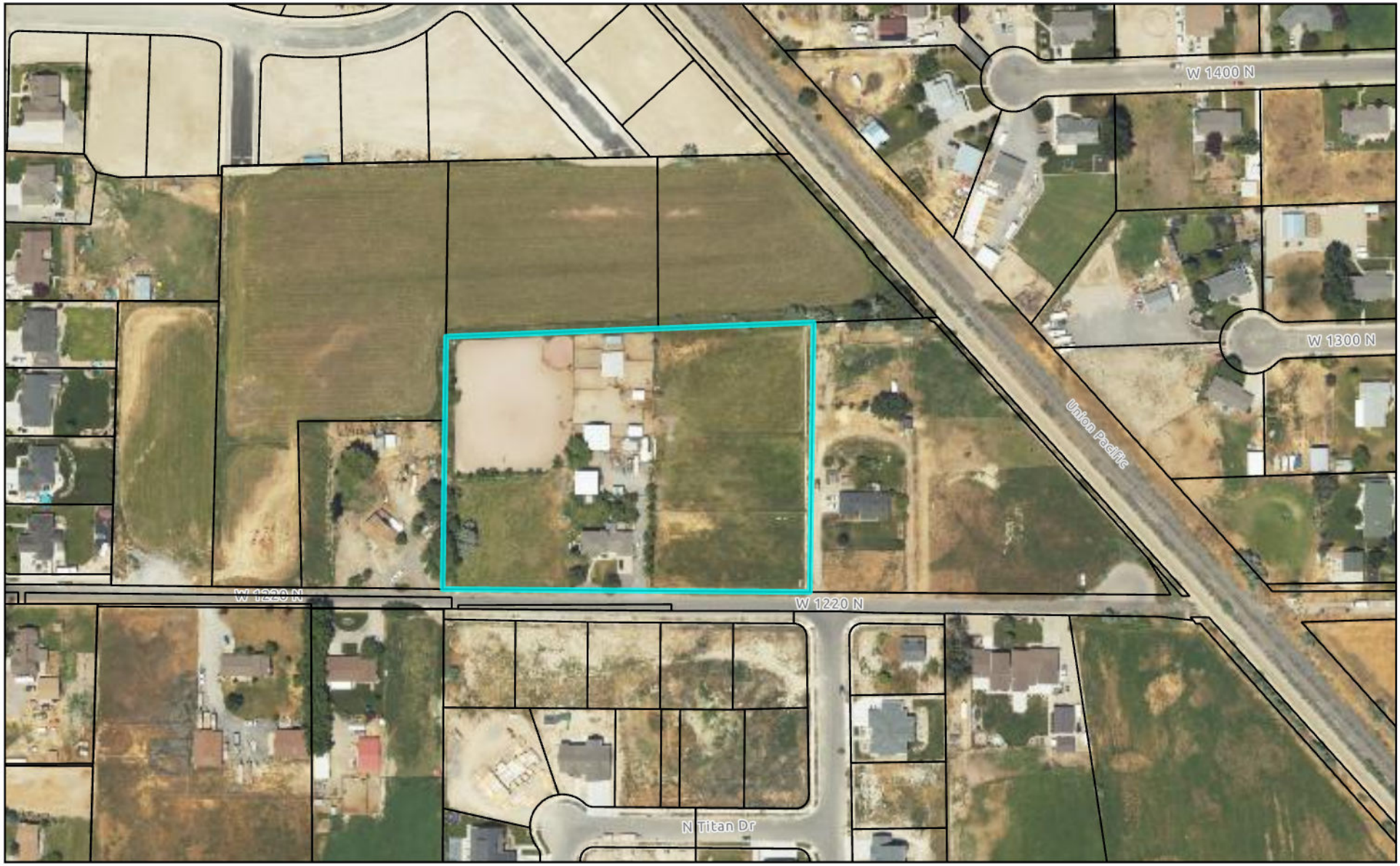
11. Street names are inconsistent, update the site layout plan to match the plat with 1440 W. Ensure other sheets are consistent. Jacob will assign addresses and make sure they and the street numbering fit into the addressing grid.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 11, 2026.

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.

Cortese Preliminary Subdivision

Aerial

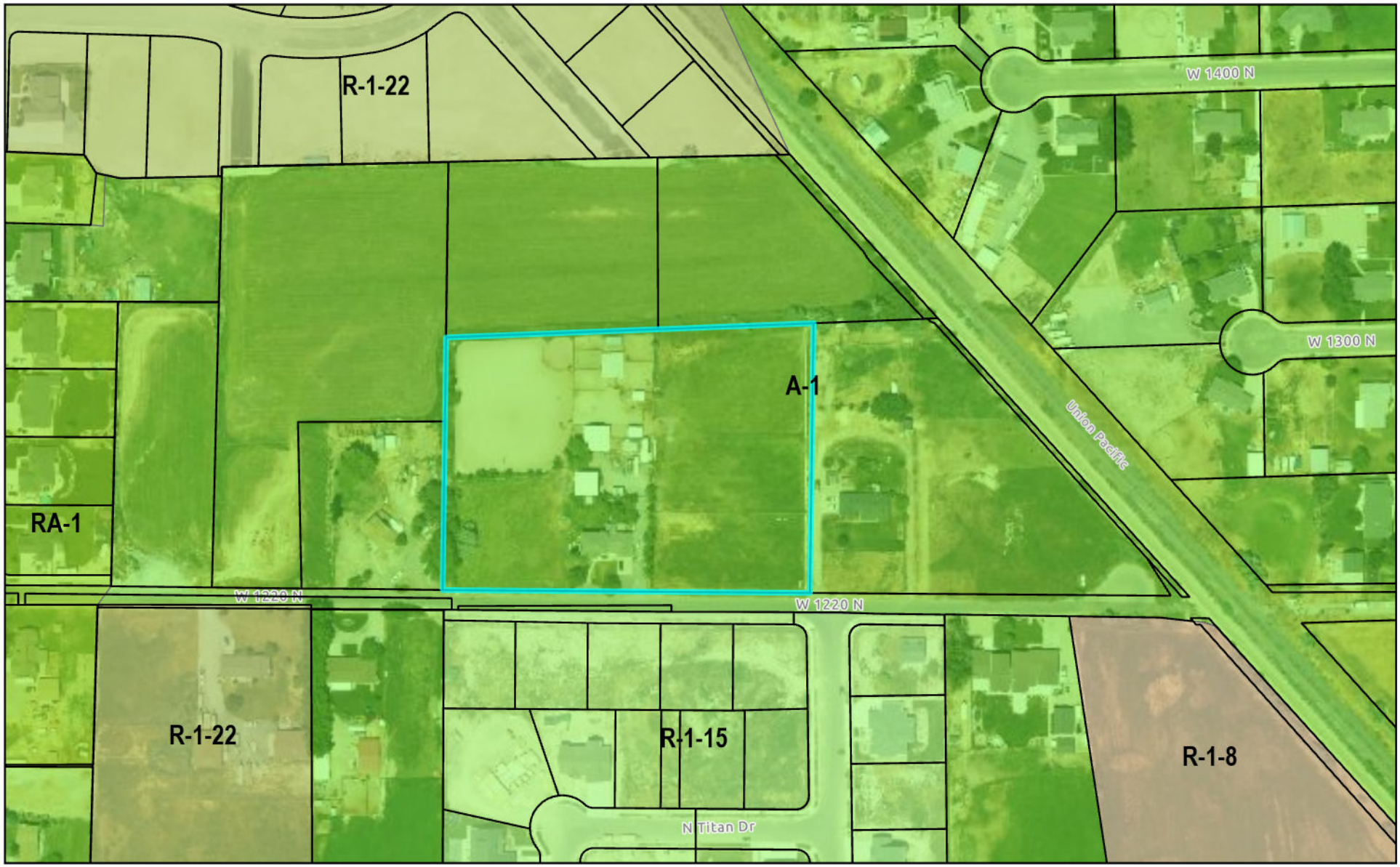


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LEHI CITY

Cortese Preliminary Subdivision

Zoning

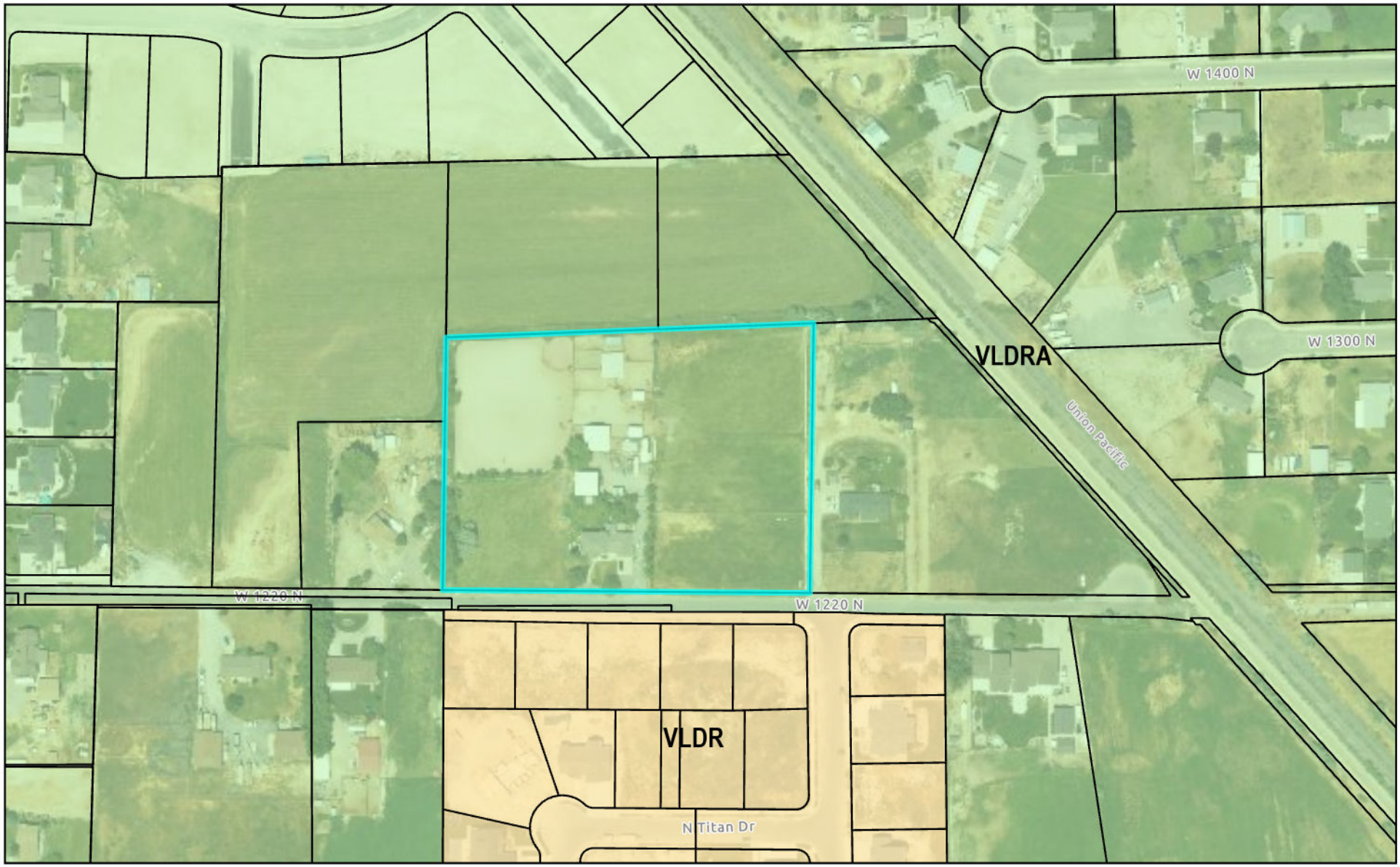


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LEHI CITY

Cortese Preliminary Subdivision

General Plan



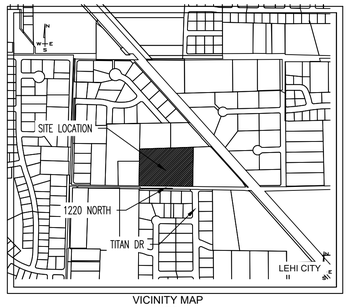
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LEHI CITY

CORTESE SUBDIVISION PLAT "A"

FINAL SUBDIVISION PLAT

A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
LEHI, UTAH COUNTY,
UTAH



VICINITY MAP
(NTS)

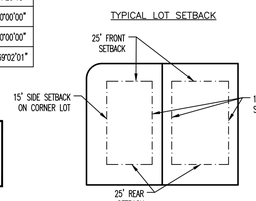
LEGEND

- MW BROWN ENG. PLS 13513878
- PLAT CORNER
- LOT CORNER
- SECTION CORNER MONUMENT (NTS)
- PLAT BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- PU&RCE EASEMENT
- PUBLIC RIGHT-OF-WAY DEDICATED TO LEHI CITY. 1.15 ACRES (50,283 SQ. FT.)

N
W E
S
0 40 80 Feet

NOTES:
1. DISTANCES FROM THE CENTERLINE OF EACH EXISTING ROAD RIGHT-OF-WAY TO THE LOT LINE ARE SHOWN HEREON THIS PLAT.
2. THIS AREA IS SUBJECT TO THE EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, PESTS, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHALL ALSO RECOGNIZE THE RISKS INHERENT WITH LIVE-STOCK.
3. THE DETENTION REQUIREMENTS FOR THIS DEVELOPMENT HAVE BEEN MET THROUGH PIPING-IN-LIEU OF DETENTION.
4. SUBJECT PROPERTY ZONE: R-1-22.
5. ALL PROPERTY CORNERS WILL BE MARKED WITH A REBAR & CAP. FRONT LOT CORNER WILL BE EXTENDED AND SET IN CURB WITH BRASS PINS.
6. A SOIL REPORT WILL BE REQUIRED AT THE TIME OF A BUILDING PERMIT.
7. EACH LOT IS TO RETAIN ON SITE THEIR OWN STORM WATER AND IS NOT ALLOWED TO RUN OFF ONTO ADJACENT PROPERTY.
8. THE FOLLOWING NOTES ARE REGARDING THE NORTH PROPERTY LINE OF THE PROJECT.
   - 8.1. 8-FOOT SETBACK ALONG THE NORTH PROPERTY LINE SHALL REMAIN IN EFFECT TO PRESERVE ACCESS FOR MAINTENANCE OF THE EXISTING IRRIGATION DITCH. THIS REDUCED SETBACK CONDITION IS TEMPORARY AND SHALL REMAIN IN PLACE ONLY UNTIL SUCH TIME AS THE ADJACENT PROPERTY TO THE NORTH IS DEVELOPED IN A MANNER THAT ELIMINATES THE NEED FOR IRRIGATION DITCH MAINTENANCE ACCESS. UPON THAT OCCURRENCE, THE SETBACK SHALL REVERT TO THE CITY'S STANDARD SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES.
   - 8.2. THE FENCE ON THE NORTHERN PROPERTY LINE SHALL BE FIRE RESISTANT AS TO NOT BE DAMAGED WHEN THE NEIGHBORING IRRIGATION DITCH IS MAINTAINED.
9. 84' (42' RADIUS) TEMPORARY ASPHALT TURNAROUND WITH APPROPRIATE ROAD BASE, 3 NO PARKING SIGNS INSTALLED, AND NO ABOVE GROUND UTILITIES ALLOWED IN THE TURNAROUND AREA. A LETTER WILL BE PROVIDED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE AFFECTED LOT STATING THAT THE HOMEOWNER/LOT BUYER IS AWARE OF THE TEMPORARY TURNAROUND ON THEIR PROPERTY AND THAT IT IS TO REMAIN UNALTERED AND NO PARKING ALLOWED UNTIL THE CITY APPROVES REMOVAL OF THE TURNAROUND.
10. THE FOLLOWING NOTES ARE REGARDING THE IRRIGATION EASEMENT ON THE WEST SIDE OF THE PROJECT.
    - 10.1. THE IRRIGATION EASEMENT SHALL BE ON THE WEST SIDE FOR AS LONG AS THE PRIVATE LINE STILL SERVICES ACTIVE USERS. ONCE THE LINE NO LONGER SERVICES ACTIVE USERS, THE EASEMENT SHALL BE RELEASED AND THE LINE ABANDONED.
    - 10.2. THERE SHALL BE NO FENCES OR STRUCTURES BUILT IN THE EASEMENT, WHILE THE IRRIGATION LINE IS STILL ACTIVE.
    - 10.3. LANDOWNERS SHALL STILL OWN & MAINTAIN THE SPACE WITHIN THE IRRIGATION EASEMENT.
11. DUE TO THE RELATIVELY SHALLOW DEPTH OF THE PUBLIC SANITARY SEWER AND THE SUBSURFACE CONDITIONS IDENTIFIED IN THE PROJECT GEOTECHNICAL REPORT, BASEMENT DEPTHS MAY BE LIMITED. IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT, HABITABLE SUBLEVELS DEEPER THAN SIX (6) FEET BELOW EXISTING GRADE ARE PROHIBITED UNLESS APPROVED BASED ON A SITE-SPECIFIC GEOTECHNICAL INVESTIGATION PREPARED FOR THE INDIVIDUAL LOT. THE INVESTIGATION SHALL INCLUDE TEST PIT EXPLORATION EXTENDING A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED LOWEST HABITABLE FLOOR SLAB ELEVATION AND SHALL VERIFY THAT THE PROPOSED FOUNDATION AND FLOOR ELEVATIONS ARE SUITABLE. IN ALL CASES, THE LOWEST FLOOR ELEVATION SHALL BE ESTABLISHED TO MAINTAIN ADEQUATE GRAVITY SERVICE TO THE PUBLIC SANITARY SEWER SYSTEM.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	18.85'	12.00'	16.97'	S45°34'28"W	90°00'00"
C2	18.85'	12.00'	16.97'	S44°25'32"E	90°00'00"
C3	39.07'	64.00'	38.46'	S71°56'20"E	34°58'25"
C4	65.34'	64.00'	62.54'	S25°12'21"E	58°29'32"
C5	90.41'	64.00'	83.08'	S44°30'33"W	80°56'16"
C6	85.94'	64.00'	79.62'	N56°33'19"W	76°56'00"
C7	44.82'	36.00'	41.98'	N53°45'25"W	71°20'13"
C8	18.85'	12.00'	16.97'	S45°34'28"W	90°00'00"
C9	18.85'	12.00'	16.97'	S44°25'32"E	90°00'00"
C10	123.91'	42.00'	83.62'	N07°34'28"E	169°02'01"



NOTE: PROPERTY LINE IS 12' FROM TBC.

TABULATION
- TOTAL PROJECT ACREAGE = 5.25 ACRES
- TOTAL ACREAGE OF LOTS = 4.10 ACRES
- TOTAL # OF LOTS = 8
- TOTAL ACREAGE OF OPEN SPACE = 0.00 ACRES
- DENSITY ≈ 1.5 UNITS PER ACRE

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578 East 770 North, Orem UT 84097

SECTION LINE: (RECORD: S 89°44'25" W - 2655.86')
NORTH QUARTER CORNER SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M, RECORD LOCATION
NORTHEAST CORNER SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M, FOUND UTAH COUNTY BRASS CAP "2020"
POB
WEST - 976.56'
934.81'
N88°02'26"E 568.88'
162.81'
175.14'
30.03'
30.03'
0.29'
170.87'
8' ACCESSORY BUILDING EASEMENT. SEE NOTE #8.
DUBOIS, MICHAEL ALAN & JOANNE R (ET AL) 12:033:0099 (ZONE:A-1)
DUBOIS, MICHAEL ALAN & JOANNE R (ET AL) 12:033:0100 (ZONE:A-1)
DUBOIS, MICHAEL ALAN & JOANNE R (ET AL) 12:033:0065 (ZONE:A-1)
TRAPP, DANIA LYNNE AND ZACHARY AURTHUR 12:033:0064 (ZONE:A-1)
KAYLOR, BRIAN & KIM 12:033:0094 (ZONE:A-1)
LOT 5 1498 W 1275 N 22683 sq. ft. 0.52 ac.
LOT 4 1446 W 1275 N 22143 sq. ft. 0.51 ac.
LOT 3 1304 N 1440 W 22331 sq. ft. 0.51 ac.
LOT 6 1503 W 1275 N 22748 sq. ft. 0.52 ac.
LOT 2 1282 N 1440 W 22219 sq. ft. 0.51 ac.
LOT 7 1516 W 1220 N 22077 sq. ft. 0.51 ac.
LOT 8 1450 W 1220 N 22006 sq. ft. 0.51 ac.
LOT 1 1256 N 1440 W 22197 sq. ft. 0.51 ac.
N1°02'15"E 399.34'
S1°02'15"W 415.76'
N40°25'53"W 206.87'
S07°34'28"W 227.53'
S89°25'32"E 169.61'
S07°34'28"W 34.00'
S89°25'32"E 146.74'
S89°25'32"E 168.55'
N35°32'53"E 20.00'
S88°40'10"E 174.72'
S11°19'50"W 126.59'
S07°34'28"W 178.89'
N88°40'10"W 174.07'
N88°40'10"W 68.59'
N89°25'32"W 85.98'
S89°25'32"E 155.48'
N89°17'53"W 568.11'
370.77'
197.34'
17.01'
15'
10' PU&RCE TYP.
20' IRRIGATION EASEMENT. SEE NOTE #10.
42' TEMPORARY TURN AROUND
EXIST HOME TO REMAIN
NO ACCESS TO 1220 NORTH
1275 NORTH PUBLIC
1440 WEST PUBLIC
1220 NORTH STREET PUBLIC
TITAN DRIVE
MEASLES, AUSTIN 49:980:0218 (ZONE:R-1-15)
J4 DEVELOPMENT INC 49:980:0217 (ZONE:R-1-15)
J4 DEVELOPMENT INC 49:980:0216 (ZONE:R-1-15)
MOFFAT, JOSEPH THOMAS & MAIA (ET AL) 49:980:0243 (ZONE:R-1-15)
PH LOT 214 LLC 49:980:0214 (ZONE:R-1-15)
MDT INC 49:974:0112 (ZONE:R-1-15)
EAST QUARTER CORNER SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M FOUND BRASS CAP "1928"
BASIS OF BEARING: NAD 83 ALONG THE SECTION LINE S 00°28'29" E - 2666.70' (RECORD - 2666.73')

SURVEYOR'S CERTIFICATE

I, JAXON T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR. AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-73-504, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ENTRY 29791:2006, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID CORNER BEING 934.81 FEET S 00°28'29" E ALONG THE SECTION LINE AND 976.56 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 7, AND RUNNING THENCE ALONG SAID ENTRY THE FOLLOWING FOUR COURSES: 1) S 01°02'15" W 415.76 FEET, 2) N 89°17'53" W 568.11 FEET, 3) N 01°02'15" E 389.34 FEET, 4) N 88°02'26" E 568.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 5.25 ACRES (228,687 SQ. FT.).

JAXON T. BROWN
PLS 13513878

7/20/2026
DATE:

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
7/20/2026
NO. 13513878
JAXON T. BROWN
STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, 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 THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__.

GROW DEVELOPMENT, LLC

PRINT: _____ MANAGER SIGNED: _____ MANAGER

CORPORATE ACKNOWLEDGEMENT

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 MANAGER OF GROW DEVELOPMENT, LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS MANAGER OF GROW DEVELOPMENT, LLC.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

NOTARY PUBLIC SEAL

ACCEPTANCE BY LEGSLATIVE BODY

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

THIS _____ DAY OF _____, A.D. 20____,

APPROVED: _____ CITY MAYOR ATTEST: _____ CITY RECORDER

APPROVED: _____ CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20_____ BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR CHAIR, PLANNING COMMISSION

CORTESE SUBDIVISION PLAT "A"

FINAL SUBDIVISION PLAT

A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
LEHI, UTAH COUNTY, UTAH
SCALE: 1" = 40'
SHEET 1 OF 1

CITY ENGINEER SEAL	CITY RECORDER SEAL	UTAH COUNTY RECORDER SEAL



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0 30 60 Feet

NOTES:
1. CONTRACTOR SHALL COORDINATE WITH OWNER ALL DEMOLITION WORK SHOWN IN THE PLANS AND SHALL ONLY PERFORM SAID WORK WITH APPROVAL FROM THE OWNER.

