# Lehi Planning Commission Meeting
# Agenda
# July 9, 2026

**7:00 PM -** Lehi City Council Chambers, (131 N. 100 E., Lehi, UT 84043)

1. Call to Order

2. Consent Agenda

   2.1. Approval of the minutes from the June 4, 2026 meeting

   pz ws 06.04.26.docx

   2.2. Approval of the minutes from the June 11, 2026 meeting

   pz 06.11.26.docx

3. Regular Agenda

   3.1. Consideration of Trademark Visual's request for conditional use approval of two pylon signs for The Collective commercial development located at 3700 North Morning Vista Road and requesting an exception for greater height and sign area. (Tabled from 6/11/26 meeting)
   The Collective 1.pdf
   The Collective 2.pdf

   3.2. Public hearing and consideration of Andrew Ward's request for approval of an exception for an 8-foot fence located at 1337 S 1880 W.
   Ward Fence 1.pdf
   Ward Fence 2.pdf

   3.3. Public hearing and consideration of JDH Development's request for approval of Vivian Estates Phase 5A preliminary subdivision including 2 single family lots located at 2070 North 600 East in the RA-1 Zone.
   Vivian Estates 5A 1.pdf
   Vivian Estates 5A 2.pdf

   3.4. Public hearing and consideration of JDH Development's request for approval of the Vivian

Estates 5B preliminary subdivision including 10 single family lots located at approximately 600 East and 300 East.
Vivian Estates 5B 1.pdf
Vivian Estates 5B 2.pdf

3.5. Public hearing and consideration of Kevin and Sarah Gordon's request for approval of the Lehi Childcare Facility Site Plan located at 808 North 2300 W and requesting exceptions for buffering standards and building footprint size.
Childcare 1.pdf
Childcare 2.pdf

3.6. Public hearing and recommendation of Symphony Home's request for review of the Fox Trail Subdivision Concept Plan, now requesting nine lots and a development agreement, located at 2850 West 1500 North.
Fox Trail Subdivision Concept 1.pdf
Fox Trail Subdivision Concept 2.pdf

3.7. Public hearing and recommendation of Gardner-Plumb Group's request for review of an amendment to the Gardner Plumb Development Agreement, requesting to transfer 124 equivalent residential units from the northern portion of the development agreement to the southern.
Gardner Plumb Dev. Agree. Amendment 1.pdf
Gardner Plumb Dev. Agree. Amendment 2.pdf

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.
Ch 23 Signs DCA 1 Updated.pdf

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.
Temporary Construction Site Design Standards 1.pdf

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.
CHAPTER 11 Application Updates 1.pdf

3.11. Public hearing and recommendation of Lehi City's request for review of updates to the Lehi Storm Water Management Plan 2026.
Lehi Storm Water Managment Plan 2026-1.pdf

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.
Ch 38-1.pdf

4. City Business

5. Adjournment

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

**Agenda Item No: 2.1**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

---

**Subject:**

Approval of the minutes from the June 4, 2026 meeting

**Summary:**

**Attachments:**

pz ws 06.04.26.docx

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

Minutes of the **Work Session** of the **Planning Commission Meeting** held Thursday, **June 4, 2026**, at the **Sanctuary Apartment Development** located at **2777 W Sandalwood Drive, Lehi**.

**Members Present**: Tyson Eyre, Commission Chair
Gregory Jackson, Commissioner
Ken Roberts, Commissioner
Beau Jones, Commissioner
Lindsay Gehman, Commissioner

**Members Absent**: Nicole Kunze, Commission Vice Chair
Stephen Su'a-Filo, Commission Alternate

**Others Present**: Kim Struthers, Community Development Director; Gary Ellis, City Engineer; Brittney Harris, Planner; Katie Bussell, Planner.

---

**Regular Work Session, 5:30 p.m.**

**1) Call to Order**

Commission Chair Eyre welcomed everyone to the meeting.

**2) Tour of Sanctuary Apartments Development.**

The Sanctuary was approved in 2022 by the Planning Commission with an exception for more stucco and a reduction of the number of required trees. The tour provided opportunities to follow-up on the impact of granting those exceptions. The development is located in a TOD and is a Mixed-Use building.

**3) Adjournment**

With no further business to come before the Planning Commission at this time, the meeting adjourned at approximately 6:30 p.m.

Approved: July 9th, 2026 Attest:

Commissioner Tyson Eyre
Commission Chair

Kate Morgan, Deputy City Recorder

DRAFT

**Agenda Item No: 2.2**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

---

**Subject:**

Approval of the minutes from the June 11, 2026 meeting

**Summary:**

**Attachments:**

pz 06.11.26.docx

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **June 11, 2026**, in the **Lehi City Hall** located at **131 North 100 East**.

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

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

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

---

**Regular Session, 7:00 p.m.**

**1. Call to Order**

Acting Commission Chair Kunze welcomed everyone to the meeting.

**2. Consent Agenda**

**2.1) Approval of the minutes from the May 7, 2026 meeting.**

**2.2) Approval of the minutes from the May 14, 2026 meeting.**

**2.3) Approval of the minutes from the May 28, 2026 meeting.**

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

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

Motion passed unanimously.

**3. Regular Agenda**

DRAFT

**3.1) Public hearing and recommendation of TN Contracting LLC's request for review of the Prestwich Zone Change on 1.09-acres located at 2004 North 900 West changing the zoning from RA-1to R-2.**

The applicant was present but had no additional comment.

Commissioner Kunze opened and closed public comment.

The Commission discussed how the request is in conformance with the General Plan.

> **Motion:** Commissioner Jones moved to recommend approval to the Lehi City Council with the findings that this change will allow for life cycle housing and a diversity of housing types in this part of the city consistent with the goals stated in the General Plan land use element, and that the proposed zone change is consistent with the General Plan designation of medium density residential. He included all DRC comments. Commissioner Roberts seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

**3.2) Public hearing and consideration of Trademark Visual's request for conditional use approval of two pylon signs for The Collective commercial development located at 1050 West Sunrise Way and requesting an exception for greater height and sign area.**

Commissioner Kunze passed leadership of the meeting to Commissioner Eyre, who arrived during Item 3.1.

The Commission discussed their discomfort with the current sign code and the upcoming amendments that the planning department is working on. They discussed the size and height of nearby and surrounding signs.

The applicant, Justin Grub, was present. He expounded on the visibility problems the developer was facing.

Commissioner Eyre opened public comment.

There were three online comments against signs being placed in neighborhoods. The comments recommended placing signage along the highway instead.

Commissioner Eyre closed public comment.

The Commission discussed lighting, sign placement in relation to neighborhoods, the number and design of the signs, the location of the sign on the property, and the potential effectiveness of signs.

DRAFT

The Commission discussed tabling the item, as approvals can't be split up between signs in the same proposal. They gave recommendations for the sign placement they were uncomfortable with.

**Motion:** Commissioner Jackson moved to table the item until July 9, 2026, with the findings that there are more details to work out. Commissioner Roberts seconded.

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

Motion passed unanimously.

**3.3) Public hearing and 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.

**3.4) Public hearing and recommendation of Deborah Walker's request for review of the Walker Zone Change on 2.58-acres located at 915 West State Street, changing the zoning from R-1-8 to C-H (Heavy Commercial).**

The Commission discussed connectivity.

Deborah Walker, the applicant, was present.

DRAFT

Commissioner Eyre opened public comment.

Sheena Welch, Cathy Sunderland, Kyle Welch, Andrea Hansen, and several online comments were against the item.

Commissioner Eyre closed public comment.

The Commission discussed vested rights and the General Plan. They discussed how zoning changes operate and how property rights function in shifting zones.

> **Motion:** Commissioner Jackson moved to recommend denial to the Lehi City Council with the findings that there are no invested rights to the zone change at this moment, that this zone change may make sense down the road, as it is called for on the General Plan, but in weighing concerns of adjoining properties and residents, it is not currently in the general welfare of Lehi City to make the zone change. He included all DRC comments. Commissioner Jones seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, no. Commissioner Kunze, no. Commissioner Roberts, yes.
>
> Motion passed with three in favor, two against.

**3.5) Public hearing and consideration of Thanksgiving Point's request for approval of the Thanksgiving Point Science Center site plan located at 2356 West Wheatley Lane, requesting exceptions to the EIFS, glass, and setback requirements.**

The applicants, McKay Christensen and Brad Walker were present.

The Commission discussed the design plans and glazing options.

Commissioner Eyre opened public comment.

John Petersen is in favor of the item.

Commissioner Eyre closed public comment.

The Commission discussed the need to maintain equity across projects, and the potentially special nature of this project.

> **Motion:** Commissioner Jones moved to approve the site plan with the findings that at the proposed location the plan will not be detrimental or injurious to property or improvements in the vicinity, that it will not be detrimental to the public health, safety, general welfare, or convenience, but in fact does the opposite, that the proposed use will be located and conducted in a manner in compliance with the goals and policies of Lehi City General Plan and the purposes of this code, that the property on which the use building or other structure is proposed to be established is of adequate size and dimensions to

DRAFT

permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining areas in the property. As a museum it stands out categorically from any other buildings that are considered, and this is a nationally drawing structure. He included all DRC comments. Commissioner Kunze seconded.

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

Motion passed unanimously.

**3.6) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to both Table 05.030-B and Section 12.130, updating the regulations for Automobile Sales businesses.**

The Commission discussed the purpose behind the passages being updated.

Commissioner Eyre opened public comment.

John Petersen is generally in favor of the item.

Commissioner Eyre closed public comment.

**Motion:** Commissioner Kunze moved to recommend approval to the Lehi City Council with the findings that the proposed Development Code amendments simplify and modernize the Development Code, that they remove unnecessary and overly prescriptive operational standards, that they maintain adequate public safety and site design protections, that they improve flexibility for varying automobile sales business types, and that the proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. She included all DRC comments. Commissioner Eyre seconded.

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

Motion passed unanimously.

**3.7) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 12, Chapter 39, Table 05.030A, and Table 05.030B adding a Neighborhood Exchange Structure Use.**

This item is from the Parks department.

Commissioner Eyre opened and closed public comment.

DRAFT

**Motion:** Commissioner Jackson recommended approval for the Lehi City Council with the findings that the proposed Development Code amendment allows for the continuation of Neighborhood Exchange Structures while mitigating the negative impact on public property and right of ways, and that the 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 Roberts seconded.

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

Motion passed unanimously.

## 4. City Business

There will be no second meeting in June, as Round-up is happening that week. The work Session on July 2 has been cancelled due to proximity to the holiday.

## 5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Kunze moved to adjourn the meeting. Commissioner Jackson seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:31 p.m.

Approved: July 9, 2026 Attest:

_____ _____

Tyson Eyre, Commission Chair Kate Morgan, Deputy City Recorder

DRAFT

**Agenda Item No: 3.1**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Trademark Visual's request for conditional use approval of two pylon signs for The Collective commercial development located at 3700 North Morning Vista Road and requesting an exception for greater height and sign area. (Tabled from 6/11/26 meeting)

**Summary:**

**Attachments:**

The Collective 1.pdf

The Collective 2.pdf

# THE COLLECTIVE PYLON SIGNS CONDITIONAL USE

## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Trademark Visual | | |
| **Meeting Date** | July 9, 2026 | | |
| **Requested Action/Purpose** | Approval of a proposed pylon sign conditional use | | |
| **Decision Type** | Administrative | | |
| **Location** | 3700 North Morning Vista Road | | |
| **Existing Zoning** | Planned Community | | |
| **General Plan Designation** | Highway Commercial | | |
| **Existing Land Use** | The Collective Shopping Center (under construction) | | |
| **Adjacent Zoning and Land Use** | *North* | PC (HC) | Undeveloped |
| | *South* | SR-92 | Timpanogos Highway |
| | *East* | PC (HDR) | The Vue Apartments |
| | *West* | PC (HC) | Undeveloped |
| **Date of DRC Review** | May 20, 2026 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Public hearing and final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 23.090. Regulations for Permanent Signs.**
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.

3. 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 right-of-way and 1,000 feet of an I-15 interchange.

   b. Businesses that are adjacent to a freeway overpass or similar view-obscuring structure may request review 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.

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 the Planning Commission may 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. 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.

8. 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.

## PROPERTY HISTORY

| | |
|---|---|
| **July 26, 1997** | Property came into the City as part of the Deerfield Annexation |
| **November 13, 2025** | The Planning Commission approved an exception for the tree requirement on the Collective Site |
| **June 11, 2026** | The Planning Commission tabled this item |

## REPORT ANALYSIS

The applicant requests approval for two pylon signs located on The Collective commercial site at 3700 North Morning Vista Road in the Traverse Mountain Planned Community. In addition to approval for the two pylon signs, the applicant requests exceptions to both the sign height and size.

This item was tabled at the June 11, 2026 meeting and the applicant has since updated their request.

The proposed sign at Morning Vista Road and Timpanogos Highway is 45-feet tall and 457.67 square feet in size. They reduced their request from 70-feet and 595.88 square feet.

The proposed sign located behind the apartments on the west side of The Collective development is proposed to be 35-feet tall and 285.6 square feet in size. Again this is a reduction from the 0-feet and 595.88 square feet previously proposed.

Both of these signs will still require an exception from the 25-feet and 200 square feet of sign area allowed in Chapter 23 of the Development Code.

The Reviewing Departments had four comments including:

1. Provide scaled and dimensioned detail foundation drawing, showing PUE and clearances.
2. These signs do not meet the two requirements of being within 300 feet of I-15 and 1,000 feet of an I-15 interchange. There also is not overpass or structure obscuring the proposed signs.
   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 right-of-way and 1,000 feet of an I-15 interchange. b.Businesses that are adjacent to a freeway overpass or similar view-obscuring structure may request review 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.

   However, the Code does have a more open exception that allows the Planning Commission to approve an exception to height and size for other reasons.

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.

3. Exceptions to the Code are for visibility purposes due to physical barriers not capturing the largest audience. One pylon sign may be approved on each collector or arterial street frontage. Both of the proposed pylon signs are located for viewing on Timpanogos Highway. Staff's opinion is that one sign needs to be located for visibility on Morning Vista Road. However, the code is unclear whether that is required.
4. The sign near the SW corner of the grocer appears to be within an easement, verify on this. This information needs to be provided now for the DRC to review and verify that the sign will not be in any easements.

## SCOPE OF APPROVAL

Conditional Use applications are an administrative item. This means if they meet the Code and there are not obvious negative impacts they must be approved. This conditional use is also seeking an exception. The Planning Commission does have discretion to approve exceptions, and it is up to the applicant to provide justification for why they need additional height and sign area.

The public can speak to this item. Specific concerns about the height or size are the impacts the Planning Commission can most easily address. Other concerns can also be presented but may not be in the scope of the Planning Commission to require modifications to the proposal.

## POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or approve with modifications the proposed pylon signs. The Planning Commission may grant or not grant the proposed exceptions. Any motion should include findings. Possible findings include:

1. The proposed pylon signs meet the requirements of the Development Code.
2. The applicant provided/ did not provide enough justification for the increased sign height and size.
3. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity.
4. The proposed use will/will not be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
5. That the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area.
6. Additional findings based upon information presented during the public hearing.

## MINUTES FROM PREVIOUS PLANNING COMMISSION MEETING

**3.2) Public hearing and consideration of Trademark Visual's request for conditional use approval of two pylon signs for The Collective commercial development located at 1050 West Sunrise Way and requesting an exception for greater height and sign area.**

Commissioner Kunze passed leadership of the meeting to Commissioner Eyre, who arrived during Item 3.1.

The Commission discussed their discomfort with the current sign code and the upcoming amendments that the planning department is working on. They discussed the size and height of nearby and surrounding signs.

The applicant, Justin Grub, was present. He expounded on the visibility problems the developer was facing.

Commissioner Eyre opened public comment.

There were three online comments against signs being placed in neighborhoods. The comments recommended placing signage along the highway instead.

Commissioner Eyre closed public comment.

The Commission discussed lighting, sign placement in relation to neighborhoods, the number and design of the signs, the location of the sign on the property, and the potential effectiveness of signs.

The Commission discussed tabling the item, as approvals can't be split up between signs in the same proposal. They gave recommendations for the sign placement they were uncomfortable with.

> **Motion:** Commissioner Jackson moved to table the item until July 9, 2026, with the findings that there are more details to work out. Commissioner Roberts seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

**The Collective Pylon Signs**
**DRC Redline Comments**

*Trademark Visual- requests review of a conditional use for two pylon signs for The Collective commercial development located at 1050 West Sunrise Way.*

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: Zane Latimer
Date of Plans Reviewed: 5/11/26
Time Start: 1:30 PM
Time End:

**DRC REDLINE COMMENTS:**
**Glade – Power:**
1. Provide scaled and dimensioned detail foundation drawing, showing PUE and clearances.

**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:**
2. These signs do not meet the two requirements of being within 300 feet of I-15 and 1,000 feet of an I-15 interchange. There also is not overpass or structure obscuring the proposed signs.
   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 right-of-way and 1,000 feet of an I-15 interchange.
   b.Businesses that are adjacent to a freeway overpass or similar view-obscuring structure may request review 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.

   However, the Code does have a more open exception that allows the Planning Commission to approve an exception to height and size for other reasons.

   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.
3. Exceptions to the Code are for visibility purposes due to physical barriers not capturing the largest audience. One pylon sign may be approved on each collector or arterial street frontage. Both of the proposed pylon signs are located for viewing on Timpanogos Highway. Staff's opinion is that one sign needs to be located for visibility on Morning Vista Road. However, the code is unclear whether that is required.
4. The sign near the SW corner of the grocer appears to be within an easement, verify on this. This information needs to be provided now for the DRC to review and verify that the sign will not be in any easements.

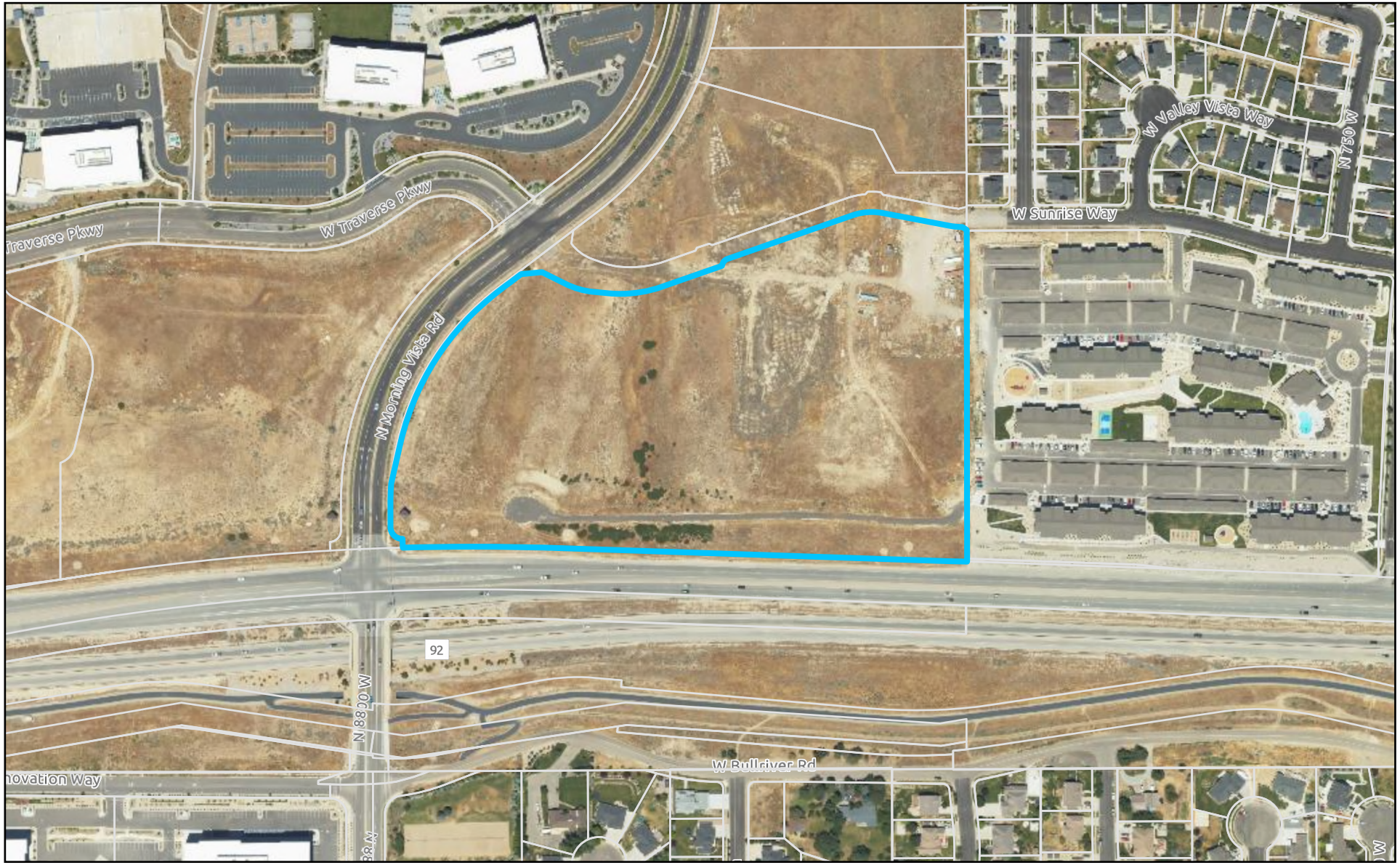
**Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISION ON JUNE 11th IF NOTIFICATION ENVELOPES ARE RECEIVED BY THURSDAY MAY 21st.

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

# The Collective

## Aerial

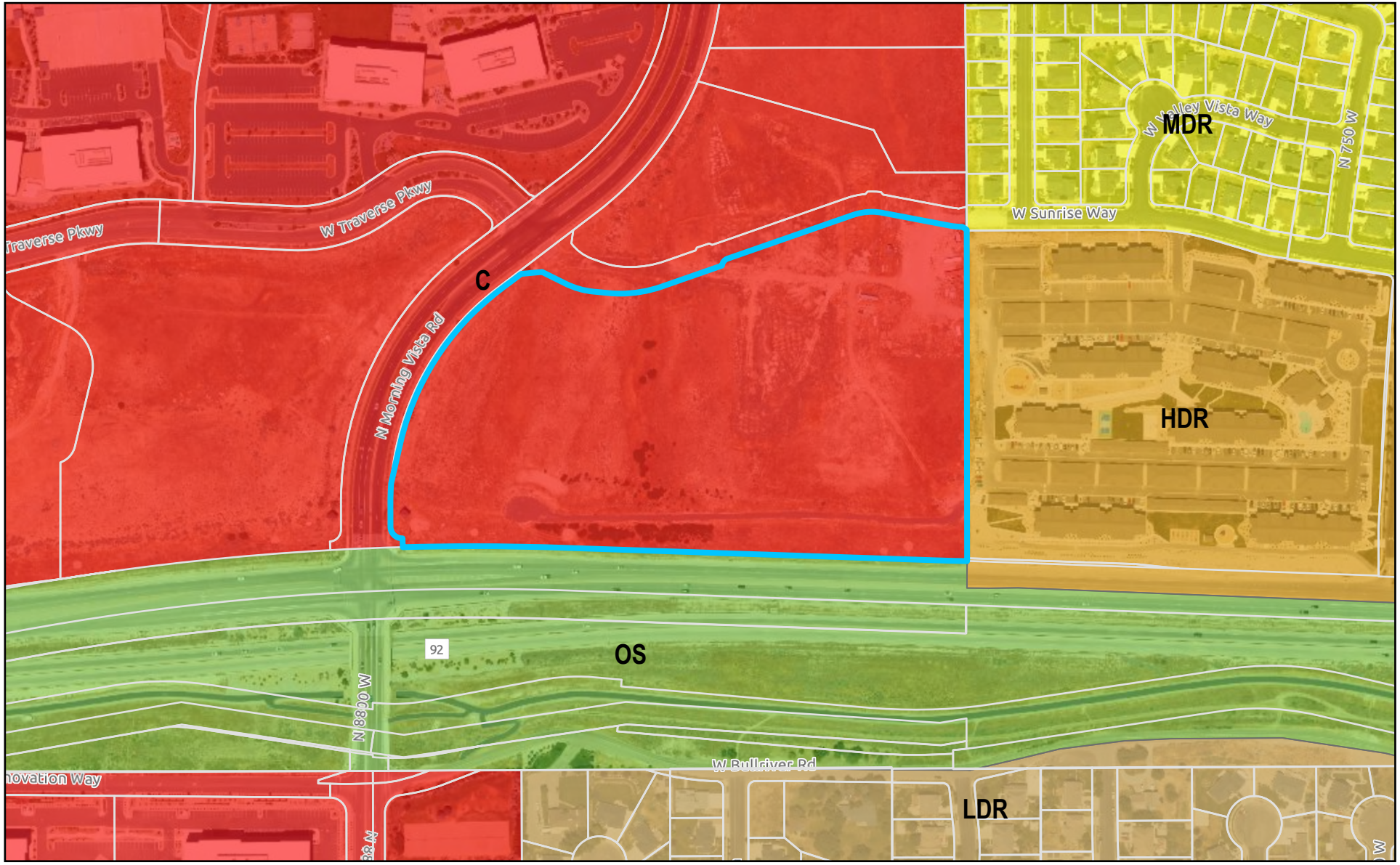



0 395 790 1,580 Feet

LEHI CITY

# The Collective

## General Plan

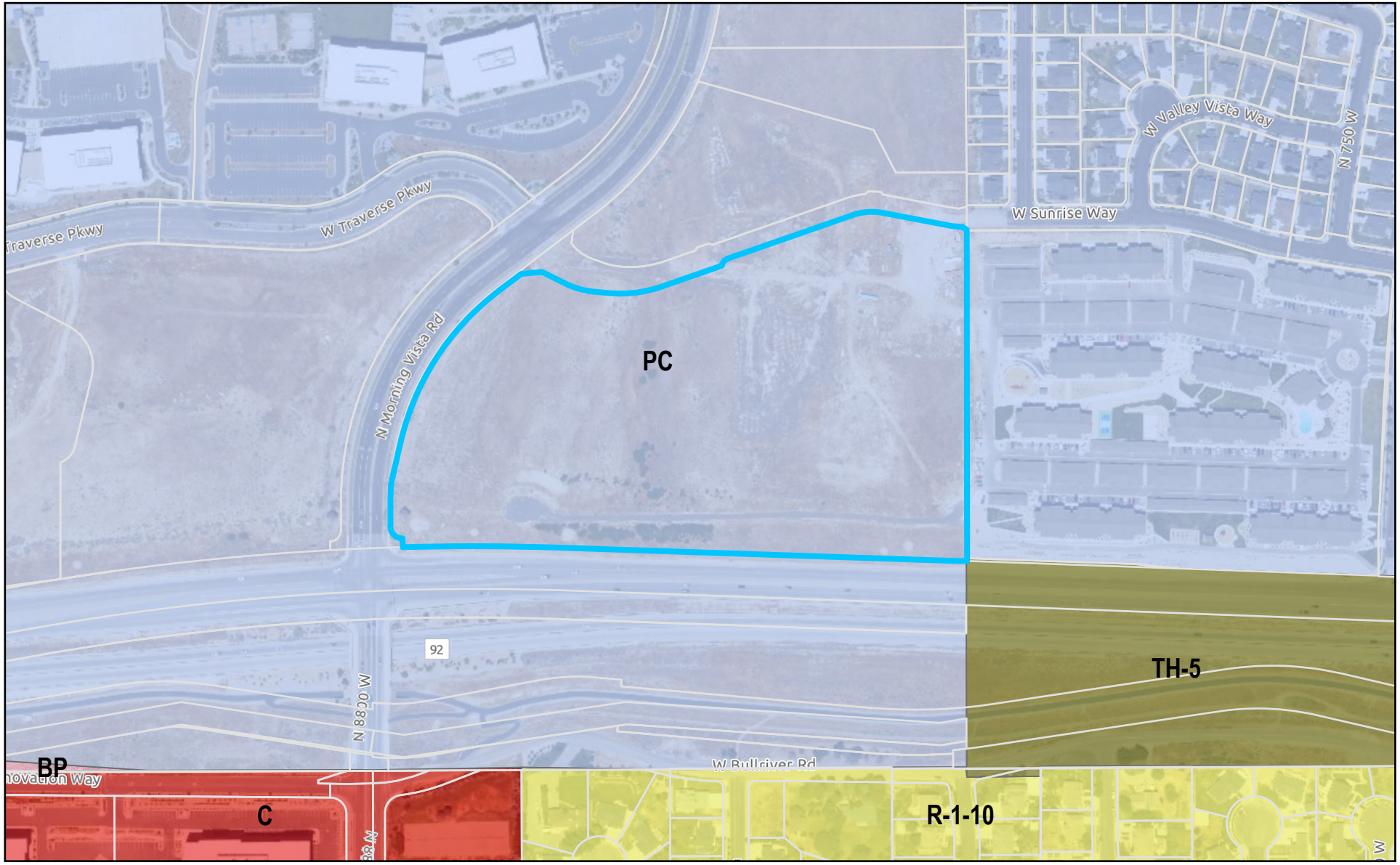



0 395 790 1,580 Feet

LEHI CITY

# The Collective

## Zoning




0 395 790 1,580 Feet

LEHI CITY

# The COLLECTIVE

## AT MORNING VISTA

NEC of Timpanogos Highway & Morning Vista Road
Lehi, UT 84043

COMPREHENSIVE SIGN THEME

## Table of Contents


**PROJECT DESCRIPTION & INTRODUCTION** 2

**PROJECT SIGNS**
PROJECT SIGN MATRIX 3
PROJECT SIGN LOCATION PLAN 4
A1 MULTI-TENANT FREEWAY PYLON 5
A2 MULTI-TENANT MONUMENT SIGN 10
A3a VEHICULAR DIRECTIONAL - DOUBLE POLE 11
A3b VEHICULAR DIRECTIONAL - SINGLE POLE 12

**PER CODE SIGNS**
B1 BUILDING ADDRESS 14
B2 FOH RETAIL SUITE ID 15

**REGULATORY SIGNS**
R1 SERVICE AREA IDENTITY/DIRECTIONAL 16
R2 REGULATORY SIGNAGE 17
R3 PARKING SPACE ID - ADA 20

**TENANT SIGNS**
TENANT SIGN MATRIX 21
TENANT SIGN LOCATION PLAN 22
TENANT OCCUPANCY CRITERIA
- Anchor Tenant 23
- Corner Tenant 24
- Inline Tenant 25
- Pad Tenant 26

GENERAL GUIDELINES 27
PROHIBITED SIGN TYPES 29
SIGN TYPE EXAMPLES 30


## Project Description

**PROJECT**

THE COLLECTIVE AT MORNING VISTA
NEC Timpanogos Highway & Morning Vista Road
Lehi, UT 84043

**DEVELOPER/OWNER**

CenterCal Properties, LLC
140 N. Union Avenue
Suite 225
Farmington, ut 84025

Scott Arrington
(801) 451-5993
sarrington@centercal.com

**ARCHITECT OF RECORD**

SMS Architects
26940 Aliso Veijo Parkway
Aliso Viejo, CA 92656

Bradon Dedmon, AIA

**SIGNAGE CONSULTANT**

Trademark Visual
1021 E Pacific Dr
American Fork, UT 84003
(801)66-0207

Zane Latimer
(801) 755.2953
zlatimer@trademarkvisual.com

**PARCEL INFORMATION**

ZONING
PC

PARCEL NO(s).
11:033:0222
11:030:0133

NET SITE AREA
24.06 Acres

**OCCUPANCY**

TYPE: Multi-Tenant Commercial Center
Retail Development
Anchor Tenant
Corner Tenant
Inline Tenant
Pad Tenant

**JURISDICTION**

Lehi City Planning & Zoning Division
Sign Ordinance - Chapter 23: Signs

## Introduction

CenterCal Properties, LLC plans to build on 24.06 acres of land located at the North east corner of Timpanogos Highway and Morning Vista Road in the City of Lehi, Utah. The Collective at Morning Vista is designed as a unique retail development offering a variety of shopping experiences. The overall site design concept results in a strategically integrated shopping environment, providing a family atmosphere in a pedestrian friendly envionment.

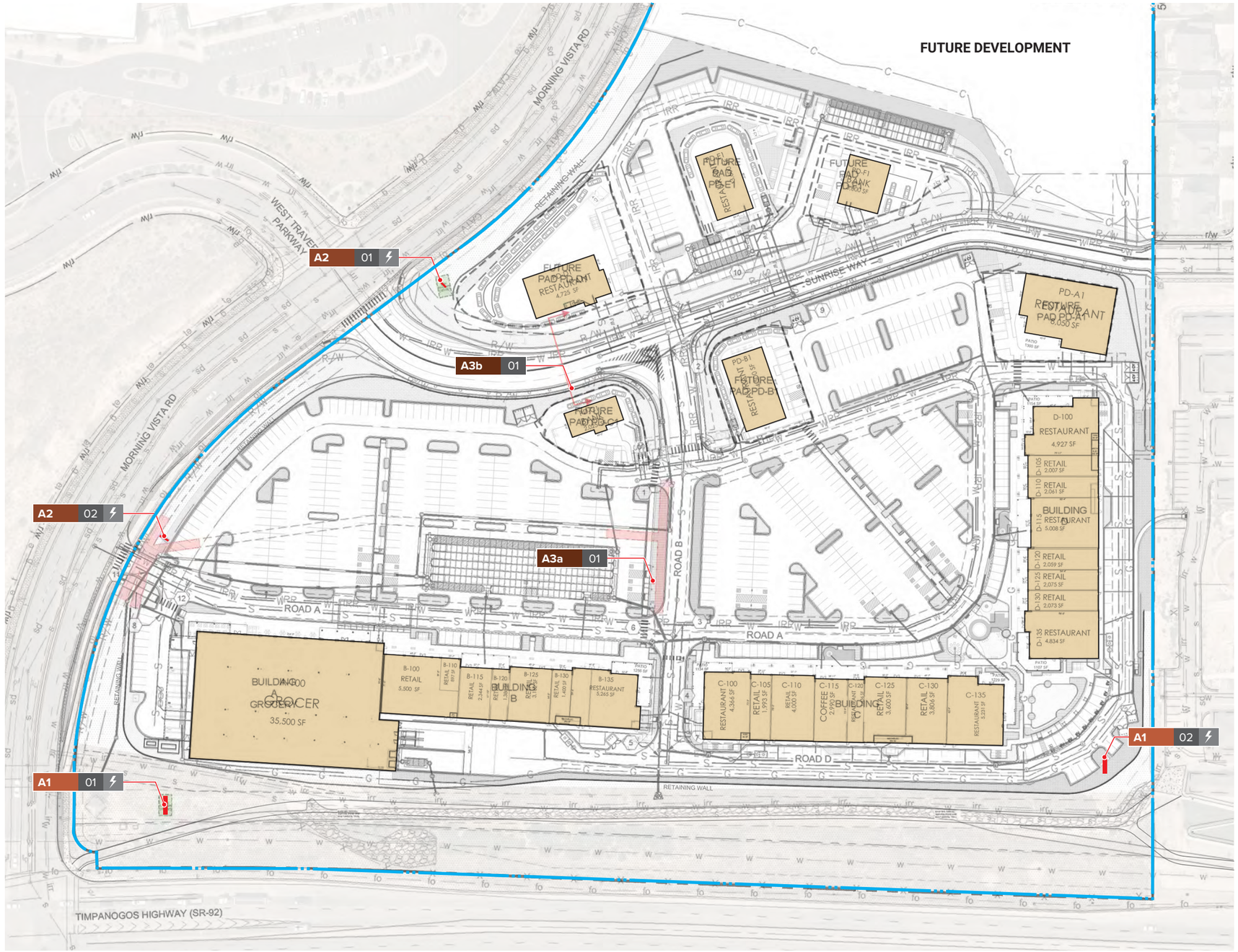
The purpose of the these standards is to ensure an attractive environment and to protect the interests of the surrounding neighborhood, owner, and tenants within The Collective at Morning Vista. Conformance will be strictly enforced, and any installed non-conforming or unapproved signs will be brought into conformance at the sole expense of the tenant. Before designing signs, all tenants will receive a copy of these signage standards. Sign plans submitted to the owner's representative for approval must conform to these standards. The owner's representative may administer and interpret the criteria as it applies to signage designs. All signs must be approved in writing by the owner's representative prior to application to City of Lehi for permitting.

Where this comprehensive sign theme does not provide criteria, the Lehi City Planning & Zoning Devision Sign Ordinance will have precedence.