KEYED NOTES:
① EXISTING STRUCTURE TO BE REMOVED.
② EXISTING FENCE TO BE REMOVED.
③ EXISTING DRIVEWAY TO BE MODIFIED AND RECONNECTED TO NEW ROADWAY IMPROVEMENTS.
④ EXISTING WELL TO BE ABANDONED AND CAPPED BY CERTIFIED WELL DRILLER AND DOCUMENTATION PROVIDED TO LEHI CITY.
⑤ EXISTING IRRIGATION PIPE TO BE REMOVED & REPLACED. (SEE SHEET 1.32)
⑥ EXISTING STORM DRAIN PIPE & BOX TO BE REMOVED. CONTRACTOR SHALL REPAIR & SEAL RESULTING OPENING IN EXISTING MANHOLE ON SOUTH SIDE OF 1220 NORTH. SEE REPAIR NOTES BELOW.
⑦ EXISTING OVERHEAD POWER TO BE RELOCATED. COORDINATE WITH LEHI CITY POWER.
⑧ EXISTING OVERHEAD POWER SERVICE TO BE RELOCATED UNDERGROUND PER LEHI CITY REQUIREMENTS.

PRECAST CONCRETE STRUCTURE WALL OPENING REPAIR NOTES:
1. REMOVE ALL LOOSE AND DETERIORATED CONCRETE. SAW-CUT EDGES SQUARE. CLEAN SURFACES TO SOUND CONCRETE.
2. DRILL & EPOXY (6" MIN. EMBEDMENT DEPTH) #4 DOWELS SPACED 8" O.C. ALL AROUND. PROVIDE #4 BARS EACH WAY AT 8" O.C. EACH FACE.
3. REPAIR CONCRETE SHALL BE NON-SHRINK, NON-METALLIC STRUCTURAL CONCRETE WITH 4,000 PSI MINIMUM AT 28 DAYS AND MAXIMUM AGGREGATE SIZE OF 3/8".
4. MAINTAIN 2" MIN. CLEAR COVER TO ALL REINFORCING.

MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
July 21, 2026
NO. 13972668
MITCHELL M. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

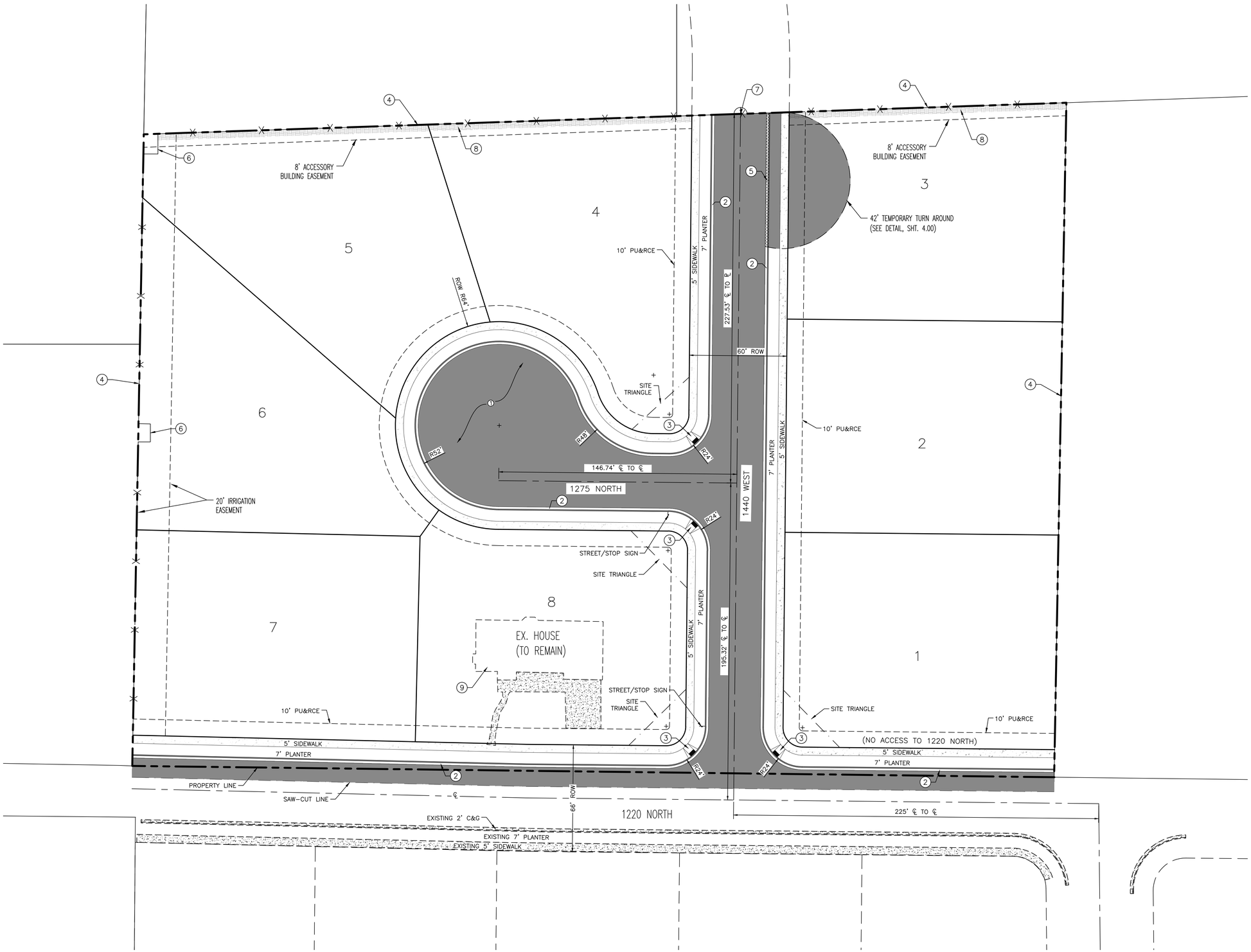
Designed
Drawn
Checked
Date

Title: CORTESE PROPERTY SUBDIVISION
Location: LEHI CITY, UTAH
Drawing Name: EXISTING CONDITIONS / DEMO PLAN

PROJECT NO. 2025.069

SHEET NO. 1.00

PRINT DATE: 7/21/2026



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0 30 60 Feet

NOTES:
1. RADII SHOWN ARE TBC UNLESS OTHERWISE NOTED.

NEW ASPHALT (SEE SHEET FOR MATERIAL CROSS SECTION)

KEYED NOTES:

① NEW ASPHALT PAVING. SEE CROSS SECTIONS SHT 3.00 FOR THICKNESS AND SUB-BASE REQUIREMENTS.

② 2' HIGH BACK CURB & GUTTER PER LEHI CITY STANDARD DRAWING RD-05.

③ ADA RAMP PER LEHI CITY STANDARD DRAWING RD-06.

④ INSTALL 6' 'NO-CLIMB' AGRICULTURAL FENCE PER CITY STANDARD. FENCE ON NORTHERN PROPERTY LINE SHALL BE FIRE RESISTANT AS TO NOT BE DAMAGED WHEN NEIGHBORING IRRIGATION DITCH IS MAINTAINED. FENCES ON PRIVATE LOTS SHALL BE INSTALLED AT TIME OF HOME CONSTRUCTION.

⑤ MODIFIED CURB & GUTTER PER LEHI CITY STANDARD DRAWING RD-14. SEE SHEET 4.00.

⑥ INSTALL FENCE AROUND IRRIGATION INFASTRUCTURE. PROVIDE 3' CLEARANCE.

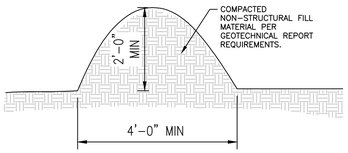
⑦ PROVIDE TWO (2) SIX (6') FOOT GATES FOR IRRIGATION ACCESS.

⑧ INSTALL 2' BERM. SEE BERM DETAIL BELOW.

⑨ EXISTING OVERHEAD POWER SERVICE TO BE RELOCATED UNDERGROUND PER LEHI CITY REQUIREMENTS.

PROJECT DATA:

GROSS PROJECT AREA:	5.25 ACRES
ROW AREA:	1.15 ACRES
OPEN SPACE (PLANTER AREA):	0.27 ACRES
NUMBER OF LOTS:	8 S.F. LOTS
UNITS PER ACRE:	≈ 1.5 UNITS PER GROSS ACRE



2' BERM TYP
NTS.

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July 21, 2026
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STATE OF UTAH

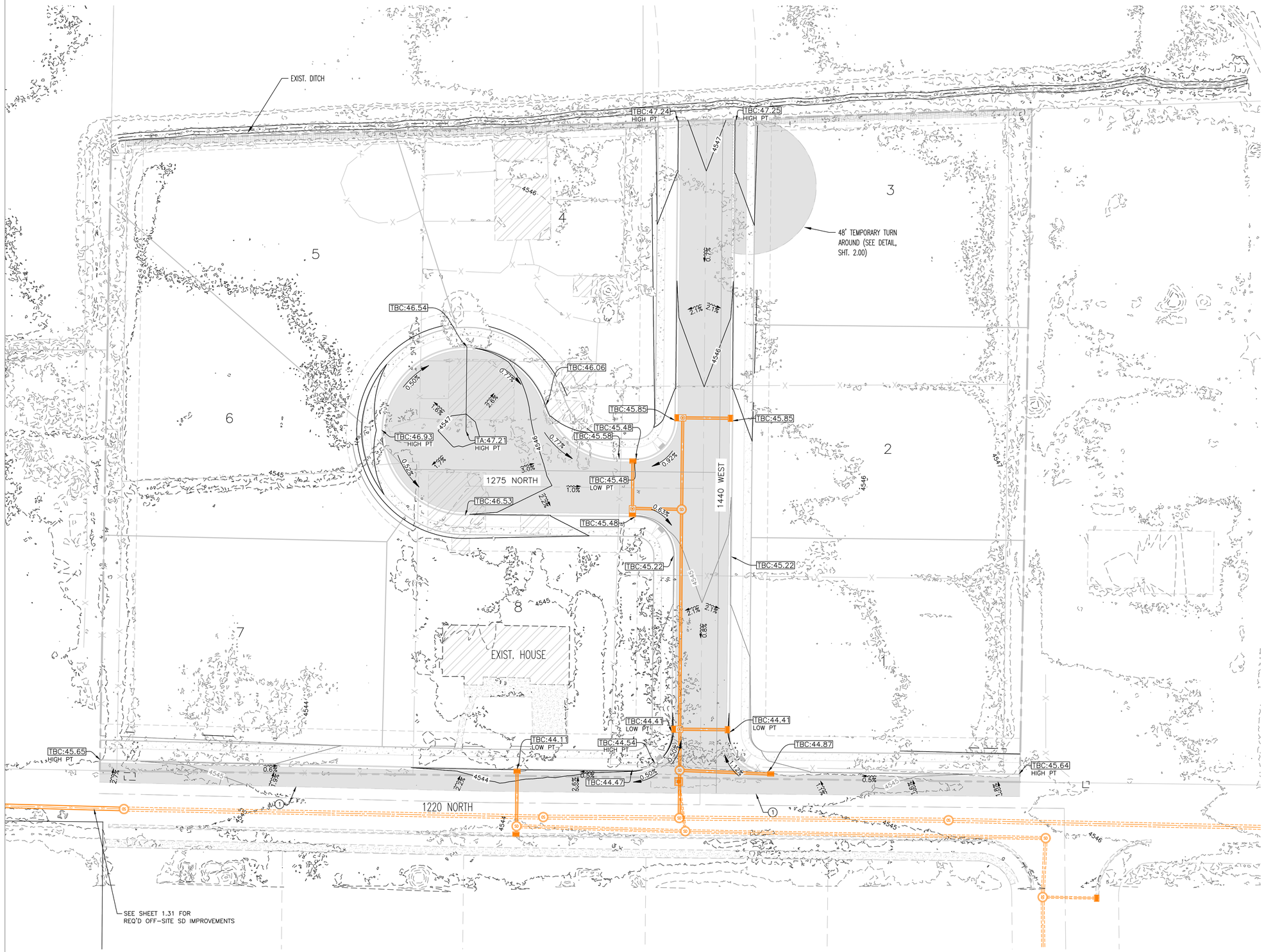
No.	Date	By	REVISIONS
			Notes

Designed
Drawn
Checked
Date

Title: CORTESE PROPERTY SUBDIVISION
Location: LEHI CITY, UTAH
Drawing Name: SITE LAYOUT PLAN

PROJECT NO.
2025.069

SHEET NO.
1.10



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0 30 60 Feet

LEGEND

PROPOSED CONTOUR ELEVATION 4530
EXISTING CONTOUR ELEVATION 4530
PROPOSED STORM DRAIN PIPE SD
NEW ASPHALT

NOTES:

1. ELEVATIONS SHOWN WITHOUT LEADING DIGITS ARE TRUNCATED FOR CLARITY. ALL SUCH ELEVATIONS ARE IN THE 4500 DATUM (e.g., 45.00 = 4545.00).
2. ABBREVIATIONS:
   2.1. TBC = TOP BACK OF CURB FINISH GRADE
   2.2. TA = TOP OF ASPHALT FINISH GRADE

KEYED NOTES:

(1) CONTRACTOR TO SAWCUT AND REMOVE 1" MIN. OF EXISTING ASPHALT. CONTRACTOR SHALL ENSURE NEW ROADWAY CROSS SLOPES ARE 1.0% MIN. AND 4.0% MAX. FROM SAWCUT LINE TO LIP OF NEW C&G PRIOR TO INSTALLATION OF NEW C&G. CONTACT ENGINEER IF NEW TBC GRADE VARIES FROM PLANS.

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PROFESSIONAL ENGINEER
July 21, 2026
NO. 13972668
MITCHELL M. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CORTESE PROPERTY SUBDIVISION
Location: LEHI CITY, UTAH
Drawing Name: GRADING & DRAINAGE PLAN

PROJECT NO.
2025.069

SHEET NO.
1.20

LEGEND

PROPOSED CONTOUR ELEVATION — 4530

PROPOSED STORM DRAIN PIPE — SD

NEW ASPHALT

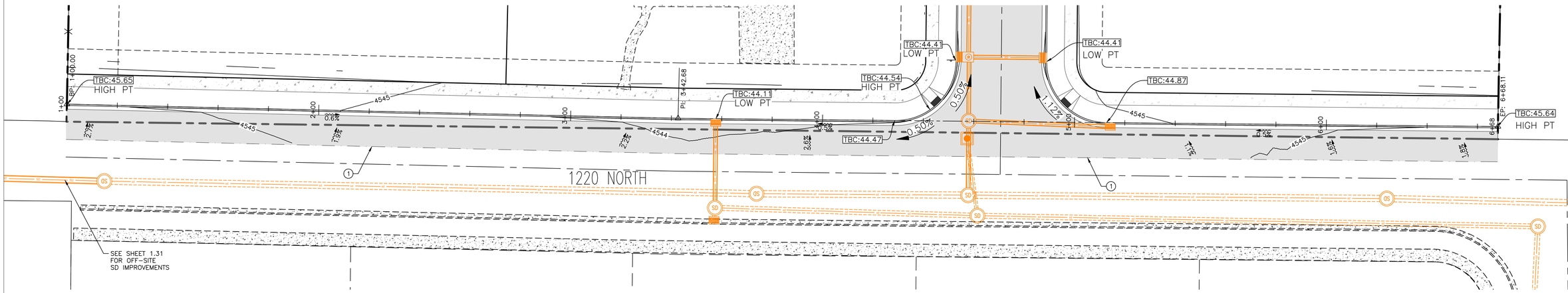
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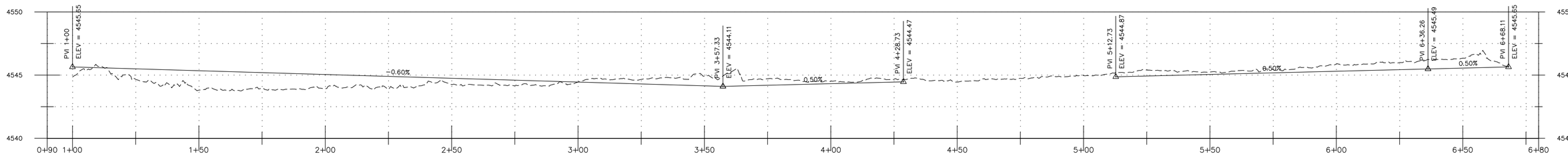
1. ELEVATIONS SHOWN WITHOUT LEADING DIGITS ARE TRUNCATED FOR CLARITY. ALL SUCH ELEVATIONS ARE IN THE 4500 DATUM (e.g., 45.00 = 4545.00).
2. ABBREVIATIONS:
   - 2.1. TBC = TOP BACK OF CURB FINISH GRADE
   - 2.2. TA = TOP OF ASPHALT FINISH GRADE

KEYED NOTES:

(1) CONTRACTOR TO SAWCUT AND REMOVE 1' MIN. OF EXISTING ASPHALT. CONTRACTOR SHALL ENSURE NEW ROADWAY CROSS SLOPES ARE 1.0% MIN. AND 4.0% MAX. FROM SAWCUT LINE TO LIP OF NEW C&G PRIOR TO INSTALLATION OF NEW C&G. CONTACT ENGINEER IF NEW TBC GRADE VARIES FROM PLANS.

N
W E
S
0 20 40 Feet





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PROFESSIONAL ENGINEER
July 21, 2026
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STATE OF UTAH

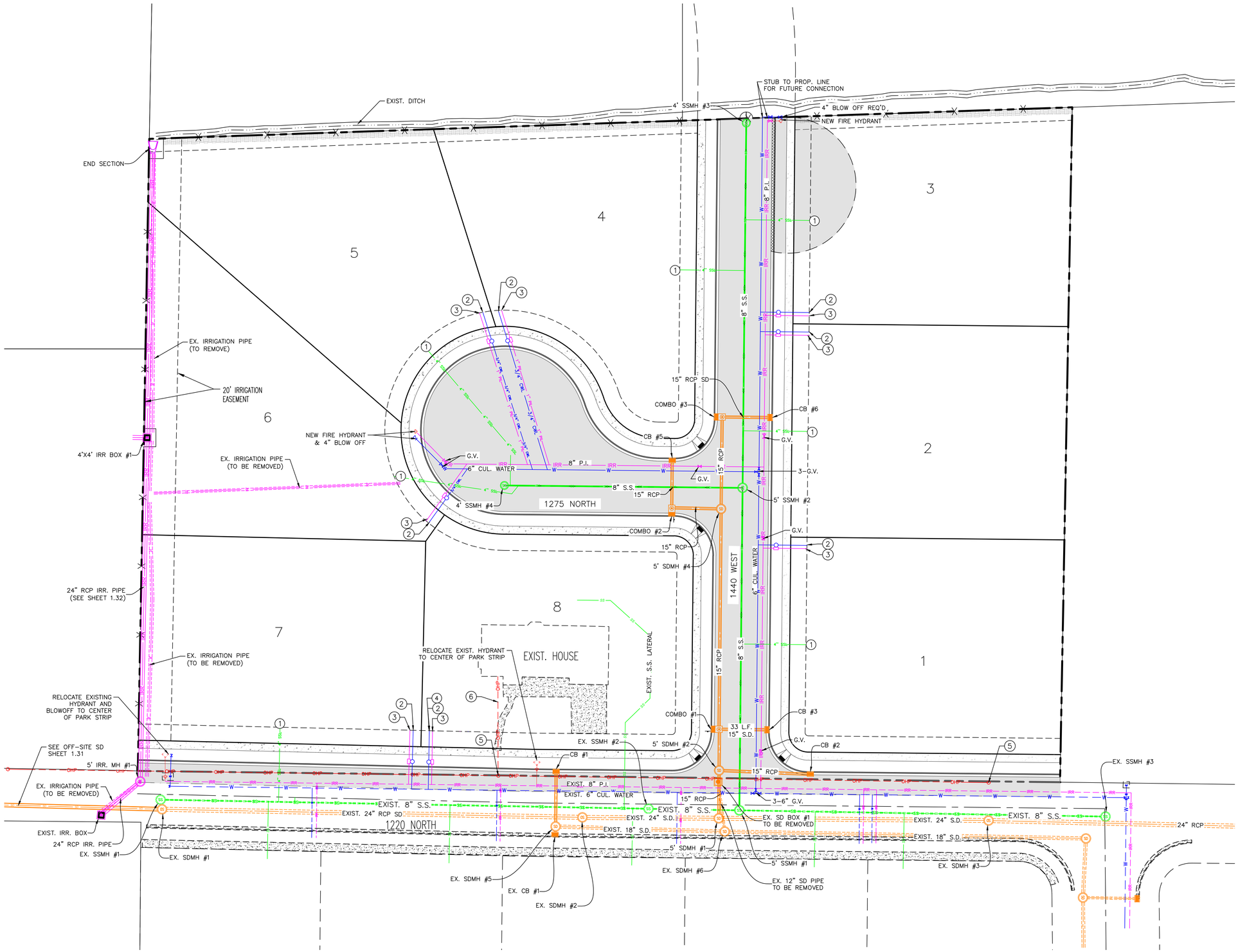
No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CORTESE PROPERTY SUBDIVISION
Location: LEHI CITY, UTAH
Drawing Name: 1220 NORTH TBC PLAN & PROFILE

PROJECT NO. 2025.069

SHEET NO. 1.21



N

W E

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0 30 60 Feet

LEGEND

- IRR — EXISTING PRESSURE IRRIGATION
- W — EXISTING CULINARY WATER
- SS — EXISTING SEWER
- SD — EXISTING STORM DRAIN
- OHP — EXISTING OVERHEAD POWER
- UGP — EXISTING UNDERGROUND POWER
- COM — EXISTING UNDERGROUND COMMUNICATIONS
- W — NEW CULINARY WATER
- IRR — NEW PRESSURE IRRIGATION
- SS — NEW SEWER LATERAL

NOTES

1. UNDERGROUND UTILITIES SHOWN ARE DRAWN BASED UPON THE COMBINATION OF BLUE STAKES AND UTILITY PLANS PROVIDED BY OTHERS. THE ACTUAL LOCATION CANNOT BE ACCURATELY REPRESENTED HEREON WITHOUT EXCAVATION.
2. STORM DRAIN PIPED IN LIEU OF DETENTION SYSTEM..
3. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.

KEYED NOTES

1. INSTALL 4" PVC SANITARY SEWER LATERAL PER LEHI CITY STANDARDS SD-05.
2. INSTALL 3/4" IPS POLY CUL. SERVICE PER LEHI CITY STANDARD DETAIL WT-06.
3. INSTALL 1" IPS POLY P.I. SERVICE PER LEHI CITY STANDARD DETAIL WT-08.
4. NEW CULINARY LATERAL TO BE CONNECTED TO EXISTING HOME. CONTRACTOR TO COORDINATE WITH OWNER.
5. EXISTING OVER HEAD POWER LINE TO BE RELOCATED. COORDINATE RELOCATION WITH LEHI CITY POWER.
6. EXISTING OVERHEAD POWER SERVICE TO BE RELOCATED UNDERGROUND PER LEHI CITY REQUIREMENTS.