## Project Sign Matrix

| SIGN TYPE | FUNCTION | QUANTITY/SIZES | SIGN LOCATION | SIGN CONSTRUCTION | ILLUMINATION | MATERIALS |
|---|---|---|---|---|---|---|
| **A1 West**<br>Multi-Tenant Freeway Pylon | Project and Tenant Identification | Qty: 1<br>Height of 45'-0"<br>Sign area of 457.67 SF | One (1) placed along the Timpanogos Highway at the Southwest corner of the property, | Aluminum framing construction, aluminum skin<br>Aluminum tenant panels backed with push-thru acrylic<br>Open face channel letter project ID w/ faux exposed neon<br>CMU Block Base | Tenant Panels; Face-illuminated; white LED<br>Project ID; Face-illuminated; faux neon LED<br>Accent Lighting; faux neon LED | Acrylic or Lexan, Painted Aluminum/Metal, Various Vinyls, CMU Block (Typ) |
| **A1 East 40' Preferd Option**<br>Multi-Tenant Freeway Pylon | Project and Tenant Identification | Qty: 1<br>Height of 40'-0"<br>Sign area of 397.7 SF | One (1) placed along the Timpanogos Highway at the Southeast corner of the property, | Aluminum framing construction, aluminum skin<br>Aluminum tenant panels backed with push-thru acrylic<br>Open face channel letter project ID w/ faux exposed neon<br>CMU Block Base | Tenant Panels; Face-illuminated; white LED<br>Project ID; Face-illuminated; faux neon LED<br>Accent Lighting; faux neon LED | Acrylic or Lexan, Painted Aluminum/Metal, Various Vinyls, CMU Block (Typ) |
| **A1 East 40' Secondary Option**<br>Multi-Tenant Freeway Pylon | Project and Tenant Identification | Qty: 1<br>Height of 35'-0"<br>Sign area of 285.67 SF | One (1) placed along the Timpanogos Highway at the Southeast corner of the property, | Aluminum framing construction, aluminum skin<br>Aluminum tenant panels backed with push-thru acrylic<br>Open face channel letter project ID w/ faux exposed neon<br>CMU Block Base | Tenant Panels; Face-illuminated; white LED<br>Project ID; Face-illuminated; faux neon LED<br>Accent Lighting; faux neon LED | Acrylic or Lexan, Painted Aluminum/Metal, Various Vinyls, CMU Block (Typ) |
| **A3a**<br>Vehicular Directional - Double Pole | Property Wayfinding | Qty: 1<br>Height of 6'-8"<br>Sign area of 13.33 SF | Placed along internal roadways and intersections | Aluminum panel mounted to (2) aluminum tubes<br>Direct print copy/graphics<br>CMU Block Base | Non-Illuminated | Acrylic or Lexan, Painted Aluminum/Metal, Various Vinyls (Typ) |
| **A3b**<br>Vehicular Directional - Single Pole | Property Wayfinding | Qty: 1<br>Height of 11'-0"<br>Sign area of 13.33 SF | Placed on fencing located along internal roadways and intersections | Aluminum panel mounted to (1) aluminum tube<br>Direct print copy/graphics<br>Sign post mounted to site fencing | Non-Illuminated | Acrylic or Lexan, Painted Aluminum/Metal, Various Vinyls (Typ) |
| **A3b**<br>Vehicular Directional - Single Pole | Property Wayfinding | Qty: 1<br>Height of 11'-0"<br>Sign area of 13.33 SF | Placed on fencing located along internal roadways and intersections | Aluminum panel mounted to (1) aluminum tube<br>Direct print copy/graphics<br>Sign post mounted to site fencing | Non-Illuminated | Acrylic or Lexan, Painted Aluminum/Metal, Various Vinyls (Typ) |

# Project Sign Location Plan




## SITE MAP LEGEND

N

0ft 65ft 130ft

SCALE 1" = 130'0"

Property Line

Building Footprints

SIGN GROUP
SIGN TYPE
LOCATION
POWER

# # # #

## PROJECT SIGNS

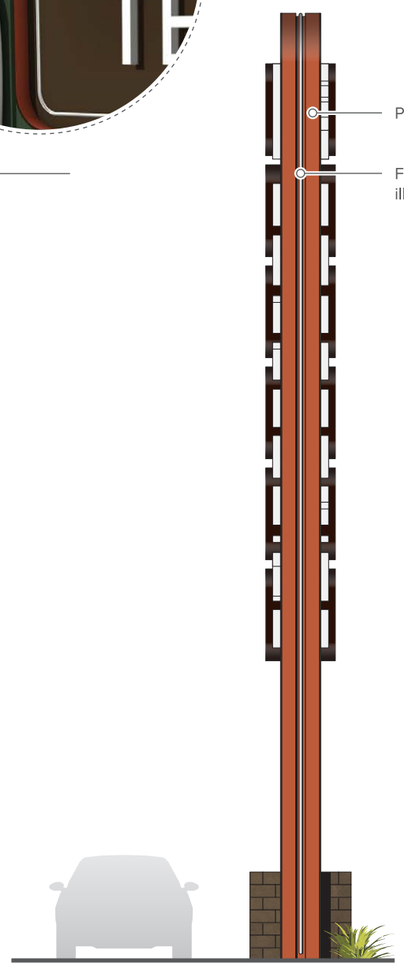
| | |
|---|---|
| A1 | Multi-Tenant Pylon |
| A2 | Multi-Tenant Monument Sign |
| A3a | Vehicular Directional - Double Pole |
| A3b | Vehicular Directional - Singular Pole |

## A1 Multi-Tenant Freeway Pylon

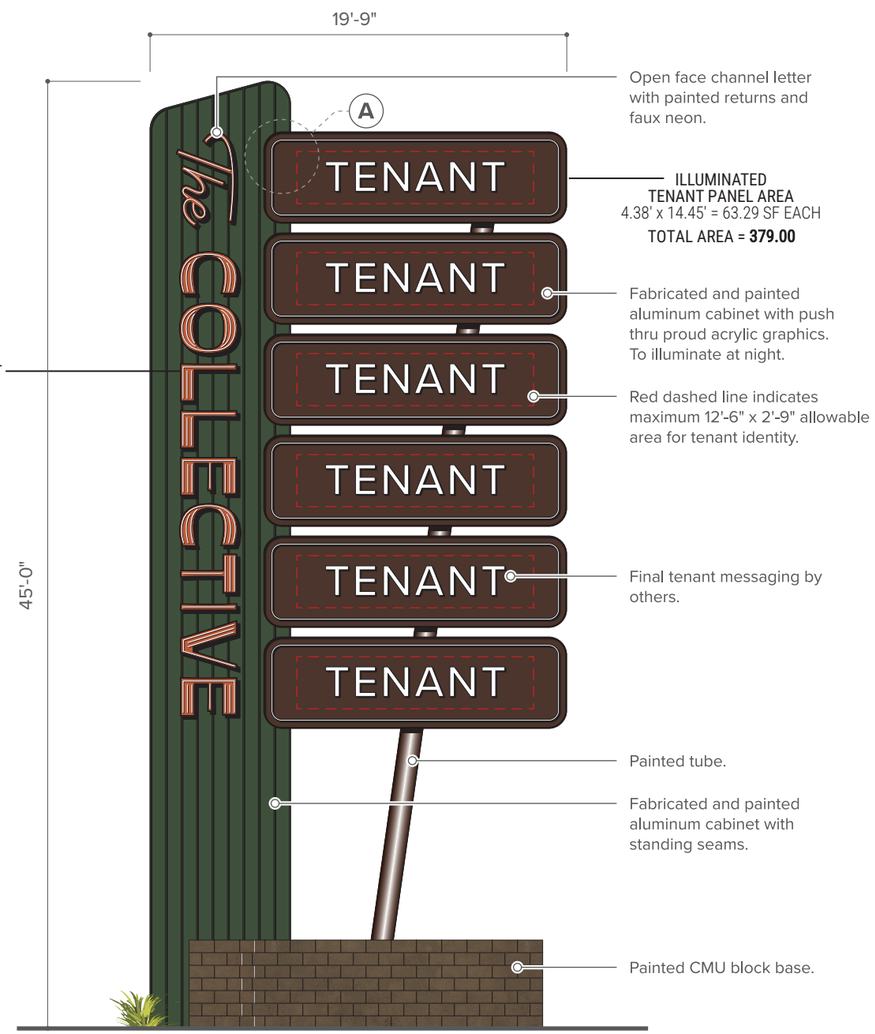
| | |
|---|---|
| TENANT PANELS | 379.00 SF |
| PROJECT ID | 78.67 SF |
| TOTAL SIGN AREA | 457.67 SF |

A Detail
Scale : NTS

5 Top View

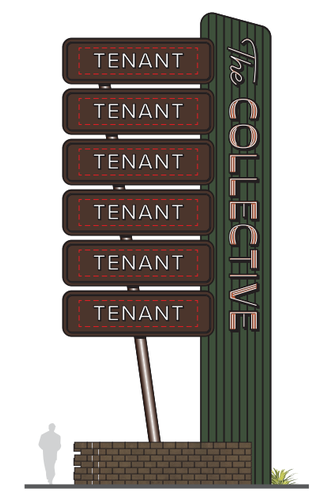



1 Side View
Scale : 1/8"=1'




2 Front View
Scale : 1/8"=1'

3 Side View
Scale : 1/8"=1'

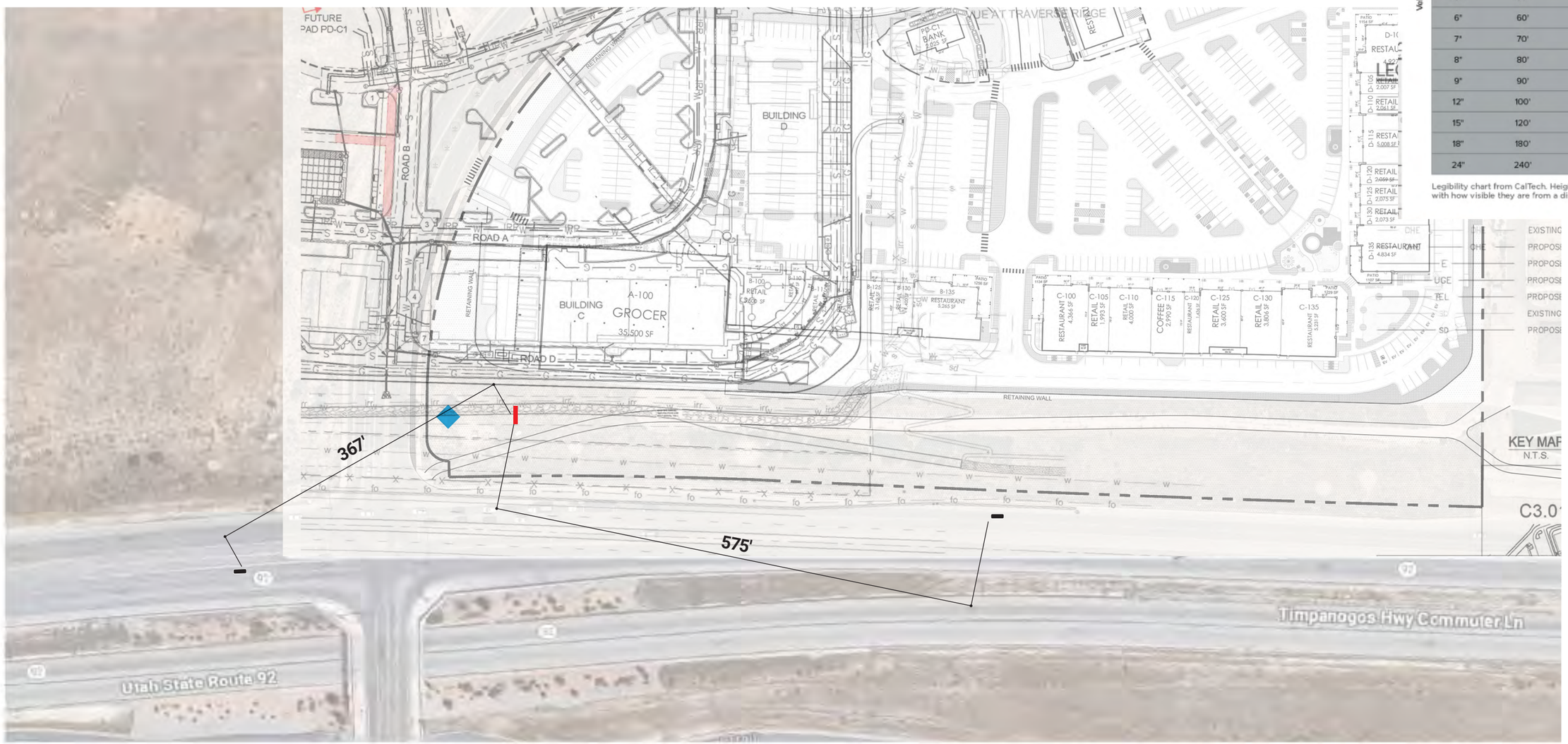



4 Back View
Scale : 1/16"=1'

## A1 Multi-Tenant Freeway Pylon (A1.01 Location)

West end of project by Building A, at the intersection of Timpanogos Highway and Morning Vista Road.

Pylon | Car | Existing Monument



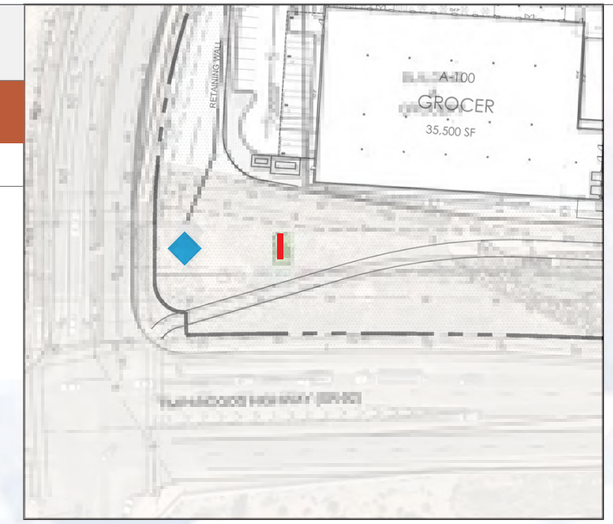

| | Letter Height | Maximum Impact | Maximum Readability |
|---|---|---|---|
| Pedestrian | .75" | 8' | 18' |
| | 1" | 10' | 24' |
| | 1.5" | 15' | 36' |
| | 2" | 20' | 48' |
| | 3" | 30' | 100' |
| Vehicular | 4" | 40' | 150' |
| | 5" | 50' | 175' |
| | 6" | 60' | 200' |
| | 7" | 70' | 275' |
| | 8" | 80' | 350' |
| | 9" | 90' | 400' |
| | 12" | 100' | 450' |
| | 15" | 120' | 525' |
| | 18" | 180' | 630' |
| | 24" | 240' | 750' |

Legibility chart from CalTech. Heights of letters with how visible they are from a distance.

## A1 Multi-Tenant Freeway Pylon (A1.01 Location)

SCALE: 1/16" = 1'0"

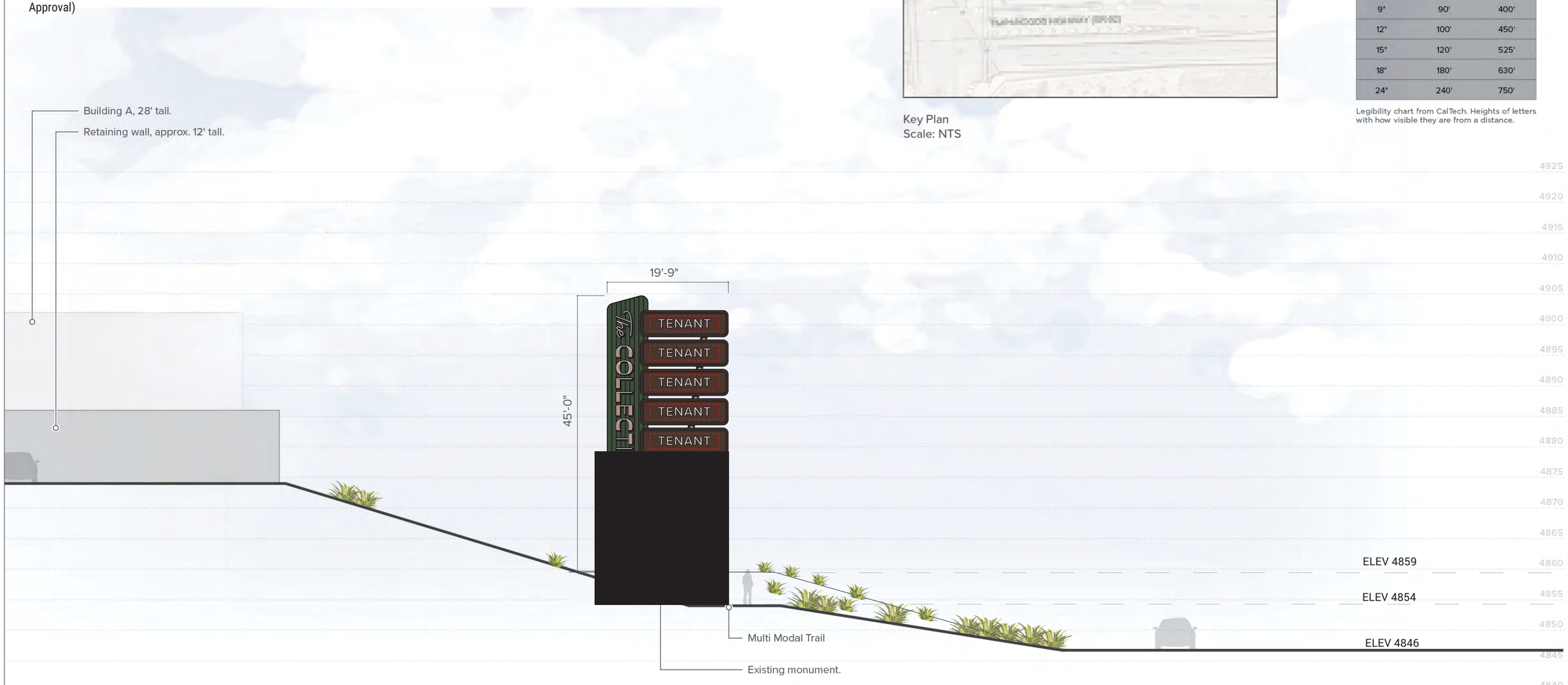
Up to 2'-6" logo/letter height. Max six (6) tenant panels.
379 SF in tenant panels
78.67 SF Project ID
Lehi City Code allows up to 200 SF of messaging (up to 600 SF allowed with Planning Commission Approval)




Key Plan
Scale: NTS

| | Letter Height | Maximum Impact | Maximum Readability |
|---|---|---|---|
| Pedestrian | .75" | 8' | 18' |
| | 1" | 10' | 24' |
| | 1.5" | 15' | 36' |
| | 2" | 20' | 48' |
| | 3" | 30' | 100' |
| Vehicular | 4" | 40' | 150' |
| | 5" | 50' | 175' |
| | 6" | 60' | 200' |
| | 7" | 70' | 275' |
| | 8" | 80' | 350' |
| | 9" | 90' | 400' |
| | 12" | 100' | 450' |
| | 15" | 120' | 525' |
| | 18" | 180' | 630' |
| | 24" | 240' | 750' |

Legibility chart from CalTech. Heights of letters with how visible they are from a distance.



## A1 Multi-Tenant Freeway Pylon (A1.01 Location)

West end of project.

Preliminary Conceptual View (not to scale)

850' approximate distance to sign Travel time at 55 MPH 10.5 sec

## A1 Multi-Tenant Freeway Pylon (A1.01 Location)

West end of project.

Preliminary Conceptual View (not to scale)

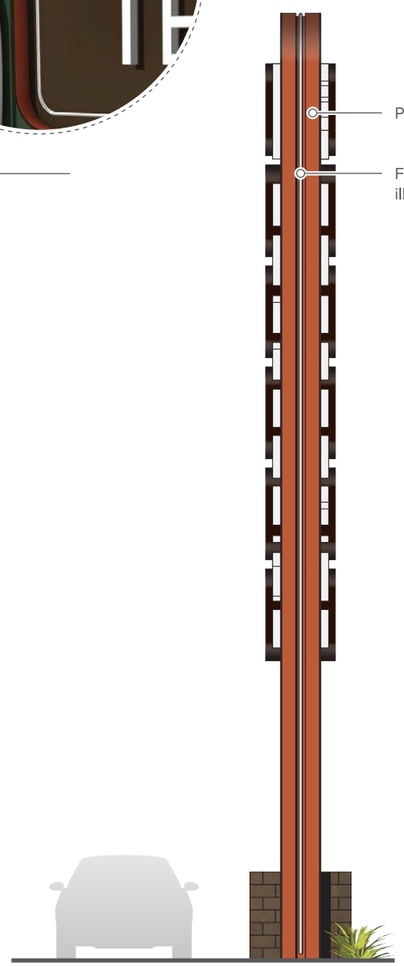
850' approximate distance to sign Travel time at 55 MPH 10.5 sec

## A1 Multi-Tenant Freeway Pylon (A1.02 Location) 40 ' Preferred Option

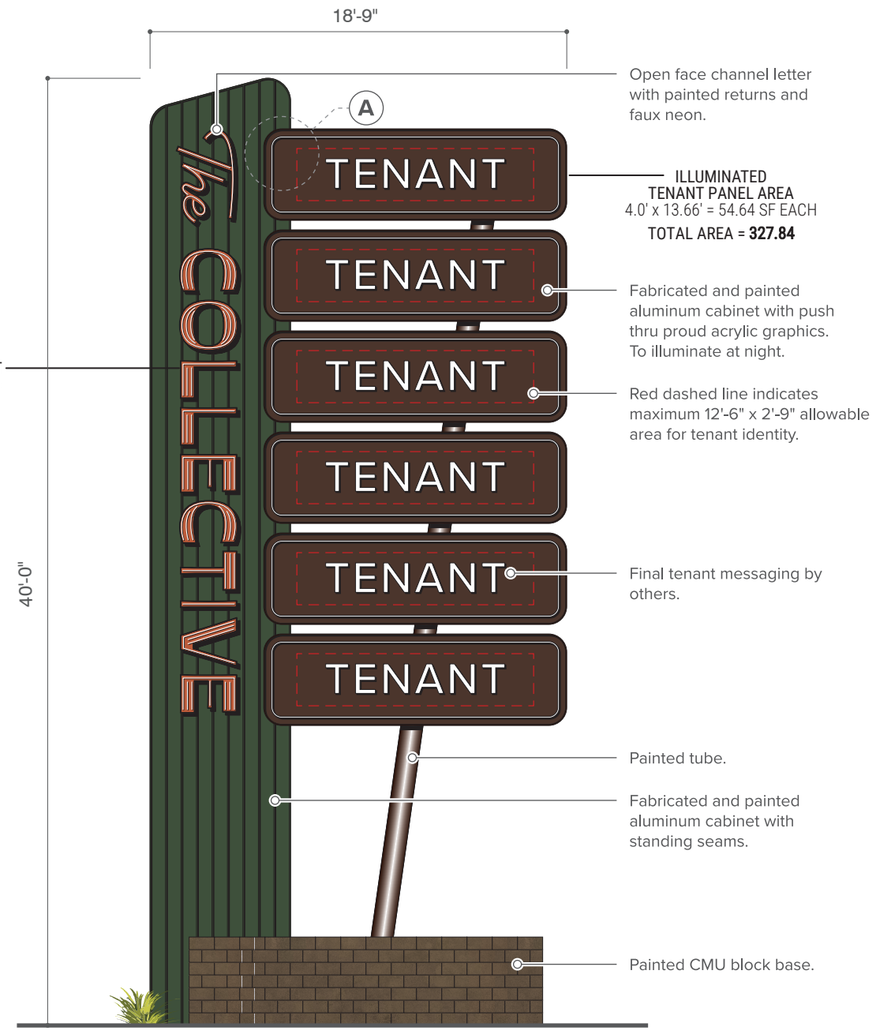
| | |
|---|---|
| TENANT PANELS | 327.84 SF |
| PROJECT ID | 66.86 SF |
| TOTAL SIGN AREA | 397.7 SF |

A Detail
Scale : NTS

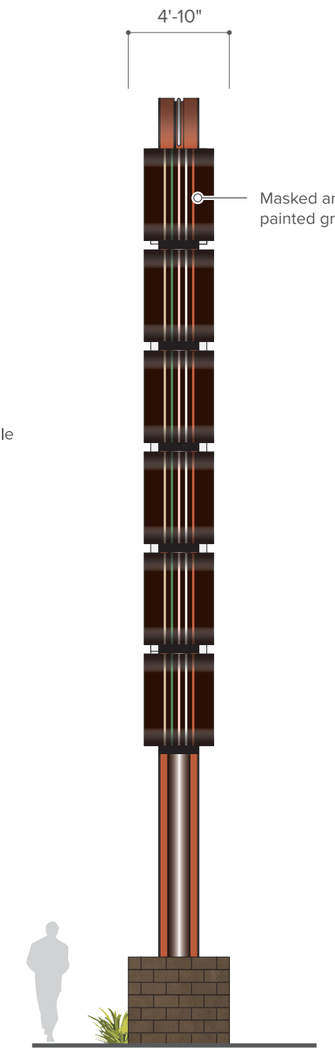
5 Top View



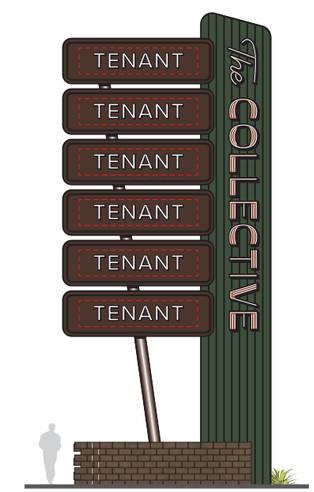

1 Side View
Scale : 1/8"=1'




2 Front View
Scale : 1/8"=1'




3 Side View
Scale : 1/8"=1'

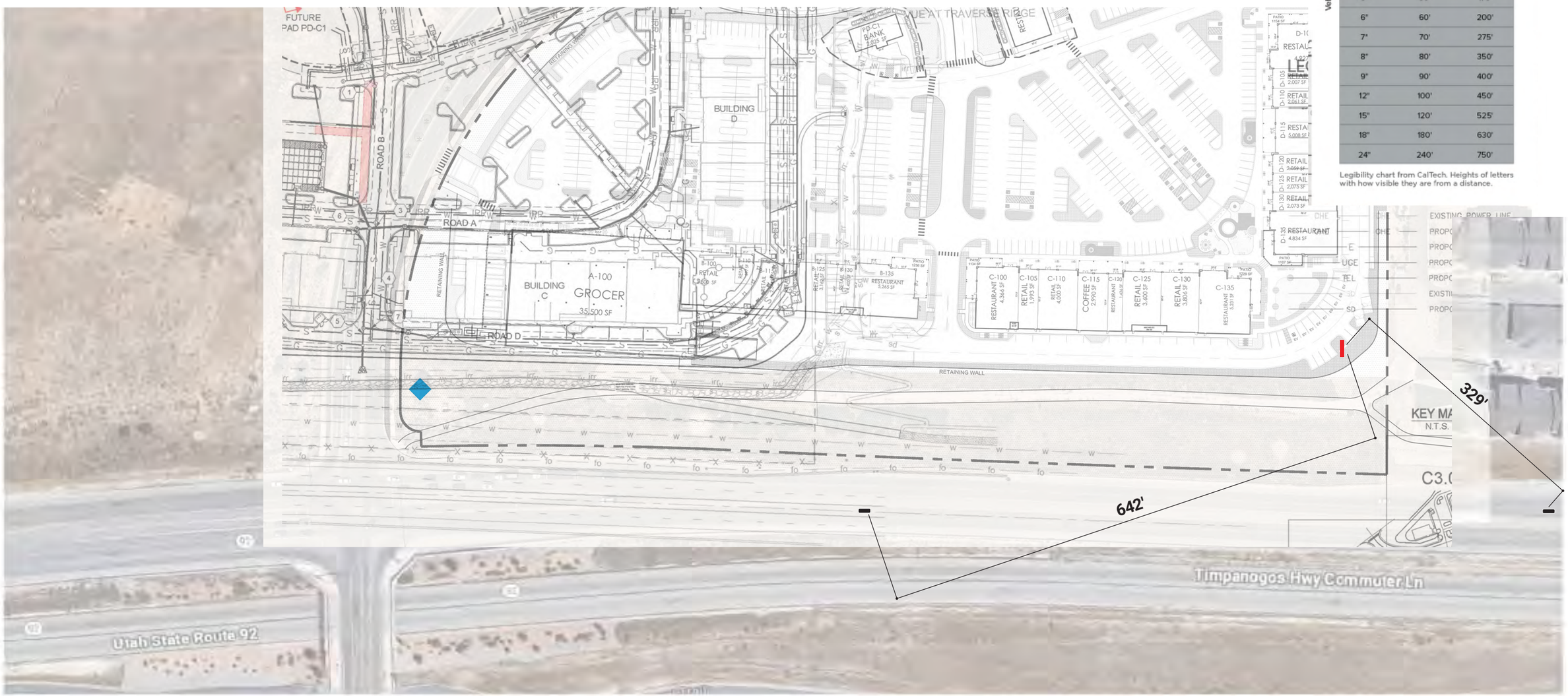



4 Back View
Scale : 1/16"=1'

## A1 Multi-Tenant Freeway Pylon (A1.02 Location)

East end of project.

Pylon | Car | Existing Monument




| | Letter Height | Maximum Impact | Maximum Readability |
|---|---|---|---|
| Pedestrian | .75" | 8' | 18' |
| | 1" | 10' | 24' |
| | 1.5" | 15' | 36' |
| | 2" | 20' | 48' |
| | 3" | 30' | 100' |
| Vehicular | 4" | 40' | 150' |
| | 5" | 50' | 175' |
| | 6" | 60' | 200' |
| | 7" | 70' | 275' |
| | 8" | 80' | 350' |
| | 9" | 90' | 400' |
| | 12" | 100' | 450' |
| | 15" | 120' | 525' |
| | 18" | 180' | 630' |
| | 24" | 240' | 750' |

Legibility chart from CalTech. Heights of letters with how visible they are from a distance.

## Project Sign Types

### A1 Multi-Tenant Freeway Pylon (A1.02 Location) 40' Preferred Option

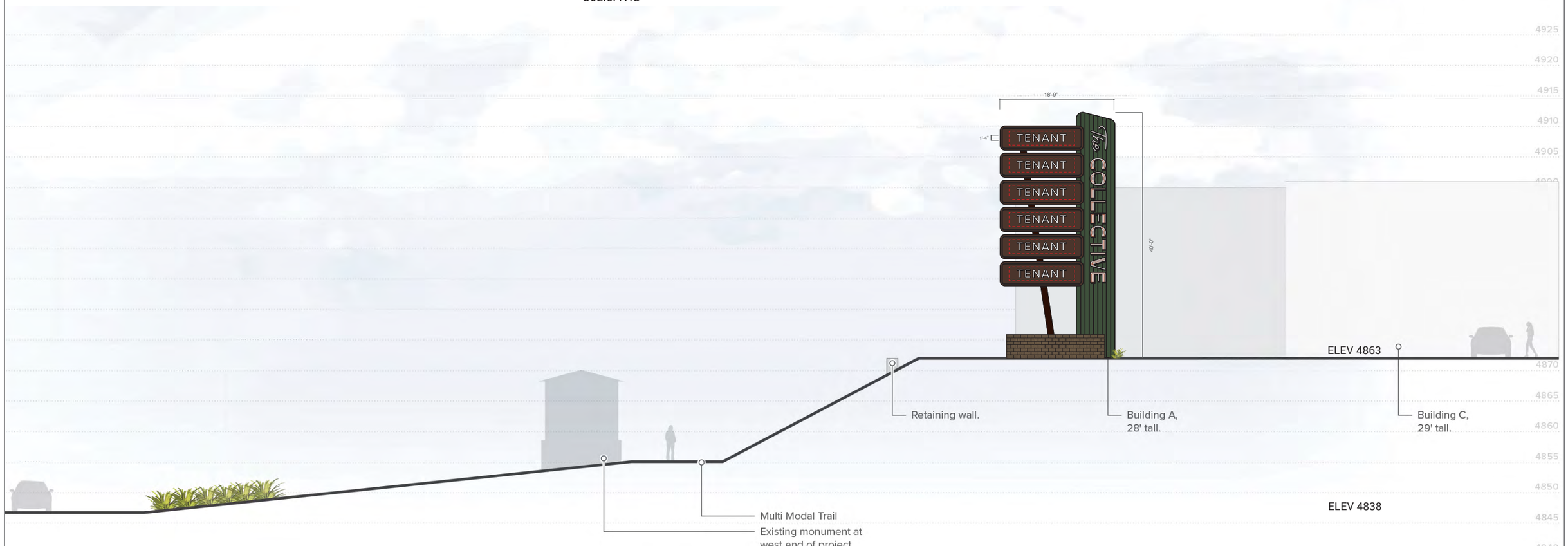
SCALE: 1/16" = 1'0"

Up to 2'-3" logo/letter height. Max six (6) tenant panels.
394.7SF in tenant panels
66.86 SF Project ID
Lehi City Code allows up to 200 SF of messaging (up to 600 SF allowed with Planning Commission Approval)

Key Plan
Scale: NTS

| | Letter Height | Maximum Impact | Maximum Readability |
|---|---|---|---|
| Pedestrian | .75" | 8' | 18' |
| | 1" | 10' | 24' |
| | 1.5" | 15' | 36' |
| | 2" | 20' | 48' |
| | 3" | 30' | 100' |
| Vehicular | 4" | 40' | 150' |
| | 5" | 50' | 175' |
| | 6" | 60' | 200' |
| | 7" | 70' | 275' |
| | 8" | 80' | 350' |
| | 9" | 90' | 400' |
| | 12" | 100' | 450' |
| | 15" | 120' | 525' |
| | 18" | 180' | 630' |
| | 24" | 240' | 750' |

Legibility chart from CalTech. Heights of letters with how visible they are from a distance.



## A1 Multi-Tenant Freeway Pylon (A1.02 Location) 40 ' Preferred Option

East end of project

Preliminary Conceptual View (not to scale)

660' approximate distance to sign Travel time at 55 MPH 8.2 sec

## A1 Multi-Tenant Freeway Pylon (A1.02 Location) 40 ' Preferred Option

East end of project.

Preliminary Conceptual View (not to scale)

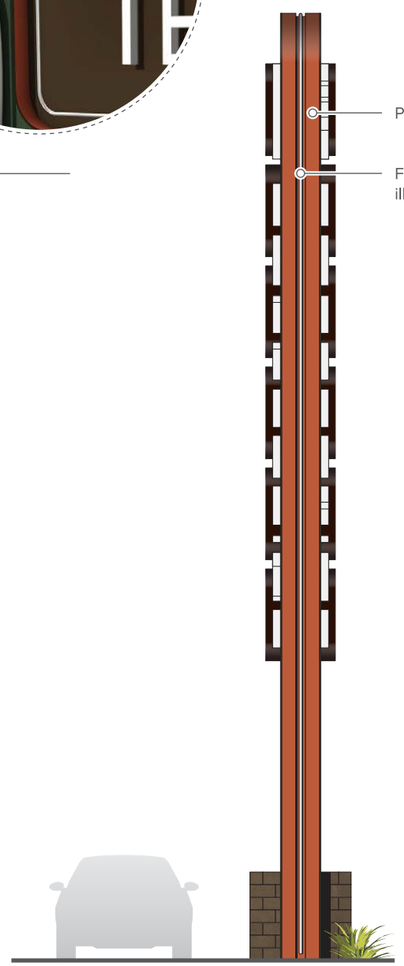
850' approximate distance to sign Travel time at 55 MPH 10.5 sec

## A1 Multi-Tenant Freeway Pylon (A1.02 Location) 35 ' Secondary Option

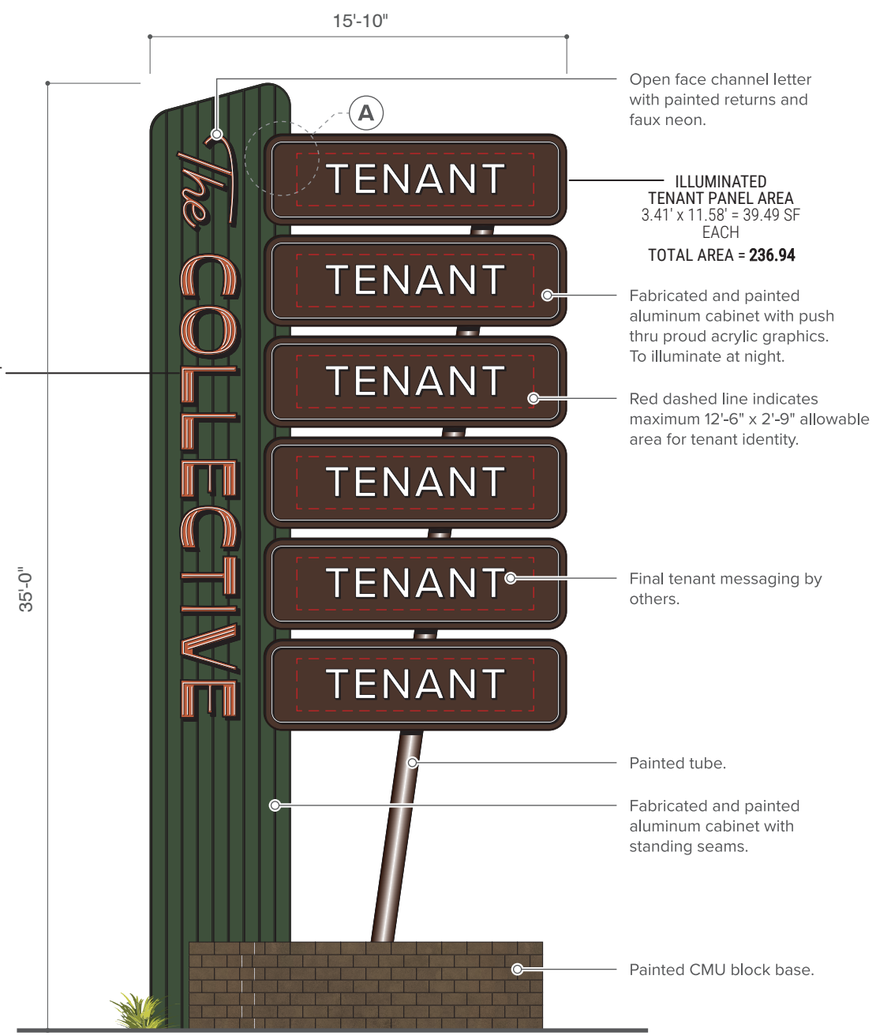
| | |
|---|---|
| TENANT PANELS | 236.94 SF |
| PROJECT ID | 48.73SF |
| TOTAL SIGN AREA | 285.67SF |

A Detail
Scale : NTS

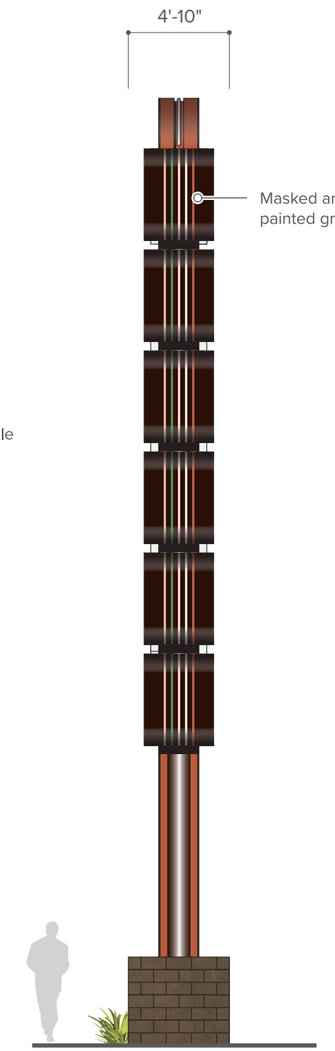
5 Top View



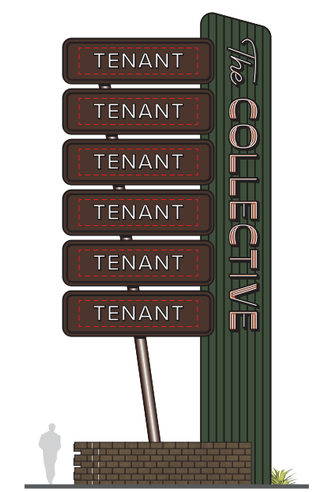

1 Side View
Scale : 1/8"=1'




2 Front View
Scale : 1/8"=1'




3 Side View
Scale : 1/8"=1'




4 Back View
Scale : 1/16"=1'

## Project Sign Types

### A1 Multi-Tenant Freeway Pylon (A1.02 Location) 35' Secondary Option

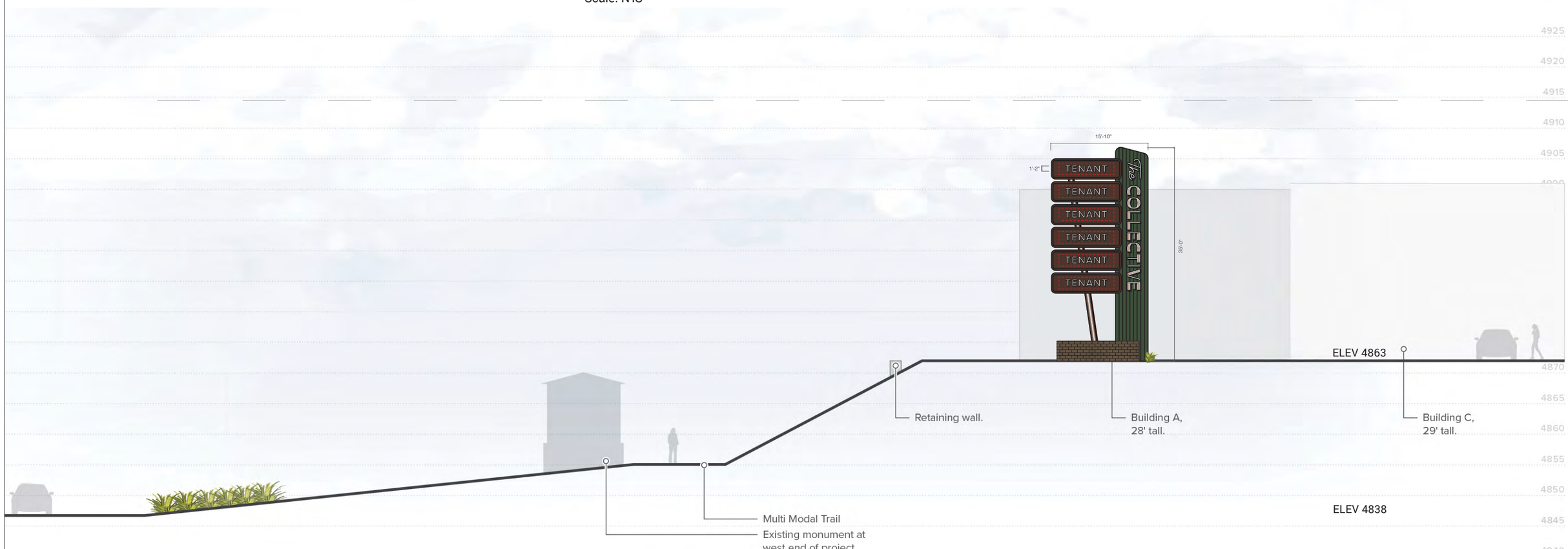
SCALE: 1/16" = 1'0"

Up to 2'-0" logo/letter height. Max six (6) tenant panels.
236.94 SF in tenant panels
48.73 SF Project ID
Lehi City Code allows up to 200 SF of messaging (up to 600 SF allowed with Planning Commission Approval)

Key Plan
Scale: NTS

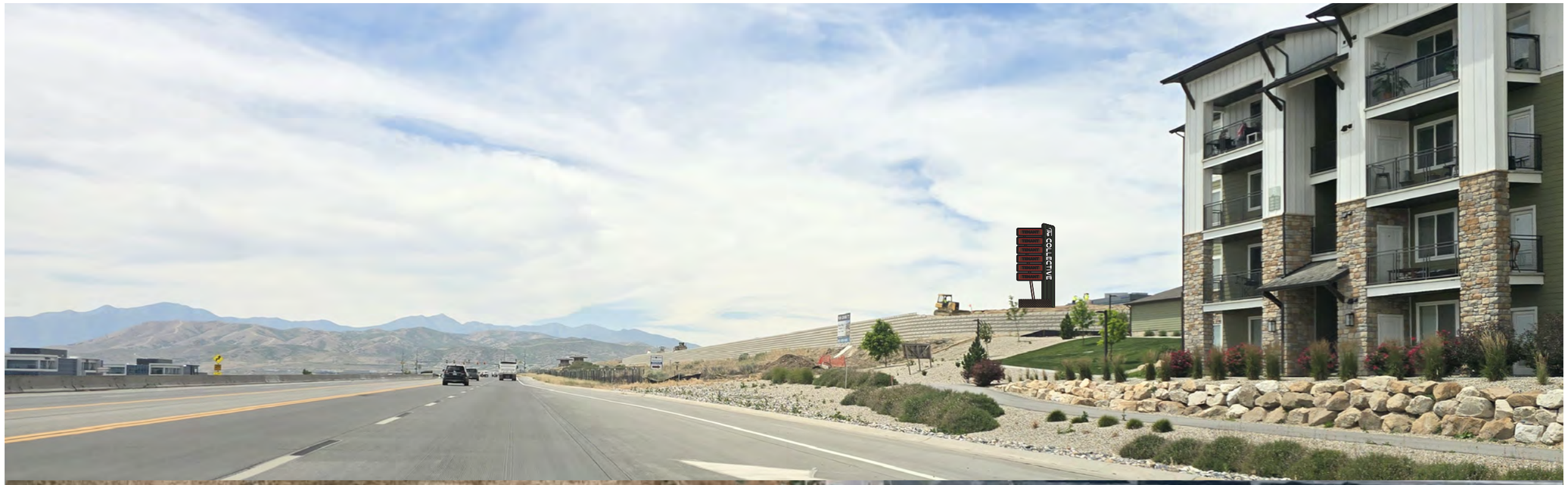
| | Letter Height | Maximum Impact | Maximum Readability |
|---|---|---|---|
| Pedestrian | .75" | 8' | 18' |
| | 1" | 10' | 24' |
| | 1.5" | 15' | 36' |
| | 2" | 20' | 48' |
| | 3" | 30' | 100' |
| Vehicular | 4" | 40' | 150' |
| | 5" | 50' | 175' |
| | 6" | 60' | 200' |
| | 7" | 70' | 275' |
| | 8" | 80' | 350' |
| | 9" | 90' | 400' |
| | 12" | 100' | 450' |
| | 15" | 120' | 525' |
| | 18" | 180' | 630' |
| | 24" | 240' | 750' |

Legibility chart from CalTech. Heights of letters with how visible they are from a distance.



## A1 Multi-Tenant Freeway Pylon (A1.02 Location) 35' Secondary Option

East end of project



Preliminary Conceptual View (not to scale)

660' approximate distance to sign Travel time at 55 MPH 8.2 sec

## A1 Multi-Tenant Freeway Pylon (A1.02 Location) 35' Secondary Option

East end of project.

Preliminary Conceptual View (not to scale)

850' approximate distance to sign Travel time at 55 MPH 10.5 sec

**Agenda Item No: 3.2**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

**Subject:**
Public hearing and consideration of Andrew Ward's request for approval of an exception for an 8-foot fence located at 1337 S 1880 W.

**Summary:**

**Attachments:**

Ward Fence 1.pdf

Ward Fence 2.pdf

# WARD 8-FOOT FENCE EXCEPTION

## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Andrew Ward | | |
| **Meeting Date** | July 9, 2026 | | |
| **Requested Action/Purpose** | Approval of a proposed site plan | | |
| **Decision Type** | Administrative | | |
| **Location** | 1337 S 1880 W | | |
| **Existing Zoning** | R-1-22 | | |
| **General Plan Land Use Designation** | VLDRA | | |
| **Existing Land Use** | Single Family Home | | |
| **Adjacent Zoning and Land Use** | *North* | N/A | Single Family Home |
| | *South* | R-1-22 | Single Family Home |
| | *East* | R-1-22 | Single Family Home |
| | *West* | R-1-22 | Single Family Home |
| **Date of DRC Review** | June 10, 2026 | | |
| **Assigned Planner** | Jacob Curtis | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 12.070. Compatibility Assessment.**

A. Fences, Walls and Hedges**.**

1. Fences, walls, and hedges shall not exceed six feet in height, unless otherwise required by Code, approval by the Land Use Authority, or an exception is granted according to the following:

(a) An exception will be granted if a fence higher than six feet and no more than eight feet in height is needed to enjoy a similar level of privacy a six-foot fence would normally provide but does not suffice due to differences in grade or if safety conditions require a taller fence. The exception will be reviewed by the reviewing departments and approved by the Zoning Administrator.

(b) An exception can also be granted for other reasons, but the applicant bears the burden of proof that extra height is justified and shall be reviewed by the reviewing departments and may be approved by the Planning Commission following a public hearing.

2 Any fence, wall, hedge, or other material serving as a fence shall not create a sight distance hazard to vehicular or pedestrian traffic as determined by the Zoning Administrator or City Engineer, regardless of whether the fence, wall, or hedge meets the requirements of this section.

## PROPERTY HISTORY

**July 7, 2020** This property is part of the Jacketta M. Clark Annexation.
**February 23, 2021** The City Council approved the South Creek Final Subdivision.

## REPORT ANALYSIS

The applicant requests approval to install an eight-foot fence on the north side of their property at 1337 S 1880 W. The Code allows for exceptions to the six-foot limit on fence height, but this situation requires the applicant provide justification for the request..

The applicant requests the additional height primarily to help with safety for the usability of their corner lot yard. The lot borders 1300 S, which is a local road, but has seen an increase in traffic due to new homes in the area and Pioneer Crossing construction. The road has not reached the threshold for additional traffic calming measures, so the applicant is proposing the fence as way to improve the situation for their lot.

The applicant's narrative contains additional details justifying the request.

The Reviewing Departments had four comments, including the following:

1. Verify that any fence taller than 3' is at least 35' away from the back of the curb along both frontages.

Please consider including all DRC comments in your motion.

## SCOPE OF APPROVAL

Fences over six-feet in height require an exception. The public can speak to this item with any concerns or support for the additional height. The Planning Commission may vote to approve the exception or not, but either motion should be based on findings.

## POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or deny the proposed exception to fence height. Any motion should include findings. Possible findings include:

1. The proposed 8-foot fence will/will not allow the applicant added enjoyment of their yard.
2. The applicant provided/ did not provide adequate justification for why they want or need the 8-foot fence.
3. The 8-foot fence will/will not have a negative impact on their neighborhood or the community.

**Ward 8-foot Fence Exception**
**DRC Redline Comments**

*Andrew Ward- requests review of an 8-foot fence exception located at 1337 S 1880 W.*

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:
Representatives of the Applicant Present: none present
Date of Plans Reviewed: 6/1/26
Time Start: n/a
Time End: n/a

**DRC REDLINE COMMENTS:**
**Glade – Power:**
1. No 8' concrete fence without additional easement space. Post holes must be less than 10" diameter or additional public utilities easement space is required.

**Brad – Fiber:** No comments
**Garion – Fire:** No comments
**Ryan – Water/Sewer:** No comments
**James – Parks:** No comments
**Gary S. – Building/Inspections:**
2. If approved, a building permit will be required.

**Shelbey – Public Works:** No comments
**Gary E. – Engineering:**
3. Verify that any fence taller than 3' is at least 35' away from the back of the curb along both frontages.

**Luke – Traffic:** No comments
**Kim – Planning:**
4. This doesn't qualify as a grade issue.
   Fences, walls, and hedges shall not exceed six feet in height, unless otherwise required by Code, approval by the Land Use Authority, or an exception is granted according to the following:
   (a) An exception will be granted if a fence higher than six feet and no more than eight feet in height is needed to enjoy a similar level of privacy a six-foot fence would normally provide but does not suffice due to differences in grade or if safety conditions require a taller fence. The exception will be reviewed by the reviewing departments and approved by the Zoning Administrator.
   **(b) An exception can also be granted for other reasons, but the applicant bears the burden of proof that extra height is justified and shall be reviewed by the reviewing departments and may be approved by the Planning Commission following a public hearing.**

THIS ITEM CAN 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.**

We respectfully request approval for an 8-foot fence along the portion of our property that borders 1300 South.

This request is based primarily on safety concerns created by the unique location of our property. Unlike homes located on local residential streets, our property directly borders a busy roadway that experiences substantial traffic volumes and frequent speeding vehicles.

Our family has young children who regularly use our yard for outdoor play. An 8-foot fence would provide a significantly greater safety barrier between children and passing traffic than a standard fence. The additional height helps discourage children from climbing the fence and provides a more substantial physical separation from the roadway.

The fence would also help prevent balls, toys, and other objects from entering the street. Anyone who has raised children knows that a child's instinct is often to chase a ball that rolls away. Preventing those items from reaching the roadway reduces the likelihood of a child entering traffic unexpectedly.

The roadway adjacent to the property experiences vehicle speeds that often exceed the posted limit. The combination of traffic volume and speed creates conditions that are substantially different from a typical neighborhood street. The traffic conditions along this roadway have been significant enough that I have previously contacted both the police department and the city's traffic division to report concerns about speeding vehicles. Despite these reports, speeding continues to be a regular occurrence along this corridor.

While I understand that enforcement resources are limited and traffic-calming measures can take time to evaluate and implement, the reality is that the safety concerns remain. Because the underlying traffic conditions have not changed, I am seeking a practical measure that I can implement on my own property to help protect my family.

An 8-foot fence provides an enhanced safety buffer by creating greater separation between yard activities and passing vehicles. The increased height and presence of a substantial barrier improve safety for residents using the yard.

Because the fence faces a transportation corridor rather than another residence, the additional height serves a practical safety purpose without negatively affecting neighboring homeowners.

For these reasons, I respectfully request approval of the proposed 8-foot fence as a reasonable and appropriate accommodation for a property located adjacent to a busy roadway.

Thank you for your consideration.

# Ward 8 Foot Fence

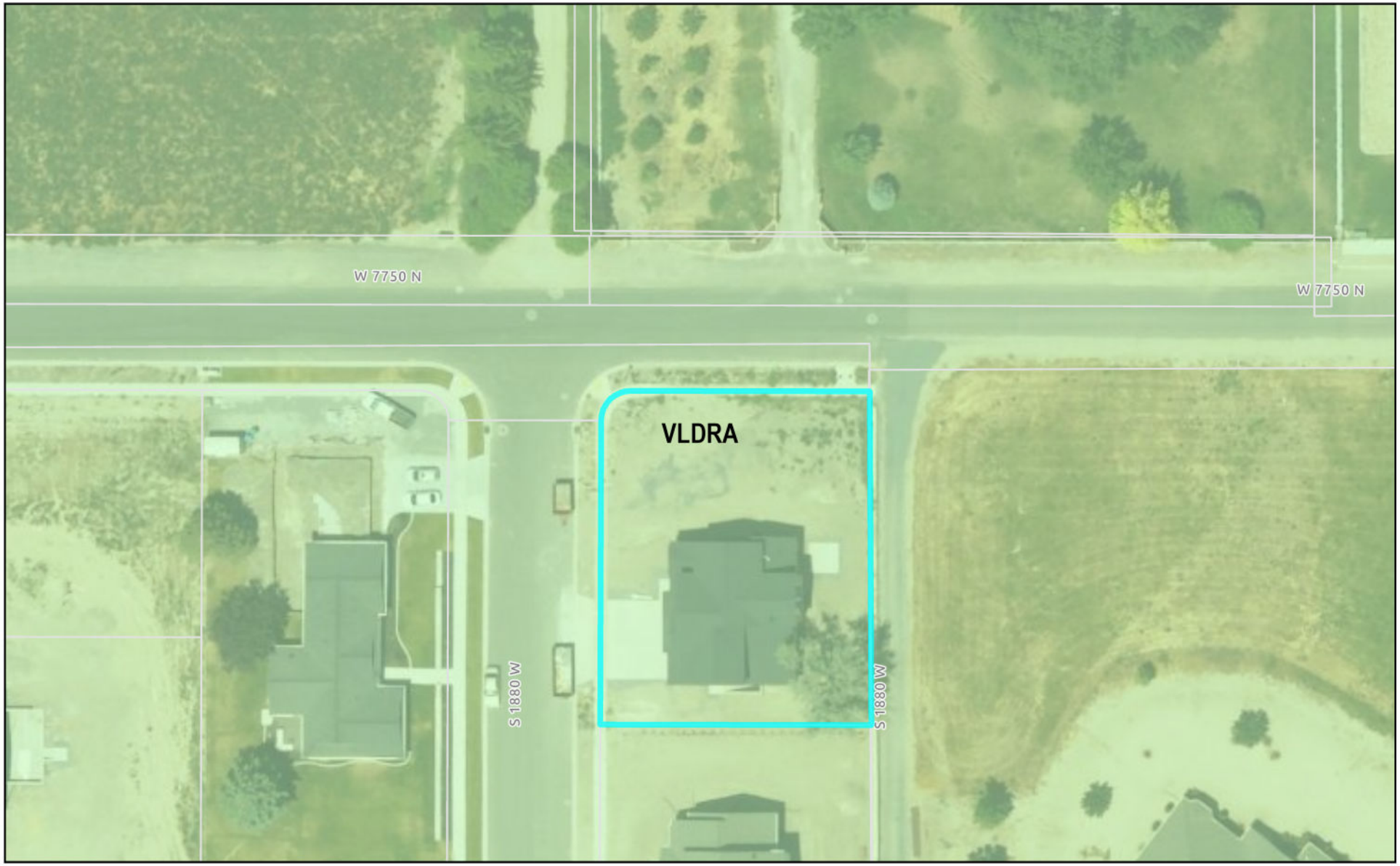
Aerial

0 70 140 280 Feet

LEHI CITY

# Ward 8 Foot Fence

General Plan




0 70 140 280 Feet

LEHI CITY

# Ward 8 Foot Fence

Zoning

0 70 140 280 Feet

LEHI CITY

W 7750 N
W 7750 N
1300 S
S 1880 W
8 foot fence
1337 S 1880 W,
Lehi, UT 84043
S 1880 W
N

**Agenda Item No: 3.3**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

**Subject:**
Public hearing and consideration of JDH Development's request for approval of Vivian Estates Phase 5A preliminary subdivision including 2 single family lots located at 2070 North 600 East in the RA-1 Zone.

**Summary:**

**Attachments:**

Vivian Estates 5A 1.pdf

Vivian Estates 5A 2.pdf

# VIVIAN ESTATES PHASE 5A PRELIMINARY SUBDIVISION

## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | JDH Development | | |
| **Meeting Date** | July 9, 2026 | | |
| **Requested Action/Purpose** | Public hearing, review, and approval of a preliminary subdivision | | |
| **Decision Type** | Administrative | | |
| **Location** | 2070 North 600 East | | |
| **Existing General Plan Designation** | Very Low Density Residential (VLDR) | | |
| **Existing Zoning** | RA-1 | | |
| **Existing Land Use** | Undeveloped | | |
| **Number of Lots/Units** | 2 single family lots | | |
| **Adjacent Zoning and Land Use** | *North* | RA-1 | Vivian Estates Phase 3 |
| | *South* | Public Facility | Family Park |
| | *West* | RA-1 | Vivian Estates Phase 4 |
| | *East* | Public Facility | Future Phase of Family Park |
| **Date of DRC Review** | June 3, 2026 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Public hearing, review, and final approval |
| **City Council** | No action required |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

## PROPERTY HISTORY

**March 22, 2017** Property came into the City as part of the Vivian Carter Addition and included a concept plan for this area.

## REPORT ANALYSIS

The applicant requests approval of the Vivian Estates Phase 5A preliminary subdivision located at approximately 2070 North 600 East in the RA-1. The proposed subdivision will be an additional phase of the Vivian Estates development and includes two single family lots. One lot is approximately 30,500 square feet and the other is approximately 35,000 square feet. Both of these exceed the minimum 15,000 square foot lot. They also exceed the 100-foot

frontage requirement.

The Reviewing Departments had seven redline comments including:

1. Relabel as PU&RCE (Plat)
2. Provide a detail with how the driveways will cross the trail. It would have been better to maintain the park strip through here to have space for a flared approach.

Please include all DRC comments in your motion.

## SCOPE OF APPROVAL

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

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

## POSSIBLE MOTIONS AND FINDINGS

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

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

**Vivian Estates Phase 5A Subdivision Review**
**DRC Redline Comments**

*JDH Development- requests preliminary and final subdivision review for Vivian Estates Phase 5A including 2 residential lots located at 2070 North 600 East.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Austin White and Mohammed
Date of Plans Reviewed: 5/26/26
Time Start: 2:02pm
Time End: 2:13pm

**DRC REDLINE COMMENTS:**
**Glade – Power:**
1. Show existing power equipment. (transformer & stubs in-place).

**Brad – Fiber:** No comments.
**Garion – Fire:** No comments
**Ryan – Water/Sewer:** No comments
**James – Parks:** No comments.
**Gary S. – Building/Inspections:**
2. Remove note 7 about upsizing culinary to 1"

**Shelbey – Public Works:** see prior to preconstruction comments
**Gary E. – Engineering:**
3. Provide a cross section of the swale
4. Show the gas line easement unless the gas line has been removed and the easement vacated at the time of recording the plat. (Plat)
5. Relabel as PU&RCE (Plat)
6. Update note 7 on the plat "Lots 501 and 502"

**Critical Comment:**
**No building permits may be issued for lots 501 and 502 until the off-site sewer line is constructed and connected to the Vivian phase 4 off site sewer line.**
**Luke – Traffic:** No comments.
**Kim – Planning:**
7. Provide a detail with how the driveways will cross the trail. It would have been better to maintain the park strip through here to have space for a flared approach.

**PRECON MEETING REQUIRED?** (TAIILGATE)

**ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:**

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

**APPLICANT**
1. For checkoff plans, a full plan submission is required including, where applicable: erosion control plan with BMPS, landscape plans, civil plans, building elevations, power plans, etc.
2. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)

**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.**

3. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
4. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
5. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
1. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com). More information available at https://www.lehi-ut.gov/departments/water/storm-water/
8. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
9. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
   Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.

**STAFF**

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

**PRIOR TO RECORDING OF PLAT:**

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

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to the planner over the project for review.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

**STAFF**

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

**DRC GENERAL COMMENTS:**

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

**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.**

8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

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

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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

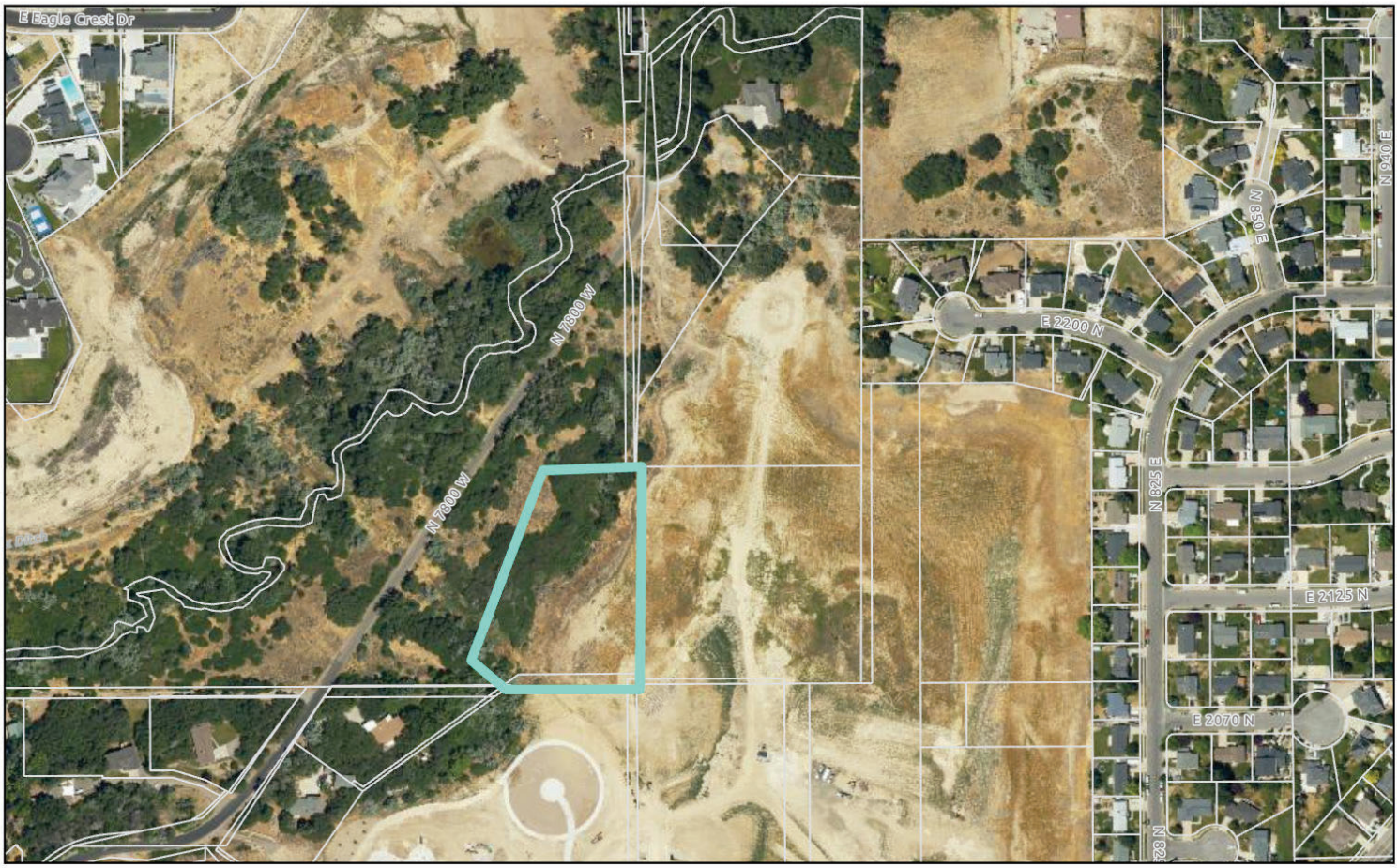
PUBLIC
HEARING
SUBDIVISION

PUBLIC
HEARING
SUBDIVISION

PUBLIC
HEARING

## Vivian Estates Phase 5A

Aerial

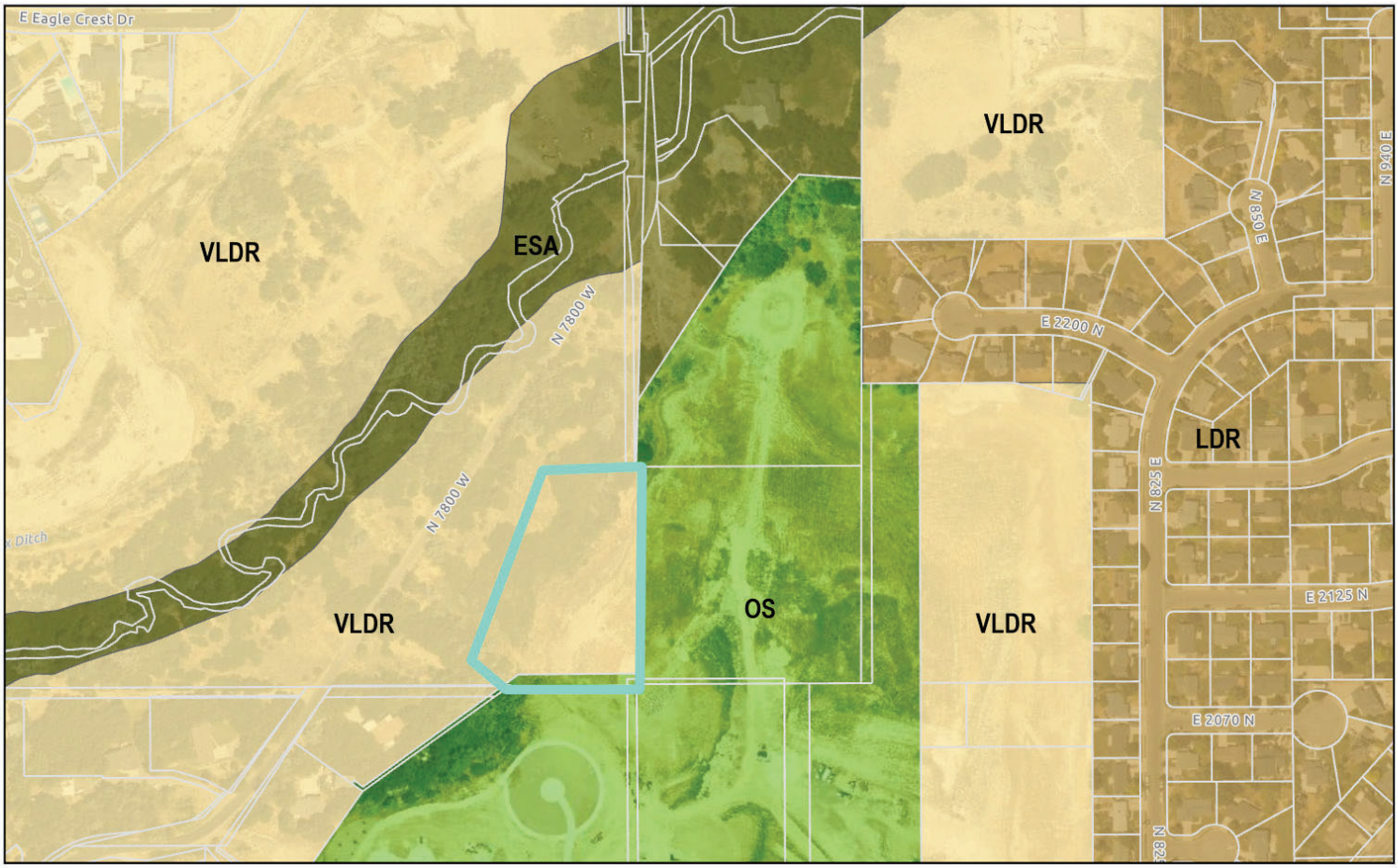



0 370 740 1,480 Feet

LEHI CITY

**Vivian Estates Phase 5A**

General Plan

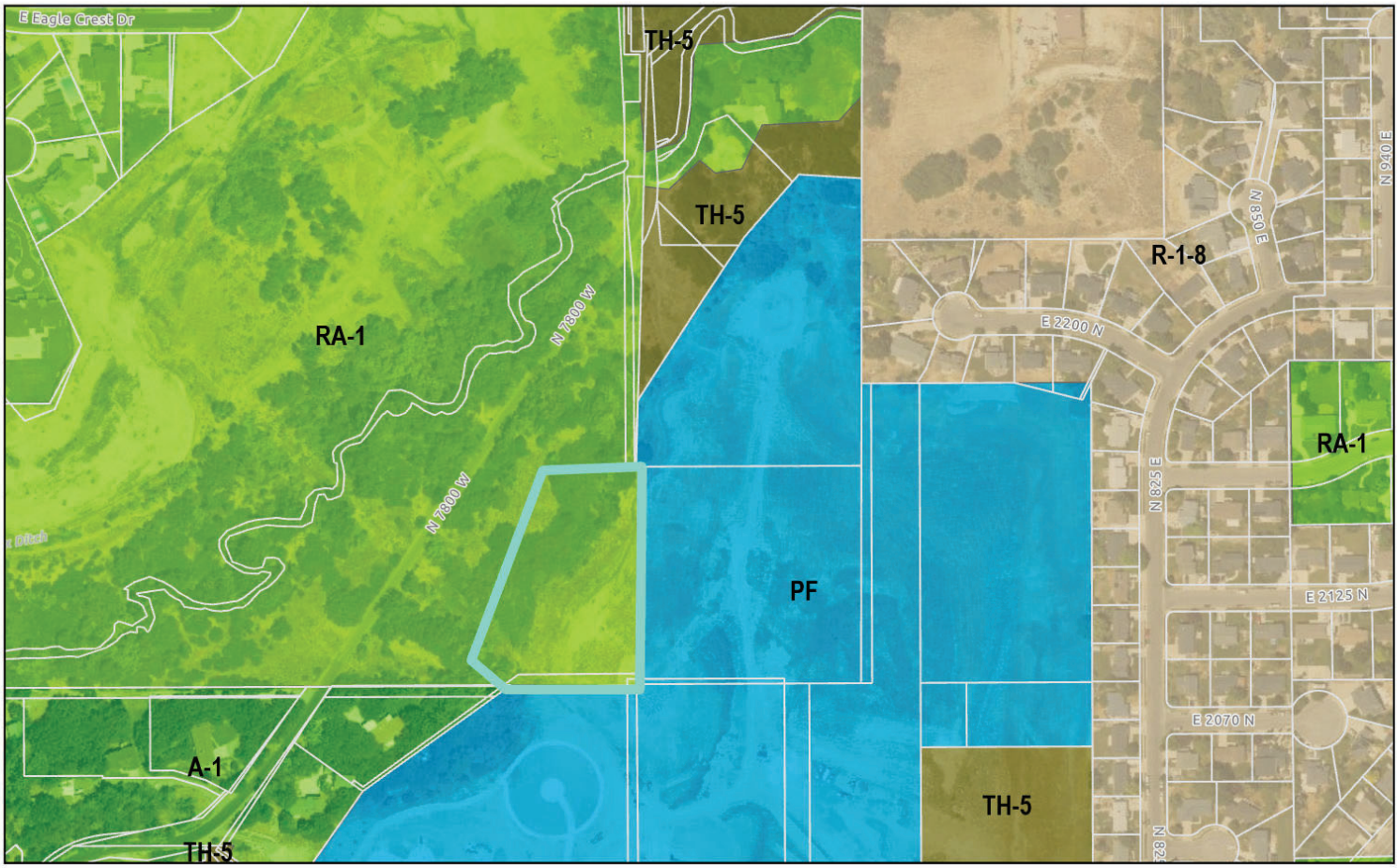



0 370 740 1,480 Feet

LEHI CITY

## Vivian Estates Phase 5A

Zoning




0 370 740 1,480 Feet

LEHI CITY

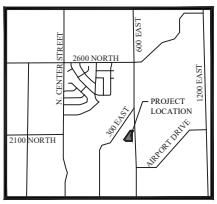
# VIVIAN ESTATES PHASE 5A

PREPARED FOR:

JDH DEVELOPMENT

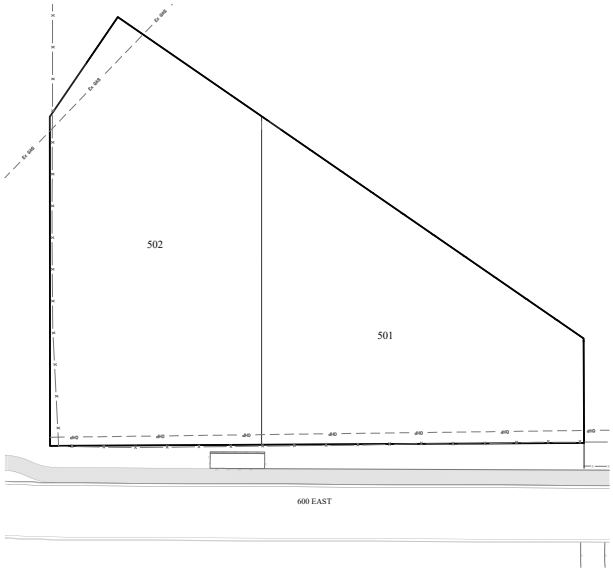
LOCATED IN:

LEHI, UT




VICINITY MAP

NTS




SITE MAP

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| C1 | COVER |
| C2 | FINAL PLAT |
| C3 | SITE PLAN |
| C4 | GRADING PLAN |

## GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO LEHI CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

## NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

## ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR, DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

## CONTACTS


ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: AUSTIN WHITE
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
JDH DEVELOPMENT
1450 W 1850 N
LEHI, UTAH 84043
(559) 367-3134
CONTACT: AUSTIN COOPER


**BENCHMARK**

NORTH 1/4 CORNER OF SECTION 4
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4763.87
DATUM: NGVD29

Know what's below. Call 811 before you dig.

GRAPHIC SCALE

( IN FEET )
1 inch = 30 ft.

FOCUS® CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-eng.com

FOR REVIEW ONLY

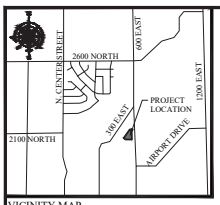
VIVIAN ESTATES PHASE 5A
LEHI, UT
COVER

| REVISION BLOCK | | | |
|---|---|---|---|
| # | DATE | DESCRIPTION | |
| 1 | 1-1-1 | 1-1-1 | 1-1-1 |
| 2 | 1-1-1 | 1-1-1 | 1-1-1 |
| 3 | 1-1-1 | 1-1-1 | 1-1-1 |
| 4 | 1-1-1 | 1-1-1 | 1-1-1 |
| 5 | 1-1-1 | 1-1-1 | 1-1-1 |
| 6 | 1-1-1 | 1-1-1 | 1-1-1 |

COVER

| | |
|---|---|
| Scale: 1"=30' | Drawn: ATW |
| Date: 4/21/2026 | Job #: 21-0574 |
| Sheet: C1 | |

J:\2021\21-0574 vivian estates phase 5\drawings\1-0100 drawings\civil\VE 5A C1 - COVER.dwg



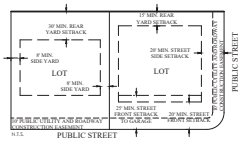

VICINITY MAP
NTS

**NOTES:**

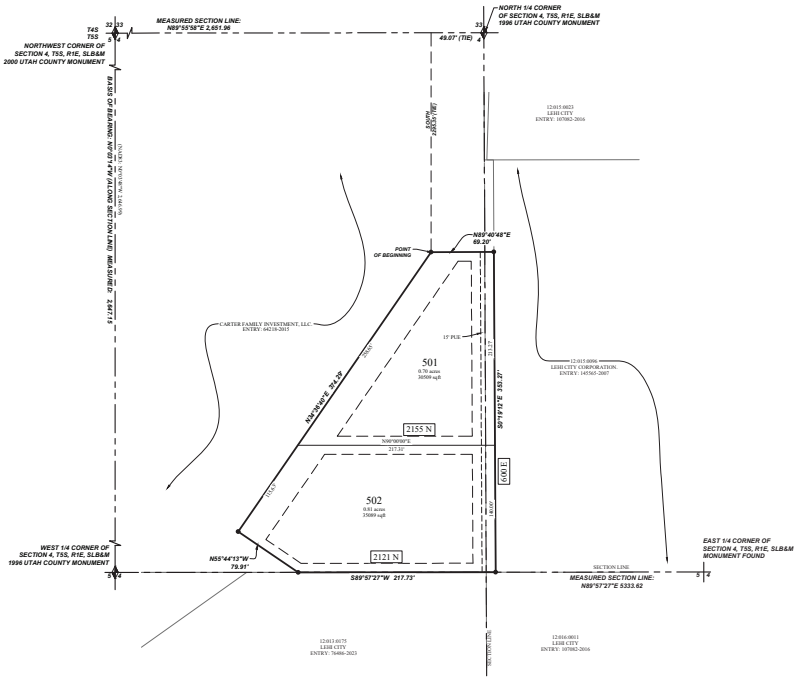
1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. 15' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT ALONG ALL ROADWAYS (AS SHOWN).
3. #5 REBAR AND CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
4. BONUS DENSITY, REDUCED BUILDING SETBACKS AND LOT SIZE FLEXIBILITY HAS BEEN GRANTED TO THIS SUBDIVISION FOR OPEN SPACE DEDICATION ALONG DRY CREEK AND THE 600 EAST TRAIL.
5. EACH LOT IS TO RETAIN ON SITE THEIR OWN STORM WATER AND IS NOT ALLOWED TO RUN OFF ONTO ADJACENT PROPERTY
6. NO BUILDING PERMITS WILL BE ISSUED WITHOUT CONNECTION TO LEHI CITY SEWER SYSTEM
7. LOTS 201 AND 202 ARE LOCATED WITHIN THE WILDLAND/URBAN INTERFACE AND WILL REQUIRE FIRE SPRINKLERS

LEGEND

- BOUNDARY
- CENTERLINE
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)




ZONE RA-1 TYPICAL SETBACKS




GRAPHIC SCALE

( IN FEET )
1 inch = 40 ft.

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

## SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-73-504 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg — Date
Professional Land Surveyor
License No. 12554439

## BOUNDARY DESCRIPTION

A portion of the NW and NE 1/4 of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located S89°55'58"W 49.07 feet along the Section line and South 2295.35 feet from the North 1/4 Corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence N89°40'48"E 69.20 feet; thence S00°19'12"E 353.37 feet to the Quarter Section line; thence along said Quarter Section line S89°57'27"W 217.73 feet; thence N55°44'13"W 79.91 feet; thence N34°36'40"E 374.29 feet to the point of beginning.