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July 21, 2026
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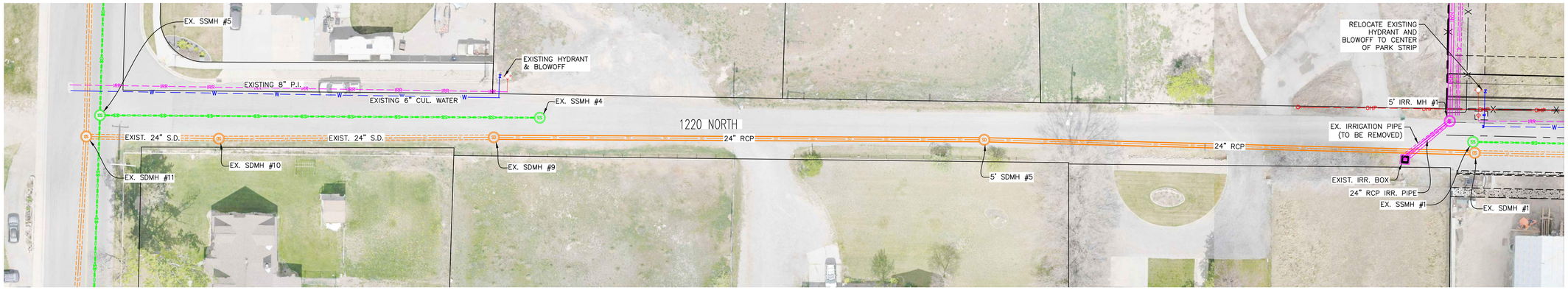
No.	Date	By	REVISIONS
			Notes

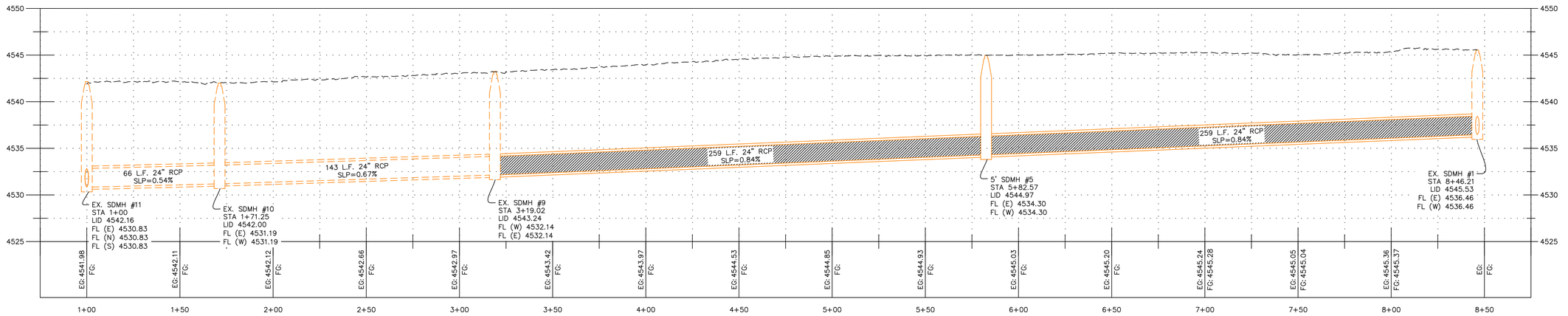
Designed
Drawn
Checked
Date

Title: CORTESE PROPERTY SUBDIVISION
Location: LEHI CITY, UTAH
Drawing Name: UTILITY PLAN

PROJECT NO. 2025.069

SHEET NO. 1.30





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PROFESSIONAL ENGINEER
July 21, 2026
NO. 13972668
MITCHELL M. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CORTESE PROPERTY SUBDIVISION
Location: LEHI CITY, UTAH
Drawing Name: OFF-SITE STORM DRAIN PLAN & PROFILE

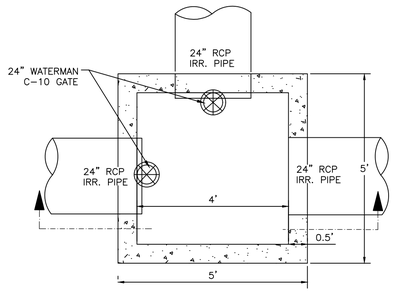
PROJECT NO. 2025.069

SHEET NO. 1.31

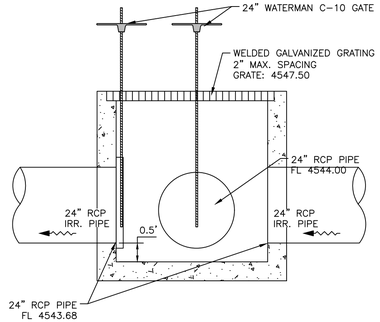
PRINT DATE: 7/21/2026

IRR. BOX NOTES

1. MINIMUM OF 6" REQUIRED BETWEEN EDGE OF PIPE AND EDGE OF BOX (TYPICAL)
2. WATERMAN GATE HANDWHEELS TO BE AT A WORKING HEIGHT (BETWEEN 30–48 INCHES)
3. KNOCK–OUT BOXES ARE NOT ALLOWED. ALL BOXES SHALL BE PRE–CAST WITH CORED OPENINGS FOR THE PIPES OR SHALL BE CST IN PLACE.
4. PIPES ENTERING BOXES SHOULD BE CONCRETED ON THE OUTSIDE AND GROUTED ON THE INSIDE.
5. IRRIGATION BOXES SHALL EXTEND 6" ABOVE FINAL GRADE. ANY EXISTING BOXES THAT WILL NOT EXTEND TO THE FINAL GRADE SURFACE SHALL BE EXTENDED TO MATCH THE FINAL GRADE.



PLAN VIEW



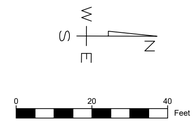
SECTION A–A

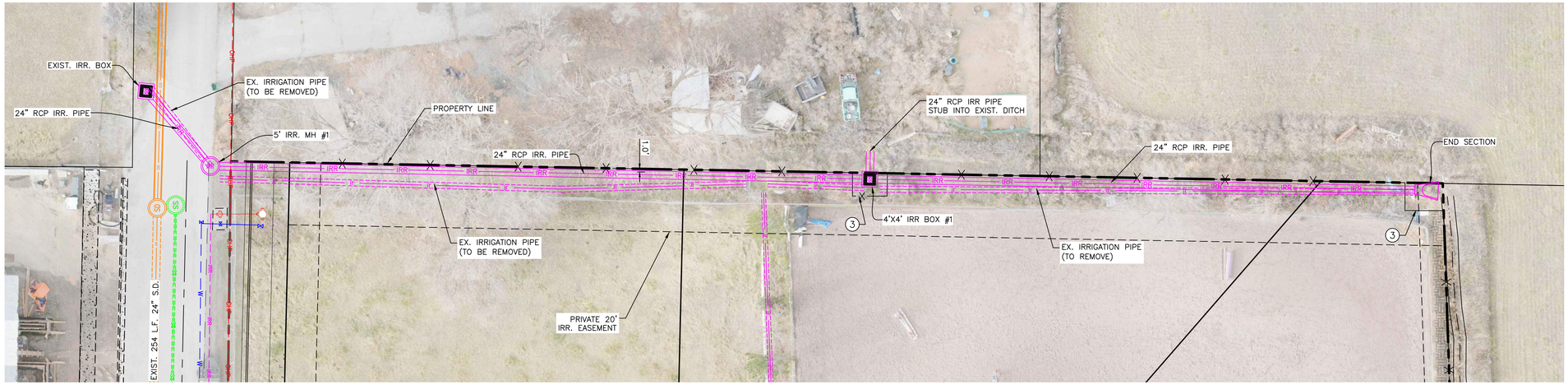
IRRIGATION BOX #1 DETAIL

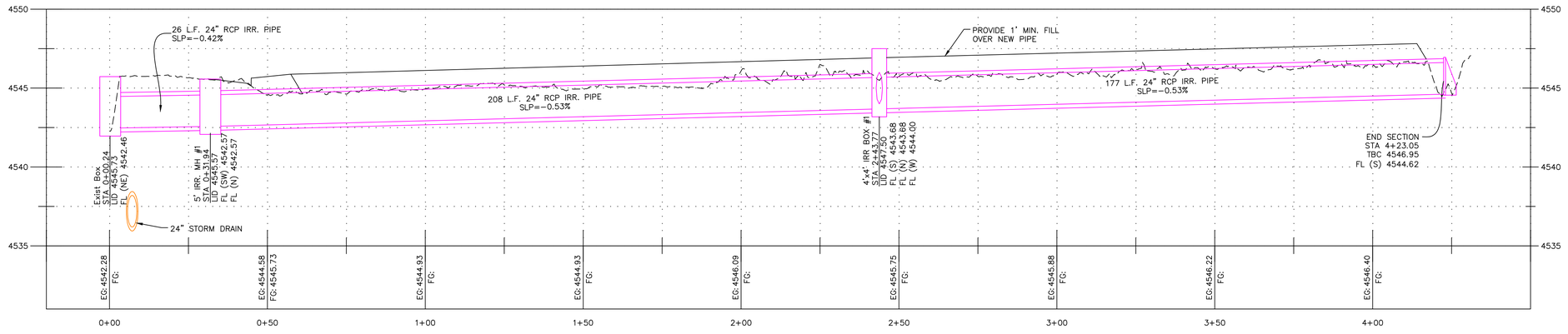
NOTES

1. TRENCH & BACKFILL PER IRRIGATION COMPANIES STANDARDS.
2. THE FOLLOWING NOTES ARE REGARDING THE IRRIGATION EASEMENT ON THE WEST SIDE OF THE PROJECT.
   - 2.1. THE IRRIGATION EASEMENT SHALL BE ON THE WEST SIDE FOR AS LONG AS THE PRIVATE LINE STILL SERVICES ACTIVE USERS. ONCE THE LINE NO LONGER SERVICES ACTIVE USERS, THE EASEMENT SHALL BE RELEASED AND THE LINE ABANDONED.
   - 2.2. THERE SHALL BE NO FENCES OR STRUCTURES BUILT IN THE EASEMENT, WHILE THE IRRIGATION LINE IS STILL ACTIVE.
   - 2.3. LANDOWNERS SHALL STILL OWN & MAINTAIN THE SPACE WITHIN THE IRRIGATION EASEMENT.

(3) INSTALL FENCE AROUND IRRIGATION INFASTRUCTURE. PROVIDE 3' CLEARANCE.







MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
July 21, 2026
NO. 13972668
MITCHELL M. BROWN
STATE OF UTAH

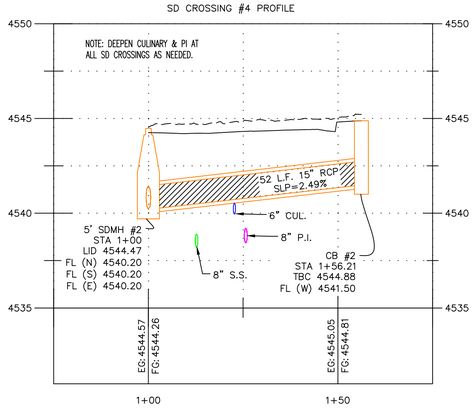
No.	Date	By	REVISIONS
			Notes

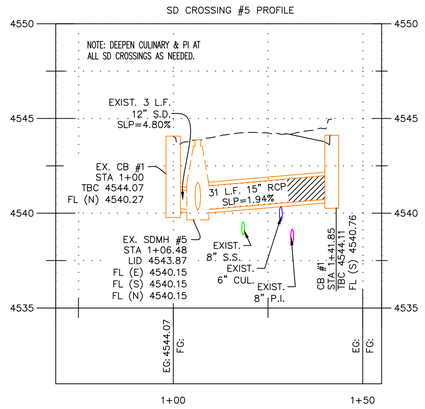
Designed
Drawn
Checked
Date

Title: CORTESE PROPERTY SUBDIVISION
Location: LEHI CITY, UTAH
Drawing Name: 24" RCP IRRIGATION PIPE

PROJECT NO. 2025.069

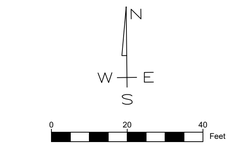
SHEET NO. 1.32

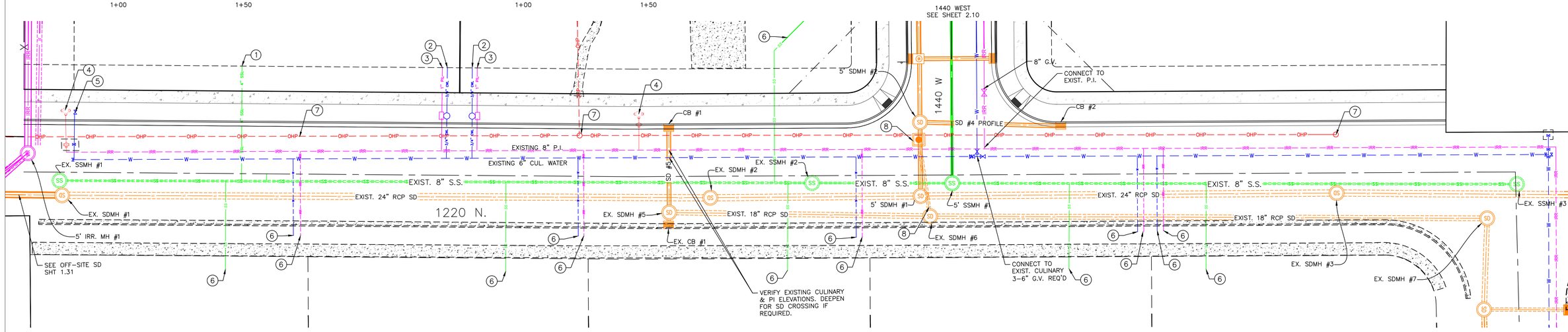


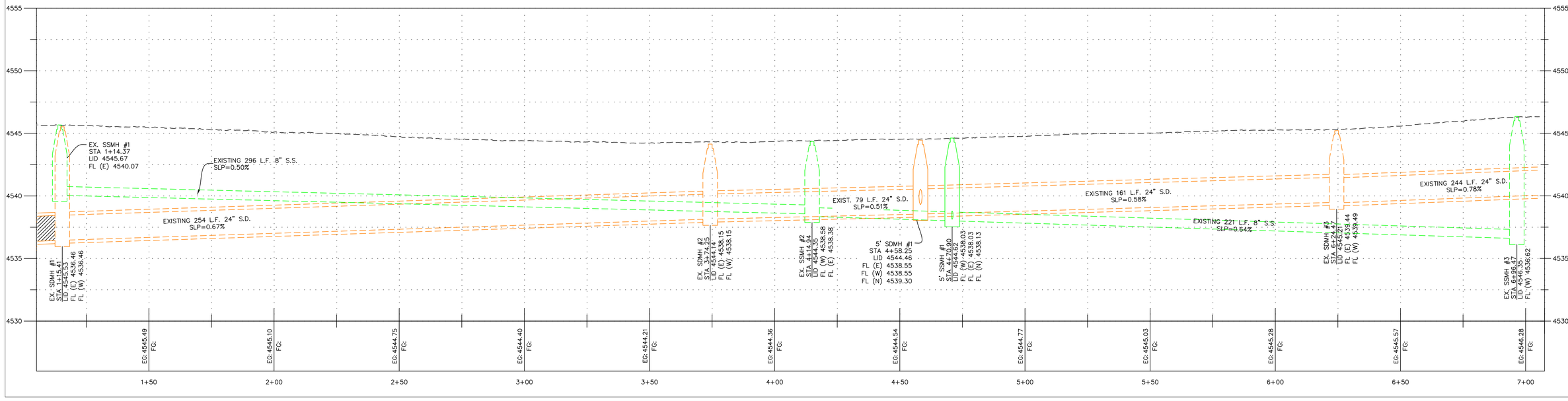


KEYED NOTES:

1. INSTALL 4" SEWER LATERAL PER LEHI CITY STD DWG SD-05.
2. INSTALL ¾" CULINARY LATERAL AND METER PER LEHI CITY STD DWG WT-06.
3. INSTALL 1" PRESSURE IRRIGATION LATERAL AND METER PER LEHI CITY STD DWG WT-08.
4. RELOCATE EXISTING FIRE HYDRANT TO CENTER OF PARK STRIP PER LEHI CITY STD DWG WT-02.
5. RELOCATE EXISTING BLOW OFF TO CENTER OF PARK STRIP PER LEHI CITY STD DWG WT-03.
6. EXISTING UTILITY SERVICE (SEWER, CULINARY, P.I.) TO REMAIN.
7. EXISTING OVER HEAD POWER LINE TO BE RELOCATED. COORDINATE RELOCATION WITH LEHI CITY POWER.
8. EXISTING STORM DRAIN PIPE & BOX TO BE REMOVED. CONTRACTOR SHALL REPAIR & SEAL RESULTING OPENING IN EXISTING MANHOLE ON SOUTH SIDE OF 1220 NORTH. SAID REPAIR AND SEAL SHALL BE PER LEHI CITY STANDARDS AND REQUIREMENTS AND SHALL MAINTAIN STRUCTURAL INTEGRITY AND WATER TIGHTNESS OF THE MANHOLE.







MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
July 21, 2026
NO. 13972668
MITCHELL M. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CORTESE PROPERTY SUBDIVISION
Location: LEHI CITY, UTAH
Drawing Name: 1220 NORTH PLAN & PROFILE

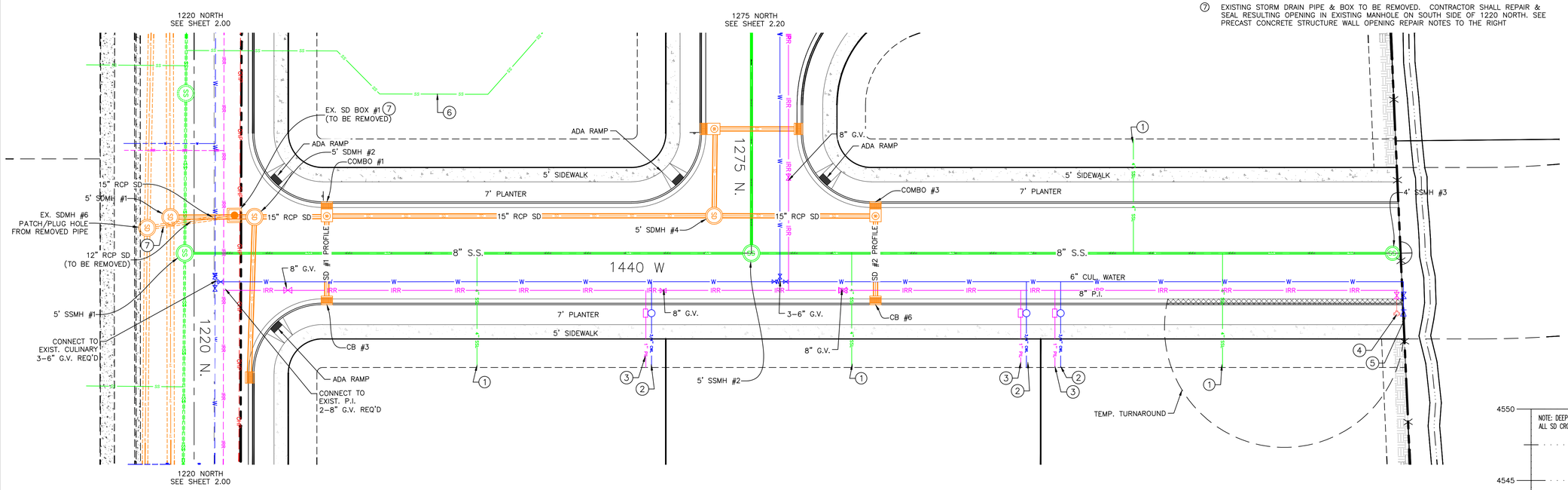
PROJECT NO.
2025.069

SHEET NO.
2.00

PRINT DATE: 7/22/2026

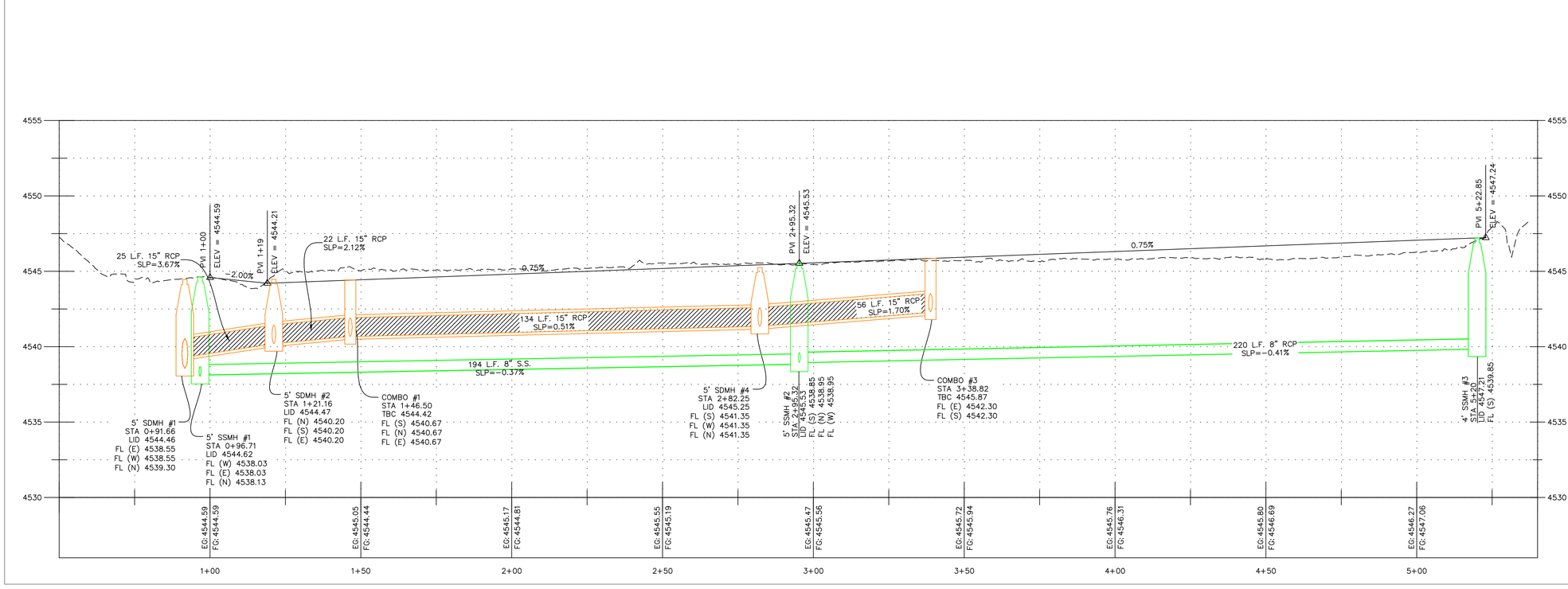
KEYED NOTES:

1. INSTALL 4" SEWER LATERAL PER LEHI CITY STD DWG SD-05.
2. INSTALL ¾" CULINARY LATERAL AND METER PER LEHI CITY STD DWG WT-06.
3. INSTALL 1" PRESSURE IRRIGATION LATERAL AND METER PER LEHI CITY STD DWG WT-08.
4. INSTALL FIRE HYDRANT PER LEHI CITY STD DWG WT-02.
5. INSTALL BLOW OFF PER LEHI CITY STD DWG WT-03.
6. EXISTING UTILITY SERVICE (SEWER, CULINARY, P.I.) TO REMAIN.
7. EXISTING STORM DRAIN PIPE & BOX TO BE REMOVED. CONTRACTOR SHALL REPAIR & SEAL RESULTING OPENING IN EXISTING MANHOLE ON SOUTH SIDE OF 1220 NORTH. SEE PRECAST CONCRETE STRUCTURE WALL OPENING REPAIR NOTES TO THE RIGHT

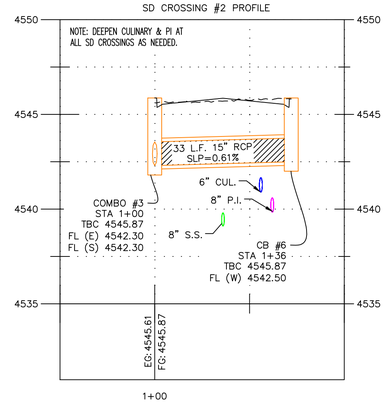


PRECAST CONCRETE STRUCTURE WALL OPENING REPAIR NOTES:

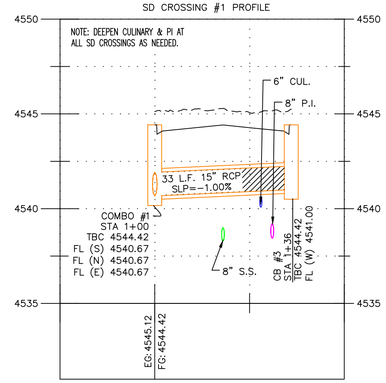
1. REMOVE ALL LOOSE AND DETERIORATED CONCRETE. SAW-CUT EDGES SQUARE. CLEAN SURFACES TO SOUND CONCRETE.
2. DRILL & EPOXY (6" MIN. EMBEDMENT DEPTH) #4 DOWELS SPACED 8" O.C. ALL AROUND. PROVIDE #4 BARS EACH WAY AT 8" O.C. EACH FACE.
3. REPAIR CONCRETE SHALL BE NON-SHRINK, NON-METALLIC STRUCTURAL CONCRETE WITH 4,000 PSI MINIMUM AT 28 DAYS AND MAXIMUM AGGREGATE SIZE OF 3/8".
4. MAINTAIN 2" MIN. CLEAR COVER TO ALL REINFORCING.