Containing 65,598 square feet or 1.51 acres +/-

## OWNER'S DEDICATION

KNOW BY ALL THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

BY: _____
(PRINTED NAME)
ITS: _____

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20 ____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH,

WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____, A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

APPROVED _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) — CLERK/RECORDER (SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY — CHAIR, PLANNING COMMISSION

PHASE 5A

# VIVIAN ESTATES

RESIDENTIAL SUBDIVISION

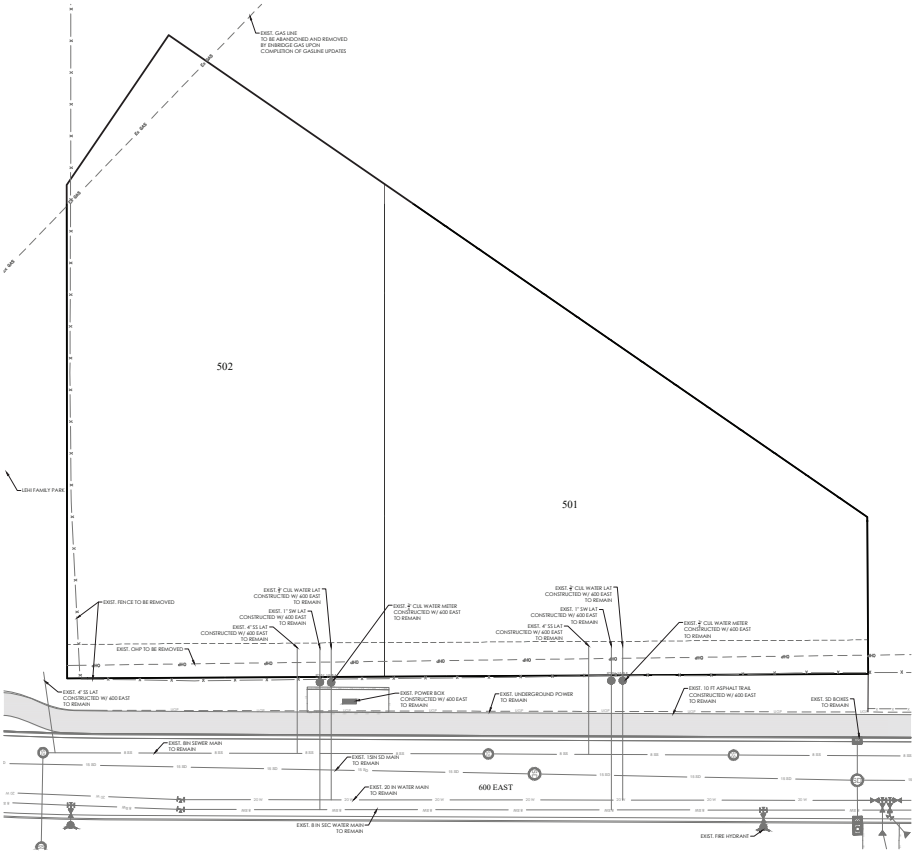
LOCATED IN THE NW1/4 OF SECTION 4, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

TABULATIONS:

| | |
|---|---|
| CURRENT ZONE: | RA-1 |
| TOTAL AREA: | 1.51 ACRES |
| SINGLE FAMILY LOTS: | 2 |
| OPEN SPACE: | 0.00 ACRES |
| DENSITY: | 1.32 UNITS/ACRE |
| ROADWAY AREA: | 0.00 ACRES |
| ROADWAY LENGTH: | 0.00 FEET |

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

z:_2021\21-0514 vivian estates phase 5\design 21-0514\dwg\sheets\PHASE 5A\C2 FINAL PLAT 5c.dwg




LEGEND

BOUNDARY
ROW
CENTERLINE
LOT LINE
PUE
15" ADS SD
8" PVC SDR-35 SEWER
6" PVC DR-18 C900 WATER
8" PVC SEC. WATER
EXIST. XX RCP SD
EXIST. 8" SDR-35 SEWER
EXIST. 14" WATER
EXIST. 12" SEC. WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
SD MH, INLET, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. SD INLET & MH
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
EXIST. POWER POLE
SPOT ELEVATION o XXXX.XX
PROPOSED ASPHALT
PROPOSED SIDEWALK

**NOTES:**

- CULINARY WATER METERS MAY NEED TO BE REPLACED WITH 1" METERS. COORDINATE WITH LEHI CITY PUBLIC WORKS AND FIRE MARSHAL.

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

FOCUS® CONSULTING
6969 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 517-0055
www.focus-cs.com

FOR REVIEW ONLY

# VIVIAN ESTATES PHASE 5A

LEHI, UT

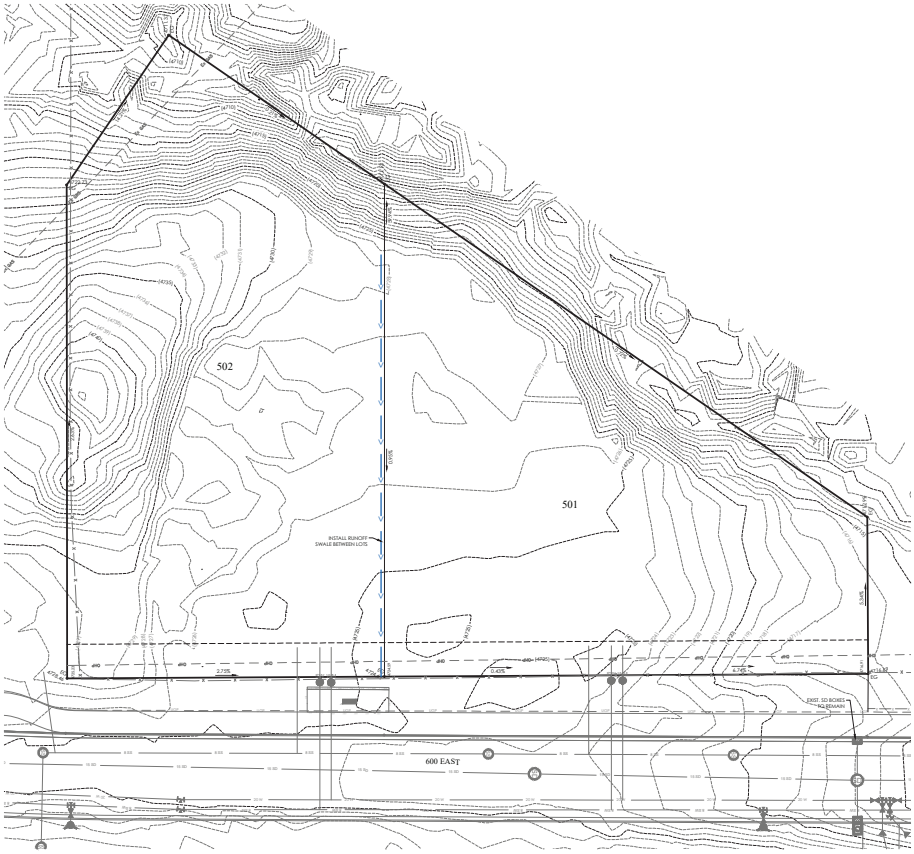
SITE PLAN

| REVISION BLOCK | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| 1 | 00-00-0000 | DESCRIPTION |
| 2 | 00-00-0000 | DESCRIPTION |
| 3 | 00-00-0000 | DESCRIPTION |
| 4 | 00-00-0000 | DESCRIPTION |
| 5 | 00-00-0000 | DESCRIPTION |
| 6 | 00-00-0000 | DESCRIPTION |

SITE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | ATW |
| Date: | 4/21/2026 | Job #: | 21-0574 |
| Sheet: | C3 | | |

Drawing Name: S:\21-0574\Civil\Plans\21-0574 - Vivian Estates Phase 5A.dwg Layout: C3 Plotted on Apr 21, 2026 - 11:07:00 AM by: ATW




LEGEND

BOUNDARY
ROW
CENTERLINE
LOT LINE
PUE
15" ADS SD
8" PVC SDR-35 SEWER
6" PVC DR-18 C900 WATER
8" PVC SEC. WATER
EXIST. XX RCP SD
EXIST. 8" SDR-35 SEWER
EXIST. 14" WATER
EXIST. 12" SEC. WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
SD MH, INLET, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. SD INLET & MH
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
EXIST. POWER POLE
SPOT ELEVATION o XXXX.XX
PROPOSED ASPHALT
PROPOSED SIDEWALK

**NOTES:**

- THE EXISTING SURFACE SHOWN WAS FLOWN BY HADCO CONSTRUCTION AND HAS NOT BEEN VERIFIED BY FOCUS CONSULTING. VERIFICATION OF ELEVATIONS IS TO OCCUR ON-SITE PRIOR TO HOME CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO HADCO CONSTRUCTION AND FOCUS CONSULTING
- ANY ADDITIONAL GRADING FOR HOME CONSTRUCTION IS TO BE COMPLETED IN BY THE HOME BUILDER
- WATER AND FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES WITHIN THIS WILDLAND-URBAN INTERFERENCE

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

FOCUS® CONSULTING
6969 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PHONE: 801-517-0055
www.focus-co.com

FOR REVIEW ONLY

# VIVIAN ESTATES PHASE 5A

LEHI, UT

GRADING PLAN

| REVISION BLOCK | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| 1 | 00-00-00 | DESCRIPTION |
| 2 | 00-00-00 | DESCRIPTION |
| 3 | 00-00-00 | DESCRIPTION |
| 4 | 00-00-00 | DESCRIPTION |
| 5 | 00-00-00 | DESCRIPTION |
| 6 | 00-00-00 | DESCRIPTION |

GRADING PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | ATW |
| Date: | 4/21/2026 | Job #: | 21-0574 |
| Sheet: | C4 | | |

A:\2021\21-0574 vivian estates phase 5\dwgs\21-0574 PHASE 5A C4 - GRADING PLAN.dwg

**Agenda Item No: 3.4**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

**Subject:**
Public hearing and consideration of JDH Development's request for approval of the Vivian Estates 5B preliminary subdivision including 10 single family lots located at approximately 600 East and 300 East.

**Summary:**

**Attachments:**

Vivian Estates 5B 1.pdf

Vivian Estates 5B 2.pdf

# VIVIAN ESTATES PHASE 5B PRELIMINARY SUBDIVISION

## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | JDH Development | | |
| **Meeting Date** | July 9, 2026 | | |
| **Requested Action/Purpose** | Public hearing, review, and approval of a preliminary subdivision | | |
| **Decision Type** | Administrative | | |
| **Location** | Approximately 300 East and 600 East | | |
| **Existing General Plan Designation** | Very Low Density Residential (VLDR) | | |
| **Existing Zoning** | RA-1 | | |
| **Existing Land Use** | Undeveloped | | |
| **Number of Lots/Units** | 10 single family lots | | |
| **Adjacent Zoning and Land Use** | *North* | RA-1 | Vivian Estates Phase 3 |
| | *South* | PF/A-1 | Family Park and Single Family Homes |
| | *West* | RA-1 | Vivian Estates Phase 4 |
| | *East* | Public Facility | Future Phase of Family Park |
| **Date of DRC Review** | June 10, 2026 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Final approval |
| **City Council** | No action required |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

## PROPERTY HISTORY

**March 22, 2017** Property came into the City as part of the Vivian Carter Addition and included a concept plan for this area.

## REPORT ANALYSIS

The applicant requests approval of the Vivian Estates Phase 5B Preliminary Subdivision located at approximately the intersection of 300 East and 600 East in the RA-1 zone. The proposed subdivision includes 10 single family lots. The lots all exceed the 15,000 square foot size requirement in the RA-1 zone. The smallest lot is over 20,700 square

feet and the largest lot is over 64,000 square feet. All of the lots also exceed the 100-foot frontage requirement.

This proposed subdivision also includes Parcel A and B. Parcel B includes Dry Creek, the Dry Creek Trail, and a small park space which will be dedicated to Lehi City. Parcel A is the triangular piece where 300 East and 600 East intersect.

The Reviewing Departments had 25 comments though most of them were informational for the final subdivision. Some comments of interest include:

1. Add note to all grading sheets: Water and fire protection must be provided during all grading activities within this wildland urban interface.
2. Hatch all lots that butt up to the natural vegetation and provide note stating these lots will require fire sprinklers or a 100' buffer.
3. Organic mulch shall be used within 3 feet of tree trunks to avoid scalding of trees.
4. This back section of lot 502 should be part of parcel B, to include the trail and sewer.
5. Add Lehi City Trail detail TR-01 to the site plan and note that the trail is to be constructed with this phase.
6. These type of areas (trail and creek) are notorious for property owners encroaching onto Lehi City property. Please take precautions to prevent encroachment.
7. Show benches with gazebo.
8. Add a note to the plat describing what is happening with parcel A and B.
9. Are there areas of steep slopes greater than 30%? If so, need to identify them on the plan, and they would be subject to Chapter 12-A, Hillside Preservation.

Please include all DRC comments in your motion.

## SCOPE OF APPROVAL

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

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

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision includes dedicating Dry Creek and a trail to Lehi City as well as park space.
2. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
3. Other findings based upon information presented at the public hearing.

**Vivian Estates Phase 5B Subdivision Review**
**DRC Redline Comments**

*JDH Development- requests preliminary subdivision review of Vivian Estates Phase 5B including 10 single family lots located at approximately 600 East and 300 East.*

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: Nacia Franco and Austin White
Date of Plans Reviewed: 6/2/26
Time Start: 2:03pm
Time End: 2:32pm

**DRC REDLINE COMMENTS:**

**Glade – Power:**

1. Show existing power equipment. (F5-J21; near the intersection).

**Dillon – Fiber:**

For Final Plat Prior to Precon: The communication plan must be included with the final plan set and overlaid on the utility sheet. The communication plan will be provided by Lehi City Fiber.

**Garion – Fire:**

2. Add note to all grading sheets: Water and fire protection must be provided during all grading activities within this wildland urban interface.
3. Hatch all lots that butt up to the natural vegetation and provide note stating these lots will require fire sprinklers or a 100' buffer.

**Ryan – Water/Sewer:**

4. Provide hammer head turn around for 70,000 vac truck.
5. Provide access road for 70,000 lb vac truck.

**James – Parks:**

6. Organic mulch shall be used within 3 feet of tree trunks to avoid scalding of trees.
7. Show approved Lehi City Detail sheet "CO" showing required WeatherTrak subscription.
8. This back section of lot 502 should be part of parcel B, to include the trail and sewer.
9. Add Lehi City Trail detail TR-01 to the site plan and note that the trail is to be constructed with this phase.
10. These type of areas (trail and creek) are notorious for property owners encroaching onto Lehi City property. Please take precautions to prevent encroachment.
11. Show benches with gazebo.

**Gary S. – Building/Inspections:**

12. A soil report will be required with final plat

**Shelbey – Public Works:**

13. Show extents of 100-year floodplain for Dry Creek. Any work in the floodplain will need a floodplain development permit prior to precon

**Gary E. – Engineering:**

14. Remove the Parcel A and B notations that are a part of Phase 3 and 4 (Plat)
15. Add a note to the plat describing what is happening with parcel A and B.
16. A 20' sewer easement will be needed between lots 510 and 511 as well as the off site sewer centered over the sewer line.
17. Only a 10' PU&RCE is required for road sections with park strips
18. 5' walk, 7' planter
19. This development will need to detain on site and release at a rate of 0.20 cfs/ac
20. Will the bridge and supporting documents to cross the creek be submitted later?
21. A wall cannot be built within the easement space for the sewer line.
22. Access road will need to meet Lehi standard detail RD-14 with adequate radius at bends and turn-a-round for a 70' vac truck.
23. Add gas easement to plat if not vacated

**Matt – Traffic:** No comments

---

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

**Kim – Planning:**

24. Label plat in plan set as a preliminary plat
25. Are there areas of steep slopes greater than 30%? If so, need to identify them on the plan, and they would be subject to Chapter 12-A, Hillside Preservation.

**PRECON MEETING REQUIRED?** (FULL, TAIILGATE, NONE)

**ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:**

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

**APPLICANT**

1. For checkoff plans, a full plan submission is required including, where applicable: erosion control plan with BMPS, landscape plans, civil plans, building elevations, power plans, etc.
2. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs-Sdaggs@lehi-ut.gov or 385-201-2523)
3. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
4. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
5. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
1. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com). More information available at https://www.lehi-ut.gov/departments/water/storm-water/
8. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
9. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
   Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.

**STAFF**

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

**PRIOR TO RECORDING OF PLAT:**

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

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to the planner over the project for review.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

**STAFF**

---

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

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

**DRC GENERAL COMMENTS:**

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 9th AND NEEDS NOTICE ENVLOPES

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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

PUBLIC
HEARING
SUBDIVISION

PUBLIC
HEARING
SUBDIVISION
NOTICE is hereby given that a Public Hearing before the Lehi City
Planning Commission at the Lehi City Council Chambers, 131 N
100 E on July 9, 2024 at 7:00 p.m.
comment on 1DH Development's request for review of Vivian
Estates 5B, an 10-lot residential development located at
approximately 600 E and 300 E.
You can view the meeting live and submit comments online at
https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning
Division, 153 N 100 E. Telephone 385-201-1000.
Or by scanning the QR Code below.

STOP
SWPPP
PUBLIC
HEARING
SUBDIVISION

# Vivian Estates Phase 5B

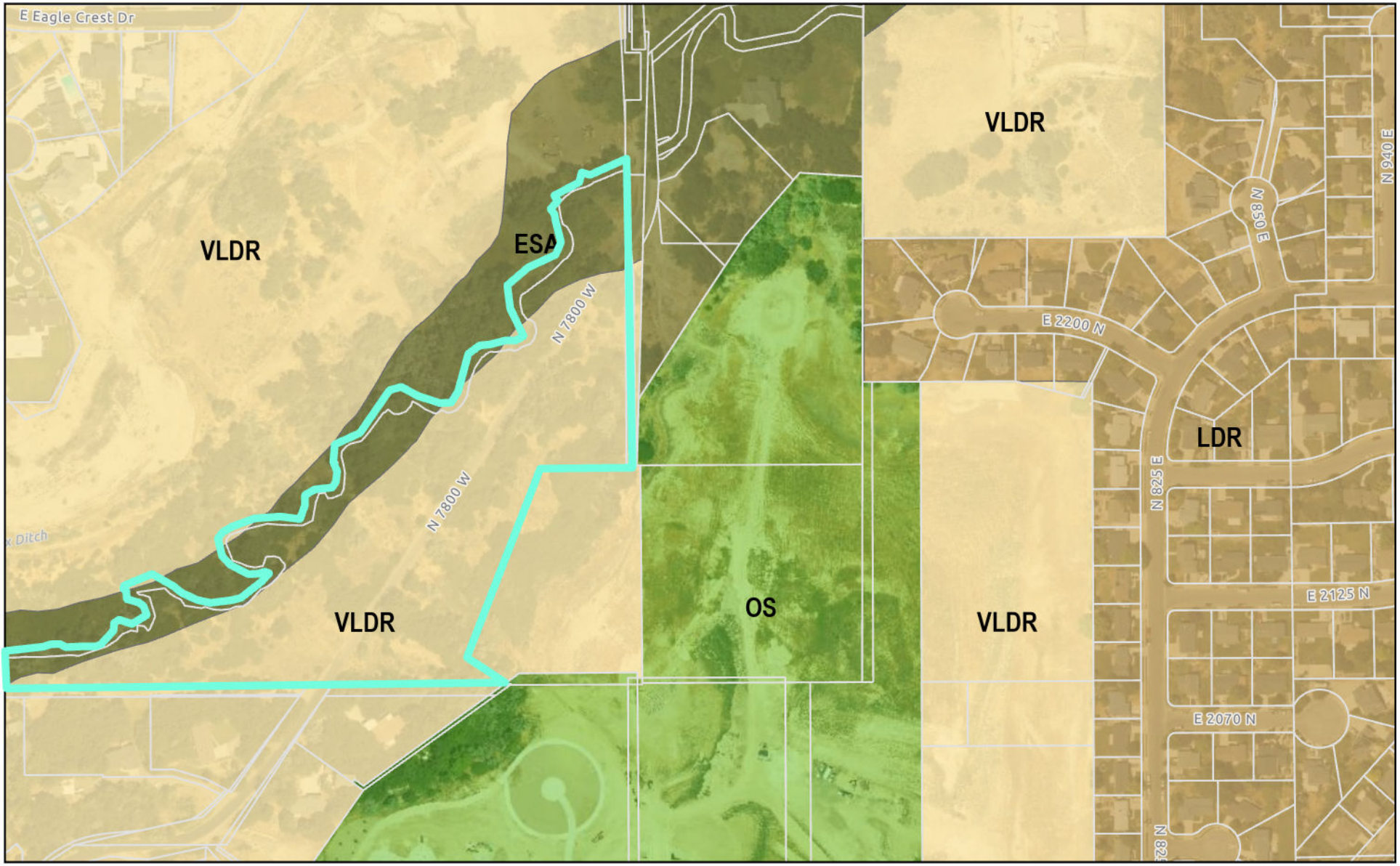
## Aerial

0 370 740 1,480 Feet

LEHI CITY

# Vivian Estates Phase 5B

General Plan

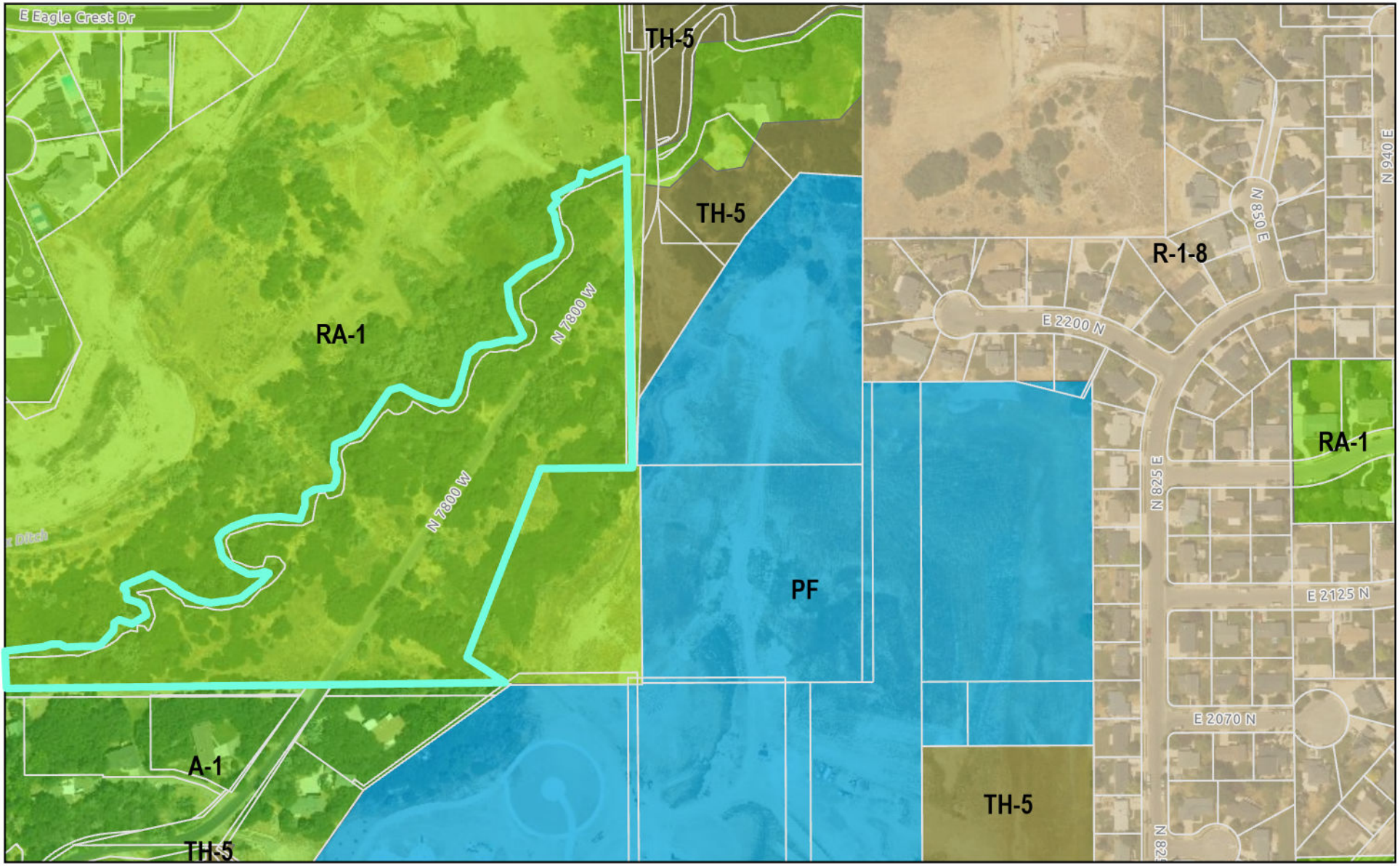



0 370 740 1,480 Feet

LEHI CITY

# Vivian Estates Phase 5B

## Zoning

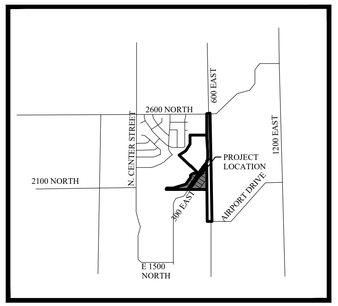



0 370 740 1,480 Feet

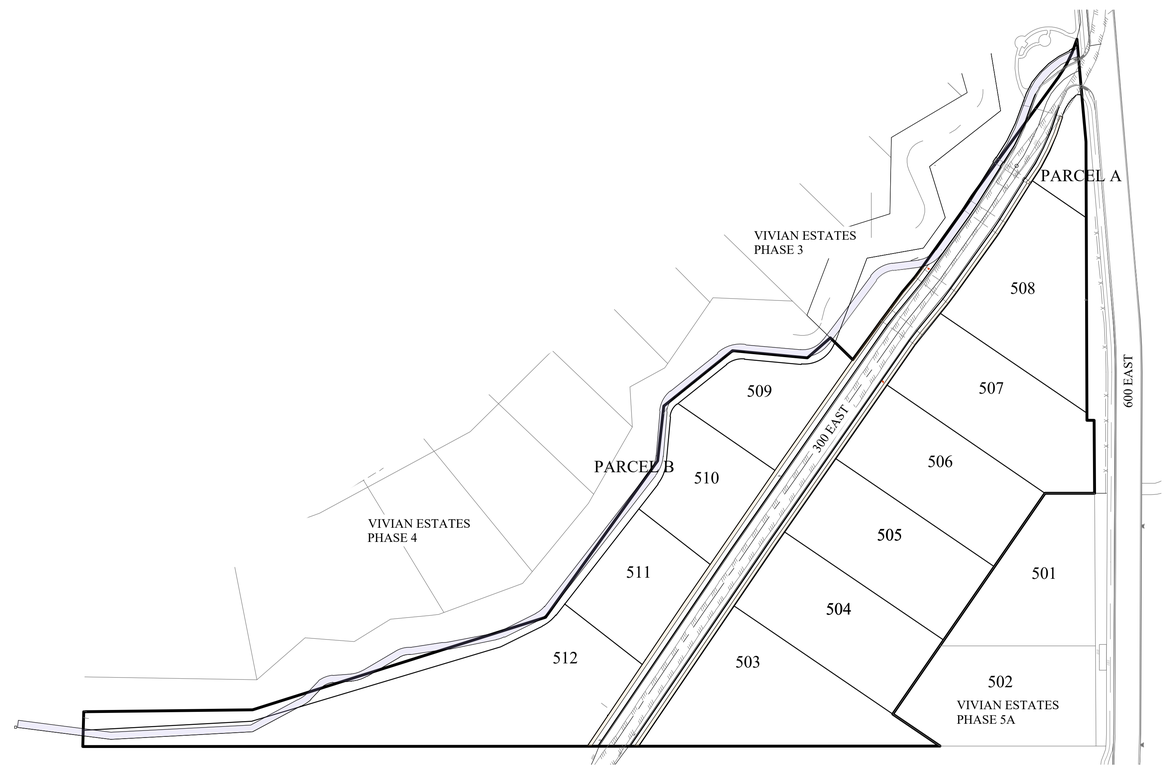
LEHI CITY

# VIVIAN ESTATES PHASE 5B PRELIMINARY

PREPARED FOR:
JDH DEVELOPMENT
LOCATED IN:
LEHI, UT




VICINITY MAP
NTS




SITE MAP

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| C1 | COVER |
| C3 | SITE PLAN |
| C4.0 | OVERALL GRADING PLAN |
| C4.1 | GRADING PLAN |
| C4.2 | GRADING & DRAINAGE PLAN |
| C4.3 | GRADING PLAN |
| C5 | SEWER PLAN |
| C6 | WATER PLAN |
| C7 | POWER PLAN |
| C8 | CONNECTIVITY PLAN |
| L1.0 | LANDSCAPE PLAN |
| L2.0 | OVERALL IRRIGATION PLAN |
| L2.1 | IRRIGATION PLAN |
| L2.2 | IRRIGATION PLAN |

## GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO LEHI CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

## NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

## ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

## CONTACTS


ENGINEER & SURVEYOR
FOCUS CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: AUSTIN WHITE
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
JDH DEVELOPMENT
1450 W 1850 N
LEHI, UTAH 84043
(559) 367-3134
CONTACT: AUSTIN COOPER


**BENCHMARK**

NORTH 1/4 CORNER OF SECTION 4
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4783.87
DATUM: NGVD29

Know what's below. Call 811 before you dig.

N
S

GRAPHIC SCALE
100 0 50 100 200 400
( IN FEET )
1 inch = 100ft.


FOCUS CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com


FOR REVIEW ONLY

VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
COVER

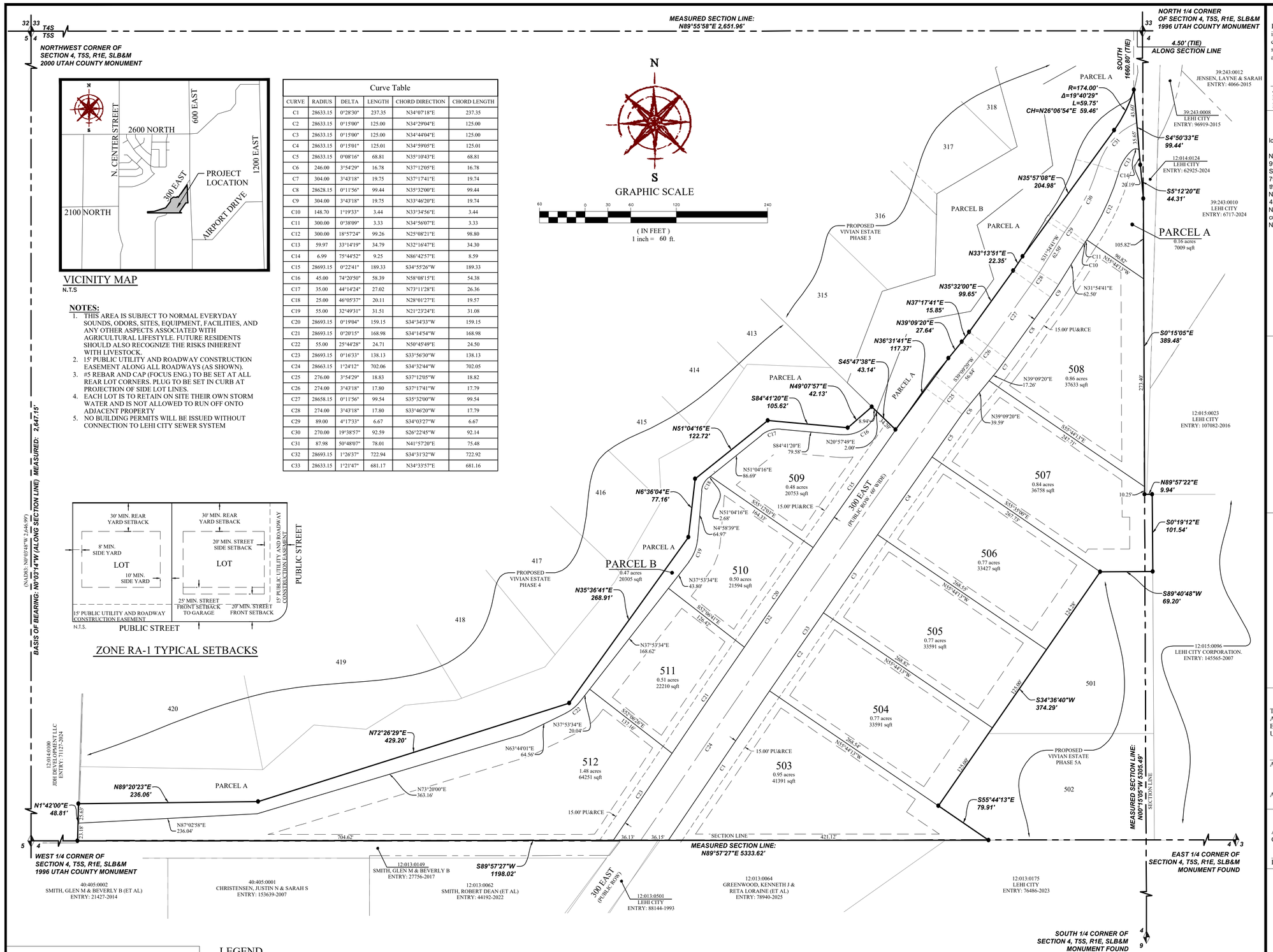
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

COVER

| | | | |
|---|---|---|---|
| Scale: | 1"=100' | Drawn: | ATW |
| Date: | 6/02/2026 | Job #: | 21-0574 |
| Sheet: | C1 | | |

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574\dwg\sheets\PHASE 5B\C1 - Cover.dwg







VICINITY MAP
N.T.S

**NOTES:**

1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. 15' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT ALONG ALL ROADWAYS (AS SHOWN).
3. #5 REBAR AND CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
4. EACH LOT IS TO RETAIN ON SITE THEIR OWN STORM WATER AND IS NOT ALLOWED TO RUN OFF ONTO ADJACENT PROPERTY
5. NO BUILDING PERMITS WILL BE ISSUED WITHOUT CONNECTION TO LEHI CITY SEWER SYSTEM

Curve Table

| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 28633.15 | 0°28'30" | 237.35 | N34°07'18"E | 237.35 |
| C2 | 28633.15 | 0°15'00" | 125.00 | N34°29'04"E | 125.00 |
| C3 | 28633.15 | 0°15'00" | 125.00 | N34°44'04"E | 125.00 |
| C4 | 28633.15 | 0°15'01" | 125.01 | N34°59'05"E | 125.01 |
| C5 | 28633.15 | 0°08'16" | 68.81 | N35°10'43"E | 68.81 |
| C6 | 246.00 | 3°54'29" | 16.78 | N37°12'05"E | 16.78 |
| C7 | 304.00 | 3°43'18" | 19.75 | N37°17'41"E | 19.74 |
| C8 | 28628.15 | 0°11'56" | 99.44 | N35°32'00"E | 99.44 |
| C9 | 304.00 | 3°43'18" | 19.75 | N33°46'20"E | 19.74 |
| C10 | 148.70 | 1°19'33" | 3.44 | N33°34'56"E | 3.44 |
| C11 | 300.00 | 0°38'09" | 3.33 | N34°56'07"E | 3.33 |
| C12 | 300.00 | 18°57'24" | 99.26 | N25°08'21"E | 98.80 |
| C13 | 59.97 | 33°14'19" | 34.79 | N32°16'47"E | 34.30 |
| C14 | 6.99 | 75°44'52" | 9.25 | N86°42'57"E | 8.59 |
| C15 | 28693.15 | 0°22'41" | 189.33 | S34°55'26"W | 189.33 |
| C16 | 45.00 | 74°20'50" | 58.39 | N58°08'15"E | 54.38 |
| C17 | 35.00 | 44°14'24" | 27.02 | N73°11'28"E | 26.36 |
| C18 | 25.00 | 46°05'37" | 20.11 | N28°01'27"E | 19.57 |
| C19 | 55.00 | 32°49'31" | 31.51 | N21°23'24"E | 31.08 |
| C20 | 28693.15 | 0°19'04" | 159.15 | S34°34'33"W | 159.15 |
| C21 | 28693.15 | 0°20'15" | 168.98 | S34°14'54"W | 168.98 |
| C22 | 55.00 | 25°44'28" | 24.71 | N50°45'49"E | 24.50 |
| C23 | 28693.15 | 0°16'33" | 138.13 | S33°56'30"W | 138.13 |
| C24 | 28663.15 | 1°24'12" | 702.06 | S34°32'44"W | 702.05 |
| C25 | 276.00 | 3°54'29" | 18.83 | S37°12'05"W | 18.82 |
| C26 | 274.00 | 3°43'18" | 17.80 | S37°17'41"W | 17.79 |
| C27 | 28658.15 | 0°11'56" | 99.54 | S35°32'00"W | 99.54 |
| C28 | 274.00 | 3°43'18" | 17.80 | S33°46'20"W | 17.79 |
| C29 | 89.00 | 4°17'33" | 6.67 | S34°03'27"W | 6.67 |
| C30 | 270.00 | 19°38'57" | 92.59 | S26°22'45"W | 92.14 |
| C31 | 87.98 | 50°48'07" | 78.01 | N41°57'20"E | 75.48 |
| C32 | 28693.15 | 1°26'37" | 722.94 | S34°31'32"W | 722.92 |
| C33 | 28633.15 | 1°21'47" | 681.17 | N34°33'57"E | 681.16 |




ZONE RA-1 TYPICAL SETBACKS

## SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-73-504 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg
Professional Land Surveyor
License No. 12554439

Date 06/02/26

## BOUNDARY DESCRIPTION

A portion of the NW and NE 1/4 of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located S89°55'58"W 4.50 feet along the Section line and South 1660.80 feet from the North 1/4 Corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S04°50'33"E 99.44 feet; thence S05°12'20"E 44.31 feet; thence S00°15'05"E 389.48 feet; thence N89°57'22"E 9.94 feet; thence S00°19'12"E 101.54 feet; thence S89°40'48"W 69.20 feet; thence S34°36'40"W 374.29 feet; thence S55°44'13"E 79.91 feet; thence S89°57'27"W 1,198.02 feet; thence N01°42'00"E 48.81 feet; thence N89°20'23"E 236.06 feet; thence N72°26'29"E 429.20 feet; thence N35°36'41"E 268.91 feet; thence N06°36'04"E 77.16 feet; thence N51°04'16"E 122.72 feet; thence S84°41'20"E 105.62 feet; thence N49°07'57"E 42.13 feet; thence S45°47'38"E 43.14 feet; thence N36°31'41"E 117.37 feet; thence N39°09'20"E 27.64 feet; thence N37°17'41"E 15.85 feet; thence N35°32'00"E 99.65 feet; thence N33°13'51"E 22.35 feet; thence N35°57'08"E 204.98 feet; thence along the arc of a curve to the left with a radius of 174.00 feet a distance of 59.75 feet through a central angle of 19°40'29" Chord: N26°06'54"E 59.46 feet to the point of beginning.