SD CROSSING #2 PROFILE



SD CROSSING #1 PROFILE



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Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
July 21, 2026
NO. 13972668
MITCHELL M. BROWN
STATE OF UTAH

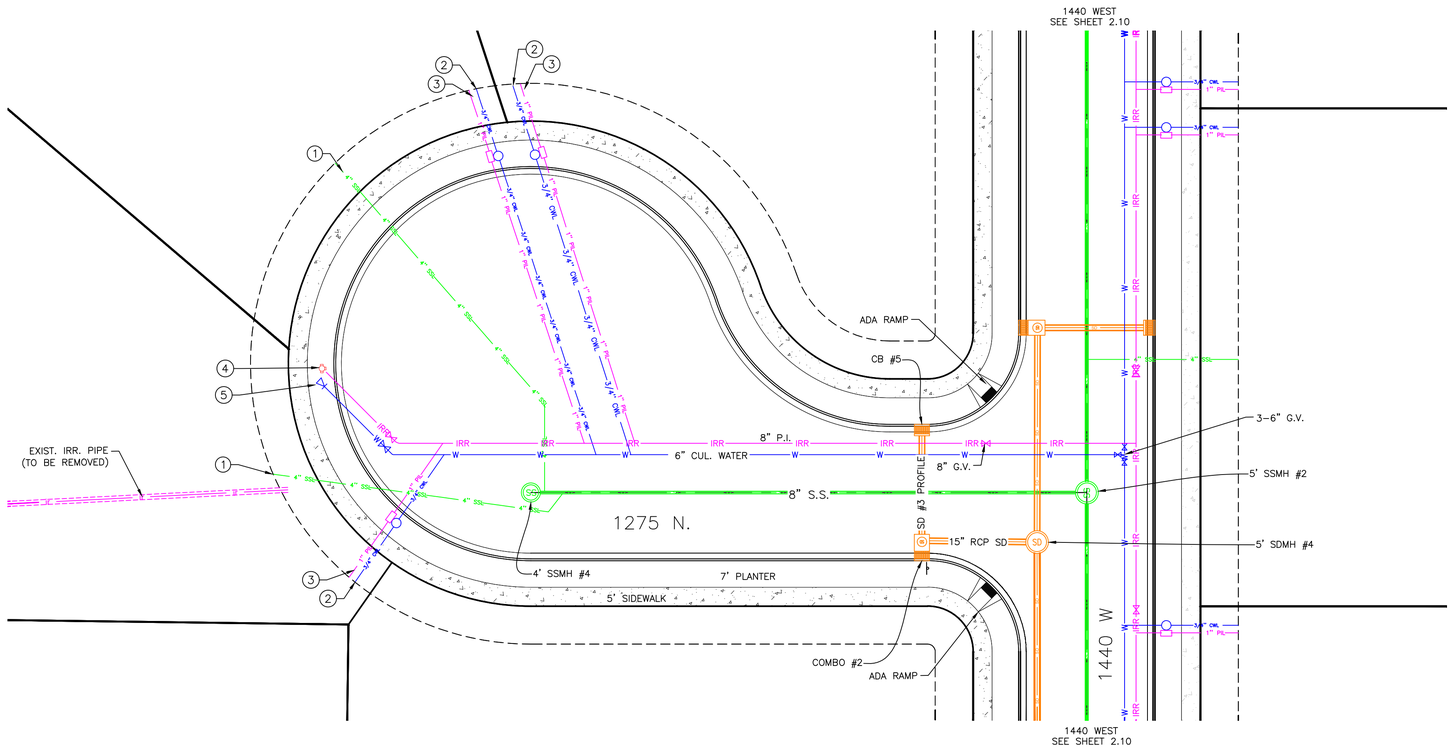
No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CORTESE PROPERTY SUBDIVISION
Location: LEHI CITY, UTAH
Drawing Name: 1440 WEST PLAN & PROFILE

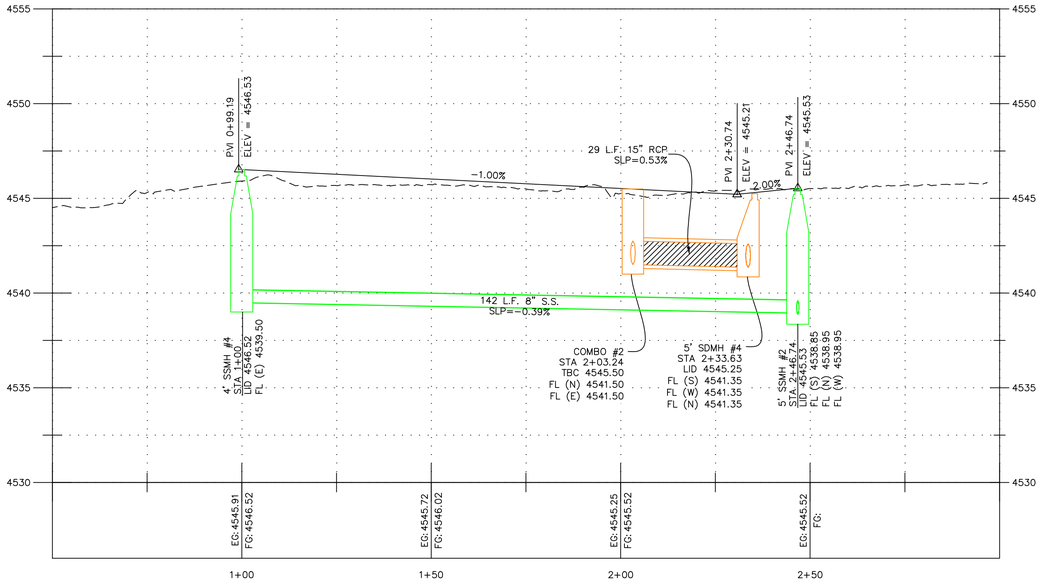
PROJECT NO. 2025.069

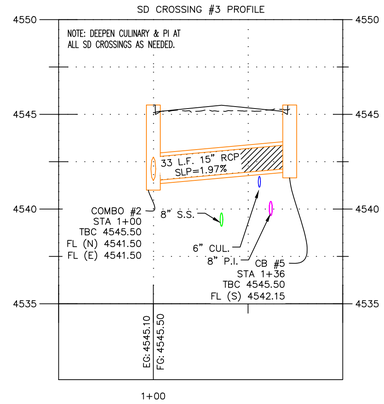
SHEET NO. 2.10



KEYED NOTES:

1. INSTALL 4" SEWER LATERAL PER LEHI CITY STD DWG SD-05.
2. INSTALL ¾" CULINARY LATERAL AND METER PER LEHI CITY STD DWG WT-06.
3. INSTALL 1" PRESSURE IRRIGATION LATERAL AND METER PER LEHI CITY STD DWG WT-08.
4. INSTALL FIRE HYDRANT PER LEHI CITY STD DWG WT-02.
5. INSTALL BLOW OFF PER LEHI CITY STD DWG WT-03.





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PROFESSIONAL ENGINEER
July 21, 2026
NO. 13972668
MITCHELL M. BROWN
STATE OF UTAH

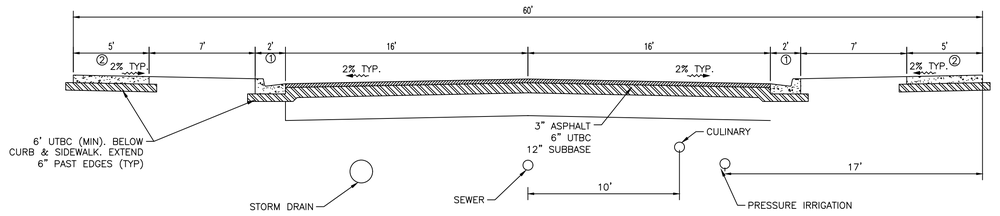
No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CORTESE PROPERTY SUBDIVISION
Location: LEHI CITY, UTAH
Drawing Name: 1275 NORTH PLAN & PROFILE

PROJECT NO.
2025.069

SHEET NO.
2.20

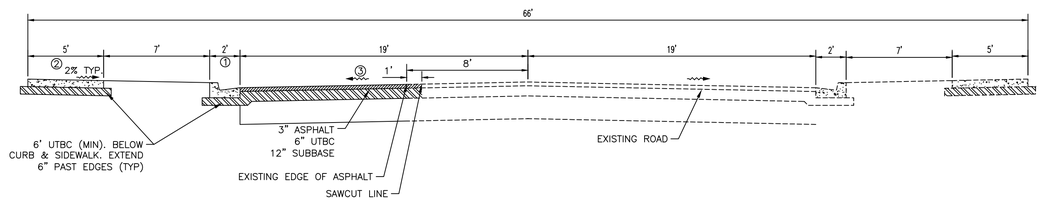


① 2' HIGH BACK CURB & GUTTER PER LEHI CITY STANDARD DRAWING RD-05.

② SIDEWALK PER LEHI CITY STANDARD DRAWING RD-05.

NOTES:
1. PAVEMENT SECTION PER GEOTECHNICAL REPORT.

60' CROSS SECTION
TYPICAL SECTION



NOTES:
1. UTILITIES IN 1220 NORTH ARE EXISTING AND DO NOT REFLECT THE CITY STANDARDS FOR STREET SECTION LOCATIONS. REFER TO SHEET 1.30 FOR PLAN VIEW LOCATION.
2. PAVEMENT SECTION PER GEOTECHNICAL REPORT.

① 2' HIGH BACK CURB & GUTTER PER LEHI CITY STANDARD DRAWING RD-05.

② SIDEWALK PER LEHI CITY STANDARD DRAWING RD-05.

③ CONTRACTOR TO SAWCUT AND REMOVE 1' MIN. OF EXISTING ASPHALT. CONTRACTOR SHALL ENSURE NEW ROADWAY CROSS SLOPES ARE 1.0% MIN. AND 4.0% MAX. FROM SAWCUT LINE TO LIP OF NEW C&G PRIOR TO INSTALLATION OF NEW C&G. CONTACT ENGINEER IF NEW TBC GRADE VARIES FROM PLANS.

66' CROSS SECTION
TYPICAL SECTION

MW BROWN ENGINEERING, INC
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PROFESSIONAL ENGINEER
July 21, 2026
NO. 13972668
MITCHELL M. BROWN
STATE OF UTAH

No.	Date	By	Notes
			REVISIONS

Designed
Drawn
Checked
Date

Title: CORTESE PROPERTY SUBDIVISION
Location: LEHI CITY, UTAH
Drawing Name: CROSS SECTIONS

PROJECT NO.
2025.069

SHEET NO.
3.00

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #35-2026 approving a comprehensive Development Code Amendment to Chapter 23 Signs, updating requirements and simplifying the text.

Summary:

Attachments:

Ch 23 Signs DCA 1.pdf

Ordinance - Ch 23, Signs Development Code Amendment 07.28.26.docx

CHAPTER 23, SIGNS
DEVELOPMENT CODE AMENDMENT
CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	July 28, 2026
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	June 3, 2026
Date of Planning Commission Review	July 9, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Lehi City requests approval for a proposed amendment to Chapter 23 of the Development Code. The Planning Division is proposing a comprehensive update to the sign regulations found in the Development Code.

While working on recent Development Code amendments to clarify and clean up conditional uses it was noticed that there are several conditional uses required as part of the Signs Chapter. Additionally, local sign companies and the Planning Commission have pointed out issues within the Chapter that warranted a deeper examination. The intent of this amendment has been to be reasonable and business friendly, while still maintaining a well-kept community. This update seeks to simplify the approval process for signs that meet the Code and incentivize those types of signs and thereby have less signs requesting exceptions that need Planning Commission approval.

Additional context and specifics on the proposed changes are included in the narrative.

The DRC reviewed the proposed amendment and made no comments.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on July 9, 2026. The minutes and motion from this meeting are as follows:

3.8) Public hearing and recommendation of Lehi City's request for review of a comprehensive Development Code Amendment to Chapter 23, Signs updating requirements and simplifying the text.

The Commission discussed past code issues that will no longer be recurring due to this amendment.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with the findings that the proposed Development Code Amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. HE included all DRC comments. Commissioner Kunze seconded.

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

Motion passed unanimously.

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

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

March 18, 2026

Narrative –Chapter 23, Signs Development Code Amendment

The Planning Division is proposing a comprehensive update to Chapter 23 of the Development Code. While working on recent Development Code amendments to clarify and clean up conditional uses it was noticed that there are several conditional uses required as part of the Signs Chapter. Additionally, local sign companies and the Planning Commission have pointed out issues within the Chapter that warranted a deeper examination. The intent of this amendment has been to be reasonable and business friendly, while still maintaining a well-kept community. This update seeks to simplify the approval process for signs that meet the Code and incentivize those types of signs and thereby have less signs requesting exceptions that need Planning Commission approval.

Conditional uses have long been a difficult topic for the Planning Commission because the threshold to deny them is high and has put the Planning Commission into tough positions during public meetings.

Please contact the Planning Division if you have any questions. A more detailed explanation of the changes follows on the following pages of this narrative.

Thank you,

Jacob Curtis, AICP
Planner 3

Section 23.010- Purpose, Intent, and Objectives

- Clarified the purpose of the Chapter and removed redundant or less relevant objectives.

Section 23.020- Scope of Chapter

- Removed redundant and unnecessary sections and moved remaining paragraphs to General Sign Requirements. (A- Content Neutrality and B- Conflict of Regulations)
- Pictures are planned to be removed from this Chapter.

Section 23.030- Definitions

- Removed several redundant definitions and definitions for words that did not exist elsewhere in the Chapter.
- Added Semaphore definition.
- Post DRC, the decision was made to move all of these remaining definitions to Chapter 39, Definitions.

Section 23.040- removed due to redundancy with provision in Section 23.050.

Section 23.050- General Signs Requirements

- Post DRC, remaining parts from other sections were added here. (A-E)
- Clarifies that unless specifically noted signs are not allowed to be placed on trees, in the Public ROW, or on City owned property.
- Removes potential exception to allow signs in a public utility easement.
- Removes other redundant sections. (H & I)

Section 23.060- removed due to redundancy with provision in Section 23.050.

Section 23.070- Exemptions

- Added some addition exempt signs (religious, for sale, and temporary construction signs)
- Update to Temporary Political Signs to match recently updated State Code.

Section 23.080- Sign Approvals

- Adjusted signs approved by Zoning Administrator and by the Planning Commission.

- Conditional use signs only consist of larger EDS signs, pylon signs asking for exceptions, and electronic conversions of existing billboards.

Section 23.090- Regulations for Permanent Signs

- Removed section for Civic Institutional Signs since they are exempt from permitting requirements

- Clarified review requirements for Electronic Display Signs. Reformatting of section on illumination requirements.

- Monument signs would no longer require native or natural materials for a monument sign base. Additionally, flexibility granted to Zoning Administrator for signs with significant grade differences. Corner lots may also combine frontage totals and opt for one sign in lieu of smaller signs on both frontages.

- Pylon signs for parcels 3 acres on less if close to interchange and ROW added for 2100 N, Mountain View Corridor, and SR-92.

- All additional height or size increases above the allowed amounts would require an exception at Planning Commission.

- Wall signs can either be molded logos and individual letters or cabinet style.

- Painted signs or murals can now be reviewed by the Historic Preservation Commission and then approved by the Zoning Administrator instead of being treated like a Conditional Use.

Section 23.100- Temporary Signs

- Redundant regulations removed that can be found under General Sign requirements.

Section 23.110- Billboards and Off Premises Sign Regulations

- Off-premise public information signs can now just be approved by the Zoning Administrator instead of being a Conditional Use.

Section 23.120- Prohibited Signs

- Redundant signs were removed from this list since they were covered under other signs in the list.

Section 23.140- Measurement of Sign Area

- Some redundant or unclear information was removed in this section.

Section 23.140- Sign Theme

- Removed. Not seen as essential section if signs met requirements in 23.090.

Section 23.150- Design

- Removed several non-enforceable items and redundant items and moved rest of section to General Sign Requirements.

Section 23.170- Maintenance Requirements

- Removed this section since covered in General Sign Requirements.

Section 23.190- Nonconforming Signs

- Softened some of the wording in this section.
- A change of use does not automatically require the sign to be brought into conformity. For example, a health clinic could go into a former restaurant and still use their pylon sign that was potentially non-conforming.

Section 23.200- Violations and Enforcement

- Code Enforcement Officer switched to Code Compliance Specialist
- Per Legal, made violations possible Class C misdemeanor.
- Removed requirement for City to hold signs removed for violation for seven days.

Section 23.210- Severability

- Removed due to redundancy with Chapter 2 of Development Code

Chapter 23 DCA
DRC Redline Comments

Lehi City- requests comprehensive review of a Development Code Amendment to Chapter 23, Signs, updating requirements and simplifying the text.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 5/21/26
Time Start: 2:18 pm
Time End: 2:19 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering: No comments.
Matt – Traffic: No comments.
Kim – Planning: General comment - definitions will be removed from chapter and added to chapter 39 definitions chapter

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 9, 2026.

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

CHAPTER 23 SIGNS

(Revised 03/13/18; Amended 05/14/19; 05/14/24)

Section 23.010. Purpose, Intent, and Objectives.
~~Section 23.020. Scope of Chapter.~~
~~Section 23.030. Definitions.~~
~~Section 23.040. Application of International Building Code.~~
Section 23.050. General Sign Requirements.
~~Section 23.060. Permit Required.~~
Section 23.070. Exemptions.
Section 23.080. Sign Approvals.
Section 23.090. Regulations for Permanent Signs.
Section 23.100. Temporary Signs.
Section 23.110. Billboards and Off-Premises Sign Regulations.
Section 23.120. Prohibited Signs.
Section 23.130. Measurement of Regulated Sign Area.
~~Section 23.140. Sign Theme.~~
~~Section 23.150. Design Considerations.~~
Section 23.160. Application Submittal.
~~Section 23.170. Maintenance Requirements.~~
Section 23.180. Changes to Existing Signs.
Section 23.190. Nonconforming Signs.
Section 23.200. Violations and Enforcement.
~~Section 23.210. Severability.~~

Section 23.010. Purpose, Intent, and Objectives.

~~The need for direction, guidance, and information by means of suitable sign systems is of critical importance to the City. The purpose of this chapter is to balance the need to protect the safety and welfare of the residents, business community, and the traveling public in Lehi City, the need for a well-maintained and attractive community, and the need for clear and adequate identification, communication, and advertising.~~ The purpose of this chapter is to balance the need for wayfinding and advertising with the goal of maintaining a well-kept community~~. It is the intent of the regulations in this chapter to address the design, construction, materials, erection, installation, size, height, location, massing, spacing, number, duration, illumination, movement, condition, and other~~ This chapter regulates the physical characteristics of signs, including their use, maintenance, and alteration, all in a permissible content-neutral manner that does not favor any type of speech over another and which is able to survive a strict scrutiny analysis of the City's compelling governmental interest to regulate. To achieve this purpose and intent, the provisions of this chapter have the following specific objectives:

A. ~~preserve and~~ protect the constitutionally guaranteed right of free speech and expression in the display of signs;

B. guide ~~and direct~~ prompt public safety response;

C. assure meaningful identification for private and public enterprises;

D. promote and support economic development, enhance the City's economic strength, and retain and expand existing businesses;

E. allow businesses the flexibility to erect signs that meet their individual needs and take advantage of new technology;

F. implement the City's marketing and branding strategy plan;

G. help shape Lehi's future through the community's enterprising spirit while preserving its vibrant family-oriented and business-friendly community;

H. ensure that signs are designed, constructed, installed, and maintained according to minimum standards to safeguard life, health, property and public welfare;

I. focus on sign functionality including viewer detection, legibility, viewer response, and comprehension;

J. ensure new signs are compatible in design and scale with their surroundings;

K. improve public convenience by directing persons to activities and enterprises;

L. protect against destruction of or encroachment upon historic convenience to citizens;

M. permit signs that are pleasing in appearance while encouraging variety and permanence;

N. establish appropriate spacing between signs and between signs and adjacent land uses;

O. minimize light pollution, glare, visual obstructions, and distractions by optimizing lighting levels;

P. reduce and eliminate hazards to motorists and pedestrians;

Q. promote the free flow of travel and activity for vehicles and pedestrians;

R. foster an orderly landscape that has a minimum of visual clutter by eliminating excessive and confusing sign displays;

S. afford aesthetic protection for entry areas and primary corridors of the City;

T. enrich neighborhood appearance, aesthetics, property values, and the magnificent views and visual qualities of the City;

U. inspire pride and ownership in neighborhoods, businesses, gathering places, and the community at large by creating a sense of place for residents;

V. maintain valuable, historic, and artistic structures;

W. develop positive conditions for a responsible communication system;

X. craft an amortization policy for deteriorated and abandoned signs;

Y. create a reasonable mechanism for regulating signs within the community; and

Z. provide fair and consistent enforcement of the sign regulations. of this chapter.

Section 23.020. Scope of Chapter.

A. Content Neutrality. Nothing in this chapter is intended or interpreted to favor any one type of sign or content. Where necessary, this chapter shall be interpreted to be content neutral. This chapter is designed to provide flexibility in the allowance of signs as a part of the possible range of communication options available

while being narrowly tailored to achieve the purpose, intent, and objectives identified in Section 23.010.

B. Conflict of Regulations. The requirements of this chapter shall not be construed to prohibit or limit other applicable provisions of the Lehi City Development Code, Lehi City Municipal Code, Utah Code Annotated, or applicable federal regulations. Where provisions of this chapter conflict with other regulations, the more specific terms shall govern.

C. Illustrative Pictures and Figures. Pictures and figures shown in this chapter are for illustrative purposes only and shall not supersede the wording in the associated subsection.

Section 23.030. Definitions.

As used in this chapter:

A. "Alteration of sign" means changing or rearranging, other than the sign copy or color, any structural part, enclosure, lighting type, component, or location of a sign.

B. "Animated sign" means a sign which exhibits movement or the optical illusion of movement of any part of the sign structure, including the movement of any illumination such as flashing or strobe effects, or the spinning or other movement of a sign or portion thereof.

C. "Awning sign" means a sign placed on or integrated into a fabric, metal or heavy plastic canopy mounted on the exterior of a building.

D. "Backlighting" means illumination, the source of which is not visible, positioned inside or behind a sign face, such as behind raised letters and awnings or inside sign cabinets, where the illumination is seen through the letters or sign face.

E. "Banner" means plastic, fabric, or other pliable material intended to be hung either with or without a frame, typically placed between two poles or hung on the wall of a building. "Banner" does not include a flag flown on a flagpole.

F. "Billboard" means a large, high-profile freestanding off-premises sign on one or more poles typically located along a freeway or high-traffic arterial road.

G. "Blade" means a detached sign typically made of cloth or vinyl attached to a thin single pole mounted in the ground and includes feather signs and teardrop designs.

H. "Building wrap," also known as a super graphic, means a large-format vinyl or mesh sign affixed or adhered to a building façade and which extends across one or more floors of a building.

I. "Cabinet" means the enclosure of a sign, not including the mounting structure, upon which text, logos, insignia, and other copy is mounted and within which the majority of electrical components, if needed, are located.

J. "Canopy sign" means a sign affixed to the visible surface of an attached or freestanding canopy whose structure is either metal, wood, or heavy plastic of a permanent nature, and which may be internally or externally illuminated.

K. "Civic Institution" means a government, church, school, hospital, mass transit company, and public utility company.

L. "Clear view area" means the triangular space at the intersection of streets as determined by a diagonal line connecting two points measured 35 feet equidistant from the point of the intersection along the curb or right-of-way line, then connecting those points to form a triangle. See Section 12.070 of the Lehi City Development Code.

M. "Digital billboard" means a billboard that is static, and changes copy by any electronic process or remote control.

N. "Electronic display sign" or "EDS" means a sign, other than a billboard, capable of displaying electronic words, symbols, figures, graphics, images, or pictures that can be electronically or mechanically changed by remote or automatic means. An EDS display is composed of a series of lights including light emitting diodes, fiber optics, plasma displays, light bulbs, or other illumination devices, which may be computer programmable or microprocessor controlled.

O. "Flashing sign" means any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when the sign is in use. Any moving illuminated sign, except digital billboards, shall be considered a flashing sign.

P. "Freestanding sign" means a sign erected and maintained on a frame, mast, or pole, independent of and not attached to any building.

Q. "Ground-mounted sign" means a sign which extends from the ground or has support which places the bottom of the sign less than two feet from the ground.

R. "Handbill" means a poster, flier, handout, brochure, leaflet, or other advertisement typically made of non- or semi-durable materials.

S. "High profile" means six feet or higher.

T. "Illegal sign" means any sign erected without first obtaining a sign permit, or which is not otherwise established to be a legal nonconforming sign by the terms of this chapter, or which is erected after the effective date of this chapter and which has been determined to be a non-permitted sign type.

U. "Indirect lighting" means a source of external illumination located away from the sign, which lights the sign, but which may or may not itself be visible.