Containing 10.07 acres +/-

## OWNER'S DEDICATION

KNOW BY ALL THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

BY:_____
(PRINTED NAME)

ITS:_____

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE PLANNING COMMISSION.

DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

PHASE 5B
# VIVIAN ESTATES
RESIDENTIAL SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 4, T5S, R1E, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LEGEND

- BOUNDARY
- CENTERLINE
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

TABULATIONS:

| | |
|---|---|
| CURRENT ZONE: | RA-1 |
| TOTAL AREA: | 10.07 ACRES |
| SINGLE FAMILY LOTS: | 10 |
| OPEN SPACE: | 0.63 ACRES |
| DENSITY: | 0.99 UNITS/ACRE |
| ROADWAY AREA: | 1.52 ACRES |
| ROADWAY LENGTH: | 1152.64 FEET |

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| PROFESSIONAL LAND SURVEYOR 06/02/26 No. 12554439 JUSTIN LUNDBERG STATE OF UTAH | | | |

Z:_2021\21-0574 Vivian Estates Phase 5\design\sheets\PHASE 5B\C2 FINAL PLAT 5B.dwg

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- x — x — x — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION




60' RIGHT OF WAY
N.T.S.

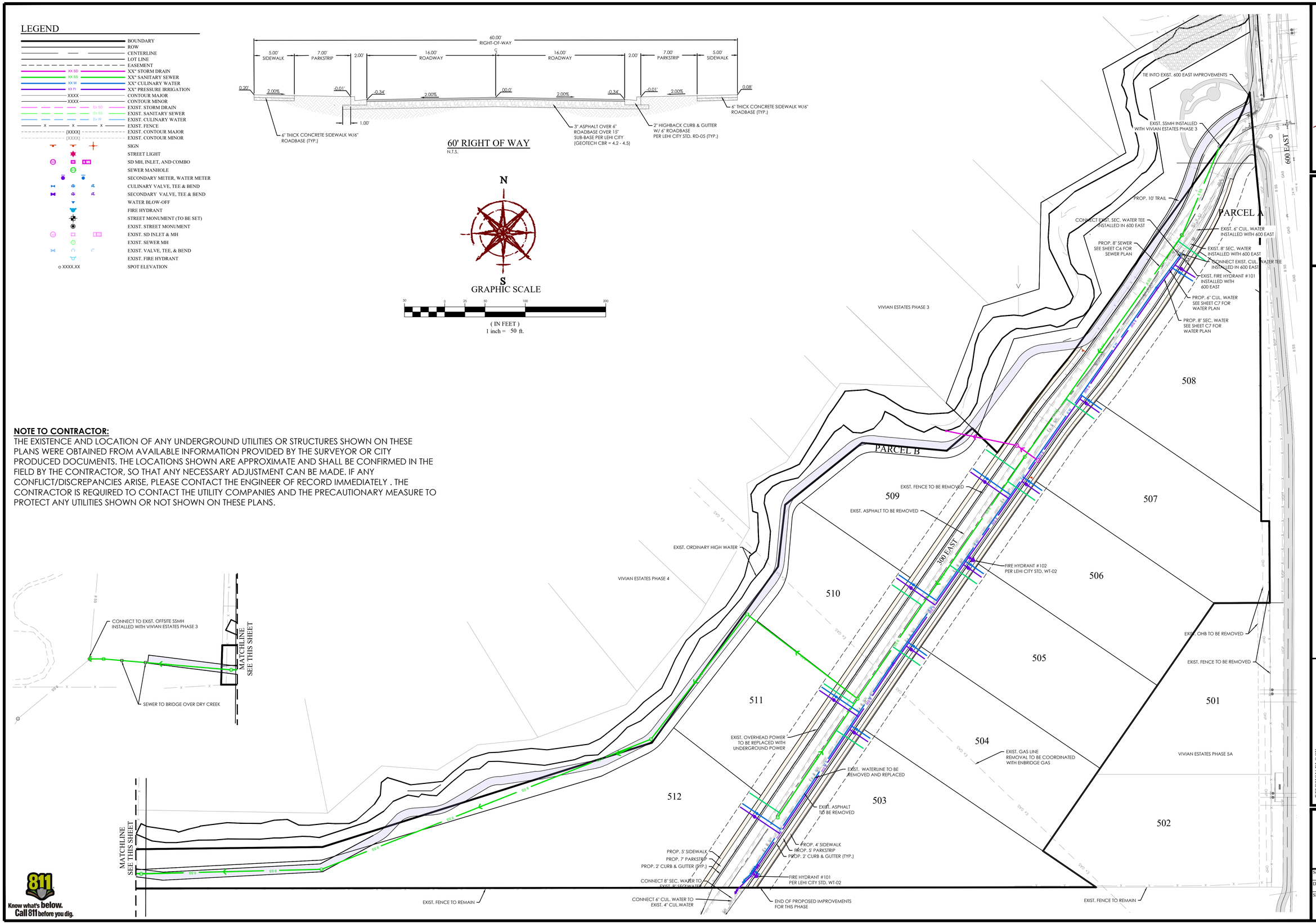
N
S

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

**NOTE TO CONTRACTOR:**
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY . THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.




Know what's below. Call 811 before you dig.

FOCUS© CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

FOR REVIEW ONLY

# VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
SITE PLAN

| REVISION BLOCK | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SITE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=50' | Drawn: | ATW |
| Date: | 6/02/2026 | Job #: | 21-0574 |
| Sheet: | C3 | | |

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574\dwg\sheets\PHASE 5B\C3 - Site Plan.dwg

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

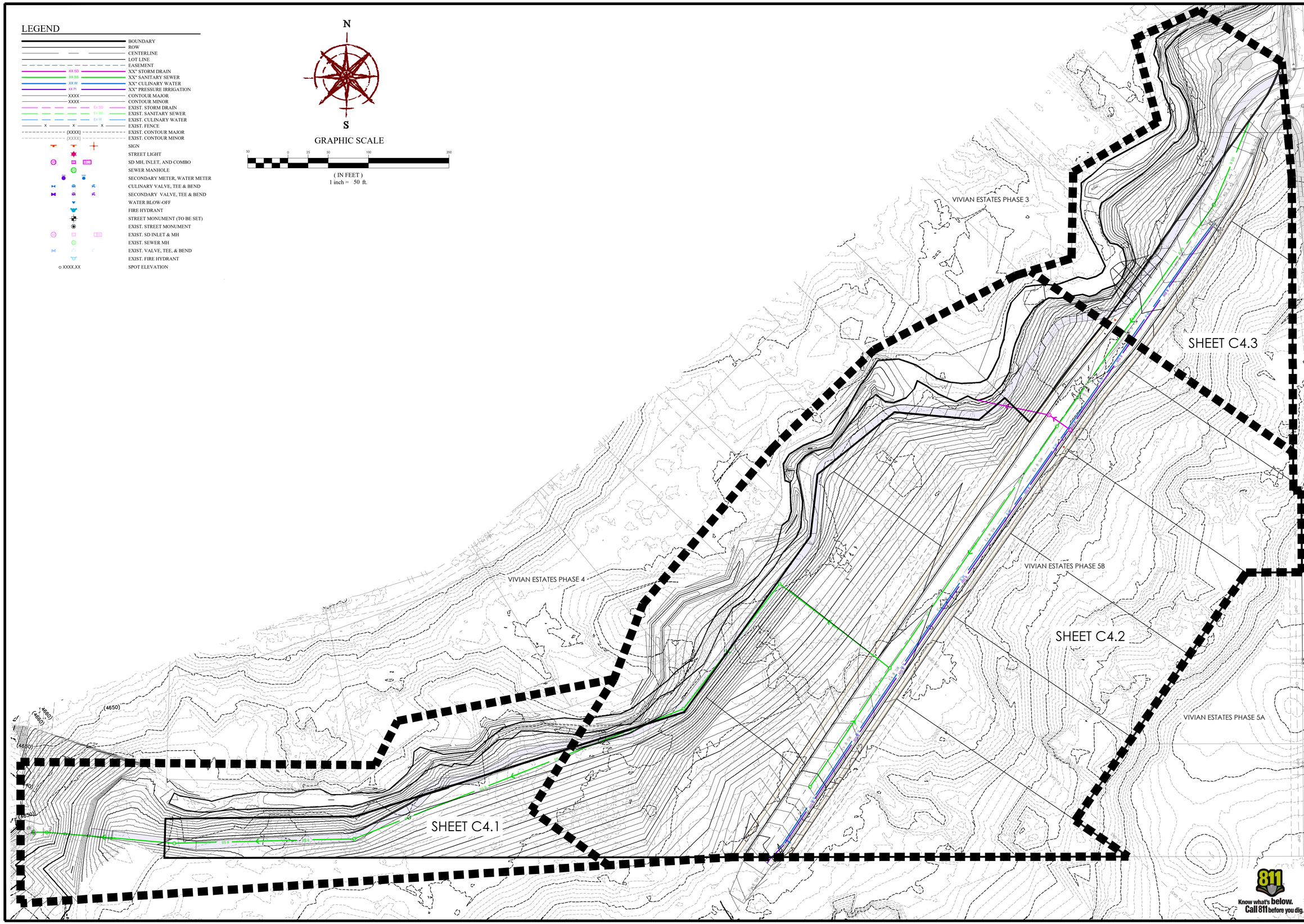
N

S

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.




FOCUS©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

FOR REVIEW ONLY

# VIVIAN ESTATES PHASE 5B PRELIMINARY

LEHI, UT

## OVERALL GRADING PLAN

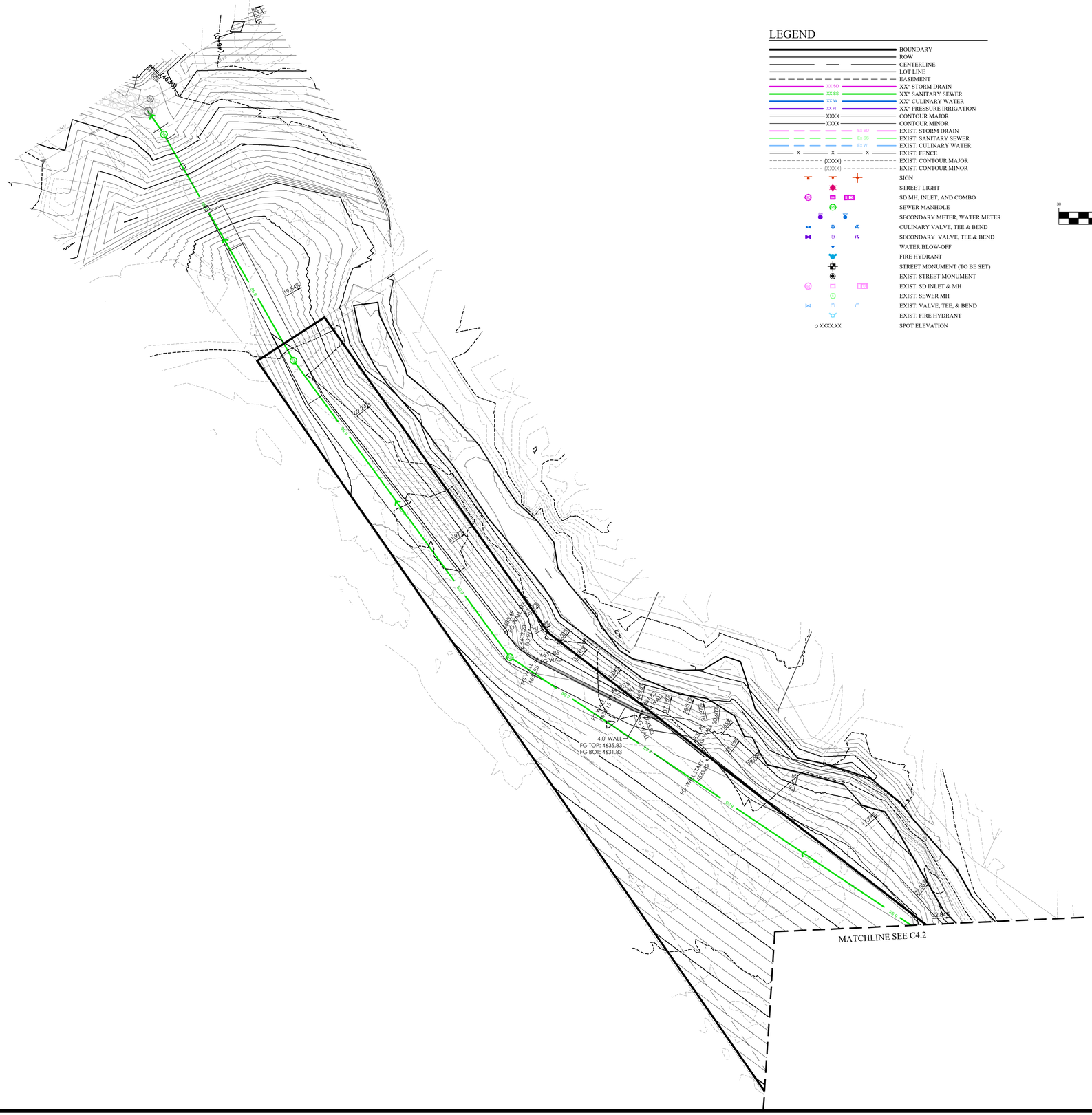
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

OVERALL GRADING PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=50' | Drawn: | ATW |
| Date: | 6/02/2026 | Job #: | 21-0574 |
| Sheet: | C4.0 | | |

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574\dwg\sheets\PHASE 5B\C4.0 - Grading Plan.dwg




## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

GRAPHIC SCALE

( IN FEET )
1 inch = 30 ft.

Know what's **below.**
**Call 811** before you dig.

FOCUS©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR REVIEW ONLY

# VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
# GRADING PLAN

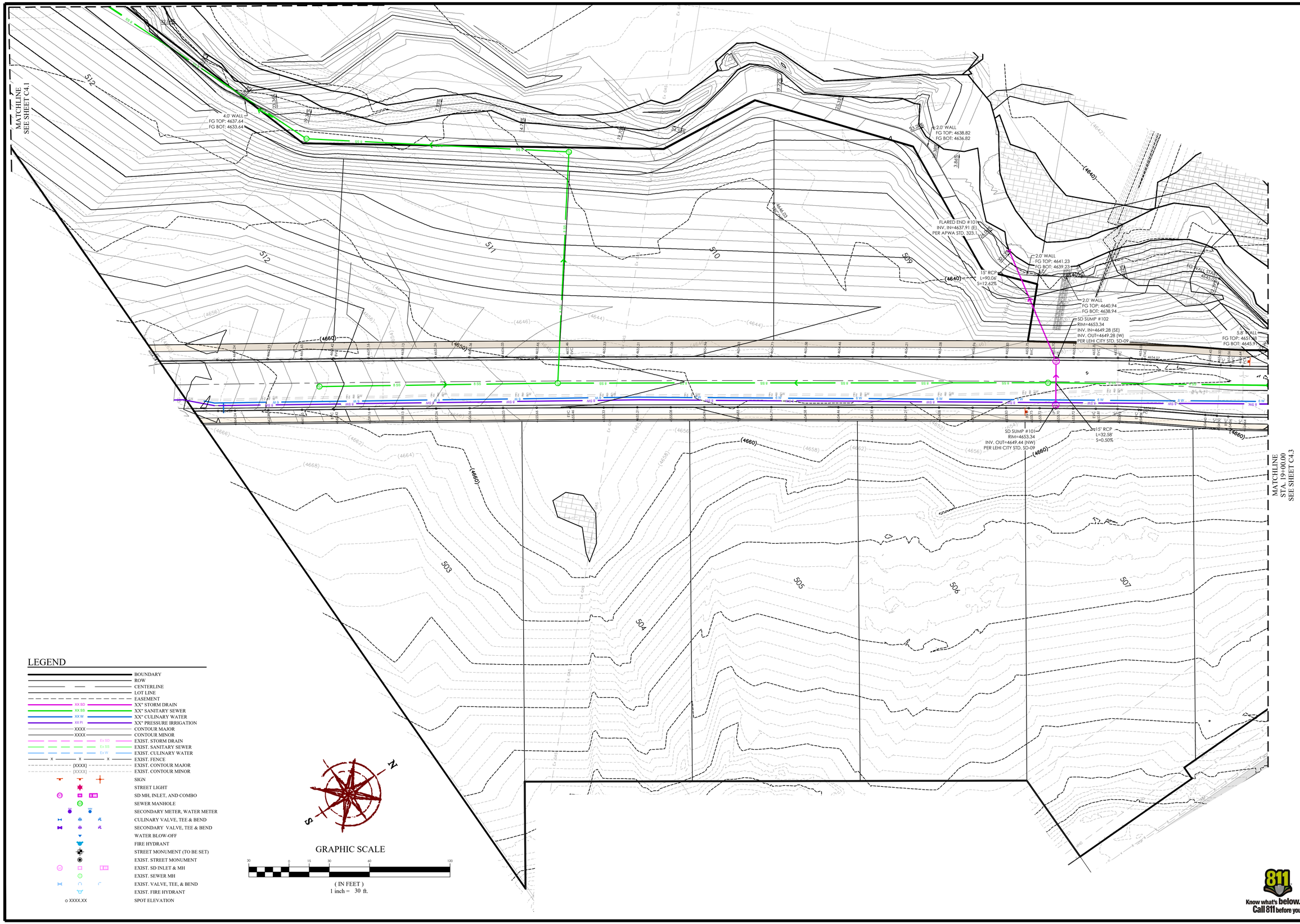
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

GRADING PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | ATW |
| Date: | 6/02/2026 | Job #: | 21-0574 |
| Sheet: | C4.1 | | |

Z:_2021\21-0574 Vivian Estates Phase 5\design\21-0574\dwg\sheets\PHASE 5B\C4.1 - Grading Plan.dwg




## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

Know what's below. Call 811 before you dig.

FOCUS®
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR REVIEW ONLY

# VIVIAN ESTATES PHASE 5B PRELIMINARY
## LEHI, UT
## GRADING & DRAINAGE PLAN

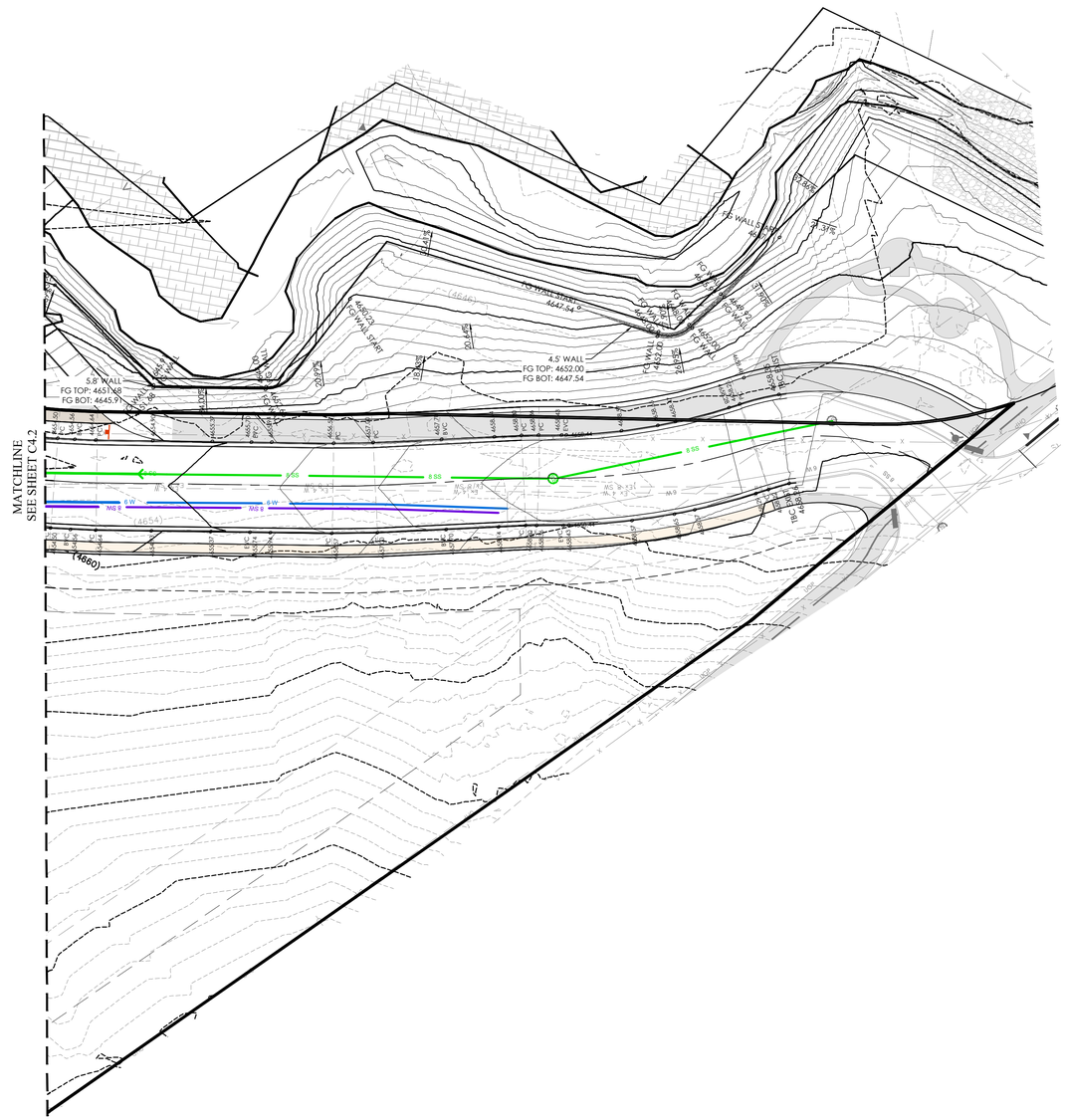
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

GRADING & DRAINAGE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | ATW |
| Date: | 6/02/2026 | Job #: | 21-0574 |
| Sheet: | C4.2 | | |

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574\dwg\sheet\PHASE 5B\C4.2 - Grading Plan.dwg




## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

Know what's below. Call 811 before you dig.

FOCUS®
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR REVIEW ONLY

# VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
GRADING PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

GRADING PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | ATW |
| Date: | 6/02/2026 | Job #: | 21-0574 |
| Sheet: | C4.3 | | |

Z:_2021\21-0574 Vivian Estates Phase 5\design\21-0574\dwg\sheet\PHASE 5B\C4.3 - Grading Plan.dwg

## LEGEND

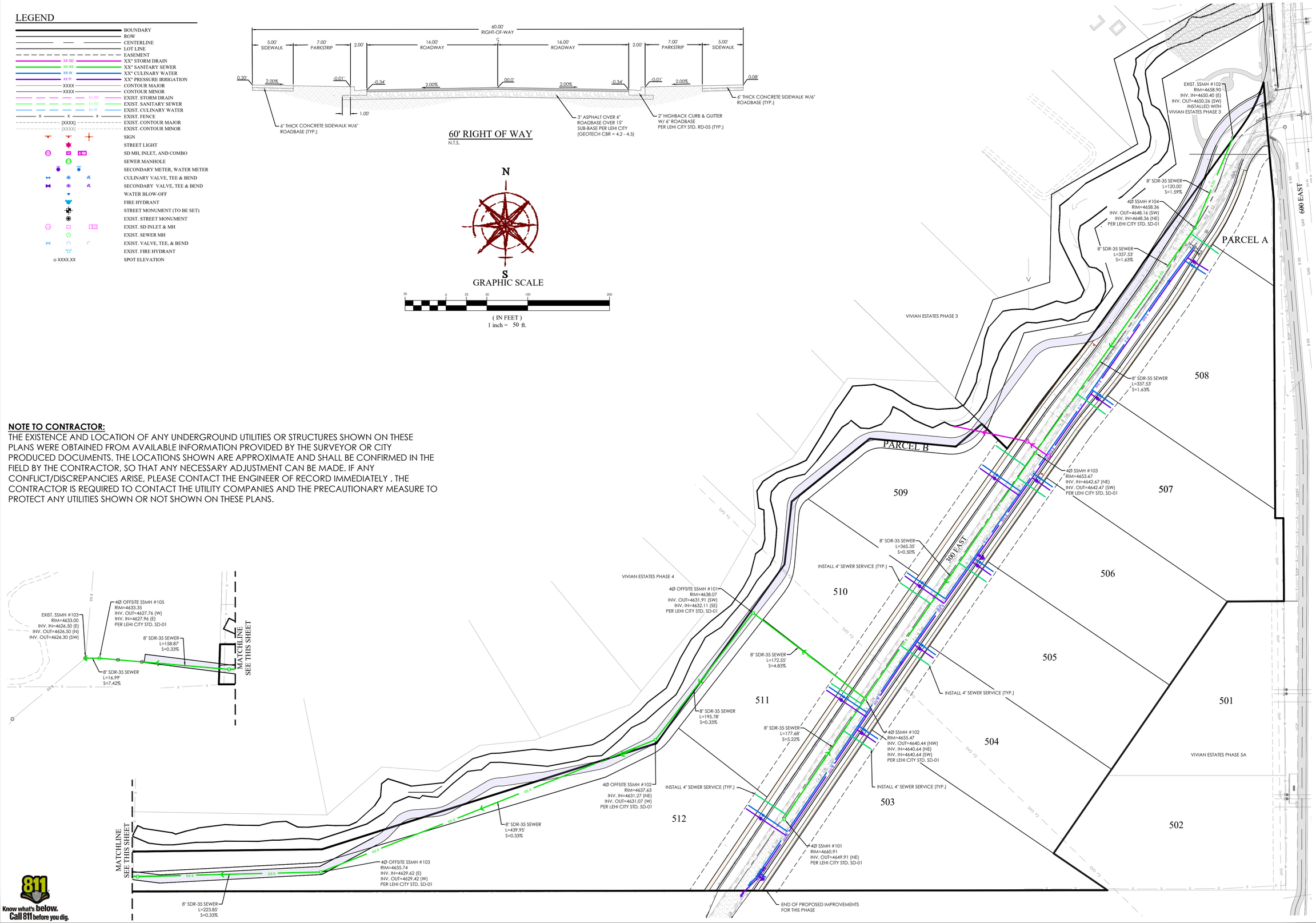
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- x — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION




60' RIGHT OF WAY
N.T.S.

N
S
GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

**NOTE TO CONTRACTOR:**
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY . THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.




Know what's below. Call 811 before you dig.

FOCUS© CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

FOR REVIEW ONLY

# VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
# SEWER PLAN

| REVISION BLOCK | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SEWER PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=50' | Drawn: | ATW |
| Date: | 6/02/2026 | Job #: | 21-0574 |
| Sheet: | C5 | | |

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574\dwg\sheets\PHASE 5B\C5 - Sewer Plan.dwg

## LEGEND

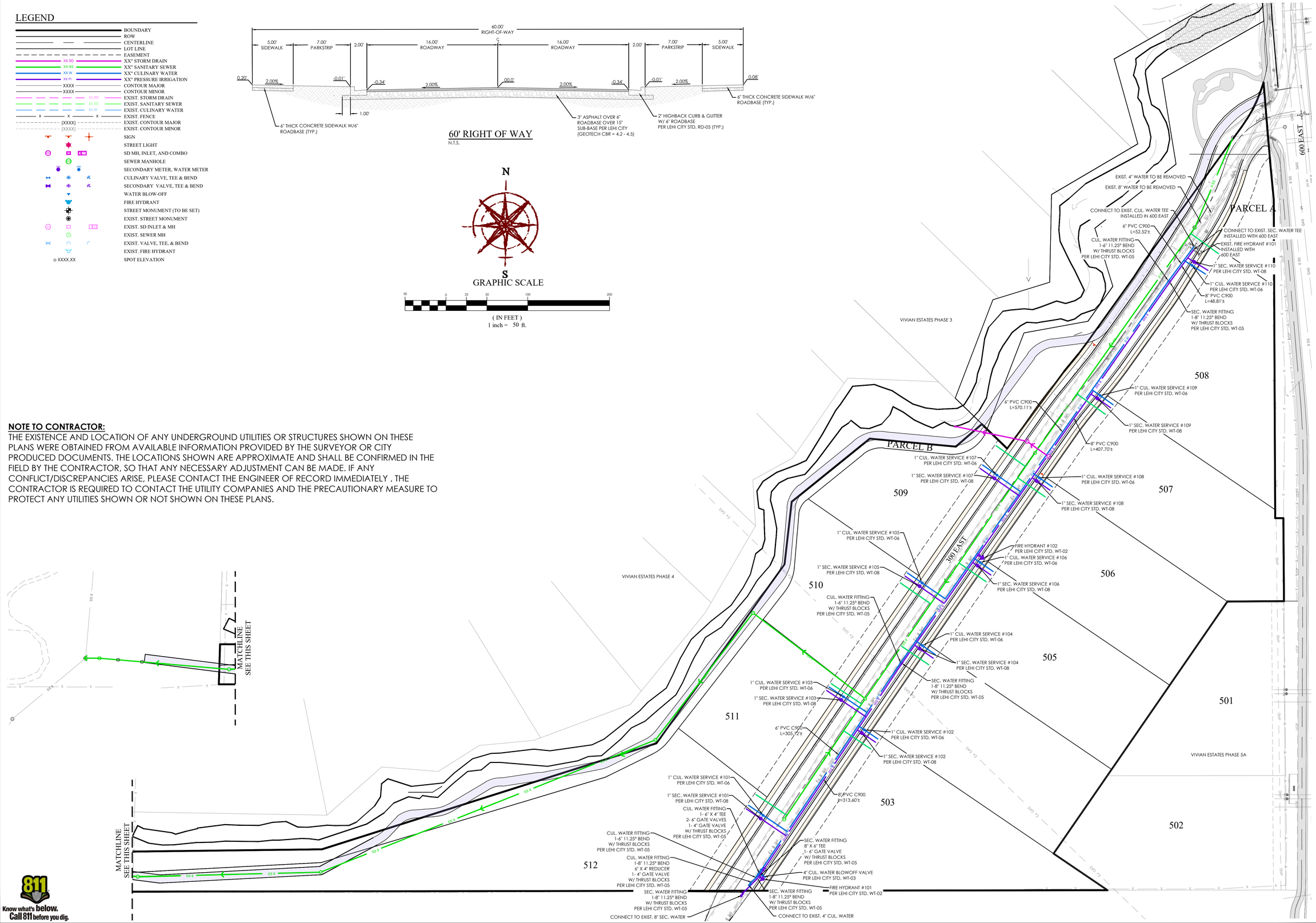
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- x — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION




60' RIGHT OF WAY
N.T.S.

N
S
GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

**NOTE TO CONTRACTOR:**
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY . THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.




Know what's below. Call 811 before you dig.

FOCUS© CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

FOR REVIEW ONLY

# VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
# WATER PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

WATER PLAN

| | |
|---|---|
| Scale: 1"=50' | Drawn: ATW |
| Date: 6/02/2026 | Job #: 21-0574 |
| Sheet: C6 | |

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574\dwg\sheets\PHASE 5B\C6 - Water Plan.dwg

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- x — x — x — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

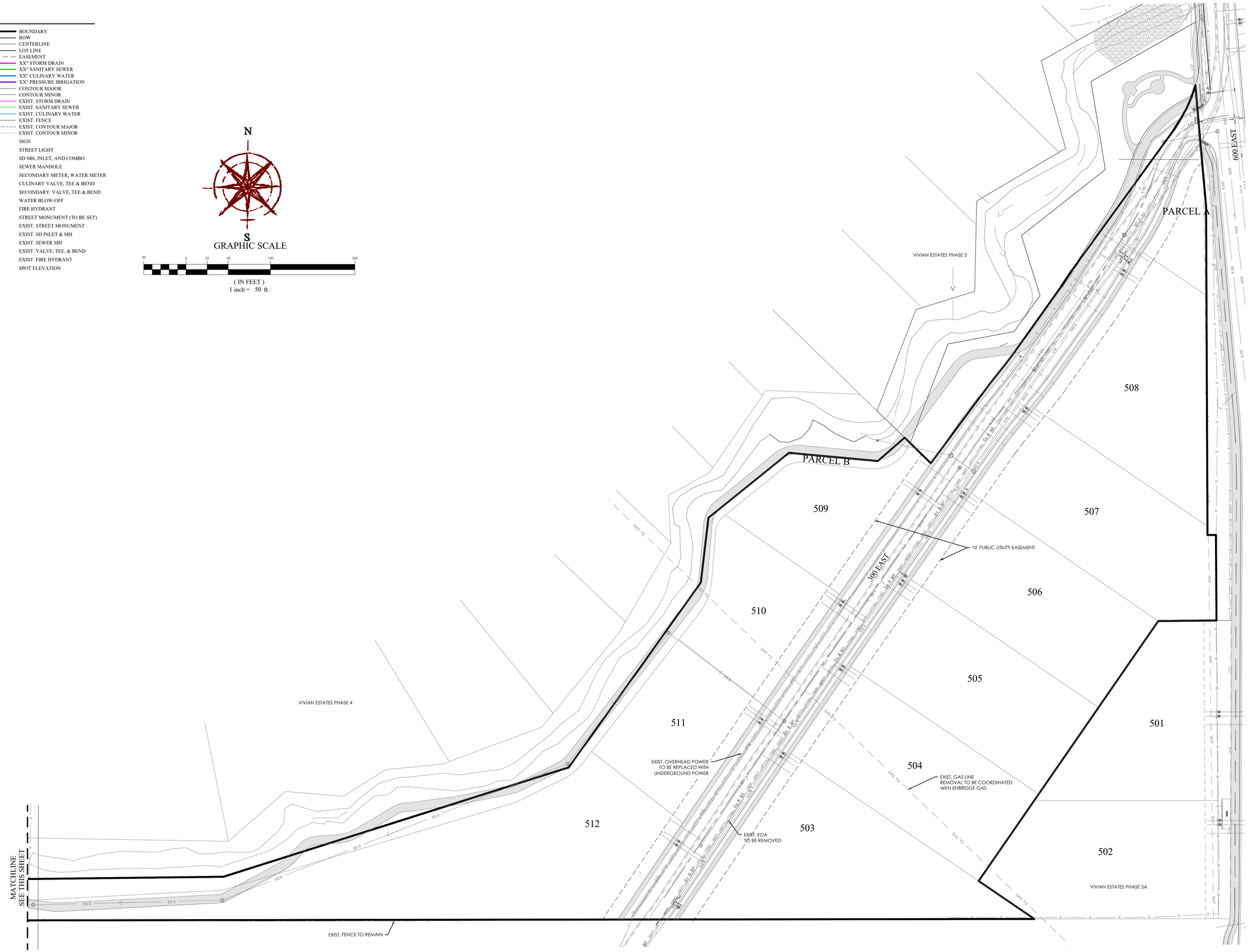
N

S

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.




Know what's below. Call 811 before you dig.

FOCUS© CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

FOR REVIEW ONLY

# VIVIAN ESTATES PHASE 5B PRELIMINARY
## LEHI, UT
## POWER PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

POWER PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=50' | Drawn: | ATW |
| Date: | 6/02/2026 | Job #: | 21-0574 |
| Sheet: | C7 | | |

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574.dwg\sheets\PHASE 5B\C7 - Power Plan.dwg

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- x — x — x — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N

S

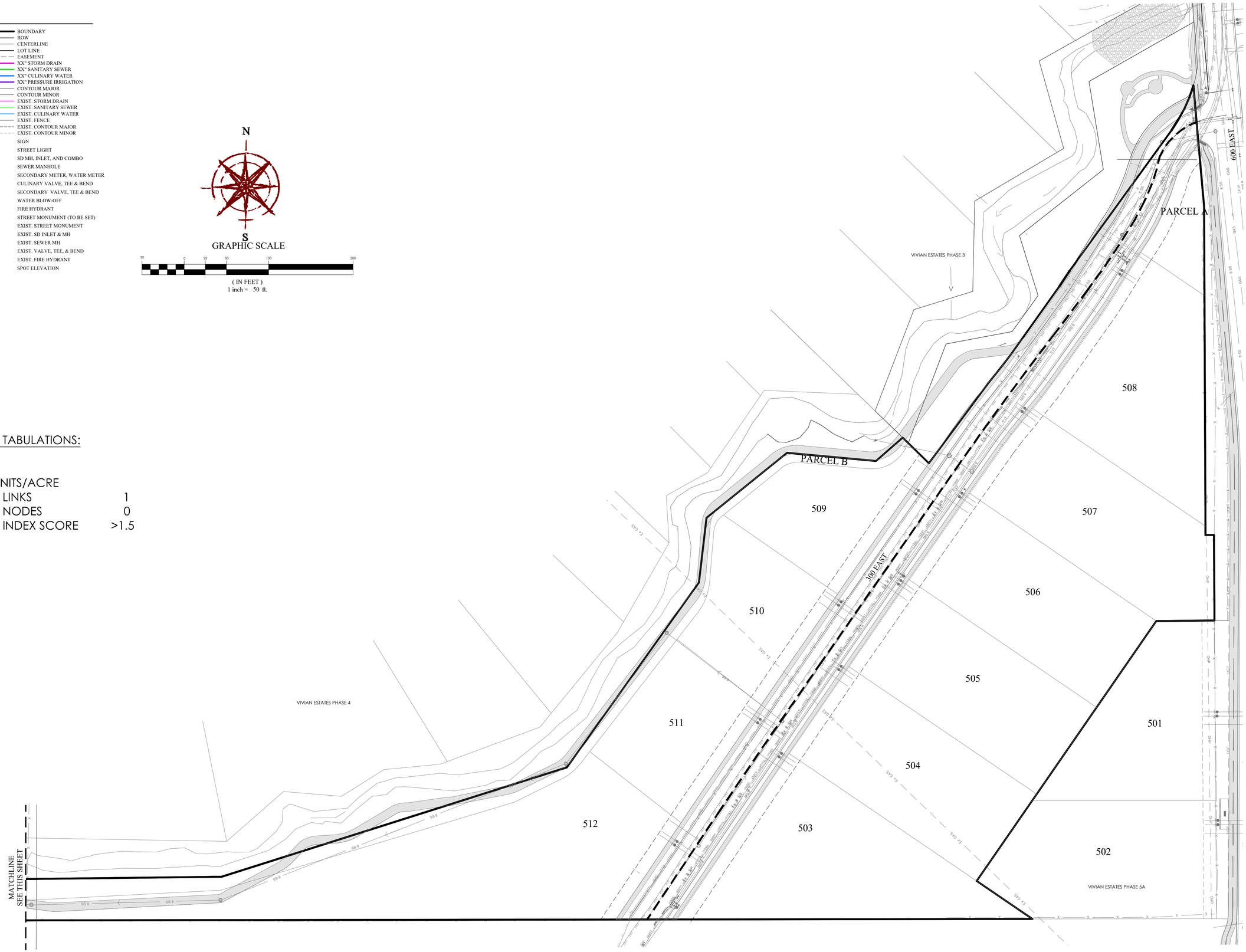
GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

## CONNECTIVITY TABULATIONS:

| | |
|---|---|
| ZONE: RA-1 | |
| DENSITY: 1.19 UNITS/ACRE | |
| CONNECTIVITY LINKS | 1 |
| CONNECTIVITY NODES | 0 |
| CONNECTIVITY INDEX SCORE | >1.5 |




Know what's below.
Call 811 before you dig.