V. "Inflatable" means any device supported by heated air, forced air, or other gases.

W. "Integral sign" means a sign that is embedded, extruded, or carved into the material of a building façade, or a sign made of bronze, brushed stainless steel or aluminum, or similar material attached to a building façade.

X. "Legal nonconforming sign" means any sign no longer allowed under this chapter but which, when first constructed, was legally allowed.

Y. "Logo" means a graphic symbol representing any activity, use, or business.

Z. "Maintenance of a sign" means the replacing, repairing, or repainting of a portion of a sign structure made undesirable by wear and tear, weather, or accident.

AA. "Marquee" means a sign structure placed over the primary entrance of a building such as a hotel or theater, bearing sign copy and which projects from and is attached to the building.

BB. "Master sign program" means sign specifications and details approved as a package that define or identify allowed signage allotted to individual businesses throughout a multi-business commercial center.

CC. "Monument sign" means a freestanding sign mounted on an opaque base in the ground concealing all support structures.

DD. "Off-premises sign" means a sign located outside of the property or development boundary of the owner or tenant of the sign.

EE. "On-premises sign" means any sign located within the property or development boundary of the sign owner or tenant.

FF. "Original art display" means a hand-painted work of visual art that is either affixed to or painted directly on the exterior wall of a structure with the permission of

the property owner but does not include mechanically produced or computer-generated prints or images, digitally printed vinyl, electrical or mechanical components, or a changing image art display.

GG. "Permanent sign" means any permitted sign type which is intended to be and is so constructed of a lasting and enduring material and to remain unchanged in character, position, and condition exclusive of wear and tear; or which is constructed as a freestanding sign or wall sign.

HH. "Pole sign" means a permanent freestanding sign mounted atop one or more poles where the bottom of the cabinet is at least six feet above the ground.

II. "Portable sign" means any sign without a permanent foundation or otherwise attached to a fixed location, which can be carried, towed, hauled, worn, maneuvered, manipulated, or driven, and is primarily designed to be moved rather than be limited to a fixed location regardless of modifications that limit its movability. "Portable sign" includes "vehicle sign."

JJ. "Project placemaking sign" means an artistic sign or a grouping of signage that is used to set apart a development as a unique and distinctive place.

KK. "Projecting sign" means a sign that is attached to and projects more than 18 inches from a building face or wall, or from a structure whose primary purpose is other than the support of a sign.

LL. "Public or quasi-public sign" means a sign that is constructed, placed, or maintained by a local, state, or federal government, a public utility, railroad, or mass-transit provider,
or a sign that is required to be constructed, placed, or maintained by federal, state, or local law either directly or to enforce a property owner's rights.

MM. "Public street trees" means trees planted within a public right-of-way, as typically found in park strips.

NN. "Pylon sign" means a freestanding, high-profile, on-premises sign completely self-supported where the bottom of the cabinet is at least six feet above the ground. "Pylon sign" includes pole signs.

OO. "Reviewing Departments" means those City departments involved in reviewing sign applications pursuant to 3.060 of the Lehi City Development Code.

PP. "Roof sign" means a sign located on or above the roof of any building, not including a false mansard roof, canopy, or other fascia.

QQ. "Sign" means a name, identification, description, display, illustration, or device, affixed to, painted, or represented directly or indirectly upon a building, structure, or outdoor surface, which directs attention to or is designed or intended to direct attention to the sign face. If located completely within an enclosed building, it shall not be considered a "sign." "Sign" shall not include a flag flown on a flagpole. Each display surface of a sign, or sign face, shall be considered to be a "sign." "Sign" includes any and all structural and support apparatus and associated lighting.

RR. "Sign allowance" means the total cumulative sign type and area for all signs allowed to any one business, development, or applicant.

SS. "Sign area" means the space enclosed within the extreme edges of the cabinet for each sign face, not including the supporting structure. For signs not designed

~~with a cabinet, "sign area" means 90% of the area enclosed within the smallest regular geometric shape needed to completely encompass all sign copy, including horizontal and vertical spacing between the copy.~~

~~TT. "Sign copy" means the text, letters, insignia, logos, abbreviations, pictures, or other visible imaging on a sign.~~

~~UU. "Sign face" means the entire display surface area of a sign upon, against, or through which sign copy is placed.~~

~~VV. "Snipe sign" means a sign typically made of non- or semi-durable materials, mounted to a tree or utility pole, or to the ground by nails, staples, a wire frame, or similar device, often within a right-of-way, including public or private park strips and medians, or on other public property.~~

~~WW. "Suspended sign" means a sign which hangs from a wall sign, awning, canopy, marquee, or building facade.~~

~~XX. "Temporary sign" means a banner, pennant, or poster constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, plastic, resin, or similar materials, and which is intended, or is determined by the code official, to be displayed for a limited time.~~

~~YY. "Vehicle sign" means any magnetic, painted, permanently attached, or temporarily affixed sign on a vehicle or trailer but does not include a vehicle wrap.~~

~~ZZ. "Wall sign" means an on-premises sign attached to or erected against a building wall.~~

~~AAA. "Wayfinding sign" means a sign designed to provide direction, define entrances or exits, or identify parking areas.~~

~~BBB. "Zoning Administrator" means the Lehi City Zoning Administrator or designee.~~

~~Section 23.040. Application of International Building Code.~~

~~The International Building Code, published by the International Conference of Building Officials and as adopted by the City, shall be used as the standard for the installation and construction for all signs.~~

Section 23.050. General Sign Requirements.

A. Nothing in this chapter is intended or interpreted to favor any one type of sign or content. Where necessary, this chapter shall be interpreted to be content neutral.

B. The requirements of this chapter shall not be construed to prohibit or limit other applicable provisions of the Lehi City Development Code, Lehi City Municipal Code, Utah Code Annotated, or applicable federal regulations.

C. All sign structures shall be developed with the overall context of the building and development. Signs shall be constructed to be an integral part of the overall design of the site and architecturally compatible with the building.

D. Signs shall be designed to be easily cleaned and maintained. They shall be constructed with durable materials.

E. All sign illumination and lighting shall be directed downward or away from the sky to the greatest extent possible. External lights shall be shielded so that all of the direct light falls entirely on the sign and that the lights are mounted above the sign and aimed down.

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

~~B.~~G. No sign shall be placed or modified ~~maintained~~ in the City without a sign permit except as outlined in Section 23.070 Exemptions. ~~provided in this chapter~~.

~~C.~~ No signs other than public or quasi-public signs shall be placed within or extend into public rights-of-way, or be placed on semaphore poles, utility poles, or over public property. This includes placing them on trees in the public right-of-way or on City owned property.~~, except as otherwise provided in this chapter.~~

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

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

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

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

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

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

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

~~Section 23.060. Permit Required.~~

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

Section 23.070. Exemptions. *(Amended 06/11/24)*

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

A. decals or logos affixed to motor vehicles, building windows, ~~-~~or door panels;

B. flags and individual pennants not on a string;

~~B.~~C. accessible~~disabled~~ parking space signs; ~~not exceeding two square feet reserving parking for disabled~~

~~individuals needing accessible access;~~

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

~~C.~~E. religious signs;

~~D.~~F. illuminated building accents and decorations;

~~E.~~G. painted or applied wall accents and decorations;

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

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

I. temporary political signs;

a Temporary political signs may be placed in a park strip if the person placing the sign is the following:

i The owner or occupant of property adjacent to the park strip; and

ii Required to maintain the park strip; or

~~H.~~iii Obtains consent to post the political sign from the person described above.

~~I.~~J. public art, including original art displays;

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

~~K.~~L. temporary on-site safety and informational signs for contractors during construction;

~~L.~~M. signs inside a building;

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

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

P. building address signs which are less than six square feet; address wall signs that are not exempt shall fall under requirements for wall signs;

~~O.~~Q. home for sale or business for lease signs;

~~P.~~R. signs not visible from a public right-of-way, such as restaurant menu boards; and

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

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

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

i. Awning and canopy signs;

~~ii. canopy signs;~~

~~iii. drive-thru signs;~~

ii. electronic display signs where the electronic display portion is ~~fifty~~ 50 square feet or less;

~~iv.~~iii. marquees;

iv. monument signs;

v. project placemaking signs;

vi. projecting and suspended signs;

~~vi.~~vii. pylon signs;

~~vii.~~viii. subdivision monument signs;

~~viii. suspended signs;~~

ix. temporary signs over four square feet;

~~ix.~~x. vintage or antique style roof signs;

~~x.~~xi. wall signs; and

~~xi.~~xii. wayfinding on-premises signs.

b. Signs Approved by the Planning Commission. The following signs may be approved by the Planning Commission as a conditional use provided that a complete sign permit application has been submitted and reviewed by the Reviewing Departments and the signs meet the requirements of this chapter:

i. electronic display signs larger than ~~fifty~~ 50 square feet;

~~ii. marquees; and~~

ii. pylon signs requesting increases as an exception to the standards in Section 23.090.I; and

iii. electronic conversions of an existing off-premise sign or billboard.~~.~~

c. Each sign application shall be reviewed by the Planning Division to ensure compliance with this chapter prior to its submission to the Zoning Administrator or Reviewing Departments and Planning Commission for approval. The Zoning Administrator may also require a~~ny~~ sign be reviewed and approved by the Reviewing Departments ~~and~~ or the Planning Commission. ~~prior to issuance of a sign permit.~~

Section 23.090. Regulations for Permanent Signs.

(Amended 03/31/20)

A. Awning and Canopy Signs. Signs painted, printed, or sewn on the surface of awning material or on canopies shall be allowed provided:

i. awnings are placed at street level only;

ii. sign copy on a canopy does not exceed 15% of the canopy face;

~~iii. all illumination and lighting is shielded and directed toward the ground; and~~

~~iv.~~iii. the sign area is calculated as part of the allowable building wall sign area.

~~Civic Institutional Signs.~~

~~On-premises wall signs, monument signs, and pylons owned by civic institutions shall be allowed as set forth in this chapter.~~

~~1. Pylon sign design shall be approved by the Planning~~

~~2~~1. ~~Commission as a conditional use subject to the design requirements for pylon signs as set forth in this chapter, except the maximum pylon sign height shall be 25 feet in residential or agricultural zoning districts.~~

C. Electronic Display Signs.

1. Electronic display signs shall be allowed only as part of a monument sign, canopy, marquee, permanent on-premise civic institutional sign, pylon sign, or conversion of an existing billboard or off-premises sign. Except for billboard or off-premises sign conversions, the electronic message display area shall not exceed 50% of the total allowed sign area and, if an on-premises sign, shall not exceed 50 square feet.

i. The Zoning Administrator may approve EDSs if the EDS is 50 square feet or less.

ii. The Planning Commission shall review as a conditional use all EDS over 50 square feet.

~~1. The Zoning Administrator may approve EDSs if the EDS:~~

~~a. is fifty 50 square feet or less;~~

~~b. is part of a monument sign, pylon sign, or canopy sign;~~

~~c. remains static; and~~

~~d. conforms to the illumination requirements set forth in this section.~~

~~3. The Planning Commission shall review and approve all EDSs not identified in subsection 23.090.C.2.~~

~~4.~~3. To protect the integrity of the historic commercial areas of the City, no EDS shall be located along Main Street from 500 East to 500 West, or along State Street from Center Street to 400 East.

~~5.~~4. Each EDS display shall remain "on" and static for a minimum of three seconds, except for video presentations. Flashing, starburst, and similar frame effects are prohibited.

~~6.~~5. Each EDS shall be equipped with a sensor or other device that automatically determines the ambient illumination and which is programmed to automatically dim according to ambient light conditions.

6. Each EDS shall have a default mechanism to turn off the sign within 24 hours of a reported malfunction.

7. The applicant shall submit a photometric matrix showing the dispersal in foot candles and showing that the EDS meets all the requirements of this section.

i. Illumination levels shall not, at maximum

display intensity, exceed 0.3 foot candles over ambient lighting conditions. Light cutoff devices shall minimize light above the EDS. Illuminance shall be measured with a meter set to measure foot candles accurate to at least two decimals. Illuminance shall be measured with the EDS off, and again with the EDS displaying a white image for a full-color capable EDS, or a solid message for a single-color EDS. All measurements shall be taken perpendicular to the face of the EDS at the distance determined by the total square footage of the EDS as set forth in Table 23.090.C.

~~7. Illumination levels shall not, at maximum display intensity, exceed 0.3 foot candles over ambient lighting conditions when measured at the distance set forth in Table 23.090.C. Light cutoff devices shall minimize light above the EDS.~~

~~8. Illuminance shall be measured with a meter set to measure foot candles accurate to at least two decimals. Illuminance shall be measured with the EDS off, and again with the EDS displaying a white image for a full-color capable EDS, or a solid message for a single-color EDS. All measurements shall be taken perpendicular to the face of the EDS at the distance determined by the total square footage of the EDS as set forth in Table 23.090.C.~~

~~9. The applicant shall submit a photometric matrix showing the dispersal in foot candles and showing that the EDS meets all the requirements of this section.~~

TABLE 23.090.C

SIGN AREA VERSUS MEASUREMENT DISTANCE FOR ELECTRONIC DISPLAY SIGNS

ON-PREMISES SIGNS	
AREA OF SIGN (sq. ft.)	**MEASUREMENT DISTANCE (feet)**
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
On-premises signs having areas other than those listed in this table shall have their distance measured as the √Area of Sign (sq. ft) x 100.	

OFF-PREMISES SIGNS	
AREA OF SIGN (sq. ft.)	**MEASUREMENT DISTANCE (feet)**
0-100	100
101-350	150
351-650	200
Over 650	250

D. Marquees. Marquees shall be allowed provided:

1. ~~A marquee shall be allowed provided the~~The bottom of the marquee is at least eight feet above the sidewalk or finished grade and the sign area does not exceed 80 percent~~%~~ of each sign face.

2. Marquees extending over a public sidewalk shall be limited to a projection distance not to exceed two-thirds of the width of the sidewalk.

~~1.~~3. There shall be only one marquee per building.

E. Monument Signs. Monument signs shall be allowed as follows:

1. The parcel on which the sign is to be erected shall have a minimum of 60 lineal feet of frontage on a public street, measured at the front property line.

2. Monument signs may be allowed at entrances of residential subdivisions ~~and~~ or commercial developments subject to any required clear view area restriction.

3. The maximum sign height and area for monument signs shall be based on the amount of street frontage, calculated according to Table 23.090.E.

4. ~~The height of a monument sign shall be measured as the distance from the height of the street curb or sidewalk to the highest point of the sign and shall include the pedestal. Monument signs placed on a berm may have additional overall height for each vertical inch of berm directly under the sign; however, the entire frontage shall have equal~~

~~berming treatment not exceeding three feet in height~~ When a site includes significant grade differences, the Zoning Administrator may allow additional height or reduce the overall height. For signs placed on a low point, below the elevation of the street curb or sidewalk, additional height up to the level of the sidewalk may be allowed. For signs above the elevation of the street curb or sidewalk, the overall sign height may be reduced by half the elevation of the ground from the street curb or sidewalk by the Zoning Administrator.

5. The width of a monument sign shall not exceed 12 feet, measured at the widest point of the sign. ~~on a horizontal plane.~~

~~4.~~6. Each monument sign shall have a minimum one-foot high opaque pedestal designed as the base of the sign, which conceals any pole support. The base shall be as wide as or wider than the sign face. There shall be no sign copy on the pedestal. The pedestal shall utilize materials and design elements that relate the sign to the associated building. ~~The use of stone, brick, or durable native or natural materials is required in the design of pedestals and frames.~~

~~5.~~7. Commercial projects or parcels with frontage on more than one street shall be allowed a monument sign on each associated frontage. Monument signs shall be separated from each other by at least 80 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 60 feet to any other sign located on the same frontage. Corner lots may combine the total frontage for the construction of only one sign.

~~6.~~8. Commercial pads within or part of a multi-tenant project may have a separate monument sign provided:

a the pad is contiguous to an arterial street and has at least 60 feet of street frontage;

b the sign is at least 60 feet away from any other sign located on the same frontage;

~~c the sign style is consistent with the approved sign theme for the project as required in Section 23.140; and~~

~~7. the allowed area and height of the sign complies with Table 23.090.E.~~

Table 23.090.E.

Street Frontage (in feet)	Maximum Monument Height including pedestal (in feet)	Maximum Monument Sign Area (in square feet)
60 to 175	6	60
176 to 200	8	80
201 to 225	11	110
226 or more	14	140

F. Project Placemaking Sign. Project placemaking signs shall be allowed for residential or commercial developments ~~as a conditional use as~~ per the following:

1. located only at multi-tenant or multi-parcel residential projects a minimum of ten acres in size;

2. located only on parcels fronting arterial roads, state highways, or I-15;

3. design is artistically unique and does not fit the typical box-cabinet, monument, or pylon sign design requirements;

4. copy shall not exceed 200 square feet; and

5. height, design, scale, and context are deemed appropriate to the site.

G. Projecting and Suspended Signs. Projecting and suspended signs shall be allowed as follows: ~~in conjunction with wall signs, awning signs, canopies, and marquees. Projecting and suspended signs shall:~~

1. have a maximum sign area of two percent of the total square footage of the building wall or 20 square feet, whichever is less~~, with the size of the sign calculated by measuring the area of a rectangle that would encompass all features of the sign~~;

2. not extend more than four feet from the attached vertical wall and be no more than 12 inches thick;

3. have eight feet minimum clearance from the sidewalk or finished grade;

4. not have an electronic message display or changeable copy;

5. be allowed only for street level tenants; and

6. have a minimum horizontal distance of 30 feet between projecting signs.

H. Vintage or Antique Style Roof Signs. Vintage or Antique Style Roof Signs ~~may~~ shall be allowed ~~as a Conditional Use and~~ subject to the following requirements:

1. Maximum total height above the roofline shall be five feet.

2. Maximum total width of the sign shall be 45 feet or 75 percent of the width of the wall below the roof sign, whichever is less.

3. No other signage shall be allowed on the wall underneath the roof mounted sign.

4. Vintage or Antique Style Roof Signs shall only be allowed on ~~restaurant and brewpub~~ buildings that have a vintage or antique architectural style.

5. Sign lettering shall utilize a vintage or antique style font.

I. Pylon Signs. On-premises pylon signs shall be allowed subject to the following:

1. On commercial lots of three acres or larger, one pylon sign may be approved on each collector or arterial street frontage and shall be placed for viewing on that frontage.

2. A pylon sign may be placed on a commercial ~~lot or multi-tenant commercial~~ project less than three acres in size where:

a. the lot is within 300 feet of the I-15, 2100 N, Mountain View Corridor, or SR-92 right-of-way;

b. the lot is within 1,000 feet of an I-15, 2100 N, Mountain View Corridor, or SR-92 interchange;

~~c. the sign is oriented for freeway viewing; and~~

~~d.~~c. the sign is owned by a hotel, gas station, or restaurant.

3. Pylon signs shall be allowed on any ~~commercial lot or multi-tenant~~ commercial project having at least 300 feet of collector or arterial street frontage measured at the front property line.

4. a. Pylon sign height shall not exceed 25 feet, except the height may be increased as per subsection 23.090.I.4.b. for commercial uses located both within 300 feet of the I-15, 2100 N, Mountain View Corridor, or SR-92 right-of-way and 1,000 feet of ~~an I-15~~an interchange.

b. Businesses that are adjacent to a freeway overpass or similar view-obscuring structure may request review and approval of an exception by the Planning Commission for additional height. The Planning Commission shall approve only minimal additions to height to provide reasonable visibility above the view-obscuring structure. In all cases, the Planning Commission shall determine the allowable additional height, if any, on a site specific, case-by-case basis. In the determination of allowable additional height, the burden of proof shall be the responsibility of the applicant. In no case shall the height of a pylon sign exceed 70 feet.

5. ~~The measured height of a pylon sign shall be the distance from the highest point of the sign to the top of the curb or sidewalk, or crown of the street when there is no curb or sidewalk.~~When a site includes significant grade differences, the Zoning Administrator may allow additional height or reduce the overall height. For signs placed on a low point, below the elevation of the street curb or sidewalk, additional height up to the level of the sidewalk may be allowed. For signs above the elevation of the street curb or sidewalk, the overall sign height may be reduced by half the elevation of the ground from the street curb or sidewalk.

6. The maximum size of a pylon sign shall not exceed ~~15% of the total square footage for the building wall adjacent to the site's street frontage, or~~ 200 square feet. ~~, whichever is less, except for multi-tenant commercial projects t~~The Planning Commission may approve an exception to allow additional sign area on a case-by-case basis, based on the number of tenants displayed on the sign. In no case shall the total size of the pylon sign exceed 600 square feet.

7. Pylon signs shall not extend over any pedestrian or vehicular access area.

8. Structural supports for pylon signs shall be covered or concealed with pole covers. For signs with one pole, the pole cover shall be a minimum of 48 inches wide. For a sign with two poles, the pole covers shall be a minimum of 36 inches wide each. Support covers shall be architecturally and aesthetically designed to match the building or associated development.

~~9. Pylon signs shall be constructed so as to~~to be an integral part of the overall design of the site and architecturally compatible with the building and materials. All pylon signs shall be part of an approved sign theme as per Section 23.140.

~~10. An electronic display on a pylon sign in a multi-tenant project may use 50 percent of the allowable sign area.~~

~~11. For multi-parcel or multi-tenant retail-based projects of at least three acres, exceptions may be allowed by the Planning Commission as a conditional use provided that an overall sign package for the project is established to create consistency in the signage for the project. Increase in signage shall be approved on a site specific, case-by-case basis. It shall be the responsibility of the applicant to provide sufficient information and detail to justify the requested increase.~~

~~12. The design and placement of on-premises pylon signs for multi-tenant commercial projects may vary from the regulations of this section and shall be considered as a conditional use provided:~~

~~a. the proposed sign exceptions are not in conflict with the purpose and intent of this Chapter; and~~

~~b. the proposed sign is in architectural harmony with the development.~~

J. Wall Signs. Wall signs shall be allowed as follows:

1. ~~Sign copy using molded logos and individual letters~~Wall signs may occupy up to 15% of a primary wall or 600 square feet, whichever is less, and 5% of a secondary wall. Only one wall of a building shall be considered the primary wall. All other walls shall be considered secondary walls. Each secondary wall may have a separate sign based on 5% of the wall area.

~~2. Cabinet wall signs shall not occupy more than 5% of any wall or 40 square feet, whichever is less, whether on a primary or secondary wall.~~

~~3.~~2. Allowable square footage for wall signs may be spread between several different signs, which ~~includes~~ signs from multiple tenants in a shared office or commercial building.

~~4.~~3. Wall signs shall not cover distinct architectural features on buildings.

~~5. Wall sign design may be limited due to an established~~

~~sign theme required by Section 23.140.~~

~~6.~~4. Banners shall not be allowed as permanent wall signs and shall only be allowed as ~~a~~ temporary signs.

~~7.~~5. Painted signs or murals applied directly to any building facade shall be ~~reviewed~~ approved by the Zoning Administrator, except if the building is in a recognized historic district~~,~~ then the ~~application shall be reviewed by the Planning Commission~~Historic Preservation Commission shall first provide review and recommendation with approval by the Zoning Administrator.

~~8.~~6. No part of any wall sign or sign structure shall project above or below the highest or lowest part of the wall upon which the sign is mounted or painted, neither shall it project more than 18 inches from the face of the building to which it is attached.

K. Wayfinding Signs. ~~Wayfinding signs providing direction, defining entrances or exits, identifying parking areas, or limiting access~~ Wayfinding signs shall be allowed provided:

1. they shall not exceed four square feet in area and four feet in height, except that wayfinding signs for multi-tenant projects may ~~be up to six square feet in area~~combine their allowed sign area for each tenant; and

2. the maximum number allowed shall be two per entrance from a public street.

Section 23.100. Temporary Signs.

(Amended 09/10/19; 05/14/24)

A. Temporary Signs. Temporary signs~~, including special event signs, in the form of posters, balloons, banners, blade signs, building wraps, A-frame signs, cardboard or plastic signs fastened to wires or stakes, and inflatable displays~~ shall be allowed provided:

1. a sign permit is first acquired;

~~2. signs shall be placed entirely upon private property with the written permission of the owner;~~

~~3.~~2. unless otherwise provided in this chapter, temporary signs shall not be displayed for more than 30 days at any one time or for more than 90 days during a calendar year, except building wraps may be displayed for up to one year provided they are in kept in good condition and are not faded;

~~4.~~3. temporary event signs shall be removed by the applicant within 48 hours of the conclusion of the event;

~~5.~~4. temporary signs shall not be placed in the public right-of-way or in a clear view area. If a temporary sign is located on public property or in the road right-of-way (including the park strip), impacts line of sight for safe vehicular travel, poses an immediate hazard, or does not have a permit, the sign may be removed immediately by Lehi City; and

~~6. changeable copy or an electronic display sign are not allowed; and~~

~~7.~~5. balloon and blade signs shall be set back a distance equal to or greater than the height of the sign from all rights-of-way, lot lines, and overhead utility lines, shall not be more than 20 feet in height, shall be spaced no closer than 25 feet to other signs, and shall have no more than five such signs per frontage.

B. Temporary on-premises freestanding signs over eight square feet shall be allowed for new construction provided a sign permit is first acquired. Such signs shall be set back a minimum of five feet from all rights-of-way, lot lines, and public utility easements. and shall not be placed in any clear view area. Temporary freestanding signs shall not exceed 16 feet in height and 96 square feet of sign copy per side. ~~if double faced.~~

i For projects two acres and larger in size, additional signage may be allowed with an additional 32 square feet of signage for each acre over two acres up to a maximum size of 192 square feet. Only one sign shall be permitted per street entry into any development. Individual phases of a subdivision shall not be considered separate subdivisions for the purpose of allowing additional signage. Signs shall be removed by the developer or property owner within fifteen business days upon sale of the last lot or unit for residential development or final occupancy of a commercial development, with a maximum display period not to exceed two years. The Zoning Administrator or designee may grant an extension if 50 percent of the lots have not been sold at the end of the two-year period or if a commercial project is still actively under construction.

C. Temporary sidewalk signs are allowed in the Historic District provided there remains ~~five feet of~~ unobstructed hard-surfaced passageway around the sign. Such signs may be A-frame or T-frame in design. Only one sidewalk sign is allowed per business. ~~and shall not exceed four feet in height nor eight square feet per sign face.~~ Sidewalk signs shall not be placed in any landscaping area.

D. Temporary Off-Premises Signs for Projects. Temporary off-premises signs owned by residential subdivisions under development may be allowed subject to the following:

1. A maximum of two temporary signs shall be allowed per development project.

2. Signs shall be limited to 32 square feet in total area, 16 square feet per side, and 12 feet in height.

~~3. Signs shall be placed entirely upon private property with the written permission of the owner.~~

~~4. Signs shall not encroach upon any public right-of-way, shall not be located over a public utility easement, and may not be located within the 35-foot clear view area on corners except where they are not more than three feet in height.~~

~~5.~~3. Signs shall be designed as ladder-type signs following a uniform design theme.

~~6.~~4. Individual developers may combine the allowed signage between different developments located in the same geographical area, or when planned developments

are combined into a single sign. The combined sign shall be no larger than the total sign area allowed to the individual participants, up to a maximum of 64 square feet per sign.

~~7.~~5. Temporary signs shall be removed within two years of the issuance of the first building permit in the project, or if the lots are sold out before two years, immediately upon sale of the last lot. The Zoning Administrator or designee may grant an extension if 50 percent of the lots have not been sold at the end of the two-year period.

Section 23.110. Billboards and Off-Premises Sign Regulations.

A. Billboards and off-premises signs shall not be allowed within the jurisdictional boundaries of the City except for certain temporary off-premises signs allowed by Section 23.100 and off-premises signs allowed under subsection B.

~~B.~~ Off-premises public information signs for the purpose of directing the ~~traveling~~ public to points of interest, historical sites and other locations of interest, may be approved by the ~~Planning Commission as a conditional use~~Zoning Administrator. Historical markers are exempt from this subsection.

~~C.~~B. No new permits shall be issued for the construction of billboards. All lawfully existing billboards are nonconforming uses. ~~in all zones of the City.~~

~~D.~~C. The City may acquire title to nonconforming billboards and off-premises signs by gift, purchase, agreement, exchange, or eminent domain.

Section 23.120. Prohibited Signs.

The following signs are prohibited:

A. ~~animated or f~~Flashing signs, which include motion ~~or rotation~~ of any part by mechanical ~~or artificial~~ means or any type of ~~flashing,~~ blinking, strobe, or intermittent chaser lights, whether attached to a sign or not, except approved electronic display signs;

B. graffiti~~, including unauthorized images or lettering scratched, scrawled, painted, or marked in any manner on property~~;

C. mirrors;

D. ~~moveable,~~ portable~~,~~ and A-frame signs ~~designed to be moved from place to place either by vehicle or manually and not permanently affixed to the ground~~, except as specifically allowed as a temporary sign~~; after having secured a temporary sign permit~~;

E. paper, cloth or plastic streamers and bunting except holiday decorations ~~or special event signs,~~ and ~~except~~ as specifically allowed as a temporary sign or listed as an exempt sign; ~~after having secured a temporary sign permit;~~

~~F. posters and handbills affixed to any structures, trees or other natural vegetation, rocks, or poles;~~

~~G. light pole or support pole banners;~~

~~H.~~F. roof-mounted signs, except Vintage Roof Signs allowed by this Chapter;

~~I. signs on public property or within the public right-of-way, except for public or quasi-public signs;~~

~~J.~~G. snipe signs~~, other miscellaneous signs,~~ or posters ~~tacked, painted, posted, or~~ otherwise affixed on the walls of a building, tree, pole, fence or other structure;

~~K.~~H. sound-emitting signs, except ~~order-taking signs~~menu boards at drive-in restaurants, automated bank tellers and drive-through commercial facilities ~~may use sound communication~~;

~~L.~~I. spotlights directed into the night sky except as part of an approved special promotional period for a temporary sign ~~after having secured a temporary sign permit~~; and

~~M.~~J. replica~~s of traffic~~ signs ~~simulating or~~ imitating in size, color, lettering, or design any public safety sign or device.

Section 23.130. Measurement of Sign Area.

A. Sign area shall be calculated by measuring the area containing sign copy and not pedestals or structural elements of the sign. ~~that do not contain sign copy~~.

B. For individual letters or graphics, ~~against a wall, window, awning or fascia of a building or other structure that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy,~~ the regulated area of sign copy shall be the area enclosed by the smallest eight-sided polygon that will enclose all of the sign copy.

C. For wall sign copy mounted or painted on a background panel ~~or area distinctly textured or constructed as a background for the sign copy~~, the regulated sign area shall be the area contained within the outside dimensions of the background panel. ~~or surface.~~

D. Sign area as an illuminated architectural element of a building shall be calculated as that portion of the illuminated surface or illuminated element which contains sign copy.

~~E. The sign area of a monument sign shall include all parts of the sign or structure that contains sign copy. Architectural features or enhancements to the sign supports shall be excluded from the sign area.~~

~~F. The sign area of a pylon sign shall include all parts of the sign or structure that contains sign copy.~~

~~G.~~E. The sign area for double panel signs, if the interior angle between two faces is 45 degrees or less, shall be the area of the largest single face. If the angle is greater than 45 degrees, the sign area shall be the sum of the areas of the two faces. The area of a sign with three or more faces shall be the sum of all the faces.

~~H.~~F. For spherical, free-form, or other non-planer signs, the sign area shall be the sum of the areas of the four vertical sides of the smallest polyhedron that will encompass the sign structure.

~~Section 23.140. Sign Theme.~~

~~Multi-tenant commercial projects such as a strip mall or office park development shall submit a sign theme proposal for structures, design and placement of all on-premises signs. The Zoning Administrator shall review and approve the sign theme either as part of the site plan approval process or as a separate process following site plan approval. All multi-tenant commercial~~

developments shall have an approved sign theme before any sign permits are issued to a business locating within it. Cabinet wall signs are prohibited in multi-tenant commercial developments.

Section 23.150. Design.

A. All sign structures shall be developed with the overall context of the building and development. Signs shall be constructed so as toto be an integral part of the overall design of the site and architecturally compatible with the building.

B. A master sign plan shall be created for the entire building and development to guide individual sign decisions.

C. Sign designers shall use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen from the street. No sign shall obscure significant architectural features. Signage shall be designed to be proportional, so it does not dominate the building or the façade.

D. Individual letters and logos generally relate better with a given space than does a sign cabinet arbitrarily dimensioned and positioned.

E. Signs shall be designed to be easily cleaned and maintained. They shall be constructed with durable materials. Permanent signs shall not be constructed from vinyl, plywood, or unfinished materials except as approved by the Planning Commission as a conditional use.

F. Illumination.

1. Externally illuminated signs and back-lit or front-lit channel letters usually produce less glare and garishness than internally illuminated sign cabinets with acrylic sign faces. Therefore, externally illuminated signs with incandescent light are encouraged and internally illuminated signs are discouraged. Where internally Illuminated signs are used, care shall be taken that the light emitted by the sign face does not produce glare and garishness.

All sign illumination and lighting shall be directed downward or away from the sky to the greatest extent possible. External lights shall be shielded so that all of the direct light falls entirely on the sign and that the lights are mounted above the sign and aimed down.

2. Lighting for signs adjacent to residential uses or zones shall be carefully directed so that the light is not obtrusive or a nuisance to adjacent residential properties.

Section 23.160. Application Submittal.

Each application for a sign permit shall include and be accompanied by:

A. ownership and contact information;

B. the fee as determined according to the Consolidated Fee Schedule;

C. accurately dimensioned, scaled drawings of all signs showing height, square foot dimensions, sign composition, type and intensity of illumination, and how the sign will appear from the street;

D. details of sign construction including design of support structures and electrical plan;

E. for monument and pylon signs, a plot plan showing the relationship of the sign to buildings, property lines, and setback from public rights-of-way, intersections, easements, clear view areas, driveways, the number of acres included in the site, and the length of lineal frontage of the property;

F. for wall signs, a profile drawing showing how the sign will appear from the street and parking area and on the building. The drawing shall show all existing signs on wall faces and all proposed signs;

G. for temporary signs, a plot plan showing the relationship of the signs to buildings, property lines, and setback from public rights-of-way, intersections, easements, and driveways and the sign's display duration; and

H. for multi-tenant commercial projects, the overall sign theme for design and placement of all signs.

~~Section 23.170. Maintenance Requirements.~~

~~A. Sign maintenance is the responsibility of the owner. All signs shall be maintained in good order. Defective parts shall be replaced. Exposed surfaces shall be clean and painted or otherwise cared for. Damaged, worn, and sun-faded materials shall be replaced or refreshed. Lehi City shall have the right to order the repair or removal of any sign that is defective, damaged, or substantially deteriorated.~~

~~B. Trees and shrubbery shall be trimmed and maintained to preserve sight lines and avoid concealing signs and sign copy.~~

~~C. All signs are subject to inspection by the City.~~

Section 23.180. Changes to an Existing Sign.

Except as otherwise stated in this chapter, any changes to an existing sign, including change in size and graphics, shall be approved by the Zoning Administrator or designee. Changes to existing pylon signs that would increase their size or height above approved standards or converting the sign face of an off-premises sign to an electronic display sign, shall require review and approval by the Planning Commission as a conditional use.

Section 23.190. Nonconforming Signs.

A. ~~To minimize confusion and unfair competitive disadvantage to those uses which are required to satisfy the standards of this chapter, the City intends to apply firm regulation of existing nonconforming signs with a view to their eventual elimination.~~ In addition to the provisions contained in Chapter 24 of this Code, Nonconforming Uses and Structures, all nonconforming signs shall comply with the provisions of this section. In the case of a conflict between the regulations contained in Chapter 24 and these regulations, the more restrictive shall apply.

B. On-Premises Signs. All legally permitted signs existing prior to September 30, 2017 that do not meet the standards of this chapter are hereby declared legal non-conforming signs.

C. On-premises signs which have been made nonconforming by the adoption of provisions of this chapter shall be subject to the following regulations:

1. Alterations.

a. A nonconforming on-premises sign shall not be ~~altered,~~ reconstructed, raised, moved, extended, or enlarged unless the sign is changed so as to conform to all provisions of this chapter.

~~b. A change of use of the premises shall require any associated sign to be brought into compliance with this chapter.~~

~~c.~~b. Normal maintenance and repair of a nonconforming on-premises sign is allowed; however, the cost of the maintenance and repair shall not exceed 60% of the present replacement cost of the sign. The burden of proof is upon the applicant and shall be based upon an estimate of the sign provided by a sign company. Repainting or replacing a damaged or deteriorated sign face is considered normal maintenance and repair. ~~as long as the use of the premises of the sign has not changed.~~

2. Damaged Signs. A nonconforming on-premises sign which has been damaged by fire, explosion, act of God, or any other cause, to the extent of more than 60% of its assessed value shall be repaired or rebuilt in conformity with the regulations of this chapter or be removed.

D. Off-Premises Signs and Billboards. All off-premises signs and billboards which are made nonconforming uses by the provisions of this chapter shall be subject to the following:

1. Unsafe Signs. Any sign or portion thereof found or declared unsafe by Lehi City shall be restored to a safe condition within 30 days after the owner is given notice of the unsafe condition. Any sign not repaired as required is unlawfully maintained.

a. Off-premises signs and billboards legally existing as of September 24, 2002 may continue as a nonconforming use and may be maintained and repaired or restored in the event the structure is damaged by casualty, act of God, or vandalism.

b. A nonconforming off-premises sign or billboard may be replaced at the same location with a new sign structure or may be converted to include an electronic display sign pursuant to the provisions of this chapter, provided that the new sign, sign structure, or EDS does not exceed the square footage of the sign face or sign structure being replaced., unless otherwise allowed by that Utah Code Annotated.

c. Nothing in this section shall be interpreted to allow any new off-premises sign or billboard.

2. Conversion to Electronic Display Sign. An applicant may convert an existing off-premises sign or billboard to include an electronic display without affecting the sign's nonconforming use or noncomplying structure status, provided:

a. the applicant submits a complete application in

accordance with this chapter and complies with all other applicable provisions of the Lehi City Municipal Code and Lehi City Development Code;

b. the off-premises sign or billboard is located within the Off-Premises Electronic Display Sign Overlay Zone as shown on Maps 23.010-23.030;

c. the height or the size of the sign's original non-electronic display sign area shall not be increased; however, the EDS may occupy the entire display area of the sign but in no case shall an off-premises EDS exceed 675 square feet in total signage area;

d. the EDS conversion adheres to the following illumination standards:

(i) The off-premises or billboard EDS may use any method of illumination identified and allowed in this chapter.

(ii) In no event shall an off-premises or billboard EDS increase the nighttime ambient illumination more than 0.3 foot candles when converting from an existing traditional non-electronic display face. The illumination measurements shall be calculated pursuant to Table 23.090.D of this chapter.

(iii) Off-premises and billboard EDSs shall be equipped with a sensor or other device that automatically determines the ambient illumination and which is programmed to automatically dim according to ambient light conditions to comply with the 0.3 foot candle requirement.

e. Display Timing. An off-premises and billboard EDS may change the displayed message from time to time; however, the interval between displayed message changes shall not be more frequent than eight seconds and the actual message rotation, or change, shall be accomplished in one-quarter of a second or less.

f. Static Display. The copy of an off-premises and billboard EDS shall be static and complete within itself.

g. Spacing Requirements. Off-premises and billboard EDS conversions along I-15 shall be located at least 1,000 feet from any other off-premises or billboard EDS as measured along the same side of the right-of-way.

If the EDS is owned by an off-premises sign or billboard company not affiliated with applicant, then the neighboring EDS may be located within 500 feet of the new proposed EDS.

h. Spacing Reduction for Sign Removal. If an owner is willing to completely and permanently remove traditional off-premises signage at a rate of two square feet for every one square foot of converted electronic signage area to be located within the Off-Premises Electronic Sign Overlay Zone, then a reduction in the minimum spacing from other on-premises EDSs and off-premises EDSs may be allowed to a minimum of 750-foot spacing. Two scenarios may occur by utilizing this option which are as follows:

(i) Two traditional off-premises sign structures are removed, and one new structure is erected within the Off-Premises Electronic Sign Overlay Zone as illustrated in Figure 1.

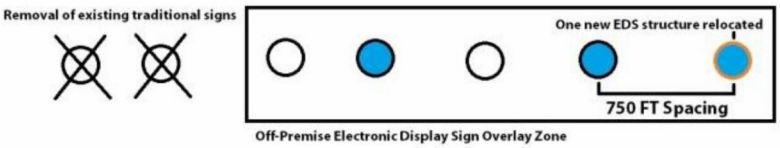


Figure 1.

(ii) One traditional off-premises sign is removed and one off-premises sign already located within the Off-Premises Electronic Display Overlay Zone may be converted to an electronic display with the reduced spacing as illustrated in Figure 2.

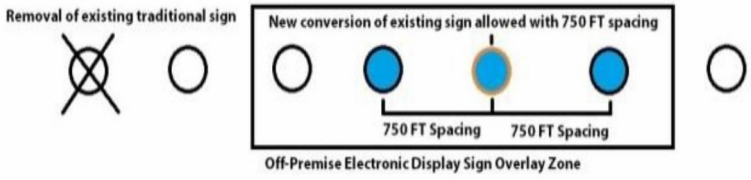
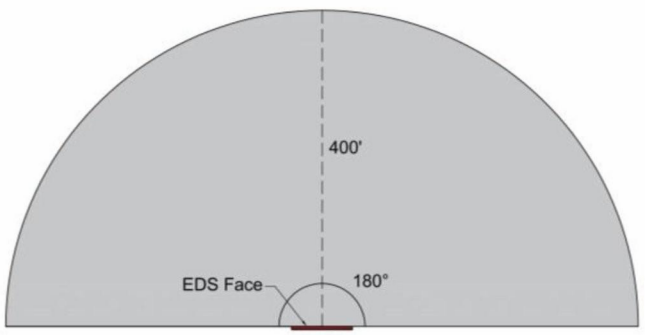


Figure 2.

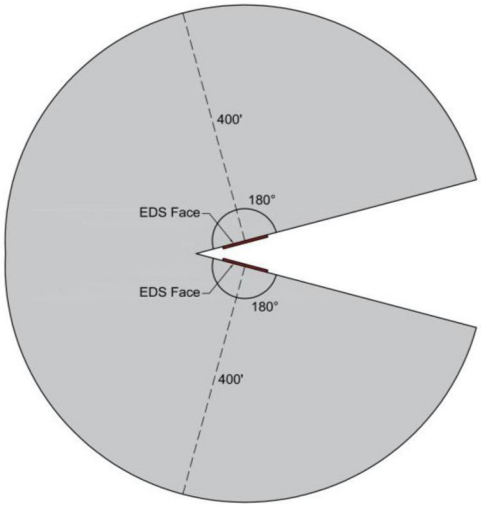
i. Photometric Plan. Each applicant shall submit a photometric plan before the installation of the proposed EDS showing



the dispersal in foot-candles and existing ambient light conditions. Once the installation of the EDS is complete, the sign owner shall take a light reading to ensure compliance to the 0.3 foot-candle requirement and provide evidence of the same to the City.

Figure 3a. The shaded area illustrates the area requiring residential curfew for an off-premises single-face EDS.

Figure 3b. The shaded area illustrates the area requiring residential curfew for an off-premises two-faced EDS on a single support structure.



j. Residential Curfew. An off-premises EDS shall only display a single, static message nightly from 11 p.m. until 6 a.m. if the EDS is located within 400 feet of a legally occupied dwelling and the 23-26 face of the sign is located within 180 degrees of a dwelling. This curfew shall not be applicable if the message displayed is an emergency public safety warning or alert, such as an AMBER Alert.

k. Sign Angle. Off-premises EDSs shall have a minimum angle of 45 degrees as measured between the EDS face and the roadway to which it is oriented, as shown in Figure 4.

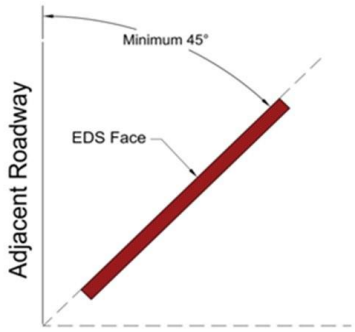


Figure 4. This figure illustrates the minimum angle required between an off-premises EDS face and the roadway to which it is oriented.

3. Conditional Use Permit Required. An EDS conversion allowed by this section shall require a conditional use approval and shall be subject to the provisions of Chapter 9 of this Code. The following requirements shall be satisfied to receive conditional use approval:

a. Decorative Base. Each off-premises EDS shall be designed with a decorative base that conceals the structural support poles.

b. Emergency services. EDSs shall be registered with a program to participate in displaying AMBER Alert or other emergency messages.

c. The sign owner shall submit contact

information for reporting malfunctions or violations.

E. Deterioration and Abandonment. A nonconforming off-premises sign or sign structure that ceases to be used for sign purposes for a period of one year shall be deemed abandoned on the basis that the nonconforming use has been abandoned, the nonconforming use has substantially changed, or such other grounds as may be appropriate. Any sign or sign structure which is abandoned or in an unreasonable state of repair is unlawfully maintained and subject to immediate revocation of its permit and removal.

Section 23.200. Violations and Enforcement.

A. It is unlawful to erect or maintain a sign contrary to the provisions of this chapter. This chapter may be enforced against any illegal sign, hazardous sign, or sign in violation of this chapter, as provided in this section.

B. The Code ~~Enforcement Officer~~Compliance Specialist shall investigate all complaints about signs and determine if a violation exists. If a sign is located on public property, impacts line of sight for safe vehicular travel, poses an immediate hazard, or is temporary or portable in nature without a permit, the sign may be removed immediately by Lehi City.

C. If a sign is found to be in violation other than as stated in subsection B, the Code ~~Enforcement Officer~~Compliance Specialist may issue a written notice of violation.

1. The sign owner shall have 14 calendar days to respond to the written notice issued by the Code ~~Enforcement Officer~~Compliance Specialist by either contacting the Planning Division to obtain approval for the sign, removing the sign, or otherwise correcting the violation. If the violator does not proceed with one of the above options, it shall be a Class C misdemeanor.

2. The Code ~~Enforcement Officer~~Compliance Specialist or designee may remove any sign which, after 14 calendar days from written notification of a violation, has not been brought into compliance.

~~D. Any sign that has been removed by the City shall be stored at a location determined by the Code Enforcement Officer for a period of seven days, during which time the owner or person having charge, control or benefit of the confiscated sign may redeem the sign after payment of enforcement costs, including but not limited to costs of removal, storage, and disposal of the sign, to the City in an amount determined by the Code Enforcement Officer. Payment of costs to the City shall be made to the Police Department. Lehi City shall be held harmless for any damages incurred to signs and property as a result of the sign's confiscation and storage.~~

~~E.~~D. In addition to enforcement costs, sign owners and persons having charge, control, or benefit of any sign erected in violation of this title shall be liable for any damages caused to property, facilities, or utilities by reason of the placement, attachment, or removal of such unlawful sign.