FOCUS©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

FOR REVIEW ONLY

# VIVIAN ESTATES PHASE 5B PRELIMINARY
LEHI, UT
## CONNECTIVITY PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

CONNECTIVITY PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=50' | Drawn: | ATW |
| Date: | 6/02/2026 | Job #: | 21-0574 |
| Sheet: | C8 | | |

Z:_2021\21-0574 Vivian Estates Phase 5\design 21-0574\dwg\sheets\PHASE 5B\C8 - Connectivity Plan.dwg

## PLANT SCHEDULE

| | CODE | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| | AC | Abies concolor 'Candicans' | Candicans White Fir | 6` Ht. | 6 |
| | AP | Acer platanoides 'Crimson King' | Crimson King Norway Maple | 1.5" Cal. | 2 |
| | MS | Malus x 'Spring Snow' | Spring Snow Crabapple | 1.5" Cal. | 8 |
| | QS | Quercus macrocarpa | Bur Oak | 1.5" Cal. | 3 |
| | TG | Tilia cordata `Greenspire` | Greenspire Littleleaf Linden | 1.5" Cal. | 5 |
| **SHRUBS** | | | | | |
| | BDH | Buddleja davidii `Buzz Hot Raspberry` | Hot Raspberry Butterfly Bush | 5 gal. | 4 |
| | CCF | Caryopteris x clandonensis `First Choice` | First Choice Bluebeard | 2 gal. | 7 |
| | POL | Physocarpus opulifolius `Donna May` TM | Little Devil Ninebark | 5 gal. | 16 |
| | PMM | Pinus mugo `Mops` | Mugo Pine | 5 gal. | 2 |
| | RMF | Rosa x `Meipsidue` Fire Meidiland | Fire Red Meidiland Rose | 5 gal. | 4 |
| **ORNAMENTAL GRASSES** | | | | | |
| | CAK | Calamagrostis x acutiflora `Karl Foerster` | Karl Foerster Feather Reed Grass | 1 gal. | 10 |
| | HSS | Helictotrichon sempervirens `Sapphire` | Sapphire Blue Oat Grass | 1 gal. | 45 |
| **PERENNIALS** | | | | | |
| | HSO | Hemerocallis x `Stella de Oro` | Stella de Oro Daylily | 1 gal. | 9 |
| | NW | Nepeta x `Walker`s Low` | Walker`s Low Catmint | 1 gal. | 27 |

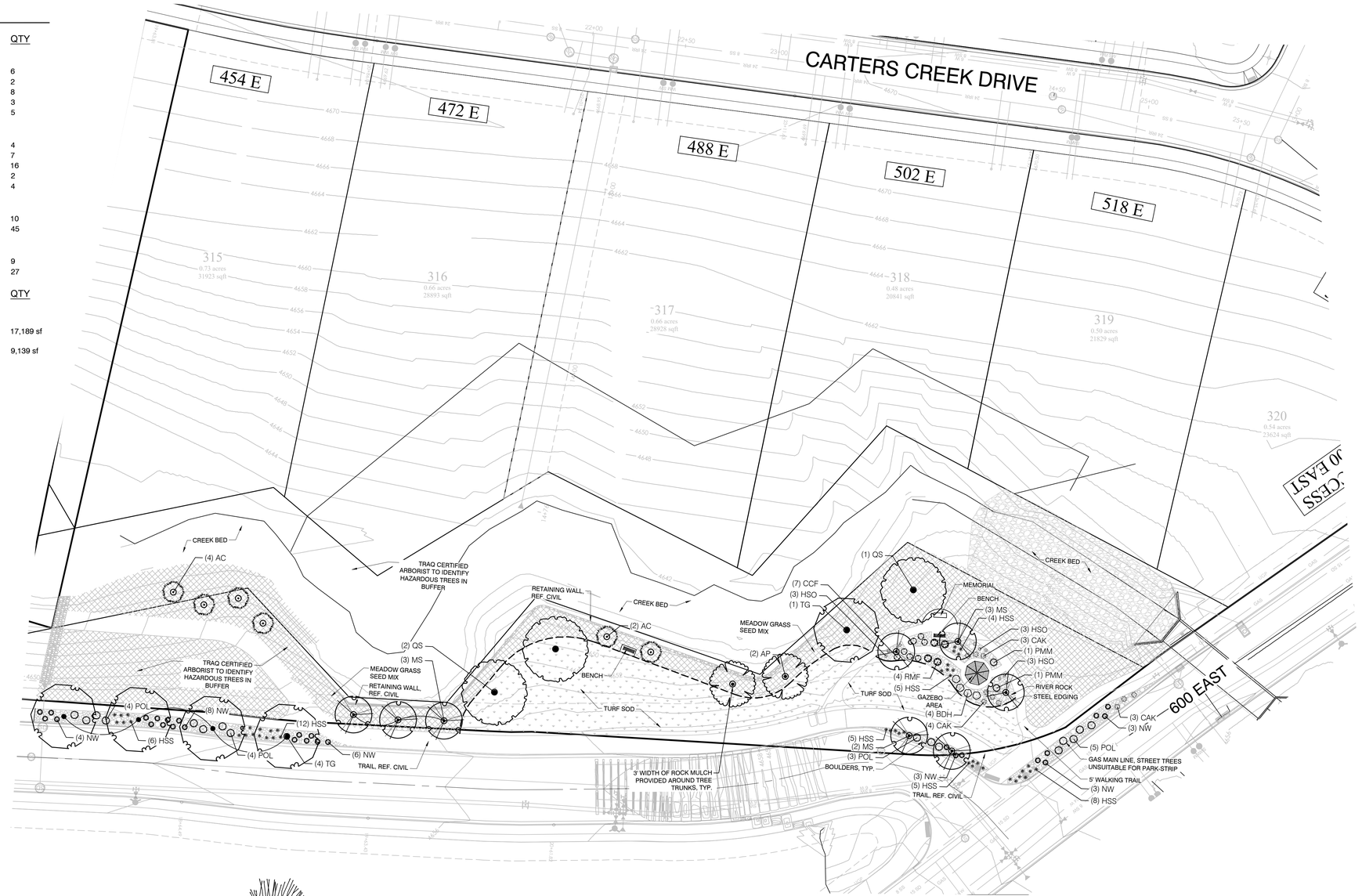
| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|---|
| **GROUND COVERS** | | | | | |
| | MG2 | MEADOW GRASS SEED MIX | | seed | 17,189 sf |
| | PP2 | Poa pratensis | Kentucky Bluegrass | sod | 9,139 sf |

## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION | QTY |
|---|---|---|---|
| | 1 | ROCK MULCH, TBD | 3,235 sf |

## LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. ROCK SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.
7. TREE AND PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY PARKS DEPARTMENT. PLANT MATERIAL AND TREES MUST BE APPROVED PRIOR TO INSTALLATION. TWO DAY NOTICE MUST BE PROVIDED FOR INSPECTIONS. FAILURE TO FOLLOW PROPER PROCEDURES CAN RESULT IN THE REPLACEMENT OF PLANT MATERIAL AND TREES AT CONTRACTOR'S EXPENSE.
8. A 3' RING OF WOOD MULCH TO BE PROVIDED AROUND THE PERIMETER OF TREE TRUNKS AT EACH TREE LOCATION.



GRAPHIC SCALE

30 0 15 30 60 120

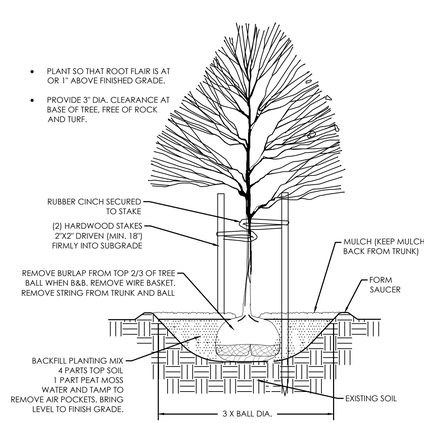
( IN FEET )
1 inch = 30 ft.

## MEADOW GRASS SEED MIX

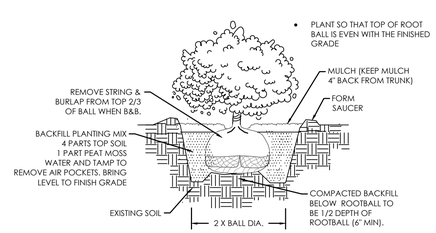
| NAME | SCIENTIFIC NAME |
|---|---|
| HARD FESCUE | FESTUCA BREVIPILA |
| CHEWING FESCUE | FESTUCA RUBRA COMMUTATA |
| RED FESCUE | FESTUCA RUBRA |
| | TOTAL |

APPLY 6 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED. APPLY SEED MIX AT A RATE OF 20 POUNDS PER ACRE. APPLY SEED MIX BY HYDRO-SEEDING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

MEADOW GRASS CARE:
MOW REGULARLY SO THAT NOT MORE THAN 1/3 OF THE LEAF IS REMOVED EACH TIME. MOST GRASSES, ESPECIALLY BLUEGRASS AND FESCUES SHOULD BE MOWED AT A HEIGHT OF 2.5 TO 3 INCHES TO PROVIDE FOR HEALTHY ROOT GROWTH AND TO HELP COMPETE WITH WEEDS. PROVIDE ADEQUATE WATER, BUT AVOID OVERWATERING. FERTILIZE 2 TO 3 TIMES PER YEAR, ONCE IN EARLY SPRING, ONCE IN LATE SPRING AND ONCE IN FALL. AERATE ONCE A YEAR, ESPECIALLY IN COMPACTED SOILS. DETHATCHING IS NOT NECESSARY.

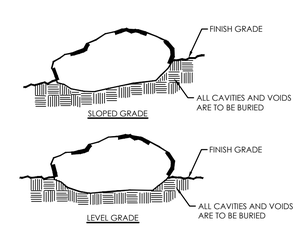



A TREE PLANTING & STAKING
NOT TO SCALE




B SHRUB PLANTING
NOT TO SCALE

BOULDER NOTES:
1. INSTALLER IS TO BE RESPONSIBLE TO PREVENT ANY SEVERE CHIPPING OR DAMAGE TO BOULDERS DURING THE PLACEMENT PROCESS.
2. BOULDERS ARE TO BE PLACED USING CABLES FROM A LOADER BOOM OR A BOULDER PLACEMENT BOOM.
3. BOULDER IS TO ULTIMATELY BE SET TO A MINIMUM OF 1/3 BURIED (SEE DETAIL).
4. ALL CAVITIES AND VOIDS NEAR THE BOTTOM OF THE BOULDER ARE TO BE SET BELOW FINISH GRADE.




NOTE: BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS

C BOULDER DETAIL
NOT TO SCALE

Know what's below. Call 811 before you dig.

FOCUS© CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

FOR REVIEW ONLY

# VIVIAN ESTATES MEMORIAL PARK
LEHI, UTAH
# LANDSCAPE PLAN

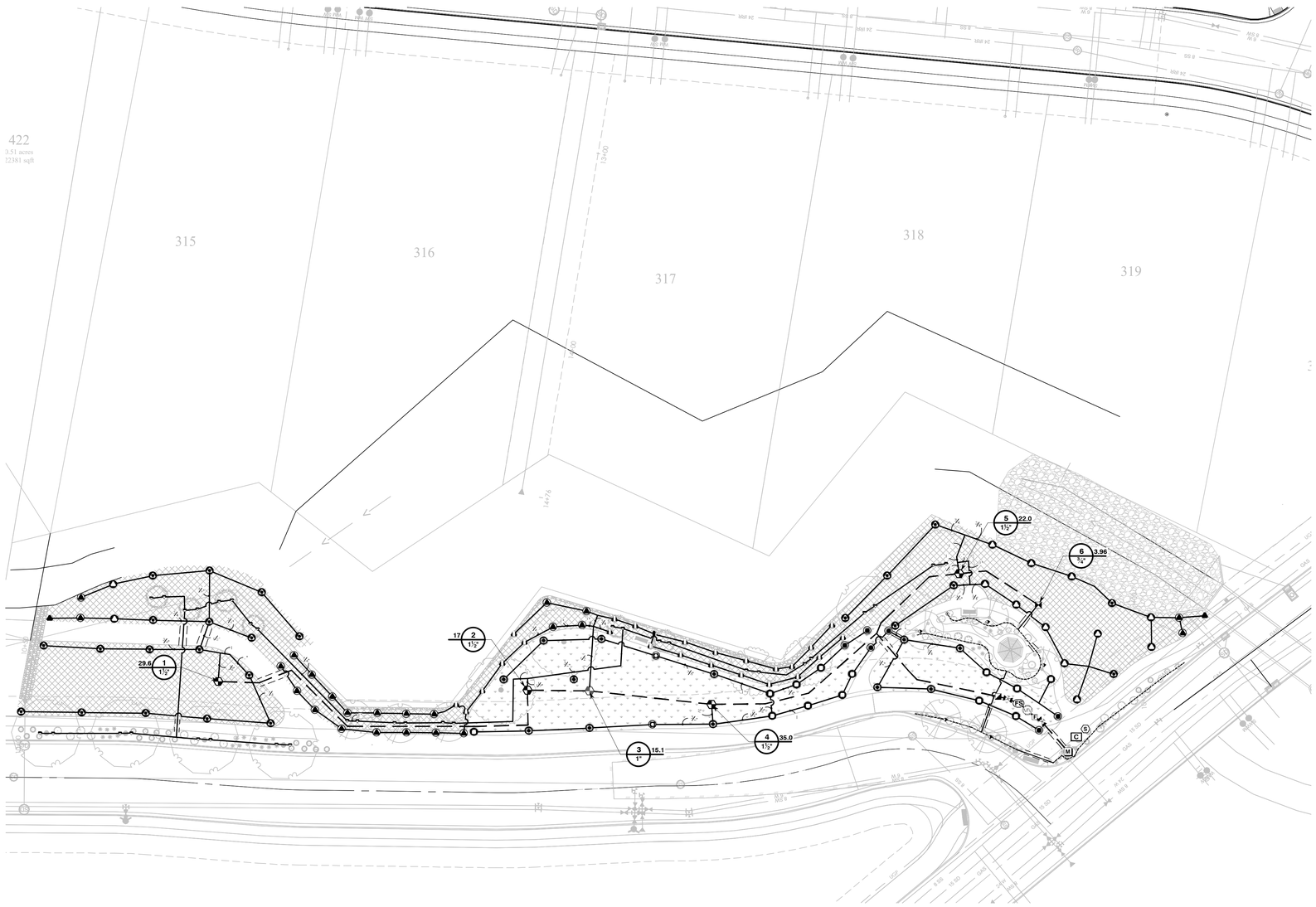
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

LANDSCAPE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | AH |
| Date: | 6/02/2026 | Job #: | 20-0567 |
| Sheet: | L1.0 | | |

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\L1.0 LANDSCAPE PLAN.dwg




| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| .000 | Hunter MP1000 PROS-06-PRS40-CV-F<br>Turf Rotator, 6' pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc. | 6 |
| 2000 | Hunter MP2000 PROS-06-PRS40-CV-F<br>Turf Rotator, 6' pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc. | 13 |
| 3000 | Hunter MP3000 PROS-06-PRS40-CV-F<br>Turf Rotator, 6' pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc. | 12 |
| 3500 | Hunter MP3500 PROS-06-PRS40-CV-F<br>Turf Rotator, 6' Pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LB=light brown adjustable arc, 90-210. | 2 |
| CORNER | Hunter MP Corner PROS-12-PRS40-CV-F<br>Shrub Rotator, 12" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body. | 2 |
| LST SST RST | Hunter MP Strip PROS-12-PRS40-CV-F<br>Shrub Rotator, 12" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip, on PRS40 body. | 25 |
| .000 | Hunter MP1000 PROS-12-PRS40-CV-F<br>Shrub Rotator, 12" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body. | 23 |
| 2000 | Hunter MP2000 PROS-12-PRS40-CV-F<br>Shrub Rotator, 12" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body. | 13 |
| 3000 | Hunter MP3000 PROS-12-PRS40-CV-F<br>Shrub Rotator, 12" pop-up with check valve, floguard, pressure regulated to 40 psi, MP rotary nozzle. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc on PRS40 body. | 24 |
| 25 50 10 20 | Hunter PROS-04-PCN<br>Flood Bubbler, 4in. pop-up. | 34 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Hunter ACZ-075-25 3/4"<br>Drip control kit featuring a 3/4in. PGV-ASV valve, with 3/4in. HY075 filter system, and 25psi pressure regulated. Flow range: 0.5 GPM to 15 GPM. With 150 mesh stainless steel screen. | 1 |
| 0.5 1.0 2.0 4.0 | Hunter MPE<br>6 ports in total but can be limited by plugging the unused ports. Blue color used for 0.5 GPH, black for 1 GPH, red for 7.6 LPH\|2 GPH and tan for 4 GPH. | 5 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Hunter ICV-G (ZONE VALVE) 1-1/2"<br>1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, with Filter Sentry | 4 |
| | Hunter ICV-G (ZONE VALVE) 1"<br>1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, with Filter Sentry | 1 |
| | Hunter HQ-44LRC-R 1"<br>Quick coupler valve, purple rubber locking cover for reclaimed water use, red brass and stainless steel, with 1" NPT inlet, 2-piece body. | 1 |
| | Stop & Waste Valve 2"<br>Mueller Mark II Onseal S&W Valve Model H-10288 | 2 |
| MV | Hunter ICV-G (MASTER VALVE) 1-1/2"<br>2" Plastic Electric Master Valve, Globe Configuration, with filter sentry | 1 |
| C | Hydro Point WTPRO3-C-18-SPT<br>WeatherTrak ET Pro03, 18 Station Controller, 14-gauge stainless steel, NEMA 3R rated slope, top-entry enclosure w/ key lock entry to upper and lower compartments. Strongbox meter enclosure stainless steel NEMA type 3R MPE-SERIES 0-100AMP service. | 1 |
| FS | Hunter HFS-200<br>Flow Sensor for use with ACC controller, 2in. Schedule 40 Sensor Body, 24 VAC, 2 amp. | 1 |
| F | Amiad 2-A-MSIG-Steel Screen 200mm<br>Amiad 2" Mini Sigma, Angled Self-Cleaning Filter w/300 Micron Screen. BSPT or NPT inlet-outlet. Stainless Steel Weavewire Screen Element. ADI-P Bluetooth Range Controller. Maximum working pressure 116psi. Filter to be installed in stainless steel strong box enclosure | 1 |
| M | Water Meter 2" | 1 |
| | Irrigation Lateral Line: PVC Schedule 40 | 233.1 lf |
| | Irrigation Lateral Line: PVC Schedule 40 3/4" | 2,395 lf |
| | Irrigation Lateral Line: PVC Schedule 40 1" | 299.1 lf |
| | Irrigation Lateral Line: PVC Schedule 40 1 1/2" | 126.4 lf |
| | Irrigation Lateral Line: PVC Schedule 40 2" | 11.9 lf |
| | Irrigation Mainline: PVC Schedule 40 | 585.8 lf |
| | Irrigation Mainline: PVC Schedule 40 1 1/2" | 9.3 lf |
| | Pipe Sleeve: PVC Class 200 SDR 21<br>Sleeve Shall Be Two Sizes Larger Than The Pipe Within | 95.9 lf |

Valve Callout

Valve Number

Valve Flow

Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

## IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. ALL IRRIGATION WIRE TO BE INSTALLED INSIDE CONDUIT.
5. INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
6. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
7. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
8. XBS TUBING SHALL BE INSTALLED UNDER ROCK MULCH.
9. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
10. DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH)XERI-BUG EMITTER, 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.
11. RAINBIRD MULTI-OUTLET XERI-BUG EMITTER XB-20-6 (12 GPH) SHALL BE USED ON TREES IN PLANTING BEDS WITH DIFFUSER BUG CAP AT ENDS OF TUBING. DISTRIBUTE EMITTERS AROUND ROOTBALL OF TREE.
12. IRRIGATION EQUIPMENT AND QUANTITIES TO BE VERIFIED BY CONTRACTOR. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES SHOWN ON PLANS.

N
S

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

Know what's below. Call 811 before you dig.

FOCUS©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR REVIEW ONLY

# VIVIAN ESTATES MEMORIAL PARK
LEHI, UTAH
## OVERALL IRRIGATION PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

OVERALL IRRIGATION PLAN

Scale: 1"=30'
Drawn: BW
Date: 6/02/2026
Job #: 20-0567
Sheet: L2.0

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\L2.0-L1.XX IRRIGATION PLAN.dwg

IRRIGATION SYSTEM GENERAL NOTES:

1. ALL IRRIGATION SYSTEM COMPONENTS SHALL BE COMMERCIAL GRADE, NAME BRAND PRODUCTS AS DEEMED ACCEPTABLE BY LEHI CITY PARKS DEPT. ALL PRODUCTS MUST BE APPROVED PRIOR TO DESIGN AND INSTALLATION. THIS IS REQUIRED FOR STANDARDIZATION AND INVENTORY CONTROL. PRODUCT GUIDE CAN BE FOUND AT: https://www.lehi-ut.gov/landscaping/
2. IRRIGATION SYSTEMS SHALL BE CONSTRUCTED TO THE SIZES, GRADES AND LOCATIONS STATED HEREIN. CONTRACTOR SHALL COORDINATE WITH PARKS DEPT. FOR ALL CONTROLLER AND FILTER DESIGN. LOCATIONS OF IRRIGATION HEADS SHALL BE SUBJECT TO PARKS DEPARTMENT APPROVAL.
3. THE CONSTRUCTION OF SPRINKLER SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLING & PRESSURE TESTING OF ALL PIPE AND EQUIPMENT IN ACCORDANCE WITH BEST INDUSTRY STANDARD PRACTICES. THE REMOVAL AND/OR RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION, BACKFILL AND ALL OTHER WORK SHALL BE IN ACCORDANCE WITH LEHI CITY STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL ADEQUATELY PROTECT THE WORK, ADJACENT PROPERTY AND THE PUBLIC–AND SHALL BE RESPONSIBLE FOR ANY DAMAGE, INJURY OR LOSS DUE TO NEGLECT.
5. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN SAFE PEDESTRIAN AND VEHICULAR WAYS AROUND ALL CONSTRUCTION AREAS. THIS MAY REQUIRE SIGNAGE, FENCING, BARRICADES OR OTHER APPROVED DEVICES AS REQUIRED BY THE PUBLIC WORKS OR PARKS DEPARTMENTS.
6. THE CONTRACTOR SHALL CONTACT PARKS DEPARTMENT FOR INSPECTION PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOT ALLOW ANY OF THE WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE PARKS DEPARTMENT. SHOULD ANY OF THE WORK BE ENCLOSED PRIOR TO PROPER APPROVAL, THE CONTRACTOR SHALL UNCOVER AND RESTORE THE WORK AT HIS/HER OWN EXPENSE. RESTORATION SHALL INCLUDE ALL REPAIRS WITH SAME MATERIALS AND WORKMANSHIP SO THAT ALL WORK APPEARS SAME AND UNIFORM.

IRRIGATION SYSTEM GENERAL NOTES:

1. ORDINANCES & REGULATIONS: ALL LOCAL, MUNICIPAL & STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE TO BE INCORPORATED INTO AND MADE A PART OF ALL PLANS AND SPECIFICATIONS. THE PROVISION OF SUCH SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT / ENGINEER AND CONTRACTORS. ANYTHING CONTAINED IN THESE SPECIFICATION SHALL NOT BE INSTALLED TO CONFLICT WITH ANY OF THE ORDINANCES AND REGULATIONS OF THE CITY OF LEHI. HOWEVER, THESE SPECIFICATIONS TAKE PRECEDENCE OVER THE REQUIREMENT OF SAID RULES AND REGULATIONS WHEN THEY DESCRIBE MATERIALS WORKMANSHIP OR CONSTRUCTION OF A HIGHER STANDARD, BETTER QUALITY OR LARGER SIZE.
2. BONDING AND INSPECTION: THE SPRINKLER SYSTEM INSTALL SHALL BE BONDED AS PART OF THE ENTIRE DEVELOPMENT OR PROJECT. BOND RELEASES SHALL BE HANDLED THROUGH THE LEHI CITY PROJECT MANAGER.
3. MATERIALS: WHENEVER ANY MATERIAL IS SPECIFIED BY NAME, MODEL OR PART NUMBER SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USE FOR THE PURPOSE OF FACILITATING A DESCRIPTION OF THE MATERIALS AND ESTABLISHING QUALITY. NO SUBSTITUTION WILL BE PERMITTED UNLESS APPROVED BY THE PARKS DEPARTMENT IN WRITING.

RECORD DRAWINGS:

1. THE DESIGNER WILL FURNISH THE PARKS DEPARTMENT WITH FOUR PRELIMINARY SETS OF PLANS FOR REVIEW, SHOWING ALL SPRINKLER WORK REQUIRED. AFTER INITIAL REVIEW BY THE CITY, THE DESIGNER SHALL MAKE ALL NOTED CORRECTIONS AS DISCUSSED WITH CITY STAFF. THE DESIGNER SHALL THEN SUBMIT FOUR FINAL SETS OF PLANS.
2. UPON COMPLETION OF INSTALLATION, THE CONTRACTOR / DEVELOPER SHALL SUBMIT TO THE PARKS DEPARTMENT ONE SET OF RED-LINED AS-BUILT PLANS, BOTH IN PAPER COPY AND ELECTRONIC PDF FORM. ALL MAJOR COMPONENTS OF IRRIGATION SYSTEM SHALL BE SHOWN AS INSTALLED, WITH DIMENSIONS OFF OF HARD FEATURES. THE PROJECT WILL NOT BE ACCEPTED, OVEN OCCUPANCY, OR RECEIVE RETENTION UNTIL AS-BUILTS ARE COMPLETE AND ACCEPTED BY THE PARKS DEPARTMENT.

## 01 IRRIGATION STANDARDS

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| |
|---|
| PARKS DEPARTMENT |
| 33040.0 IRRIGATION STANDARDS |
| SCALE : NO SCALE |
| DATE: 03/01/2020 |
| REVISION: |
| REVISION DATE: |

INSPECTIONS AND PROCEDURES:

1. THE IRRIGATION CONTRACTOR SHALL SET UP AN INSPECTION SCHEDULE WITH THE OAR. PRIOR TO EACH INSPECTION, THE CONTRACT SHALL GIVE NOTICE OF 24 HOURS / ONE BUSINESS DAY AS A REMINDER.
2. IN THE THE CONTRACTOR REQUESTS INSPECTION OF WORK AND SAID WORK IS SUBSTANTIALLY INCOMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RE-SCHEDULING OR RE-INSPECTION FEES.
3. UPON COMPLETION OF THE IRRIGATION SYSTEM AND PASSING OF ALL INSPECTIONS AND PRESSURE TESTING, THE DEVELOPER / GENERAL CONTRACTOR / LANDSCAPE CONTRACTOR SHALL REQUEST A FINAL INSPECTION, APPROVAL AND ACCEPTANCE.
4. FROM THE DATE THE PROJECT IS TERMED SUBSTANTIALLY COMPLETE AND SATISFACTORY BY THE OAR, THE CONTRACTOR SHALL MAINTAIN, REPAIR AND REPLACE THE IRRIGATION SYSTEM COMPONENTS FOR ONE FULL YEAR.
5. AT THE END OF THE ONE YEAR WARRANTY AND MAINTENANCE PERIOD, UPON SATISFACTORY INSPECTION, THE OAR WILL RELEASE THE CONTRACTOR FROM THIS BURDEN AND PAY ANY RETENTION STILL HELD
6. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE PARKS DEPARTMENT OR APPROPRIATE CITY ENTITY, AS SUBSTANTIATED WITH A BOND RELEASE FOR THE COMPLETION OF ALL ITEMS, THAT THE CITY HAS ASSUMED ALL MAINTENANCE AND ALL WORK HAS BEEN SATISFACTORY.

FLUSHING AND TESTING:

1. AFTER ALL NEW IRRIGATION PIPING AND SWING JOINTS ARE INSTALLED, BUT PRIOR TO INSTALLATION OF HEADS AND OR NOZZLES—REMOTE CONTROL VALVES ARE TO BE OPENED AND A FULL HEAD OF WATER FLUSHED THROUGH THE SYSTEM PRIOR TO HEADS AND NOZZLES BEING INSTALLED AND COMPLETED.
2. SPRINKLER MAIN LINE PIPING SHALL BE TESTED AT 100 PSI FOR A PERIOD OF NO LESS THAN 2 HOURS. PRESSURE SHALL BE REACHED BY CONNECTING MOTORIZED PUMP INTO SYSTEM. PRESSURE LOSS SHALL NOT EXCEED 2.5 PSI

IRRIGATION SYSTEM GENERAL NOTES:

1. ALL PLASTIC PIPE FITTINGS SHALL BE SUITABLE FOR EITHER SOLVENT WELD OR THREADED CONNECTION. FITTINGS SHALL BE FACTORY-ASSEMBLED OR APPROPRIATE ALTERNATE. MAIN LINE FITTINGS 1" THROUGH 2" SHALL BE S/80 PVC. MAIN LINE FITTINGS 2-1/2" AND LARGER SHALL BE LEEMCO DUCTILE IRON WITH JOINT RESTRANT.
2. ALL PVC SOLVENT WELD JOINTS SHALL BE PRIMED PRIOR TO GLUE APPLICATION. PRIMER SHALL BE IPS Weld-On P70, AND GLUE SHALL BE IPS Weld-On 711 NO EXCEPTIONS.

WIRING:

1. WIRING AND PULL BOXES SHALL FOLLOW NEC REQUIREMENTS
2. ALL WIRE RUNS SHALL BE CONTINUOUS (ALSO KNOWN AS 'HOME RUN'), UNLESS APPROVED BY OWNER IN WRITING.
3. ALL WIRING CONNECTIONS SHALL TAKE PLACE IN AN APPROPRIATE SIZED BOX
4. ALL WIRE CONNECTORS SHALL BE 3M DBR/Y-6 OR DBO/B-6, OR APPROVED EQUAL
5. ALL WIRING UNDER PAVING SHALL BE WITHIN GRAY S/40 PVC ELECTRICAL CONDUIT

POINT OF CONNECTION:

1. THE CONTRACTOR / DEVELOPER SHALL BE RESPONSIBLE FOR ANY FEES, PERMITS, ETC REQUIRED BY LEHI CITY.
2. THE CONTRACTOR / DEVELOPER SHALL BE RESPONSIBLE FOR TAP CONNECTION TO LEHI CITY CULINARY OR PRESSURIZED IRRIGATION WATER MAIN, INCLUDING ALL EQUIPMENT, LABOR, MATERIALS, ROAD CUT & REPAIRING, AND TRAFFIC CONTROL, TO PROVIDE IRRIGATION TO PROJECT

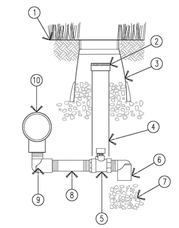
## 02 IRRIGATION STANDARDS

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| |
|---|
| PARKS DEPARTMENT |
| 33040.0 IRRIGATION STANDARDS |
| SCALE : NO SCALE |
| DATE: 03/01/2020 |
| REVISION: |
| REVISION DATE: |



1. FINISH GRADE
2. IRRICAP
3. CARSON BROOKS 10" ROUND BOX
4. 2" SCH 40 PIPE
5. 3/4" CURB STOP VALVE FORD B11-333M
6. MARLEY STREET ELL
7. 1 CU/FT 3/4" GRAVEL
8. 3/4" X 6" S/80 NIPPLE
9. 3/4" SCH 40 STREET ELL
10. MAIN LINE PIPE

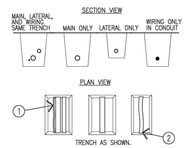
## F2 MANUAL DRAIN VALVE–SMALL

SCALE: NTS

SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| |
|---|
| PARKS DEPARTMENT |
| MANUAL DRAIN VALVE |
| SCALE : NO SCALE |
| DATE: 11/9/2016 |
| REVISION: |
| REVISION DATE: |




1. RUN WIRING BENEATH & BESIDE MAINLINE.
2. ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN

NOTES:

1. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE WITHIN.
2. PIPE & WIRE SHALL BE PLACED IN SEPARATE SLEEVES.
3. TRENCHES SHALL BE EXCAVATED 2" BELOW NORMAL TO ALLOW FOR PROPER BEDDING. SELECTED FILL SHALL BE USED IF SOIL CONDITIONS ARE ROCKY.
4. MAIN LINE SHALL HAVE 18–24" COVER, LATERAL LINE SHALL HAVE 8–12" MIN. COVER. 4" OF SCREENED FILL SHALL COVER THE PIPE. THE TOP 6" OF COVER SHALL CONTAIN NO ROCKS 1" OR LARGER. THE REMAINING BACKFILL SHALL CONTAIN NO ROCKS/AGGREGATES LARGER THAN 2".
5. TRENCH FILL SHALL BE THOROUGHLY COMPACTED & LEVELED WITH ADJACENT SOIL.
6. PLASTIC PIPE SHALL BE EXTRUDED FROM PVC 1120–1220 COMPOUND & LABELLED AS SUCH. ALL PVC PIPE SHALL BE SCH. 40. ALL MAINLINE FITTINGS SHALL BE SCH. 80.
7. ALL WIRING SHALL BE ENCLOSED IN CONDUIT: CONTROL WIRE, 2–WIRE, POWER WIRE.

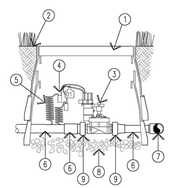
## E1 PIPE/WIRE IN TRENCH

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| |
|---|
| PARKS DEPARTMENT |
| PIPE/WIRE TRENCH |
| SCALE : NO SCALE |
| DATE: 11/9/2016 |
| REVISION: |
| REVISION DATE: |



1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. PAIGE WIRE CONNECTORS (2)
5. 14 AWG PE WIRE
6. SCH 40 PIPE & FITTINGS
7. SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. ACTION MANIFOLD FITTINGS (2 EACH) 18011–X, 18012–X

NOTES:

1. VALVES SHALL BE AS SPECIFIED ON DRAWINGS & APPROVED BY THE PARKS DEPARTMENT.
2. VALVES SHALL BE INSTALLED IN A 17 INCH X 11.75 INCH VALVE BOX (NOTE: THIS IS THE MINIMUM SIZE).
3. NO MORE THAN TWO VALVES PER BOX & VALVES MUST BE POSITIONED SUCH THAT THE TOPS OF THE VALVE CAN BE REMOVED WITHOUT REMOVING THE VALVE BOX.

## F7 REMOTE CONTROL VALVE

SCALE: NTS

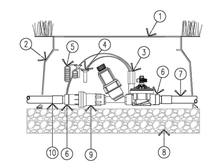
SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| |
|---|
| PARKS DEPARTMENT |
| REMOTE CONTROL VALVE |
| SCALE : NO SCALE |
| DATE: 11/9/2016 |
| REVISION: |
| REVISION DATE: |

NOTES:

1. ALL "DRIP" SPRINKLER SYSTEMS SHALL BE EQUIPPED WITH A LOW FLOW VALVE & PRESSURE REDUCING FILTER AS APPROVED BY THE LEHI CITY PARKS DEPARTMENT.



1. JUMBO VALVE BOX
2. WRAP BOX IN DEWITT PRO 5, W/4 BRICKS UNDERNEATH
3. DRIP ZONE KIT MODEL PER PLAN TIP FILTER 45 DEGREES
4. PAIGE WIRE CONNECTORS (2) 14 AWG PE WIRE. PLACED INSIDE OF MIN 1-1/2" CONDUIT, 4" ABOVE BOX FLOOR
5. ACTION MANIFOLD FITTINGS
6. MAIN LINE PIPE, SCH 80 FITTINGS
7. 3/4" MINUS WASHED GRAVEL
8. REGULATOR: 25 or 40 PSI
9. LATERAL LINE PIPE, SCH 40 FITTINGS

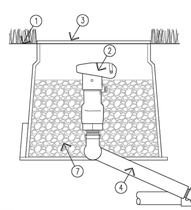
## F8 DRIP CONTROL ZONE

SCALE: NTS

SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| |
|---|
| PARKS DEPARTMENT |
| DRIP CONTROL ZONE |
| SCALE : NO SCALE |
| DATE: 11/9/2016 |
| REVISION: |
| REVISION DATE: |



1. FINISH GRADE
2. QUICK COUPLER VALVE
3. 10" ROUND VALVE BOX
4. FACTORY MFG SWING JOINT
5. MAIN LINE TEE OR ELL
6. MAIN LINE PIPE
7. 3/4" MINUS GRAVEL

NOTES:

1. A QUICK COUPLING VALVE SHALL BE INSTALLED ON ALL MAIN LINES IMMEDIATELY AFTER THE BACKFLOW PREVENTION DEVICE. IN ADDITION, A QUICK COUPLING VALVE SHALL BE INSTALLED AT VALVE BOX CLUSTERS PER PLANS (SEE VALVE MANIFOLD DETAILS). ALL QUICK COUPLER VALVES SHALL BE INSTALLED IN A 10 INCH ROUND VALVE BOX.
2. ALL QUICK COUPLING VALVE KEYS SHALL HAVE A HOSE SWIVEL ATTACHED TO THE KEY. ONE KEY TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT AT COMPLETION OF THE PROJECT.

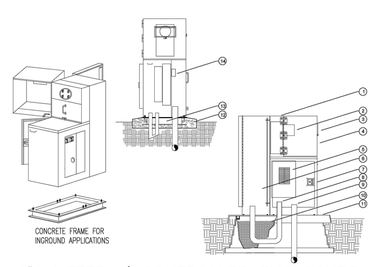
## F6 QUICK COUPLER VALVE

SCALE: NTS

SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| |
|---|
| PARKS DEPARTMENT |
| QUICK COUPLER |
| SCALE : NO SCALE |
| DATE: 11/9/2016 |
| REVISION: |
| REVISION DATE: |




1. STRONGBOX METER ENCLOSURE STAINLESS STEEL NEMA TYPE 3R MPE-SERIES 0-100AMP SERVICE.
2. COMMERCIAL METER SOCKET 100A OR 200A WITH TEST BLOCKS.
3. SERVICE METER VIEWING WINDOW.
4. SIDE HINGED REMOVABLE FRONT LID.
5. LOAD CENTER WITH MAIN BREAKER.
6. STRONG BOX CONTROL ENCLOSURE FULL LENGTH FRONT DOOR, PADLOCKABLE, PART# SB-1835SS. 18" X 50" X 12"
7. LOAD CENTER COMPARTMENT, GASKETED DOOR T-HANDLE PADLOCKABLE.
8. LOAD CONDUIT FROM LOAD CENTER SECTION INTO CUSTOMER ENCLOSURE. MINIMUM 2" AS PER POWER COMPANY.
9. SERVICE LINE CONDUIT, 3" FROM UTILITY TRANSFORMER. WIRE SIZE PER NEC STANDARDS FOR AMP LOAD.
10. PEA GRAVEL 3/4 FULL INSIDE QUICKPAD BASE.
11. QUICKPAD MOUNTING PAD, PART #QP-MPE.
12. POURED CONCRETE BASE, 6" MIN THICKNESS. EXTEND BASE 12" WIDER THAN OUTSIDE DIMENSION OF ENCLOSURE ON ALL SIDES.
13. STAINLESS STEEL ANCHOR BASE INSTALLED DURING CONCRETE POUR.
14. UTILITY LANDING LUG COMPARTMENT.