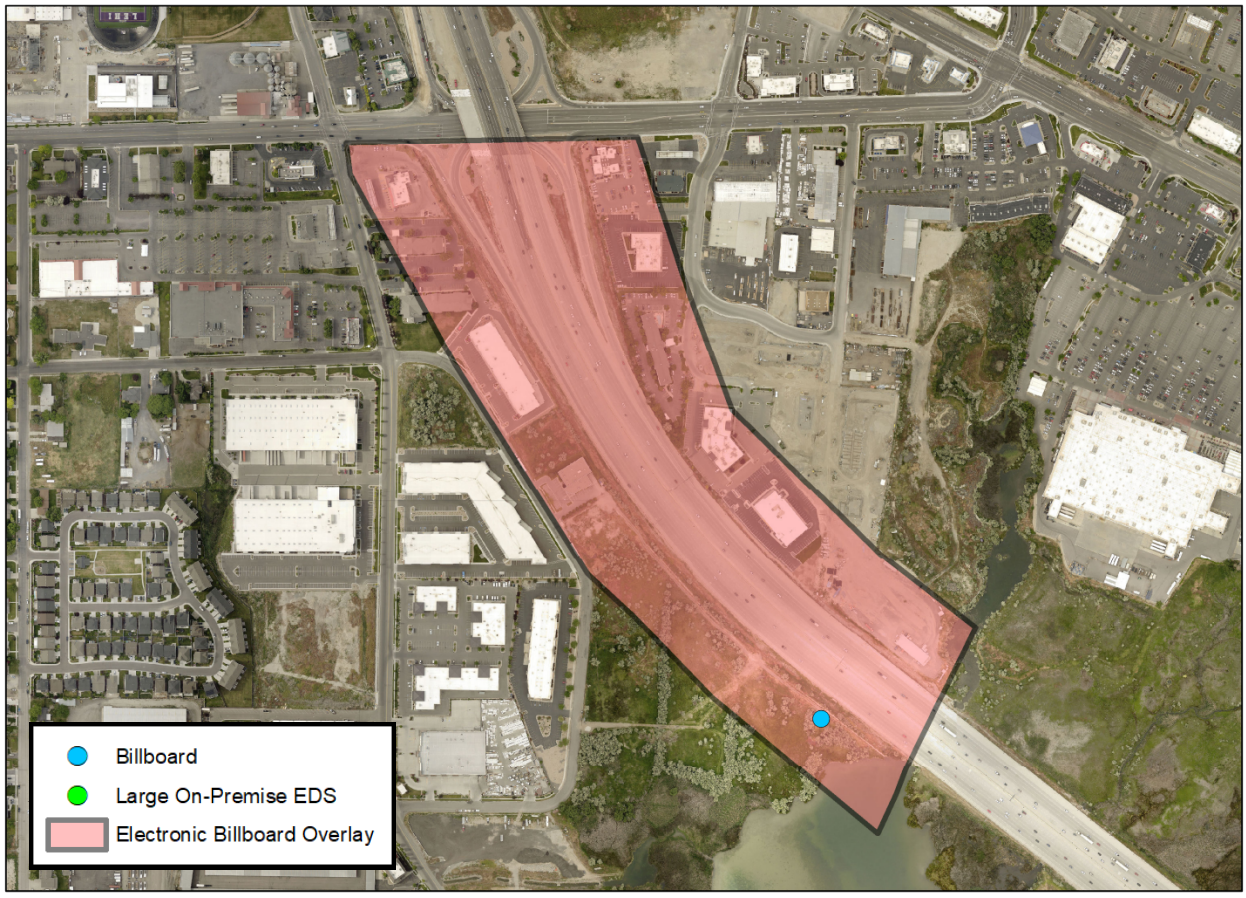
~~F.~~E. Signs not redeemed within seven days may be disposed of. ~~shall be destroyed.~~

~~Section 23.210.~~
~~Severability~~~~.~~

~~If any section, subsection, subdivision, paragraph, sentence, clause, phrase, figure, map or table of this chapter is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this chapter, or any part thereof, which shall continue in full force and effect. The city council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, phrase, figure, map, or table of this chapter irrespective of the fact that any one or more be declared unconstitutional, invalid or ineffective.~~

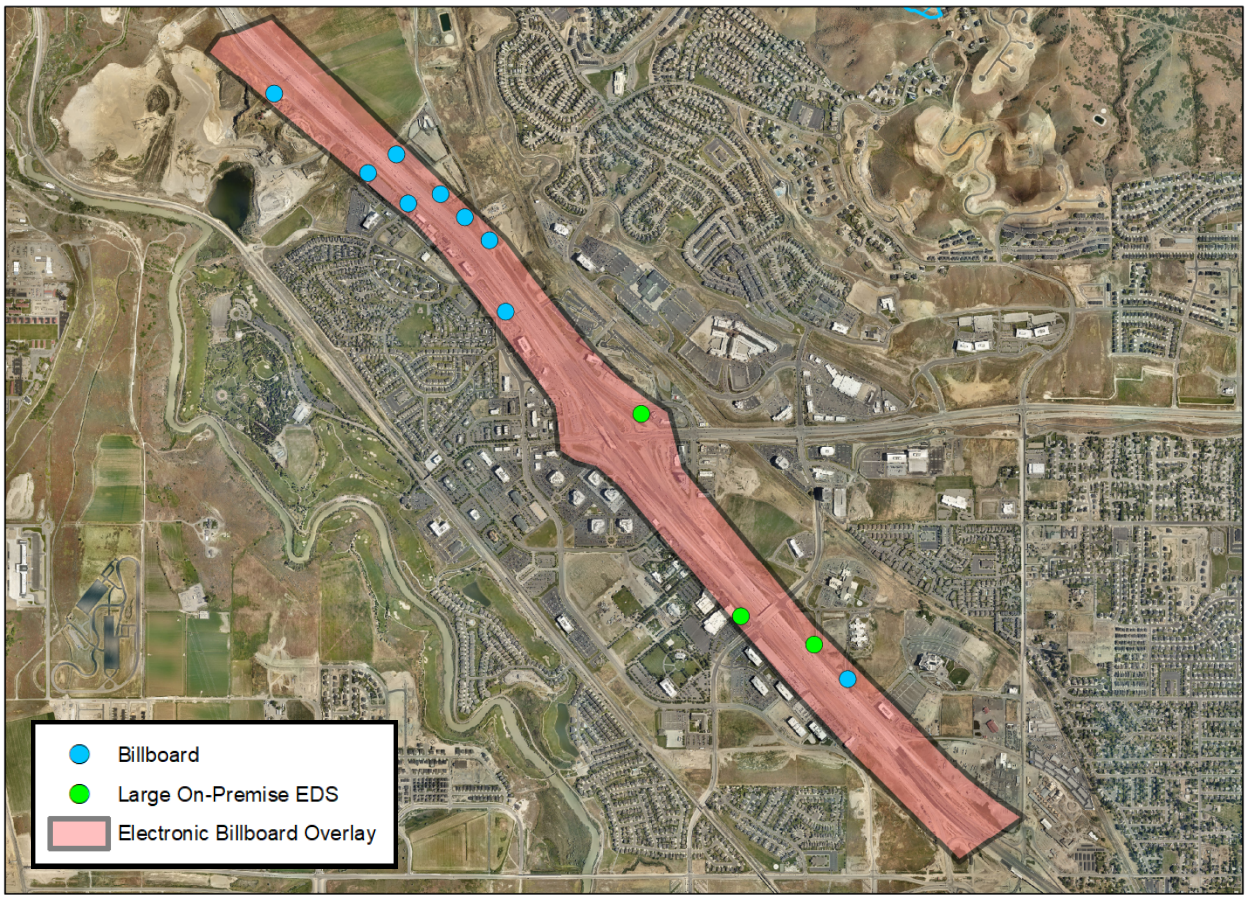
MAP 23.010

Off-Premises Electronic Display Sign Overlay Zone - South



MAP 23.020

Off-Premises Electronic Display Sign Overlay Zone - North



MAP 23.030 *(Amended 07/30/19)*

Off-Premises Electronic Display Sign Overlay Zone - Central



ORDINANCE NO: 2026 - __

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 23

WHEREAS, it has become necessary to amend Chapter 23 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to clean up and update the text while also reducing the number of exceptions allowed in the Code; and

WHEREAS, following a public hearing on July 9, 2026, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on July 28, 2026, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 9, 2026, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 23 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 23 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance -2026 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 28th day of July 2025.

ATTEST

_____	_____
Paul Binns, Mayor	Teisha Wilson, City Recorder

State of Utah
County of Utah

Subscribed and sworn/affirmed before me by

_____
Name of Person

This ___ day of _____ _____
Month Year

By_____
Notary Public

Agenda Item No: 5.7

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #36-2025 approving an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual adding Section 3.08- Temporary Construction Site Safety Measures for commercial and residential construction projects.

Summary:

Attachments:

Temporary Construction Amendment 1.pdf

Ordinance - TempConstruction Site Design Standard & Improvement Manual Amendment 07.28.26.docx

TEMPORARY CONSTRUCTION SITE SAFETY MEASURES DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS MANUAL AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	July 28, 2026
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	June 3, 2026
Date of Planning Commission Review	July 9, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

REPORT ANALYSIS

Lehi City requests approval of an amendment to the Design Standards and Public Improvement Specifications Manual. The proposed Section 3.08 includes temporary construction site safety measures. This will apply to all commercial developments and residential projects over 10 units. They will be required to provide temporary fencing that is at least six feet in height. They also will need to post warning signs about the danger of being in a construction site. Open trenches, foundations and other hazards will need to be protected by fencing, barricades, cover or other safeguards. This proposal is to keep the public safe while construction is taking place.

The reviewing departments had ten redline comments from engineering.

1. As determined by the DRC committee, City Engineer or the Building Official
2. Projects listed in Section 3.08, B
3. For non-residential and demolition projects
4. That have excavations exceeding 6' or vertical building construction elements
5. All demolition sites of existing structures
6. Unauthorized
7. At spacing no greater than 50'.
8. Multi-family
9. and must swing inward toward the construction site and not outward into the public right of way.
10. Multi-family residential projects shall have a fence with a minimum of 4' height and be of a material established by the contractor.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed amendment to the Design Standards and Public Improvement Specifications Manual seeks to keep people safe during construction activities.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on July 9, 2026. The minutes and motion from this meeting are as follows:

3.9) Public hearing and recommendation of Lehi City's request for review of an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual adding Section 3.08- Temporary Construction Site Safety Measures for commercial and residential construction projects.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the proposed amendment to the Design Standards and Public Improvement Specifications Manual seeks to keep people safe during construction activities. She included all DRC comments. Commissioner Jackson seconded.

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

Motion passed unanimously.

Temporary Construction Site Safety Measures
DRC Redline Comments

Lehi City – Requests review of an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual adding Section 3.08 - Temporary Construction Site Safety Measures for commercial and residential construction projects.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Kim Struthers
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 5/21/26
Time Start: 2:19 pm
Time End: 2:20 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering:
1. As determined by the DRC committee, City Engineer or the Building Official
2. Projects listed in Section 3.08, B
3. For non-residential and demolition projects
4. That have excavations exceeding 6' or vertical building construction elements
5. All demolition sites of existing structures
6. Unauthorized
7. At spacing no greater than 50'.
8. Multi-family
9. and must swing inward toward the construction site and not outward into the public right of way.
10. Multi-family residential projects shall have a fence with a minimum of 4' height and be of a material established by the contractor.

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 9, 2026 BUT WORK WITH GARY ON CLEANING THIS UP AND COMING BACK TO DRC FIRST.

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.

SECTION 3.08 Temporary Construction Site Safety Measures

A. The purpose of this section is to protect public safety by preventing unauthorized access to construction sites and reducing hazards associated with construction and demolition activities.

B. Temporary construction site security measures shall be required for:

1. All non-residential construction projects
2. Residential construction projects greater than 10 units

C. Construction sites subject to this section shall be secured from unauthorized entry by either temporary fencing, barricades, or other alternative protective measures approved by the Building Official.

1. Temporary fencing is required for all non-residential projects and multi-family projects greater than 10 units. The fencing shall generally be not less than six (6) feet in height and the material shall be chain link or no-climb fence unless otherwise approved by the Building Official. Access gates shall be secured whenever active construction personnel are not present on-site.
2. Warning signs stating ‘Danger – Construction Area – Keep Out’ or similar language approved by the Building Official shall be posted at all points of access and along the perimeter of the construction site. Signs shall be visible, legible, and convey that the area is hazardous and entry is prohibited.
3. Open excavations, trenches, foundations, and similar hazards shall be protected by fencing, barricades, covers, or other approved safeguards.
4. For public projects such as roadways, utility projects, parks and other public facilities, appropriate security measures will be required on a case-by-case basis, depending on the nature of the project.

D. Required construction site security measures shall be installed proor to or upon commencement of construction, demolition, grading, or excavation activities and until hazardous conditions no longer exist or the site is otherwise secured.

E. Fire Department access points must be labeled and all necessary fire access roads must remain unobstructed. If a gate is blocking access, it must be equipped with a Fire Department padlock or Knox Box. Temporary or permanent Fire Department connections (FDC) must be labeled and easily accessible.

F. The Building Official may approve modifications, alternative security measures, or a waiver of the fencing requirement when the site is adequately protected from unauthorized access or fencing is determined to be unnecessary.

G. Failure to comply with this section may result in enforcement action including stop work orders or other remedies authorized by the Municipal Code. The Chief Building Official may designate the Code Compliance Specialist, Assistant Building Official, or City Building Inspectors as authorized representatives for purposes of enforcing this section, including issuance of stop work orders.

H. Nothing in this section shall prevent the City from taking immediate action necessary to protect life, safety, or property.

Agenda Item No: 5.8

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #37-2026 approving a Development Code Amendment to Chapter 11 Development Application requirements, updating requirements for site plans, infrastructure site plans, preliminary and final subdivisions.

Summary:

Attachments:

Chapter 11 Application Requirements Development Code Amendment .pdf

Ordinance - Ch 11 Development Code Amendment 07.28.26.docx

CHAPTER 11 APPLICATION REQUIREMENTS DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	July 28, 2026
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	June 3, 2026
Date of Planning Commission Review	July 9, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Lehi City requests approval of a proposed Development Code Amendment to Chapter 11 Application Requirements. The proposed changes include adding a new application type “infrastructure site plan” and cleaning up application requirements.

Lehi City receives many applications for infrastructure projects such as water lines, new water storage tanks or reservoirs, fiber lines, and others. The applicants fill out the normal site plan application though most of the requirements are not relevant. Codifying a new Infrastructure Site Plan application will make these types of applications more accurate.

This amendment included several reviews by the Reviewing Departments to ensure that all of the application requirements were up to date. Some requirements were removed that are no longer applicable, like providing hard copy of

plans or printing plats on linen. The structure was also changed to include what plan sheets different information should be provided on. The required information required was also updated based on experience with the review process and better understanding of what we need.

If approved, the applications will be updated to reflect these new code requirements. This should add clarity for applicants during the application process and also help with DRC review.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Code amendment will add clarity to the application process.
2. The proposed Development Code amendment will improve the review and approval process for subdivisions and site plans.
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 July 9, 2026. The minutes and motion from that meeting follow.

3.10) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 11 Development Application requirements, updating requirements for site plans, infrastructure site plans, preliminary and final subdivisions.

Outdated requirements were removed, and the process was simplified.

Commissioner Eyre opened and closed public comment.

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

Chapter 11 Application Requirements Development Code Amendment
DRC Redline Comments

Lehi City- requests review of a Development Code Amendment to Chapter 11, Application Requirements, updating requirements for subdivisions and site plans.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present:
Date of Plans Reviewed: 5/21/26
Time Start:
Time End:

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

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

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

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

Section 11.010. Concept Plan – Purpose.
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. Lack of Final Subdivision Application Information.
Section 11.140. Application Requirements for Final Subdivision Plat with No Improvements
Section 11.150. Revisions.
Section 11.160. Final Plat Approval Process.
Section 11.170. Plat Materials; Size and Copies.
Section 11.180. Multiple Sheets and Plat Accuracy.
Section 11.190. Nature and Effect of Final Subdivision Plat.
Section 11.200. Effective Period of Final Subdivision Plat Approval.
Section 11.210. Recording the Approved Final Subdivision Plat.
Section 11.220. Proceeding with Subdivision Construction.
Section 11.230. Completion Assurance and Improvement Warranty.
Section 11.240. Site Plan Approval Required.
Section 11.250. Application Requirements for Site Plans.
Section 11.260. Site Plan Approval Process.
Section 11.270. Lack of Site Plan Information.
Section 11.280. Multiple Sheets and Plat Accuracy.
Section 11.290. Nature and Effect of Site Plan Approval.
Section 11.300. Effective Period of Site Plan approval.
~~Section 11.300.~~Section 11.310. Infrastructure Site Plan
~~Section 11.310.~~Section 11.320. Proceeding with Construction.
~~Section 11.320.~~Section 11.330. Guarantees and Bonds.
~~Section 11.330.~~Section 11.340. Condominium Plats.
~~Section 11.340.~~Section 11.350. Vacating, Altering, or Amending a Recorded Subdivision Plat.
~~Section 11.350.~~Section 11.360. Lot Line Adjustments.
~~Section 11.360.~~Section 11.370. Vacation of a Public Street.

Section 11.010. Concept Plan - Purpose.
(Amended 08/13/02; 06/10/25)

A. The purpose of a concept plan is to promote an efficient and transparent development approval process by providing applicants and City officials with an early opportunity to discuss potential projects. A ~~concept plan helps applicants understand applicable public policies, identify key development issues, and receive initial feedback on their proposals.~~ The City may require a concept plan under certain conditions specified in Section 11.020.

B. The concept plan serves as an opportunity for the applicant, city staff, Planning Commission, and City Council to review and discuss a project in its early, conceptual stage. During these discussions, applicants can seek guidance on site layout, infrastructure requirements, exceptions on design requirements, and approval procedures. Topics such as street configuration, drainage, water and sewer systems, fire protection, and other relevant considerations can be addressed prior to the preparation of a more detailed preliminary subdivision plat or site plan.

Section 11.020. Concept Plan Approval Process. *(New 08/13/02; Amended 02/10/15; 01/23/24; 06/10/25)*
The approval process for a concept plan varies depending upon the type of project, as outlined below:

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. A public hearing at the Planning Commission meeting is required for all concepts in this Section.

B. Site Plans, Subdivisions without ~~PRD or a~~ PUD overlay, and other processes that do not require a Concept Plan. The approval process for this type of concept plan follows the same approval process outlined for subsequent project approvals. The Reviewing Departments, Planning Commission, or City Council may advise the applicant of specific changes or additions, if any, they will require as a prerequisite to subsequent project approvals. A public hearing at the Planning Commission meeting is required for concepts that include any exceptions to Code requirements, or when a public hearing is part of the process for 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 required concept plan may require a new concept review by the Reviewing Departments, Planning Commission and/or 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.

~~B.~~C. Exceptions to design requirements can be provided with a concept plan by the Planning Commission and it does not require the applicant to receive approval for the same exception with a site plan.

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 and encouraged. However, this list acts as a recommendation only for submittals that do not require a concept plan. ~~d~~:

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.

~~1.~~2. The development shall contact the power department to determine power availability and costs.

~~2.~~3. If needed, ~~T~~the developer shall provide to

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the City a copy of the deed conveying the property to the current owner.

~~3.~~4. The developer shall post a 110% ~~cash~~ letter of credit or warranty 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; 06/11/24)*

A. Two- Lot Subdivision Criteria. For the purposes of this section, a two-lot subdivision with an existing home 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 18.03~~2~~0 of this Code, including the agricultural no climb fence.

3. In determining whether connection to the City sewer and water systems is required, the additional 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 and roadway construction 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 address for 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 the Lehi GIS Coordinate System (State Plane NAD 83 Utah Central Coordinate System);

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.

6. location of existing and proposed power lines and equipment.

~~5.~~7. location of existing and proposed Lehi City fiber lines.

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.~~ A two-lot subdivision with an existing home is subject to review and approval by the Reviewing Departments. 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. Conditional Use approval is required for all flag lots, subject to Section 12.210 of this Code.

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,

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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.~~

~~A.~~

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.~~1. ~~topographic contour intervals of no greater than two feet.~~

~~7.~~6. surveyed boundary of the development, accurate in scale, dimension, and bearing including:
   (a) Location and names of adjacent properties/property owners and platted subdivisions.

~~8.~~7. location of zoning boundary lines within and adjacent to the proposed subdivision;

~~9.~~8. location, height, and type of existing fence lines within and contiguous to the subdivision;

~~10.~~9. location and dimensions of all existing buildings within the proposed subdivision. Indicate which buildings are to remain and which are to be removed;

~~11.~~10. 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.~~11. lots consecutively numbered or lettered in alphabetical order;

C. Items to be shown on a site plan page

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

2.

~~13.~~3. 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.~~4. location and dimensions of any com-

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mon 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.~~5. 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;~~

(a) proposed names of all new roads;
(b) if adjacent to a state road, specify UDOT access size and location, noting UDOT approval will be required at final plat;
(c)

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

7. 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;
~~17.~~(d)

D. Items to be included on the utility plan

~~18.~~1. ~~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)~~(a) ~~flow arrows showing direction of storm water surface flows;~~

~~19.~~1. ~~location of any necessary temporary turnaround easements for emergency access on dead end roads;~~

~~20.~~1. ~~if adjacent to a state road, specify UDOT access size and location, noting UDOT approval will be required at final plat;~~

~~21.~~1. 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.~~2. location of existing and proposed sewer mains, including existing lines adjacent to or affected by the proposed subdivision;

~~23.~~3. existing and proposed storm drainage improvements including:
(a) major drainage facilities, outfalls, and discharge; and
(b) drainage pipe locations;

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

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

E. Items to be included on the grading plan

1. 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;

F. Items to be included on a drainage plan

1. 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;
grass covering and underground sprinkler system;
designation of the purpose and conditions, if any, of the dedication or reservation
~~25.~~

H. Items to be included on other pages

I.

~~26.~~2. 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;

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(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.~~1. ~~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)~~(a) ~~berms; and~~
~~(c)~~(a) ~~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

1. 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
an indication of proposed irrigation facilities; and
~~(d)~~(c)

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.~~ I. ~~Additional Information Required.~~Other information that may be required with the preliminary plans. ~~In addition to the Preliminary Plat, the applicant shall provide~~:

~~1.~~2. 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.~~3. 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.~~4. an explanation of any proposed restrictive covenants, reservations, or private easements;

~~4.~~5. 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.~~6. ~~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.~~7. 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.~~8. 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 g~~Geotechnical report with California bearing ratio (CBR) test results;
10. letters of intent for any necessary offsite utility easements across privately owned land;

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

~~12.~~1. ~~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)~~(a) ~~an indication of proposed seed mix for grass areas; and~~
~~(c)~~(a) ~~an indication of proposed irrigation facilities; and~~

~~13.~~12. 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; 01/23/24)*
The review and approval process for a preliminary subdivision plat is identified in the appendix of this Code, including review by the Reviewing Departments, and review and approval by the Planning Commission following a public hearing.

Section 11.090. Lack of Preliminary Subdivision Application Information. *(Amended 08/13/02; 01/23/24)*

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 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 11.070, 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.
(Amended 01/23/24)
A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the Planning Commission, the applicant may file an application for final subdivision plat approval.

Section 11.110. Effective Period of Preliminary Plat Approval. *(Amended 07/28/09; 07/10/12; 01/23/24)*
The approval of a preliminary plat shall be effective for two years from the date the preliminary plat is approved by the 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 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; 01/23/24; 03/26/24)*
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~~ Items 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:
(a) any required easements for water, sewer, drainage, irrigation, or telecommunications;
(b) temporary turnaround easements.
(c) 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.
(d) 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.
(e) adequate building set-back 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 tiebacks.
(f) All common areas, limited common areas, and streets, alleys, or access ways in townhome or condominium projects shall also be designated as to serve as public utility easements. This easement requirement does not preclude the ability to construct amenities in common areas such as a clubhouse, pavilion, pool, etc.

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. a table with the connection types and sizes

~~11.~~13. the square footage of all private streets and parking.

~~12.~~14. lots consecutively numbered or lettered in alphabetical order;

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

~~14.~~15. all proposed new streets named or numbered in accordance with the street naming and numbering system of the City;

~~15.~~16. location and names of adjacent properties and property owners and platted subdivisions;

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~~16.~~17. location of zoning boundary lines within and adjacent to the proposed subdivision;

~~17.~~18. location of all existing homes or buildings within the proposed subdivision that are to remain and labelled "to remain";

~~18.~~19. all existing monuments found during the course of the survey, including a physical description such as "brass cap";

~~19.~~20. 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.~~21. location, type, and height of any new fencing, berming, or other buffering to be installed as part of the development, including any fencing required to comply with Chapter 18, Right to Farm indicating new fencing on the Final Plat and new and existing fencing on the construction drawings;

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

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

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

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

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

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

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

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

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

~~C.~~D. Items to be shown on the utility plan page. ~~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.~~1. 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.~~2. 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.~~3. 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;

4. location, pipe type, and size of existing and

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proposed culinary and pressurized irrigation lines and associated fire hydrants, valves, and blowoffs, with a note where bends are required on water lines;

5. location of existing and proposed power ~~line extensions,~~ streetlights, domes, and transformers;

6. location of existing and proposed city fiber.

7. 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;

8. street signs and traffic control signs;

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

10. all other specifications, details, and references required by the Design Standards and Public Improvements Specifications and Standard Drawings.
11.

~~5.~~E. Items to be shown on the landscaping plan page(s)

1. 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;

~~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.~~1. ~~location of power line extensions, streetlights, domes, and transformers;~~

~~8.~~1. ~~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)(a) ~~location, name and size of all existing and proposed trees and shrubs;~~
   (c)(a) ~~location and sizes of proposed irrigation facilities adequate to maintain the planting areas;~~
   (d)(a) ~~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.~~F. ~~Additional Information Required~~The following might be required on a project by project basis. ~~In addition to the final plat and construction drawings, the applicant shall provide:~~

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.
~~1.~~3. prepared easements for any necessary offsite water, sewer, and drainage lines, and temporary turnarounds, across privately owned land;

~~2.~~4. any deeds or boundary line agreements necessary for recording the final plat;

~~3.~~5. any required UDOT approvals for access;

~~4.~~6. an engineer's estimate of costs for construction of all required public improvements;

~~5.~~7. 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.~~8. a preliminary title report covering all the property located within the subdivision, prepared

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or updated within 30 days of the date of recording of the final plat;

~~7.~~9. a final copy of any restrictive covenants, reservations, or private easements;

~~8.~~10. a letter from the Utah County Health Department regarding any proposed septic tanks or leach fields; and

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

~~9.~~12. Completed plans for all required amenities included in the final subdivision area. Submitted as part of the final subdivision or as a separate site plan.

Section 11.130. Lack of Final Subdivision Application Information.
(New 01/23/24)

A. 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.

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 11.120, 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 11.140. Final Subdivision with No Improvements
(New 01/10/23; Amended 01/23/24)
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 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.

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

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

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

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

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

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

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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 11.150. Revisions.
(Amended 5/22/01; 3/27/07; 04/27/10; 01/23/24)

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 Planning Commission, it is the applicant's responsibility to inform the Reviewing Departments of the change. Failure to inform the 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 11.160. Final Plat Approval Process.
(Amended 5/22/01; 11/15/11; 01/23/24)
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 approval by the Zoning Administrator. Following approval by the Zoning Administrator, the Mayor is authorized to sign the Mylar plat on behalf of the City.

Section 11.170. 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 11.180. 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 11.190. Nature and Effect of Final Subdivision Plat.
(Amended 01/23/24)
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 Planning Commission for preliminary plat approval. After a final subdivision plat has been approved by the 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 11.200. Effective Period of Final Subdivision Plat Approval.
(Amended 07/28/09; 02/10/15; 01/23/24)
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 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 11.210. 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 11.220. Proceeding With Subdivision Construction. *(Amended 02/13/01; 08/09/16)*
Following the recording of the final subdivision plat in the office of the Utah County Recorder, the developer or landowner may proceed with construction of the approved subdivision in accordance with the applicable provisions of the Lehi City Design Standards and Public Improvement Specifications. A grading permit application is not required for an approved final subdivision to proceed with construction if all preconstruction meeting prerequisites have been satisfied, including posting of the bond. A grading permit may be obtained in advance of final subdivision approval in accordance with Development Code Chapter 12-B, Grading Permits.

Section 11.230. 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 11.240. 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.

~~2.~~3. public or private infrastructure projects

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

Section 11.250. 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 (except site plan for infrastructure projects) , 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 electronically and numbered in sequence. Submit PDF drawings using standard scales printed on standard size drafting sheets. ~~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.~~

~~A.~~I. Only two detail sheets per page.

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

I. name of development;

II. City address or approximate city address

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

IV. north arrow;

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

VI. Indicate zoning of subject property and surrounding properties

VII. calculation of site plan areas including:
- (a) total acreage;
- (b) total project density for residential site plans;
- (c) for apartment site plans the type of units and number;
- (d) square footage and percentage of all landscaped areas including:
  - (i) total landscaped area;
  - (ii) total irrigated area; and
  - (iii) total parking lot landscape;
- (e) square footage of all impervious surfaces, including:
  - (i) rooftop area of all buildings;
  - (ii) private 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;
- (f) gross building square footage;
- (g) parking calculations including:
  - (a) required number of parking stalls;
  - (b) proposed number of parking stalls;
  - (c) required number of bicycle stalls both short and long term; and
  - (d) proposed number of bicycle stalls;

VIII. 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;

IX. location of proposed easements, including any required easements for water, sewer, power, drainage or irrigation, temporary turnaround easements and a ten or 15-foot public utility and roadway construction easement (PU&RCE) 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;

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

XI. 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;

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

XIII. building setback lines;

XIV. the location of existing and proposed public, private and access roads including their names, dimensions, and cross sections;
- (a) Indicate the fire access roads

16. if public 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;

17. if no detention pond is shown on the plans, provide a note explaining how the detention or retention is to be handled.

C. Items to be shown on the demolition page(s)

1. All buildings labelled if they are to be removed or to remain.
2. Contour lines

D. Items to be shown on the grading page(s)

1. topographic contour intervals of no greater than two feet, unless otherwise stipulated by City Engineer;
2. location and extent of all cuts and fills exceeding three feet anywhere on the project site and any associated retaining walls;
3. elevation at all corners of the property
4. drainage arrows showing the direction water will flow on the site
5. location of existing features within and contiguous to the proposed site plan including:

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(a) irrigation ditches;
(b) drain pipes;
(c) drainage channels;
(d) culverts;
(e) railroads;
(f) bridges;
(g) power lines;
(h) water bodies;
(i) springs or water sources within 2,500 feet; and
(j) equestrian, pedestrian, and bicycle trails;

E. Items to be shown on the utility sheet(s)

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

2. location of existing and proposed sewer mains and storm drain including pipe type, size, depth, and slope, including existing lines adjacent to or affected by the proposed site plan;
   (a) Include the manhole rim and invert elevations

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

4. Utility crossing separation clearances

5. Location of existing and proposed power lines and equipment. Location of power meter(s) and transformer. Include the City's standard detail for transformer pad, and for multiple meters, show a detail of the meter configuration. Include an indication of the size and voltage requirements for the project.

6. Location of existing and proposed Lehi Fiber.

F. Items that need to be included on a plan sheet(s)

1. the location and width of all existing and proposed entrances onto adjacent roads;
   (a) Street intersection offsets of not less than 150 feet

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

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

4. 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;

5. 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;

6. Asphalt cut lines and cross slopes every 50 feet for road widening

7. location of detention and retention basins with an indication that the basins will include the following:
   (a) cross sections of detention pond
   (b) 100 year water level
   (c) minimum one-foot freeboard;
   (d) 3:1 slopes or flatter;
   (e) grass covering and underground sprinkler system; and
   (f) a designation of the purpose and conditions, if any, of the dedication or reservation;
   (g) Detention basins or chamber systems shall include the retention of the 80th percentile storm
   (h) Underground retention/detention facilities shall be registered with DEQ Underground Injection Control Program.

8. Provide access roads to all storm drain and sewer manholes

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

10. identification of natural features or sensitive lands including:
   (a) wetlands;
   (b) floodplains, floodways, and areas,

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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;

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

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

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

G. Items to be shown on the landscaping sheet(s)

1. planting areas with a list of the name, number, species and cultivators and size of plants designated for each area;
2. location, name, and size of all existing trees and shrubs to be incorporated as part of the landscape plan in accordance with Chapter 35 of the Development Code; and
3. location and sizes of any proposed irrigation facilities adequate to maintain the planting areas;

H. Items to be shown on the lighting sheet(s)

1. 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:
(1) exterior lights;
(2) parking lot lighting; and

I. Plan and profile drawing sheet(s)

1. 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) For all roadways
(g) street signs and traffic control signs;
(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 at two details per sheet.
(j) Include Lehi Power Details appropriate for the site.
(k) Commercial Site Details, Transformer Pad, Metering/Service.
(l) Residential Details, Equipment locations in the PUE space.
(m) For commercial projects including apartments, indicate the power service size (main breaker) and location on both the Site Plan and Utilities Plan.

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J. **Other items that may be required depending on the project**

1. 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;

2. 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; and including orifice plate sizing, location and details;

3. For commercial projects including apartments, provide a completed Power Load Estimate work sheet. https://www.lehi-ut.gov/wp-content/uploads/2020/04/LoadEstimatorSheet.pdf

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;

(a) where required, the California bearing ratio test results;

(b) prepared easements for any necessary offsite water, sewer, or drainage easements across privately owned land, and for temporary turnarounds;

(c) any deeds or boundary line agreements necessary for approval of the site plan;

(d) any required UDOT approvals for access;

(e) a commercial subdivision may be required to establish easements, assign addresses, dedicate right of way, to create new parcels, or as required by the Reviewing Departments;

(f) an engineer's estimate of costs for construction of all required public improvements;

(g) a 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;

(h) a final copy of any restrictive covenants, reservations, or private easements;

(i) a letter from the Utah County Health Department regarding any proposed septic tanks or leach fields;

(j) prior to issuance of a building permit, staking of the new property line adjacent to existing roads; and;

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

~~I. name of development;~~

~~II. 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;~~

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

~~IV. north arrow;~~

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

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

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

VIII. 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;

IX. 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;

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

XI. 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;

XII. 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;

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

XIV. building setback lines and building envelopes;

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

XVI. location of existing features within and contiguous to the proposed site plan including:

1. existing public utility easements;
2. irrigation ditches;
3. drain pipes;
4. drainage channels;
5. culverts;
6. railroads;
7. bridges;
8. power lines;
9. water bodies;
10. springs or water sources within 2,500 feet; and
11. equestrian, pedestrian, and bicycle trails;

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

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

XIX. 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;

XX. location of all existing and proposed curb, gutter, and sidewalk within the site plan including:

1. an indication of the grades; and
2. flow arrows showing direction of storm water surface flows;

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

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

XXIII. 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;

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

XXV. existing and proposed storm drainage improvements including:
1. major drainage facilities, outfalls, and discharge; and
2. drainage pipe locations, sizes, and depths;

XXVI. location of detention and retention basins with an indication that the basins will include the following:
1. minimum one-foot freeboard;
2. 3:1 slopes or flatter;
3. grass covering and underground sprinkler system; and
4. a designation of the purpose and conditions, if any, of the dedication or reservation;

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

XXVIII. location of solid waste containers;

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

XXX. 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;

XXXI. identification of natural features or sensitive lands including:
1. wetlands;
2. floodplains, floodways, and areas, which would be covered in water in a 100-year storm event;
3. areas where ground water rises periodically to within two feet of the surface of the ground;
4. slopes exceeding 30 percent;
5. vegetation areas, including name and size of all existing trees and shrubs which could be incorporated into the site plan; and
6. threatened or endangered species habitat areas;

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

XXXIII. 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;

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(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:

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

II. 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;

III. 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;

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

V. 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;

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

VII. 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;

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~~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 11.260. Application Requirements for Infrastructure Site Plan.

The following information is required as applicable for all infrastructure projects separate from or not directly related to a site plan or subdivision project, and not including a backbone subdivision; this includes: traffic signals, water tanks and storage, transmission lines, power substations, road improvements or expansion, sidewalk improvements, or other similar projects.

1. Submit pdf drawings using standard scales printed on standard size drafting sheets.

The site plan application shall include:

A. Format

1. PDF drawings using standard scales printed on standard size drafting sheets.
2. only two details per sheet

B. Items on cover sheet/ land title survey page(s)

1. 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;

C. Items to be shown on the site plan page

1. name of development;
2. City address or approximate city address
3. graphic and written scale at no more than one inch equals 100 feet or as recommended by City Engineer;
4. north arrow;
5. location and names of adjacent properties, property owners, and platted subdivisions;
6. indicate zoning of subject property and surrounding properties
7. calculation of site plan areas including:
   a. total acreage;
   b. square footage and percentage of all landscaped areas including:
   c. total landscaped area;
   d. total irrigated area; and
   e. total parking lot landscape;
   f. 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;
8. location of existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the

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book and page number of their recording in the County's records;

9. location of proposed easements, including any required easements for water, sewer, power, drainage or irrigation, temporary turnaround easements and a ten or 15-foot public utility and roadway construction easement (PU&RCE) 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. the location of existing and proposed public, private and access roads including their names, dimensions, and cross sections;
    a. Indicate the fire access roads
    b. if public 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;

13. If no detention pond is shown on the plans, provide a note explaining how the detention or retention is to be handled.

D. Items to be shown on the demolition page(s)

1. Labelled items to be removed and to remain.
2. Contour lines

E. Items to be shown on the grading page(s)

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

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

3. elevation at all corners of the property

4. drainage arrows showing the direction water will flow on the site

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

F. Items to be shown on the utility sheet(s)

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

2. location of existing and proposed sewer mains and storm drain including pipe type, size, depth, and slope, including existing lines adjacent to or affected by the proposed site plan;
    a. Include the manhole rim and invert elevations

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

2. Utility crossing separation clearances

3. Location of existing and proposed power lines and infrastructure. Location of power meter(s) and transformer. Include the City's standard detail for transformer pad, and for multiple meters, show a detail of the meter configuration. Include an indication of the size and voltage requirements for the project.

4. Location of existing and proposed Lehi Fiber,

G. Items that need to be included on a plan sheet(s)

1. the location and width of all existing and proposed entrances onto adjacent roads;
   a. Street intersection offsets of not less than 150 feet
5. if adjacent to a state road, UDOT access size and location and UDOT approval;
6. location of any necessary temporary turnaround easements for emergency access on dead-end roads;
7. 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;
8. 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;
9. Asphalt cut lines and cross slopes every 50 feet for road widening
10. location of detention and retention basins with an indication that the basins will include the following:
    a. cross sections of detention pond
    b. 100 year water level
    c. minimum one-foot freeboard;
    d. 3:1 slopes or flatter;
    e. grass covering and underground sprinkler system; and
    f. a designation of the purpose and conditions, if any, of the dedication or reservation;
    g. Detention basins or chamber systems shall include the retention of the 80th percentile storm
    h. Underground retention/detention facilities shall be registered with DEQ Underground Injection Control Program.
11. Provide access roads to all storm drain and sewer manholes
12. the location, size, and grade of any required piping for irrigation ditches;
13. 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;
14. location of solid waste containers including design provisions for screening;
15. a circulation plan showing:
    a. pedestrian walkways;
    b. crosswalks;
    c. master planned trail connections; and
    d. cross access points:

H. Items to be shown on the landscaping sheet(s)

1. planting areas with a list of the name, number, species and cultivators and size of plants designated for each area;
2. location, name, and size of all existing trees and shrubs to be incorporated as part of the landscape plan in accordance with Chapter 35 of the Development Code; and
3. location and sizes of any proposed irrigation facilities adequate to maintain the planting areas;

I. Items to be shown on the lighting sheet(s)

1. the location of all existing and proposed

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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

J. Plan and profile drawing sheet(s)

1. 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. For all roadways street signs and traffic control signs;
   g. a note stating that three sets of as-built drawings shall be submitted to the City upon completion of the public improvements;
   h. all other specifications, details, and references required by the Design Standards and Public Improvements Specifications and Standard Drawings at two details per sheet.
   i. Include Lehi Power Details appropriate for the site.
   j. Commercial Site Details, Transformer Pad, Metering/Service.
   k. Residential Details, Equipment locations in the PUE space.
   l. For commercial projects including apartments, indicate the power service size (main breaker) and location on both the Site Plan and Utilities Plan.

K. Other items that may be required depending on the project

1. 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; and including orifice plate sizing, location and details;

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

   a. 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;

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

3. where required, the California bearing ratio test results;

4. prepared easements for any necessary offsite

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

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

6. any required UDOT approvals for access;

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

8. a 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;

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

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

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

Section 11.260. Site Plan Approval Process. *(Amended 5/22/01; 08/13/02; 11/09/04; 10/11/22; 08/22/23; 06/10/25)*
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. If an exception to the Code requirements is requested, a public hearing is required at the Planning Commission meeting, unless the public hearing was already held for the exception as part of the concept plan approval.

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 11.270. 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 11.280. 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 11.290. 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 11.300. 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

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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 11.310. 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 11.320. 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; 06/11/24)

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 insured by the Federal Deposit Insurance Corporation or National Credit Union Association. The form shall be acceptable to the City, unless otherwise approved by the City Council due to extraordinary circumstances. The properly issued and executed bond, together with all required inspection fees, shall be submitted to Lehi City before any building permits will be issued. The bond shall be held for a two-year construction period, unless extended in writing by Lehi City.

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

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

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

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

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

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

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

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

Section 11.330. Condominium Plats.
(Amended 07/10/12; 01/23/24)

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

~~A.~~

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 Zoning Administrator.

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 Zoning Administrator.

Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat.
(Amended 07/10/12; 01/23/24)

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

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

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

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

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

Section 11.360. Vacation of a Public Street
(New 07/10/12)
All petitions to vacate a public right-of-way shall follow the approval procedures outlined in the Utah State Code and shall require review by the Reviewing Departments, recommendation by the Planning Commission following a public hearing, and approval by the City Council. Each request to vacate a public right-of-way shall include:

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

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

1. north arrow;

2. surrounding streets and buildings;

3. the acreage of the vacated street area;

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

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

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

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

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

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

ORDINANCE NO: 2026 - __

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 11, APPLICATION REQUIREMENTS

WHEREAS, it has become necessary to amend Chapter 11 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to add a new infrastructure site plan and clean up requirements for subdivision and site plan applications; and

WHEREAS, following a public hearing on July 9, 2026, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on July 28, 2026, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 9, 2026, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 11 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, BEIT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

Chapter 11 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance -2026 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 28th day of July 2026.

ATTEST

_____	_____
Paul Binns, Mayor	Teisha Wilson, City Recorder

State of Utah
County of Utah

Subscribed and sworn/affirmed before me by

_____
Name of Person

This ___ day of _____ _____
Month Year

By_____
Notary Public

Agenda Item No: 5.9

City Council Agenda Item Report

Meeting Date: July 28, 2026
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #38-2026 approving of an amendment to Chapter 38 updating requirements for the Mixed-Use Zone.

Summary:

Attachments:

Ch38 Mixed-Use Development Code Amendment.pdf

Ordinance - Ch 38 Development Code Amendment 07.28.26.docx

CHAPTER 38 MIXED-USE DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	July 28, 2026
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	June 24, 2026
Date of Planning Commission Review	July 9, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Lehi City requests approval of proposed changes to Chapter 38 adding additional requirements for the Mixed-Use zone.

The changes emphasize Mixed-Use is primarily a commercial zone that allows for residential. It requires nonresidential uses for least 50 percent of the gross floor area, and states that certificate of occupancy for approved residential is limited to 60 percent until all of the nonresidential uses are in place. It does allow for 30 percent of the required nonresidential space to be used for residential or live/work units if the market will not currently support the full amount of commercial.

The Reviewing Departments had five redline comments including:
1. How will this be enforced, who will monitor this?

2. bike and trail infrastructure,
3. are townhomes and condos a requirement or just example? In some cases, small lot single family or twin homes could be good too more towards the periphery of a MU area.
4. In some areas this may be difficult due to market conditions or location. Are there options that could be considered for short-term housing and phase into commercial (floor area built to commercial spec) or can the council consider requests for an exception to this if an applicant can show they still meet the intent of the MU district?
5. Wider sidewalks would be good to include along these frontages as well, just as the TOD requirements include. Bike/trail connections would be good to include as well to provide access to the master planned bike/trail network.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Development Code Amendment on July 9, 2026. The minutes and motion from the meeting follow.

3.12) Public hearing and recommendation of Lehi City's request for review of an amendment to Chapter 38 updating requirements for the Mixed-Use Zone.

The Commission discussed the specifics of clause G, and the DRC comments.

Commissioner Eyre opened and closed public comment.

> **Motion:** Commissioner Roberts moved to recommend approval to the Lehi City Council with the stipulation that the language in clause G be reassessed, with the findings that the proposed Development Code amendment requires greater commercial uses in the city, and that the proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. Commissioner Kunze seconded.
>
> **Vote:** Commissioner Jackson, yes. Commissioner Jones, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

Chapter 38 Mixed Use Development Code Amendment
DRC Redline Comments

Lehi City- requests review of an amendment to Chapter 38 of the Development Code and Table 05.040A updating requirements for the Mixed-Use Zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matthew Seal, Brad Wilbur
Assigned Planner: Kim Struthers
Representatives of the Applicant Present:
Date of Plans Reviewed: 6/16/26
Time Start: 2:45
Time End: 2:47

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
1. How will this be enforced, who will monitor this?

Matt – Traffic:
Kim – Planning:
2. bike and trail infrastructure,
3. are townhomes and condos a requirement or just example? In some cases, small lot single family or twin homes could be good too more towards the periphery of a MU area.
4. In some areas this may be difficult due to market conditions or location. Are there options that could be considered for short-term housing and phase into commercial (floor area built to commercial spec) or can the council consider requests for an exception to this if an applicant can show they still meet the intent of the MU district?
5. Wider sidewalks would be good to include along these frontages as well, just as the TOD requirements include. Bike/trail connections would be good to include as well to provide access to the master planned bike/trail network.

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

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

be unbundled from apartment rental rates. Parking fees can be charged separately for residents who would like to have a designated parking space. It is encouraged that annual transit passes be provided to all residents within a multi-family residential project to encourage greater transit use. This option is intended to reduce the number of needed parking spaces and should be approved with a reduction to required parking.

Section 38.090. Variations from the Development Code and Design Standards.
In the process of approving a TOD, the Planning Commission may recommend and the City Council may approve variations from applicable standards of this Code of the Lehi City Design Standards and Public Improvements Specifications Manual if all of the following conditions are met:

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

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

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

Section 38.100 Mixed Use (MU) District Purpose and Intent

The Mixed Use (MU) District is intended to establish primarily commercial development that serve as neighborhood and community centers. The district is designed to ensure that retail, restaurant, office, civic, and other employment-generating and community-serving uses form the dominant character of development, while allowing residential uses as a secondary and supporting component.

The intent of this District is to:

1. Establish commercially active centers that support daily needs within walking distance;
2. Prioritize ground-floor and street-facing commercial and civic uses that activate public spaces;
3. Encourage a strong employment and service base within mixed-use areas;
4. Allow residential development only when integrated into and supportive of an active commercial environment; and
5. Avoid predominantly residential development that lacks meaningful nonresidential activity or long-term economic vitality.

Section 38.110 Mixed Use (MU) District Development Standards

A. If a project involves multiple parcels with different ownership, a Land Use Plan shall be provided (see Chapter 15) in order to coordinate circulation, walkability, shared parking, stormwater infrastructure, utility placement, and phasing of residential and nonresidential uses. Applicants with properties under common ownership may pool their requirements across parcels.

B. At least thirty percent (30%) of any approved housing shall be designed and platted to allow for individual ownership (townhomes or condominiums).

C. The number of residential units allowed in a mixed use project shall be based on the Maximum TOD and Mixed Use Density Map 05.010, and shall be directly proportional to the number of units available and the size of the property unless otherwise approved by the City Council, following review and recommendation by the Planning Commission.

D. A minimum of fifty percent (50%) of the total finished interior gross floor area within the development shall be devoted to nonresidential uses, including retail, office, restaurant, and civic uses. For developments exceeding two (2) acres in total project area, the minimum required nonresidential floor area shall increase by one percent (1%) for each additional acre or fraction thereof, up to a maximum requirement of seventy percent (70%). Amenity space (ie. gym, spa, etc.) may be counted if they are open to the public or tied to an allowed commercial use.

E. No more than 60 percent of any approved residential units may receive certificates of occupancy until at least

the required minimum nonresidential floor area has received a certificate of occupancy. The City Council, following review and recommendation by the Planning Commission, may approve alternative phasing if the applicant demonstrates that site, market, or infrastructure conditions justify a modified schedule and that the long-term mix of uses will still be achieved. Any alternative phasing must maintain or exceed the required nonresidential square footage and be based on measurable site, market, or infrastructure conditions.

F. Ground-floor nonresidential or convertible commercial space shall be required for building frontages facing Main Street, State Street or any other collector or minor arterial street, or buildings located within 300 feet of a transit stop. The ground floor along required frontages shall be constructed with:

1. Direct pedestrian access from the sidewalk;
2. Primary building entrances facing the public street; and
3. Transparent glazing measured between 2 and 10 feet above adjacent sidewalk grade on at least 50 percent of the façade area.

G. Up to 30% of the total required nonresidential finished interior gross floor area within the development can allow interim occupancy of ground-floor spaces by residential or live/work units until the commercial market supports conversion, provided the building shell is designed with a minimum 12-foot ground-floor ceiling height. Ground-floor units shall be designed to accommodate future commercial occupancy without requiring structural modification. The residential space shall be converted to its intended nonresidential use by no later than 10 years after initial construction.

ORDINANCE NO: 2026 - __

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 38, MIXED USE

WHEREAS, it has become necessary to amend Chapter 38 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to add additional requirements for the Mixed-Use Zone; and

WHEREAS, following a public hearing on July 9, 2026, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on July 28, 2026, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 9, 2026, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 38 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 38 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance -2026 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 28th day of July 2026.

ATTEST

_____	_____
Paul Binns, Mayor	Teisha Wilson, City Recorder

State of Utah
County of Utah

Subscribed and sworn/affirmed before me by

_____
Name of Person

This ___ day of _____ _____
Month Year

By_____
Notary Public