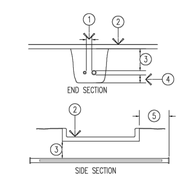
## X METER / CONTROLLER ENCLOSURE

SCALE: NTS

SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| |
|---|
| PARKS DEPARTMENT |
| 33040.0 METER ENCLOSURE |
| SCALE : NO SCALE |
| DATE: 04/04/2016 |
| REVISION: |
| REVISION DATE: |




1. 4" MINIMUM CLEARANCE
2. FINISH GRADE
3. 18" MINIMUM, 24" MAXIMUM PIPE COVER
4. 2" MINIMUM, PIPE BEDDING
5. 6" MINIMUM, 18" MAXIMUM

NOTES:

1. SLEEVES TO BE 2X PIPE SIZE WITHIN. JOINTS TO BE WATERTIGHT. MECHANICALLY TAMP TO 95% PROCTOR.
2. ALL PIPE SLEEVING SHALL BE SCH. 40 PVC. PIPING UNDER ROAD TO THE WATER METER BOX MUST BE POLYETHYLENE.
3. CUTTING/BREAKING EXISTING CONCRETE IS NOT PERMITTED UNLESS NO OTHER ALTERNATIVE IS POSSIBLE. PIPING UNDER PAVING SHALL BE INSTALLED BY JACKING, BORING, OR HYDRAULIC DRIVING.
4. DESIGNER/CONTRACTOR SHALL MINIMIZE THE AMOUNT OF SLEEVING REQUIRED UNDER PAVING.
5. ALL WIRE SLEEVING SHALL BE GRAY S/40 ELECTRICAL CONDUIT. NO EXCEPTIONS.

## E2 SLEEVING

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| |
|---|
| PARKS DEPARTMENT |
| SLEEVING |
| SCALE : NO SCALE |
| DATE: 11/9/2016 |
| REVISION: |
| REVISION DATE: |

Know what's below. Call 811 before you dig.

FOCUS©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR REVIEW ONLY

# VIVIAN ESTATES MEMORIAL PARK
LEHI, UTAH
IRRIGATION DETAILS

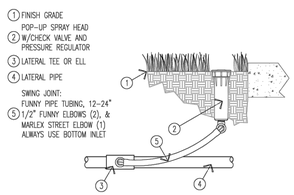
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

IRRIGATION DETAILS

| | |
|---|---|
| Scale: | Drawn: |
| Date: 6/02/2026 | Job #: 20-0567 |
| Sheet: L2.1 | |

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\L2.0-L1.XX IRRIGATION PLAN.dwg



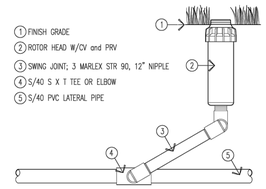

## H1 SPRAY HEAD W/FIXED OR ROTARY NOZZLE

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| | |
|---|---|
| PARKS DEPARTMENT | |
| 328432.0 SPRAY HEAD | |
| SCALE: NONE | |
| DATE: 05/01/2020 | |
| REVISION: | |
| REVISION DATE: | |



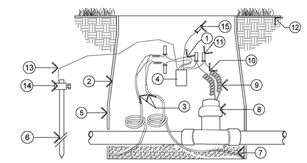

## H2 POP UP ROTOR HEAD

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| | |
|---|---|
| PARKS DEPARTMENT | |
| 328435.0 ROTOR HEAD | |
| SCALE: | |
| DATE: 05/01/2020 | |
| REVISION: | |
| REVISION DATE: | |



1 BLUE WIRES TO 2-WIRE COMMUNICATION PATH
2 VALVE BOX
3 2-WIRE PATH *ALL WIRE IN CONDUIT*
4 WT2W-FD (FLOW DECODER)
5 EXTENSION (LENGTH AS REQUIRED)
6 5/8" DIA. X 8' COPPER GROUND ROD DRIVEN INTO GROUND WITH TOP OF ROD A MIN OF 6" BELOW GRADE. 5Ω OR LESS.
7 BARREL
8 FLOW SENSOR
9 EXPANSION COILS
10 RED AND BLACK WIRES TO FLOW SENSOR
11 3M DBR/Y-6 SPLICE
12 FINISH GRADE
13 GREEN/ YELLOW STRIPED WIRES TO GROUNDING ROD
14 CAD WELD CONNECTION
15 SINGLE GREEN WIRE-OPTIONAL LED POWER- CAP WHEN NOT IN USE

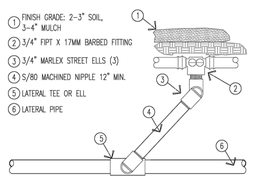
## B4 2-WIRE FLOW DECODER WIRING

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| | |
|---|---|
| PARKS DEPARTMENT | |
| 328608.2 2-WIRE FLOW DECODER | |
| SCALE: NONE | |
| DATE: 05/01/2020 | |
| REVISION: | |
| REVISION DATE: | |



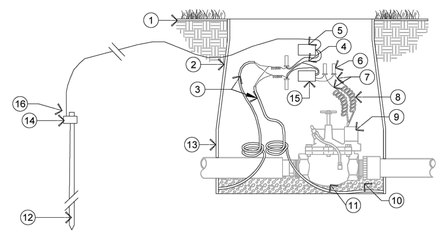

## I2 DRIP PVC TO POLY TRANSITION

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| | |
|---|---|
| PARKS DEPARTMENT | |
| 328462.0 PVC-POLY CONNECTION | |
| SCALE: NONE | |
| DATE: 05/01/2020 | |
| REVISION: | |
| REVISION DATE: | |



1 FINISH GRADE
2 VALVE BOX
3 2-WIRE COMMUNICATION PATH *IN CONDUIT*
4 WIRES TO 2-WIRE COMMUNICATION PATH
5 WT2W-H2O-SA SURGE ARRESTOR
6 3M DBR/Y-6 SPLICE
7 WIRES TO SOLENOID
8 EXPANSION COILS
9 SOLENOID
10 GRAVEL
11 ELECTRIC VALVE (SEE OTHER DETAIL)
12 5/8" DIA. X 8' COPPER CLAD GROUND ROD DRIVEN INTO GROUND WITH TOP OF ROD A MIN. OF 6" BELOW GRADE. 1Ω OHMS OR LESS. LOCATE PER WEATHERTRAK REQ'S.
13 EXTENSION (LENGTH AS REQUIRED)
14 CAD WELD CONNECTION
15 TWO WIRE DECODER PER SPECIFICATION
16 GROUND WIRE OF WT2W-H2O-SA CONNECTED TO GROUND ROD.

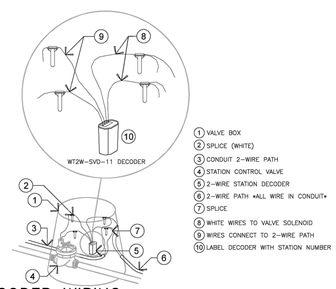
## B1 2-WIRE DECODER, SURGE PROTECTOR, GROUNDING

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| | |
|---|---|
| PARKS DEPARTMENT | |
| 328608.0 DECODER-SURGE-GROUND | |
| SCALE: NO SCALE | |
| DATE: 05/01/2020 | |
| REVISION: | |
| REVISION DATE: | |




1 VALVE BOX
2 SPLICE (WHITE)
3 CONDUIT 2-WIRE PATH
4 STATION CONTROL VALVE
5 2-WIRE STATION DECODER
6 2-WIRE PATH *ALL WIRE IN CONDUIT*
7 SPLICE
8 WHITE WIRES TO VALVE SOLENOID
9 WIRES CONNECT TO 2-WIRE PATH
10 LABEL DECODER WITH STATION NUMBER

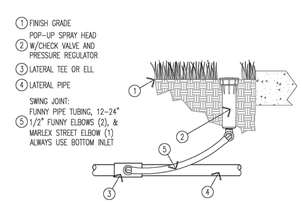
## B3 2-WIRE DECODER WIRING

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| | |
|---|---|
| PARKS DEPARTMENT | |
| 328608.2 2-WIRE DECODER WIRING | |
| SCALE: NONE | |
| DATE: 05/01/2020 | |
| REVISION: | |
| REVISION DATE: | |



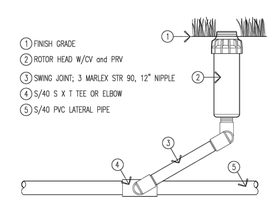

## H1 SPRAY HEAD W/FIXED OR ROTARY NOZZLE

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| | |
|---|---|
| PARKS DEPARTMENT | |
| 328435.0 SPRAY HEAD | |
| SCALE : NONE | |
| DATE: 05/01/2020 | |
| REVISION: | |
| REVISION DATE: | |




## H2 POP UP ROTOR HEAD

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| | |
|---|---|
| PARKS DEPARTMENT | |
| 328435.0 ROTOR HEAD | |
| SCALE: | |
| DATE: 05/01/2020 | |
| REVISION: | |
| REVISION DATE: | |

Know what's below. Call 811 before you dig.

FOCUS®
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR REVIEW ONLY

# VIVIAN ESTATES MEMORIAL PARK
LEHI, UTAH
IRRIGATION DETAILS

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

IRRIGATION DETAILS

| | |
|---|---|
| Scale: | Drawn: |
| Date: 6/02/2026 | Job #: 20-0567 |
| Sheet: L2.2 | |

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\Dwg\Sheets\L2.0-L1.XX IRRIGATION PLAN.dwg

**Agenda Item No: 3.5**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

**Subject:**
Public hearing and consideration of Kevin and Sarah Gordon's request for approval of the Lehi Childcare Facility Site Plan located at 808 North 2300 W and requesting exceptions for buffering standards and building footprint size.

**Summary:**

**Attachments:**

Childcare 1.pdf

Childcare 2.pdf

# LEHI CHILDCARE FACILIITY
# SITE PLAN WITH EXCEPTIONS
## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Kevin & Sarah Gordon | | |
| **Meeting Date** | July 9, 2026 | | |
| **Requested Action/Purpose** | Approval of a proposed site plan | | |
| **Decision Type** | Administrative | | |
| **Location** | Approximately 860 N 2300 W | | |
| **Project Area** | Approximately one acre | | |
| **Existing Zoning** | NC | | |
| **General Plan Land Use Designation** | NC | | |
| **Existing Land Use** | Undeveloped | | |
| **Adjacent Zoning and Land Use** | *North* | R-1-22 | Grange Acres |
| | *South* | R-1-22 | Cloverleaf Fields |
| | *East* | A-1 | Ascent Academy School |
| | *West* | A-1 | 2300 W |
| **Date of DRC Review** | June 24, 2026 | | |
| **Assigned Planner** | Jacob Curtis | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 11.260. Site Plan Approval Process.**
Permitted Uses.

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

**Section 12.080. Project Buffering and Screening Requirements.**

Required Screening for Nonresidential Districts adjacent to Agriculture and Residential Areas.

When a nonresidential zoning district or use sides or backs upon an agriculture or residential zoning district or an existing residential use, landscaped buffer areas and screening requirements shall be as follows:

1. A screening treatment of not less than eight feet in height shall be required on the property line separating these zoning districts or uses. When a screening treatment is required it shall be the responsibility of the nonresidential use to provide the required screening treatment. Where there is a difference in the grade of the properties on either side of the required fence, the height of the fence shall be measured from the property with the highest grade or in such a way that provides the greatest possible visual screening for the Agriculture or Residential Zoning District (see Figure 6). The eight foot height requirement can also be met with a 6 foot fence on top of a two foot stem wall.

2. The height of the screening treatment shall be reduced in clear view areas or where they may impact sight visibility with a driveway as specified in Section 12.070

3. A landscaped buffer with a minimum width of 12 feet for all one-story buildings with a building height of 20 feet or less shall be provided. All buildings over 20 feet in height shall provide an additional one foot of buffer width to the minimum 12 feet for every one foot of additional building height. The additional buffer area for buildings over 20 feet in height may contain parking areas and drive isles as long as the minimum 12-foot landscaped buffer is maintained along the property line and the amount of hard surface is not more than 50% of the total required buffer area. The landscape buffer shall be designed and installed in a manner that is attractive and easily maintained. The buffer shall be planted with shrubs, trees, and sod, for the purpose of buffering, screening, and improving the visual quality of the site. At least 25% of the landscaping shall be evergreen. Deciduous trees shall have a minimum caliper of two inch and evergreen trees shall have a minimum height of six feet. Shrubs shall be a minimum five-gallon size.

4. The landscaped buffer requirements may be modified as deemed appropriate by the Planning Commission if the following conditions apply: (a) the adjacent property owner consents in writing to the modification; and (b) the adjoining property is identified on the General Plan Land Use Map as a nonresidential land use designation.

## PROPERTY HISTORY

**December 11, 1978** – This property was annexed into the City with the Lehi Meadows Addition.

**April 21, 2022** - a general plan amendment was approved changing the General Plan designation to Neighborhood Commercial (NC) with intentions of building a childcare center based on a concept layout. Additionally, a Development Agreement was approved that limited the only allowed commercial use on the property to be a child daycare.

**March 26, 2024** - a zone change was approved for this property was approved to Neighborhood Commercial.

**December 12, 2024**- the Gordon Flag Lot Conditional Use was approved by the Planning Commission.

## REPORT ANALYSIS

The applicant requests approval of the Lehi Childcare Facility site plan with two exceptions to the Development Code requirements. The future childcare facility would be located at approximately 860 N 2300 W and is the only permitted use per the 2022 Gordon Development Agreement. This report will discuss the two requested exceptions.

The first exception requested is to increase the size of the building footprint beyond the 5,000 square foot allowance in the Neighborhood Commercial zone. The building footprint is proposed to be 10,500 square feet. The original concept plan that was reviewed with the General Plan amendment in 2022 called for a building that was approximately 8,000 square feet. As noted in the Code, the Planning Commission does have the ability to approve larger buildings if they make the determination that the building meets the intent of the Neighborhood Commercial zone.

The second exception requested relates to the landscape buffering requirements due to this being a nonresidential use adjacent to residential uses/zoning. The applicant is requesting a waiver on the landscape buffering requirements on the north and east property lines of the childcare property. They can request this waiver because they are the owners of the adjacent flag stem/flag lot property and because that flag lot area is shown as nonresidential on the General Plan. The buffer may be waived or modified as deemed appropriate by the Planning Commission.

The Reviewing Departments (DRC) had 11 redline comments on the project, including the following:

1. Show emergency turnaround on the plat.
2. Specify the material that will be used for the turnaround.
3. Show parkstrip landscaping
4. Add plant material to achieve 50% plant coverage at maturity (typical).
5. A landscaped buffer with a minimum width of 12 feet for all one-story buildings with a building height of 20 feet or less shall be provided. All buildings over 20 feet in height shall provide an additional one foot of buffer width to

the minimum 12 feet for every one foot of additional building height. At least 25% of the landscaping shall be evergreen. Deciduous trees shall have a minimum caliper of two inch and evergreen trees shall have a minimum height of six feet. Shrubs shall be a minimum five-gallon size.

6. Show parking lot landscaping.

Please include the DRC comments in the motion.

## SCOPE OF APPROVAL

Site Plans are administrative items that must be approved if they meet the Development Code requirements. This site plan requests exceptions. The Planning Commission should determine if the intent of the Code is met and these exceptions should be granted. This is not a public hearing item.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience.
2. The proposed use will/will not be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
3. That the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area.
4. Additional findings based upon information presented during the public meeting.

**Lehi Childcare Facility Site Plan**
**DRC Redline Comments**

*Kevin & Sarah Gordon- request review of the Lehi Childcare Facility Site Plan located at 808 North 2300 West.*

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: 06/16/26
Time Start: 1:46 pm
Time End:

**DRC REDLINE COMMENTS:**
**Glade – Power:**
1. Please adjust the P.I. line north along with the natural gas line to provide space and required clearance for the power line and equipment.

**Brad – Fiber:** No comments
**Garion – Fire:**
2. Show emergency turnaround on the plat.
3. Specify the material that will be used for the turnaround.
4. Hydrant at the entrance may be relocated to the island to the East.
5. Insert temporary turnaround detail.

**Ryan – Water/Sewer:**
6. 8" PI main needs to be installed in drive way area not under parking stalls and landscape islands.

**James – Parks:**
7. Show parkstrip landscaping
8. Add plant material to achieve 50% plant coverage at maturity (typical).
9. A landscaped buffer with a minimum width of 12 feet for all one-story buildings with a building height of 20 feet or less shall be provided. All buildings over 20 feet in height shall provide an additional one foot of buffer width to the minimum 12 feet for every one foot of additional building height. At least 25% of the landscaping shall be evergreen. Deciduous trees shall have a minimum caliper of two inch and evergreen trees shall have a minimum height of six feet. Shrubs shall be a minimum five-gallon size.
10. Show parking lot landscaping. Consider including and populating with the next set of plans, the table shown below.

**Gary S. – Building/Inspections: No comments**
**Shelbey – Public Works: No redline comments, but need to resolve prior to precon items below**
SWPPP will be required prior to precon
SSOMP (also known as LTSWMP) will be required prior to precon
Stormwater UIC permit will be required for underground retention/detention system prior to precon. https://deq.utah.gov/water-quality/storm-water-drainage-wells-utah-underground-injection-control-uic-program
**Gary E. – Engineering:**
11. Also relocate the PUE to be centered on the PI main.

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

**PRECON MEETING REQUIRED?** (FULL)

General Comments:

1. The NC Zone only allows 5,000 sq. ft. building footprint. The building could either be 2 stories, or an exception will be needed by the Planning Commission.
2. The buffering standards could possibly be waived, since the flag stem of the flag lot is zoned residential, so the Gordons could ask to waive it since they are the adjacent owners.

**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.**

3. Just FYI - 2300 W is a major arterial road, this access has been allowed as an exception to the access management standards, but be aware that this could be a right-in right-out access in the future for both safety and traffic flow reasons.
4. All signage, including the monument sign, will require a separate sign permit
5. Consider providing screening for the dumpster enclosure. Consider evergreen shrubs, such as Oregon Grape Holly, and/or Yew

**ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:**

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

**APPLICANT**

1. For checkoff plans, a full plan submission is required including, where applicable: erosion control plan with BMPS, landscape plans, civil plans, building elevations, power plans, etc.
2. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
3. Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
4. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
5. Surveyor's and engineer's stamps on construction drawings.
6. Gordon Holdings Plat A subdivision must be recorded prior to occurrence of a preconstruction meeting.
7. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com). More information available at https://www.lehi-ut.gov/departments/water/storm-water/
8. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
9. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Shelbey Brewer at lehicitystormwater@gmail.com and CC Planner) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
10. Provide approval letter from the State (UDEQ) for Class V UIC Injection Well.
11. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.

**STAFF**

12. Address comments from Planning Commission approval.
13. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled.
14. Planner needs to sign off on building plans prior to the precon meeting.

**DRC GENERAL COMMENTS:**

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.

---

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

6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

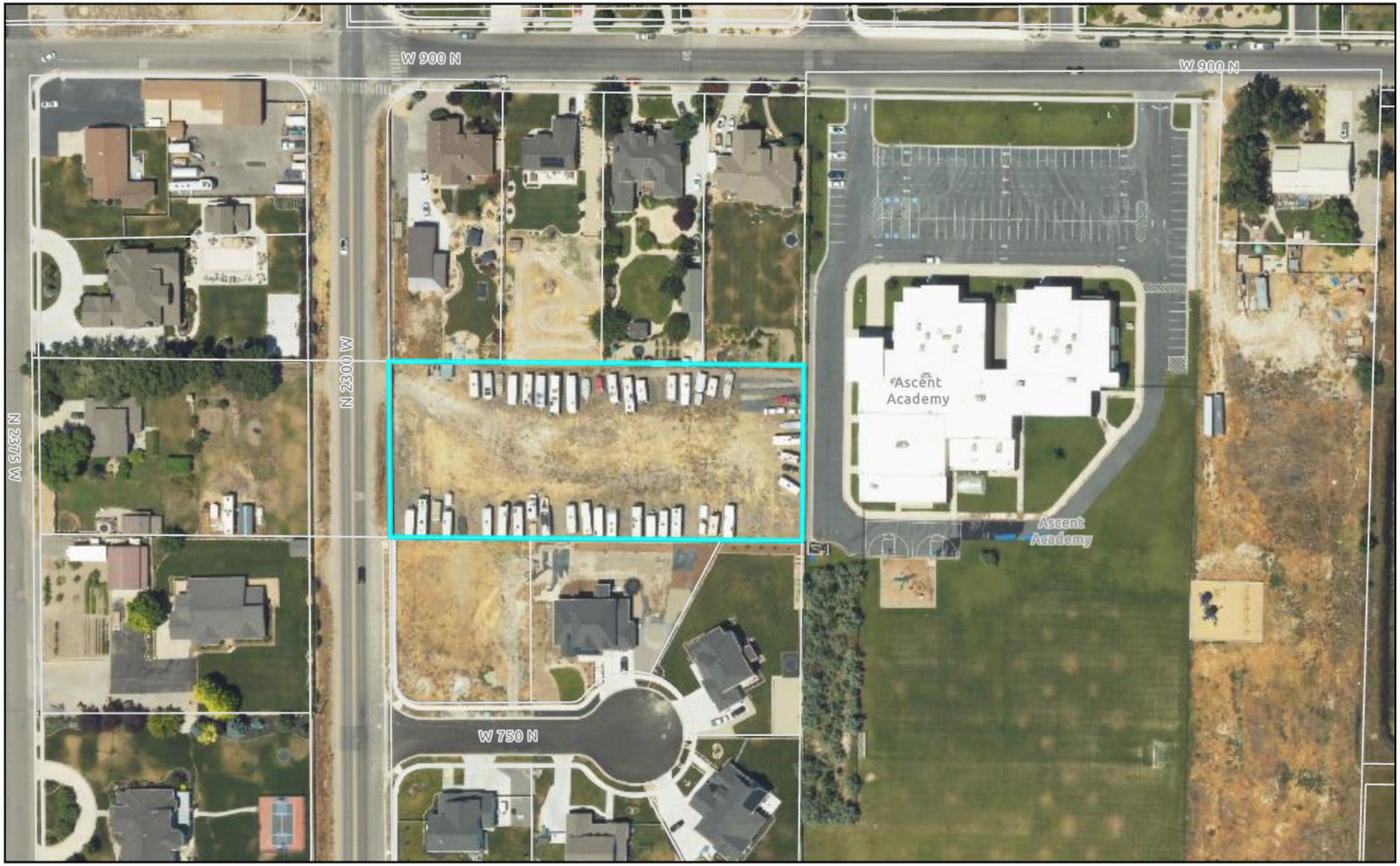
THIS ITEM IS REQUESTING AN EXCEPTION.
(An exception requires stamped addressed envelopes for public noticing if the project proceeds to Planning Commission)

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 Childcare Facility Site Plan

## Aerial

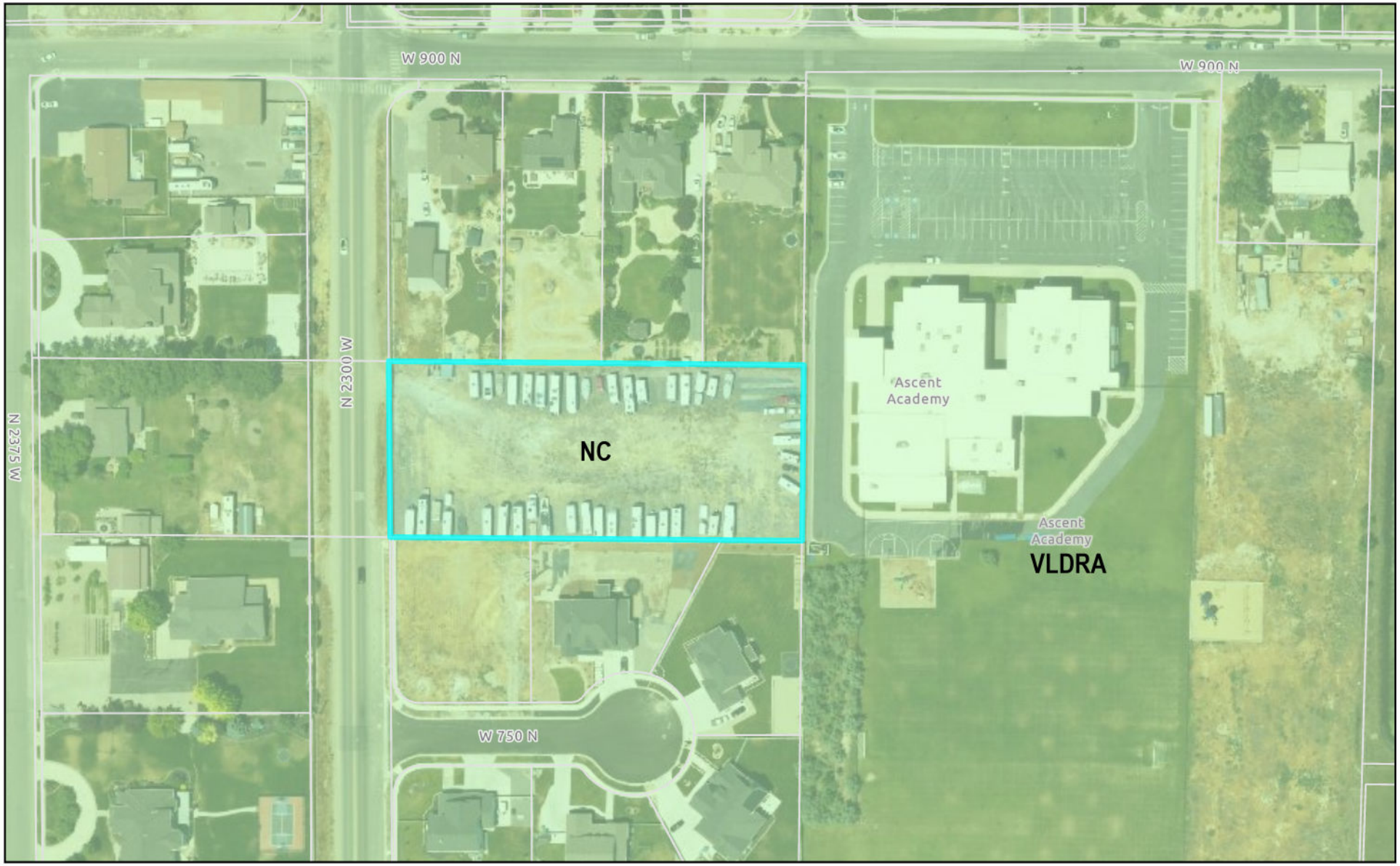



0 175 350 700 Feet

LEHI CITY

# Lehi Childcare Facility Site Plan

General Plan

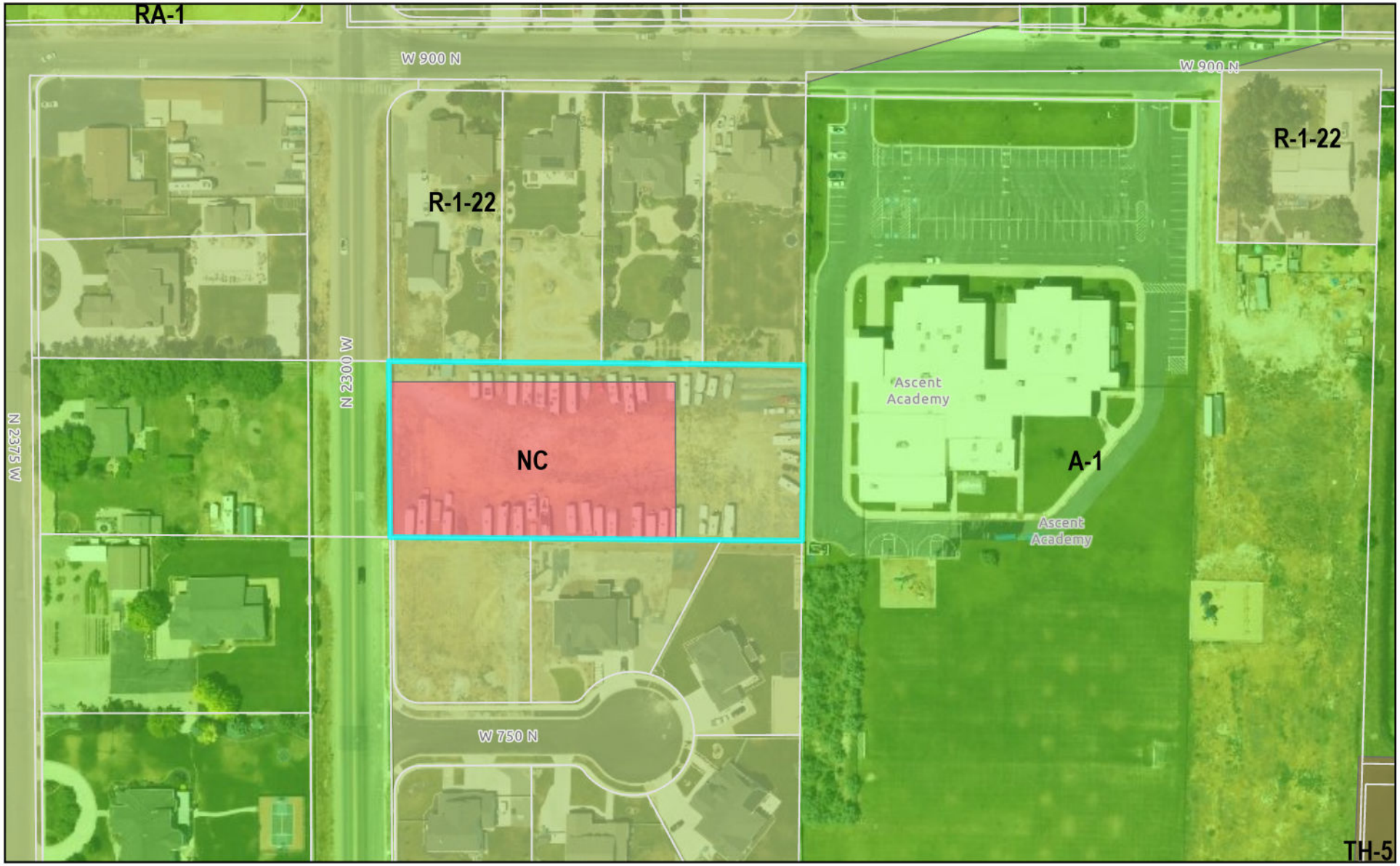



0 175 350 700 Feet

LEHI CITY

# Lehi Childcare Facility Site Plan

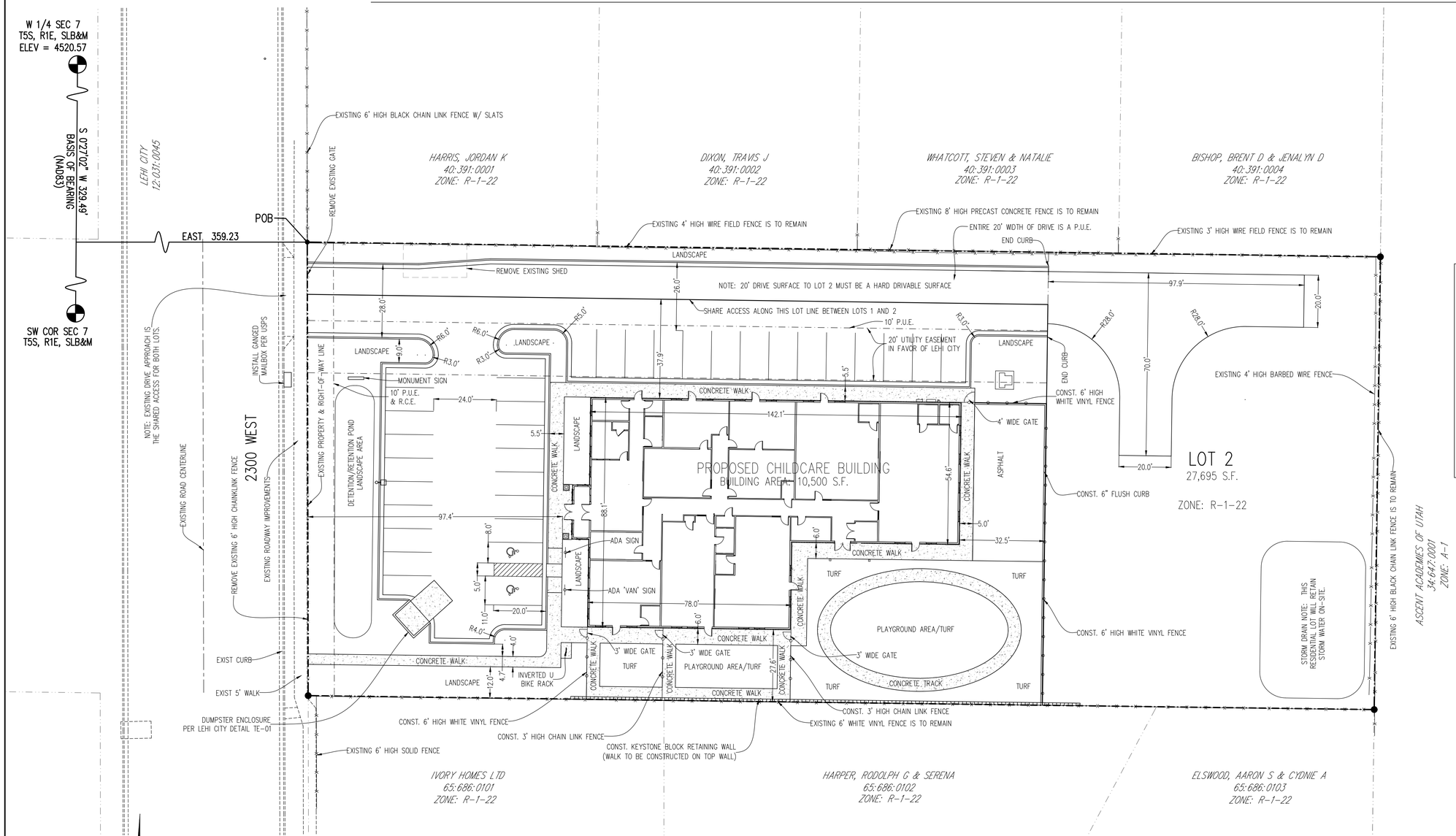
## Zoning



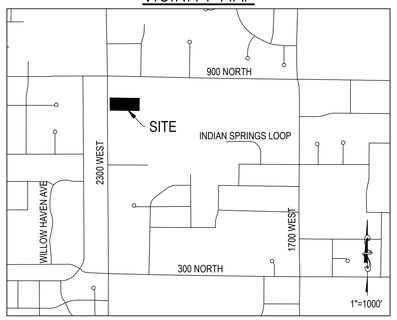

0 175 350 700 Feet

LEHI CITY

# Lehi Childcare




## VICINITY MAP




## GENERAL NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN, AND POWER.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED FOR APPROVAL.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER.
6. ALL INTERIOR STORM DRAIN PIPING IS PRIVATE.
7. NO AREAS ON THIS SITE WILL HAVE CUTS OR FILLS OF GREATER THAN 3'.
8. ANY NEW SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
9. LIGHTS WILL BE BUILDING MOUNTED.
10. SEE GORDON HOLDINGS PLAT "A" FOR LOT DIMENSIONS.

## PARKING TABULATIONS:

DAYCARE GROSS AREA: (10,500 S.F.)(1 STALL/300 S.F.) = 35 STALLS
TOTAL REQUIRED: 35 STALLS
TOTAL PROVIDED: 35 STALLS

ADA PARKING STALLS REQUIRED & PROVIDED: 2 STALLS INCLUDING 1 VAN

BIKE PARKING
SHORT TERM = 1 SPACE PER 6,000 SF OF GROSS FLOOR AREA = 2 SPACES
SHORT TERM BIKE PARKING PROVIDED = 2 SPACES ON A BIKE RACK
LONG TERM PARKING = 1 SPACE PER 10 EMPLOYEES
LONG TERM BIKE PARKING WILL BE PROVIDED INSIDE THE BUILDING IN THE TEACHERS STORAGE CLOSET.

## TABULATIONS

| | |
|---|---|
| LOT 1 AREA: | 43,341 S.F. = 100.0% |
| PAVED/ROOF AREA: | 31,143 S.F. = 71.9% |
| LANDSCAPE AREA: | 12,198 S.F. = 28.1% |
| PROJECT ZONE: | NC = NEIGHBORHOOD COMMERCIAL |
| LANDSCAPED IRRIGATED AREA (XERISCAPE): | 8,746 S.F. |

## SHEET INDEX


C1 SITE PLAN
C2 UTILITY PLAN
C3 GRADING PLAN
C4 EROSION CONTROL PLAN
C5 BMP DETAILS
C6 DETAILS
C7 DETAILS
C8 DETAILS
C9 DETAILS
C10 DETAILS


## BOUNDARY DESCRIPTION

Lot 1 of of Gordon Holdings Plat 'A'

REGISTERED PROFESSIONAL ENGINEER
04/24/26
No. 270393
DAVID W. PETERSON
STATE OF UTAH

## UTILITY SERVICE SIZES

1.5" CULINARY SERVICE & METER
1" P.I. SERVICE & METER
4" SEWER LATERAL
POWER SERVICE: 120/208V 3 PHASE & 600 AMP

20 10 0 20 40 60
Scale 1" = 20'

Know what's below. Call before you dig.

LAND SURVEYOR: AZTEC ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

**BENCH MARK**

WEST QUARTER CORNER, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4520.57

**REVISIONS**

| Rev. | Date | Description |
|---|---|---|
| 1 | 06/04/26 | REVISED PER CITY COMMENTS |


Developer/Property Owner: Sarah Gordon
13294 Nashi Lane
Draper, UT 84020
801-703-4879

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com


LEHI CHILDCARE
LEHI 860 N 2300 W UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

SITE PLAN

Scale: 1"=20'
Date: 04/15/26
C1

# LEHI CHILDCARE FACILITY

PRELIMINARY BID SET

## SARA AND KEVIN GORDON

808 NORTH 2300 WEST, LEHI, UT 84043

04.21.2026

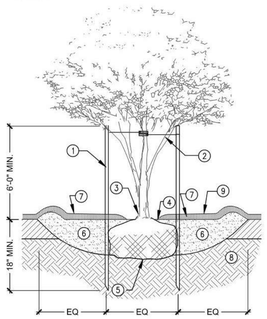
ONYX DESIGN
COLLECTIVE
Architecture | Interior Design

186 N. 100 E. SUITE A
KAYSVILLE, UT 84037

(801) 882-7208
WWW.ONYXDESIGNCOLLECTIVE.COM

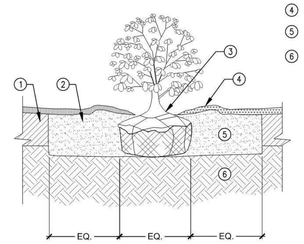
NOTES:

1. INSTALL TREE PLUMB
2. FOR ALL FALL PLANTING, WRAP TRUNK TO LOWEST BRANCH. REMOVE THE FOLLOWING SPRING.




1. 2" DIA. (ROUND) FIR POSTS. 2 PER TREE; ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE.
2. GALVANIZED WIRE CABLE LOOPED THROUGH 1" GROMMETED NYLON WEBBING AROUND TRUNK; SECURE BY TWISTING UNTIL TAUT
3. TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
4. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
5. PLACE BALL ON UNDISTURBED SUBSOIL. CUT WIRE BASKET AND REMOVE AND DISCARD BURLAP OR OTHER SOD WRAPPING MATERIALS FOR TOP 1/3 OF ROOTBALL
6. EXCAVATE HOLE TO DIAMETER 5X WIDER THAN ROOTBALL. BACKFILL WITH PLANTING SOIL MIX
7. GROUNDCOVER AS SHOWN IN LANDSCAPE PLAN
8. UNDISTURBED SUBGRADE
9. 5' DIA. DEPRESSED WATERING BASIN TO BE FREE FROM ROCK AND DEBRIS

2 DECIDUOUS TREE WITH STAKING
1 1/2" = 1'-0"

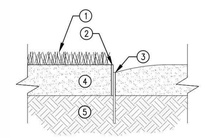



1. PLANTING SOIL MIX
2. GROUNDCOVER AS SHOWN IN LANDSCAPE PLAN
3. SET ROOT FLARE 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
4. BERM TO FORM DEPRESSED WATERING BASIN
5. PLANTING SOIL MIX
6. UNDISTURBED SUBGRADE

NOTES:

1. PLACE BALL ON UNDISTURBED SUBGRADE. REMOVE AND DISCARD WRAPPING MATERIAL EXCEPT UNDER BALL.
2. SETTLE PLANT BY FILLING PLANTING PIT WITH WATER USING HOSE OR BUCKET.
3. MULCH SHOULD NOT BE WITHIN 4" OF TRUNK.
4. REMOVE WATERING BASIN PRIOR TO END OF MAINTAINANCE PERIOD.

3 TYP. SHRUB DETAIL
1 1/2" = 1'-0"



1. TURF PER PLANTING PLAN
2. STEEL EDGING
3. STEEL STAKE ENSURE SMOOTH CURVES AND/OR STRAIGHT LINES
4. PLANTING SOIL MIX
5. UNDISTURBED SUBGRADE

NOTE:
EDGING TO BE 1/2" ABOVE FINISH GRADE

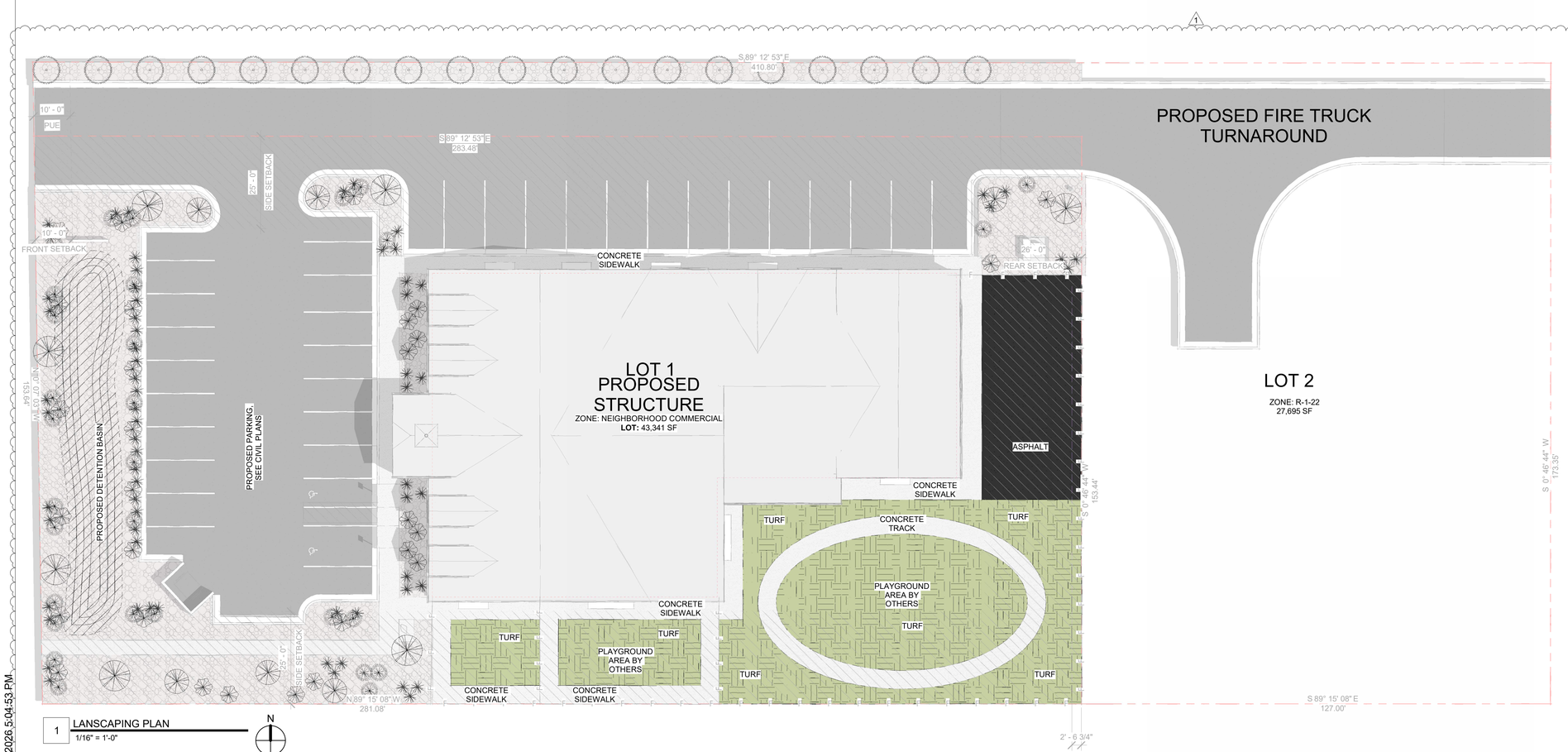
4 TYP. METAL EDGING DETAIL
1 1/2" = 1'-0"

## GENERAL NOTES - SITE PLAN

| | |
|---|---|
| A | SEE GENERAL NOTES ON SHEET G1.0 FOR ADDITIONAL REQUIREMENTS |
| B | THE CONTRACTOR MUST PROVIDE A SILT FENCE AROUND THE CONSTRUCTION AREA AS PER THE EROSION CONTROL PLAN. |
| C | GROUND AROUND ENTIRE BUILDING TO SLOPE AWAY FROM BUILDING AT 5% MIN. SLOPE FOR A DISTANCE OF 10'-0" FROM BUILDING. |
| D | ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACK-FLOW DEVICE TO THE BUILDING. UNLESS NOTED OTHERWISE IN LANDSCAPE DRAWINGS |
| E | ALL ROOF DRAINAGE SHALL BE DETAINED ON SITE OR ROUTED THROUGH ON-SITE DRAINAGE FACILITIES. |
| F | COORDINATE WITH CIVIL ENGINEERING DRAWINGS AND LANDSCAPE DRAWINGS FOR FINISH FLOOR ELEVATION OF BUILDING AND CUT AND FILL FOR SITE WORK. |
| G | DRAINAGE PATTERN OF FINISH GRADING SHALL NOT CHANGE DRAINAGE PATTERN ONTO ADJACENT LOTS. |
| H | CONSTRUCTION VEHICLE PARKING TO COMPLY WITH ALL REQUIREMENTS. |
| I | ALL AREA OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITY OUTSIDE BUILDING/HARDSCAPE FOOTPRINTS SHALL BE REPAIRED IMMEDIATELEY FOLLOWING CONSTRUCTION COMPLETION AND IN ACCORDANCE WITH ALL REQUIREMENTS. |
| J | PORTABLE TOILET AND CONSTRUCTION DEBRIE BINS TO REMAIN ON SITE FOR DURATION OF CONSTRUCTION IN APPROVED AREAS SUCH AS BUILDING/HARDSCAPE |
| K | ALL FOUNDATION WALLS TO BE 6" MIN. ABOVE FINISH GRADE |

## SYMBOL LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| SETBACK LINE | |
| ACCESORY BUILDING SETBACK LINE | |
| BUILDING FOOTPRINT | |
| FENCE LINE | —F—F—F—F— |




1 LANSCAPING PLAN
1/16" = 1'-0"

N

## LANDSCAPING SCHEDULE

| SYMBOL | BOTANICAL / COMMON NAME | CONT. | QTY. |
|---|---|---|---|
| TREES | | | |
| | ACER TATARICUM / TATARIAN MAPLE | 2" CAL. | 7 |
| | SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC | 2" CAL. | 6 |
| | CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS 'SWANES GOLDEN | 2.5" CAL. | 19 |
| SYMBOL | BOTANICAL / COMMON NAME | CONT. | QTY. |
| SHRUBS | | | |
| | SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA | 5 GAL. | 32 |
| | (CHAMAECYPARIS PISIFERA) / GOLDEN DEVOTION OR 'GOLD MOP' THREADLEAF CYPRESS | 5 GAL. | 30 |
| SYMBOL | BOTANICAL / COMMON NAME | CONT. | QTY. |
| GRASS | | | |
| | CALAMAGROSTIS × ACUTIFLORA / CHEJU-DO FEATHER REED GRASS | 5 GAL. | 70 |

ROCK FILL TO BE MINIMUM OF 1" IN SIZE AND 3" THICK. DEWITT PRO-5 5OZ. WOVEN WEED BARRIER OR SIMILAR TO BE INSTALLED UNDER ALL ROCK FILL IN PLANTER AREAS.

TOTAL ALLOWABLE SITE COVERAGE: 60% OR 29,577 SF
TOTAL PROPOSED COVERAGE: 17.5% OR 8,586 SF
REQUIREMENT: OK

TURF

TOTAL PROPOSED COVERAGE: 11% OR 5,402 SF

CONCRETE

TOTAL PROPOSED COVERAGE: 10% OR 4,953 SF

ASPHALT

TOTAL PROPOSED COVERAGE: 36% OR 17,899 SF


ONYX DESIGN COLLECTIVE
186 N. 100 E. SUITE A
KAYSVILLE, UT 84037
(801) 882-7208
www.onyxdesigncollective.com


PRELIMINARY REVIEW SET -NOT FOR CONSTRUCTION-

# LEHI CHILDCARE FACILITY

808 NORTH 2300 WEST, LEHI, UT 84043

PRELIMINARY BID SET

| Rev # | Date | Description |
|---|---|---|
| 1 | 06-05-26 | DRC |

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF IT HAS BEEN PRINTED ON ANYTHING ELSE IT IS A REDUCED COPY. PLEASE SCALE DRAWING ACCORDINGLY.

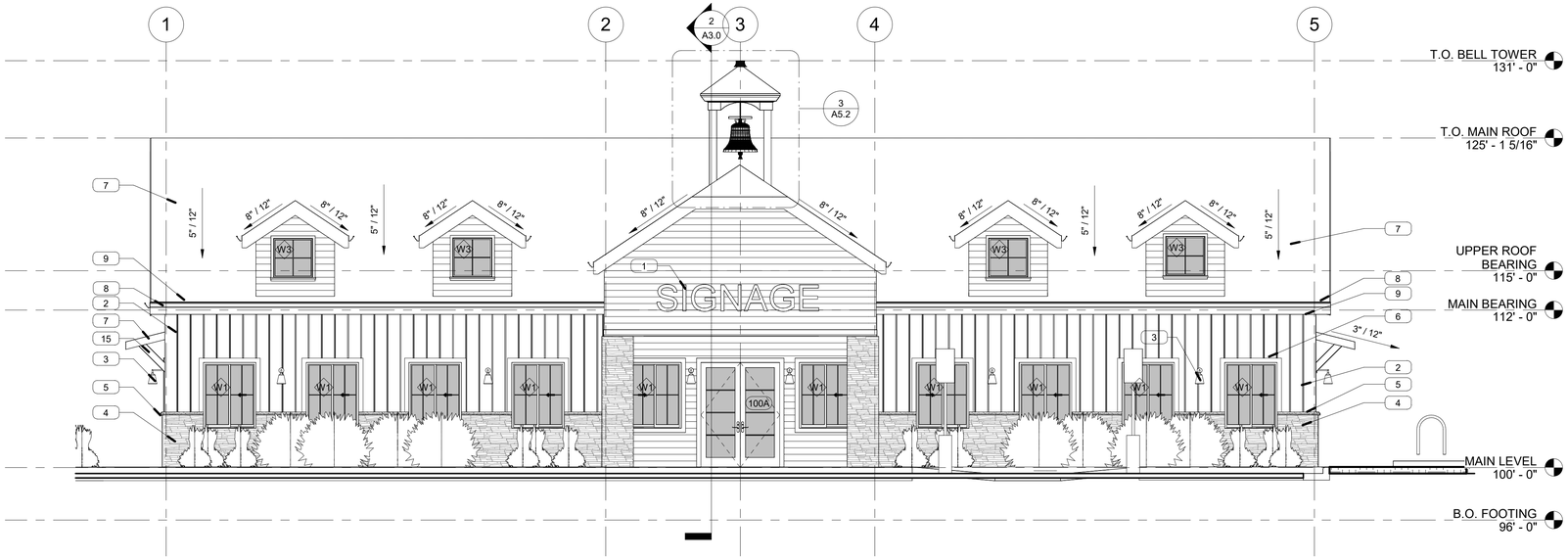
Job # 25.040
CAD File
Drawn Author Checked Checker
Date 04.21.2026
Owner # SARA AND KEVIN
Ins. # GORDON

LANDSCAPE PLAN

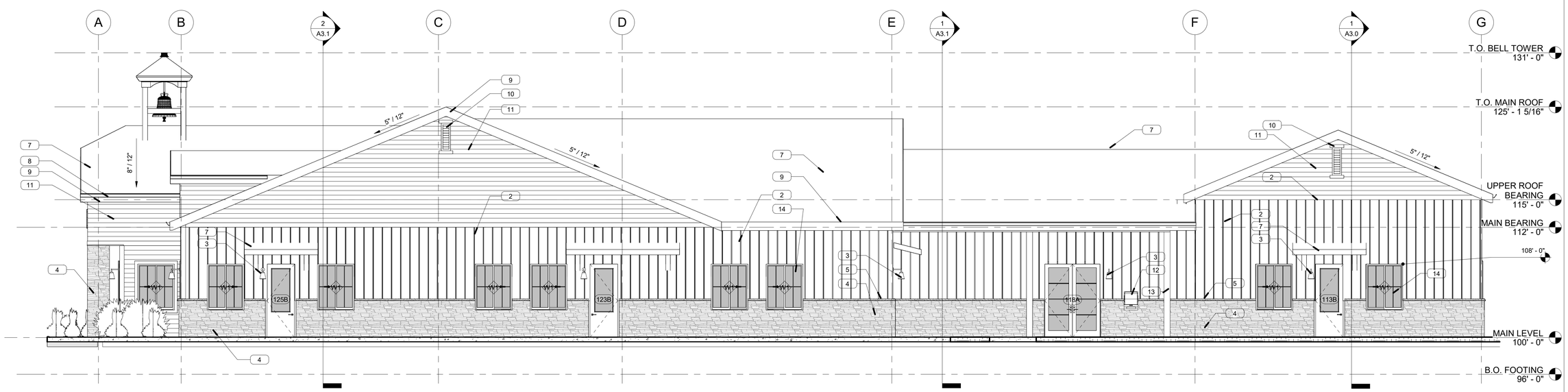
L1.0

6/11/2026 5:04:53 PM

© Copyright 2025 Onyx Design Collective - The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. Unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to Onyx Design Collective




1 WEST ELEVATION
3/16" = 1'-0"




2 SOUTH ELEVATION
3/16" = 1'-0"

# KEYED NOTES

1. ELECTRIC SIGNAGE, COORDINATE FINAL LOCATION WITH OWNER AND CITY PRIOR TO INSTALL. CONTRACTOR TO PROVIDE BRACING AND SUPPORTS AS REQ'D.
2. COMPOSITE BOARD AND BATTEN, BUILDING WRAP AND SHEATHING OVER STUD FRAMING @16" O.C., PAINTED
3. PROVIDE ELECTRICAL CONNECTION FOR MECHANICAL EQUIPMENT AS NECESSARY.
4. 2" STONE VENEER, SEE FINISH SCHEDULE
5. 2" STONE CAP
6. COMPOSITE WINDOW, DOOR TRIM, TYP, AT ALL EXTERIOR OPENNINGS
7. ASPHALT SHINGLES OVER 30# FELT
8. 4" BOX RAIN GUTTER AND ALUMINIUM BOX PROFILE DOWNSPOUT OR APPROVED ALTERNATIVE. CONTRACTOR TO DETERMINE LOCATION OF DOWNSPOUTS. SHED WATER AWAY FROM BUILDING AS REQD. BY ALL CODES. SEE DETAIL 14/A5.3
9. PREFINISHED EXTERIOR 26 GU. ALUM FASCIA, FLUSH TYPE PANELS W/ KYNAR FINISH ARCHITECT/OWNER TO CHOOSE FROM MANUFACTURES FULL RANGE OF COLORS
10. COMPOSITE GABLE VENT
11. COMPOSITE LAP SIDING, BUILDING WRAP AND SHEATHING OVER STUD FRAMING @16" O.C., PAINTED
12. DRINKING FOUNTAIN, SEE PLUMBING DRAWINGS
13. STEEL COLUMN, SEE STRUCTURAL DRAWINGS
14. DUAL PANE EXTERIOR WINDOW SYSTEM
15. TIMBER BRACE, SEE STRUCTURAL DRAWINGS AND DETAILS

ONYX DESIGN COLLECTIVE
186 N. 100 E. SUITE A
KAYSVILLE, UT 84037
(801) 882-7208
www.onyxdesigncollective.com

PRELIMINARY
REVIEW SET
-NOT FOR
CONSTRUCTION-

# LEHI CHILDCARE FACILITY

808 NORTH 2300 WEST, LEHI, UT 84043

PRELIMINARY BID SET

| Rev # | Date | Description |
|---|---|---|

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF IT HAS BEEN PRINTED ON ANYTHING ELSE IT IS A REDUCED COPY. PLEASE SCALE DRAWING ACCORDINGLY.

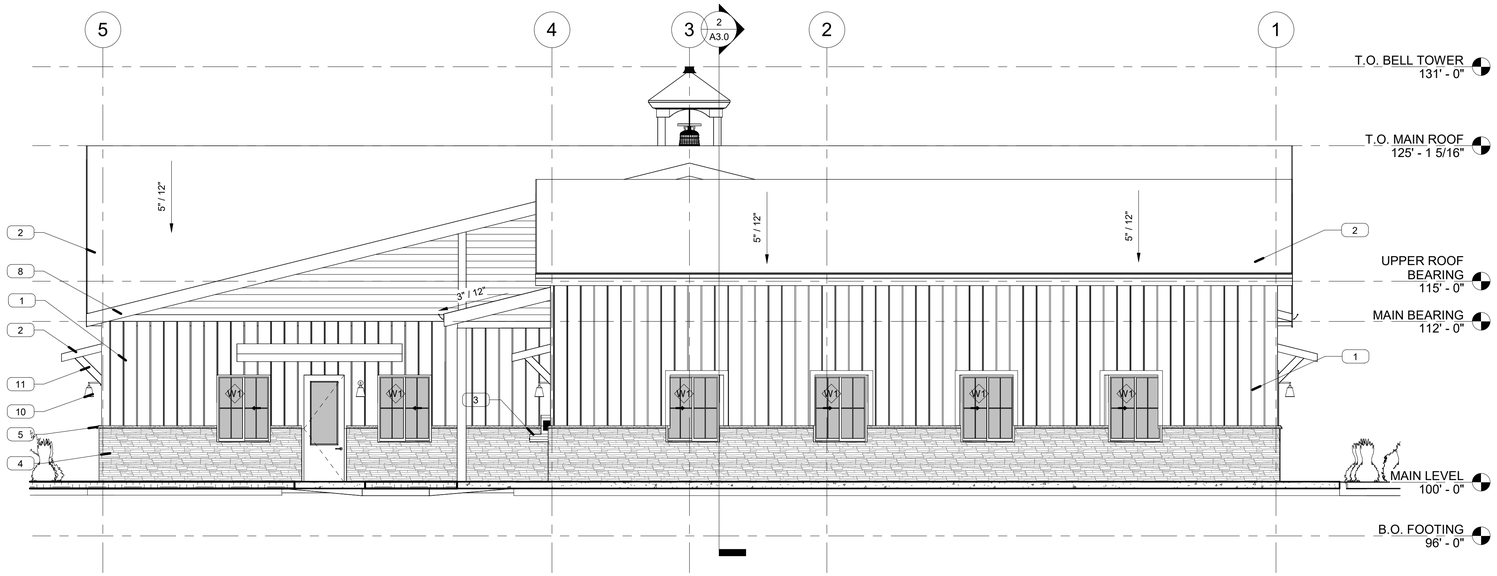
Job # 25.040
CAD File
Drawn Author Checked Checker
Date 04.21.2026
Owner # SARA AND KEVIN GORDON
Ins. # GORDON

EXTERIOR ELEVATION

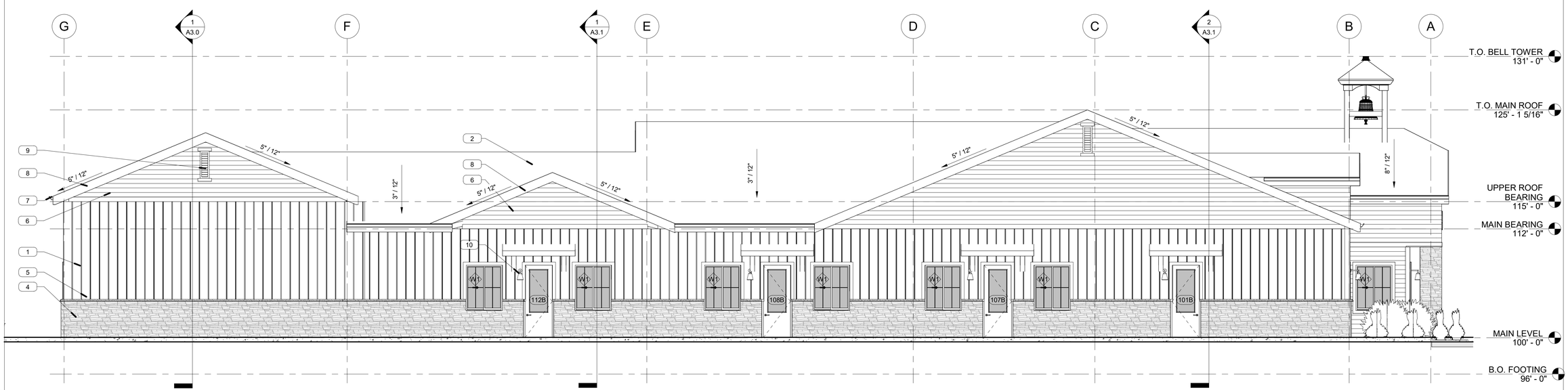
A2.0

6/11/2026 5:05:29 PM

© Copyright 2025 Onyx Design Collective - The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. Unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to Onyx Design Collective




1 EAST ELEVATION
3/16" = 1'-0"




2 NORTH ELEVATION
3/16" = 1'-0"

# KEYED NOTES

1. COMPOSITE BOARD AND BATTEN, BUILDING WRAP AND SHEATHING OVER STUD FRAMING @16" O.C., PAINTED
2. ASPHALT SHINGLES OVER 30# FELT
3. DRINKING FOUNTAIN, SEE PLUMBING DRAWINGS
4. 2" STONE VENEER, SEE FINISH SCHEDULE
5. 2" STONE CAP
6. COMPOSITE LAP SIDING, BUILDING WRAP AND SHEATHING OVER STUD FRAMING @16" O.C., PAINTED
7. 4" BOX RAIN GUTTER AND ALUMINIUM BOX PROFILE DOWNSPOUT OR APPROVED ALTERNATIVE. CONTRACTOR TO DETERMINE LOCATION OF DOWNSPOUTS. SHED WATER AWAY FROM BUILDING AS REQD. BY ALL CODES. SEE DETAIL 14/A5.3
8. PREFINISHED EXTERIOR 26 GU. ALUM FASCIA, FLUSH TYPE PANELS W/ KYNAR FINISH ARCHITECT/OWNER TO CHOOSE FROM MANUFACTURES FULL RANGE OF COLORS
9. COMPOSITE GABLE VENT
10. PROVIDE ELECTRICAL CONNECTION FOR MECHANICAL EQUIPMENT AS NECESSARY.
11. TIMBER BRACE, SEE STRUCTURAL DRAWINGS AND DETAILS


ONYX DESIGN COLLECTIVE
186 N. 100 E. SUITE A
KAYSVILLE, UT 84037

(801) 882-7208
www.onyxdesigncollective.com


PRELIMINARY
REVIEW SET
-NOT FOR
CONSTRUCTION-

# LEHI CHILDCARE FACILITY

808 NORTH 2300 WEST, LEHI, UT 84043

PRELIMINARY BID SET

| Rev # | Date | Description |
|---|---|---|

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF IT HAS BEEN PRINTED ON ANYTHING ELSE IT IS A REDUCED COPY. PLEASE SCALE DRAWING ACCORDINGLY.

Job # 25.040
CAD File
Drawn Author Checked Checker
Date 04.21.2026
Owner # SARA AND KEVIN GORDON
Ins. # GORDON

EXTERIOR ELEVATION

A2.1

6/11/2026 5:05:33 PM

© Copyright 2025 Onyx Design Collective - The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. Unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to Onyx Design Collective

**Agenda Item No: 3.6**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

**Subject:**
Public hearing and recommendation of Symphony Home's request for review of the Fox Trail Subdivision Concept Plan, now requesting nine lots and a development agreement, located at 2850 West 1500 North.

**Summary:**

**Attachments:**

Fox Trail Subdivision Concept 1.pdf

Fox Trail Subdivision Concept 2.pdf

# FOX TRAIL SUBDIVISION 9-LOT CONCEPT

## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Symphony Homes | | |
| **Meeting Date** | July 9, 2026 | | |
| **Requested Action/Purpose** | Review and recommendation | | |
| **Decision Type** | Legislative | | |
| **Location** | Approximately 2850 West 1500 North | | |
| **Project Area** | 5.18 acres | | |
| **Existing Zoning** | R-1-22 | | |
| **General Plan Land Use Designation** | Very Low-Density Residential Agriculture (VLDRA) | | |
| **Adjacent Zoning and Land Use** | *North* | R-1-22 | Single-family residential |
| | *South* | R-1-22 | Colledge Farms subdivision |
| | *East* | R-1-22 | Future LDS church |
| | *West* | R-1-22 | Colledge Farms subdivision |
| **Date of DRC Review** | June 24th, 2026 | | |
| **Assigned Planner** | Katie Bussell | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Public hearing, review, and final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

**Table 05-040-A Notes**:

a. For subdivisions located along a master planned major roadway or master planned trail, the applicable Land Use Authority, following review and recommendation from the DRC, may allow higher density, reduced lot size, reduced frontage, or other design considerations in lieu of payment to the developer for right-of-way and/or other improvements required by the Lehi City General Plan, Master Transportation Plan and/or Lehi City Design Standards and Public Improvements Specifications Manual (concept plan required).

## REPORT ANALYSIS

The applicant requests recommendation of the Colledge Farms Concept Plan for a nine-lot subdivision located at approximately 2850 West 1500 North. This concept plan is requesting a development agreement to allow for nine-lots instead of the eight previously awarded for this development.

Under current zoning standards and regulations, this subdivision does not qualify for nine lots. The R-1-22 zone requires each lot to be a minimum of 22,000 square feet, and that the frontages must be 100 feet. Due to the layout and our required connectivity standards to have 2850 West connect to 1500 North, it was difficult to have nine lots meet those zoning requirements. In the previous approval of the eight-lot subdivision, an extra lot and flexibility in the zoning requirements was granted because this project is widening 1500 North to include additional right-of-way.

Symphony Homes and the HOA of Colledge Farms is requesting a development agreement to allow for the nine lots

to better match the existing subdivision surrounding Fox Trail. The subdivision surrounding Fox Trail is Colledge Farms. Colledge Farms came through as a PRD, which allowed them to have flexibility in the lot size and other zoning requirements in exchange for providing open space for the residents. The HOA of Colledge Farms is willing to absorb the additional lots of Fox Trail into their subdivision. Their main reasons for supporting the additional lot according to the applicants narrative is overwhelming neighborhood support, comparable and consistent lot sizes, additional housing, additional amenity contributions to the HOA. The Planning Commission and City Council will need to determine if the justification presented in the narrative by the applicant is enough to justify an additional lot.

**DRC Comments**
There were three redline comments from the DRC, including:
1. Park strip to be maintained by HOA
2. What is the justification for the extra lot?
3. Please provide an explanation on how this 9 lot subdivision benefits the City (provided).

Please consider all DRC comments in your motion.

## SCOPE OF APPROVAL

As a concept plan this is an administrative item. If it meets the Code it must be approved. The applicant asks for an exception to

The Planning Commission has some level of discretion to grant these exceptions.

This is a public hearing item. Comments focused on specific concerns and ways to mitigate them are the most beneficial. The public should also be aware that the Planning Commission can only require those items listed in the Development Code.

## POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may approve, approve with modifications, or deny the proposed concept plan. Any motion should include findings. Possible findings include:

1. The proposed concept is/is not consistent with the Lehi City Development Code.
2. The proposed concept does/ does not conform to the goals and policies of the General Plan.
3. Other findings based upon information presented at the public hearing.

**Fox Trail Subdivision Concept Plan**
**DRC Redline Comments**

*Symphony Homes- requests review of the **Fox Trail Subdivision concept plan** to request a development agreement for a nine-lot subdivision located at 1450 North 2850 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Russell Wilson, Neal Ferrel
Date of Plans Reviewed: 6/16/26
Time Start: 2:15 PM
Time End: 2:30 PM

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments.
**Brad – Fiber:** No comments.
**Garion – Fire:** No comments.
**Ryan – Water/Sewer:** No comments.
**James – Parks:**
1. Park strip to be maintained by HOA

**Gary S. – Building/Inspections:** No comments.
**Shelbey – Public Works:** No comments.
**Gary E. – Engineering:**
2. What is the justification for the extra lot? This should be denied without just cause.

**Kim – Planning:**
3. Please provide an explanation on how this 9 lot subdivision benefits the City prior to being scheduled for Planning Commission.

A. At the very least, I would recommend some additional landscape area along 1500 N just as was done for Lehi Terrace along 1200 W. Or additional amenities within the existing College Farms PRD.

**DRC GENERAL COMMENTS:**
1. The concept plan shall not constitute a development permit. (Does not vest).

THIS ITEM IS/IS NOT REQUESTING AN EXCEPTION.
(An exception requires stamped addressed envelopes for public noticing if the project proceeds to Planning Commission)

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 9TH (PENDING NARRATIVE AND ENVELOPES)

**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.**

Dear Ms. Bussell,

On behalf of the Board of Directors and the residents of the Lehi Riverwalk community, I am writing to express the Association's formal support for Symphony Homes' proposal to increase the approved lot count in the new development north of Riverwalk from eight (8) lots to nine (9).

We have reviewed the proposal carefully, and we believe the modest increase is well-aligned with the character of our neighborhood and offers a clear public benefit to the surrounding community. We respectfully ask the Planning Department to approve it for the reasons outlined below.

**Overwhelming neighborhood support**

The proposal enjoys overwhelming, enthusiastic support among Riverwalk residents. The HOA Board has gathered feedback from the community, and the response has been overwhelmingly favorable. Residents recognize that thoughtful, well-executed development on the adjacent parcel strengthens the neighborhood rather than detracting from it, and they are eager to see the project move forward.

**Comparable and consistent lot sizes**

The nine proposed lots remain consistent in size and configuration with the existing lots throughout the Riverwalk community. The change does not introduce undersized or out-of-character parcels; rather, it preserves the established density, spacing, and aesthetic that residents value. From a planning and design standpoint, the development will read as a natural extension of Riverwalk rather than a departure from it.

**Public benefit: continuity and inclusiveness**

Approving the additional lot supports continuity between the existing community and the new development, creating a cohesive, integrated neighborhood rather than a fragmented one. It also advances inclusiveness by making room for an additional household to become part of the Riverwalk community—welcoming more families into a neighborhood that residents are proud to call home.

**Additional funding and amenity contributions**

As part of this proposal, Symphony Homes has committed to a $65,000 contribution to the Lehi Riverwalk HOA toward a new community amenity—a direct, tangible benefit to every resident of the neighborhood.

The ninth lot increases the development's contribution to shared infrastructure and amenities. The additional unit expands the base that supports community amenities and

ongoing maintenance, which benefits both current residents and future homeowners. This added funding helps ensure that the shared spaces and improvements connecting the two communities are well-resourced and sustainable over the long term.

**Conclusion**

For these reasons—strong resident support, lot-size continuity with the existing community, the public benefits of continuity and inclusiveness, and the additional amenity and funding contributions—the Lehi Riverwalk HOA respectfully requests that the City Planning Department approve Symphony Homes' proposal to increase the lot count from eight to nine.

We appreciate the Department's careful consideration and welcome the opportunity to provide any additional information that would be helpful. Please feel free to contact me directly.

Respectfully,

**Neal Ferrell**

President, Lehi Riverwalk HOA

June 25, 2026

Lehi City Planning Division
Attn: Ms. Katie Bussell
153 North 100 East
Lehi, Utah 84043

Dear Ms. Buswell,

We appreciate your review of our concept plan application amending the approved plat for Fox Trail subdivision.

Symphony Homes recently turned over the Colledge Farms HOA to the residents. Soon after, we were approached by the new HOA board about including Fox Trail as an additional phase to their subdivision and to become part of the HOA. During the discussion it was discovered that there was a misunderstanding of Symphony's original proposal for 9-lots and it did not receive support from the community at that time. The new board has asked Symphony to submit a new application and is now interested in the prospect of the development receiving a 9th lot and sees it as a benefit to the community. They believe this benefit includes making a more cohesive development by including this adjacent property in the HOA, and all lot sizes will be comparable in size to what currently exists in the Colledge Farms community. To achieve this, the 9th lot will specifically be located on the west side of the Fox Trail subdivision as shown on the concept plan included in our application.

The benefit to Symphony is receiving an extra building lot. For this benefit, Symphony has agreed to make a significant financial contribution to the HOA for added amenities and assist the HOA in taking on the additional lots.

The City will receive the benefit of the HOA taking over the maintenance of the landscaped parkstrip to be built along 1500 North, which currently is to be maintained after it's installed. As an additional public benefit, Symphony is willing to complete the section of sidewalk along 1500 North that currently ends short of the Jordan River Trail west of the Riverpark community. The purpose of this is to add connectivity from not only the Colledge Farms, Fox Trail, and Riverpark communities but for all City residents to safely enjoy the trail system.

Thank you again for your consideration of this application. Please feel free to reach out to me with any questions.

Sincerely,

Jared Schmidt
Symphony Development

Honey Bucket
PUBLIC HEARING
CONCEPT

PUBLIC
HEARING
CONCEPT

Honey Bucket
CAT
PUBLIC HEARING
CONCEPT

# Fox Trail 9-Lot Subdivision Concept

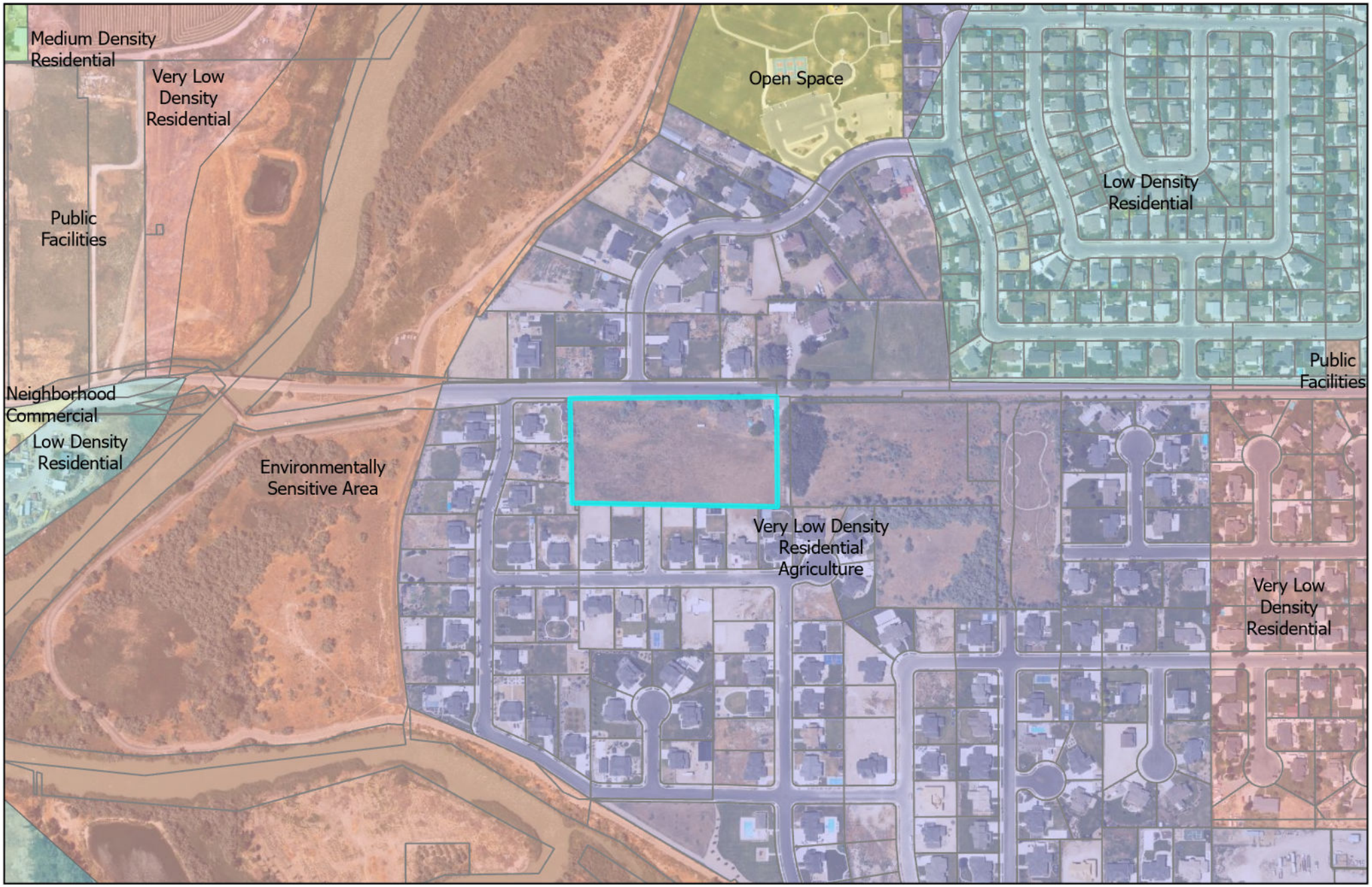
Aerial Map

0 250 500 1,000 Feet

N

# Fox Trail 9-Lot Subdivision Concept

General Plan Map

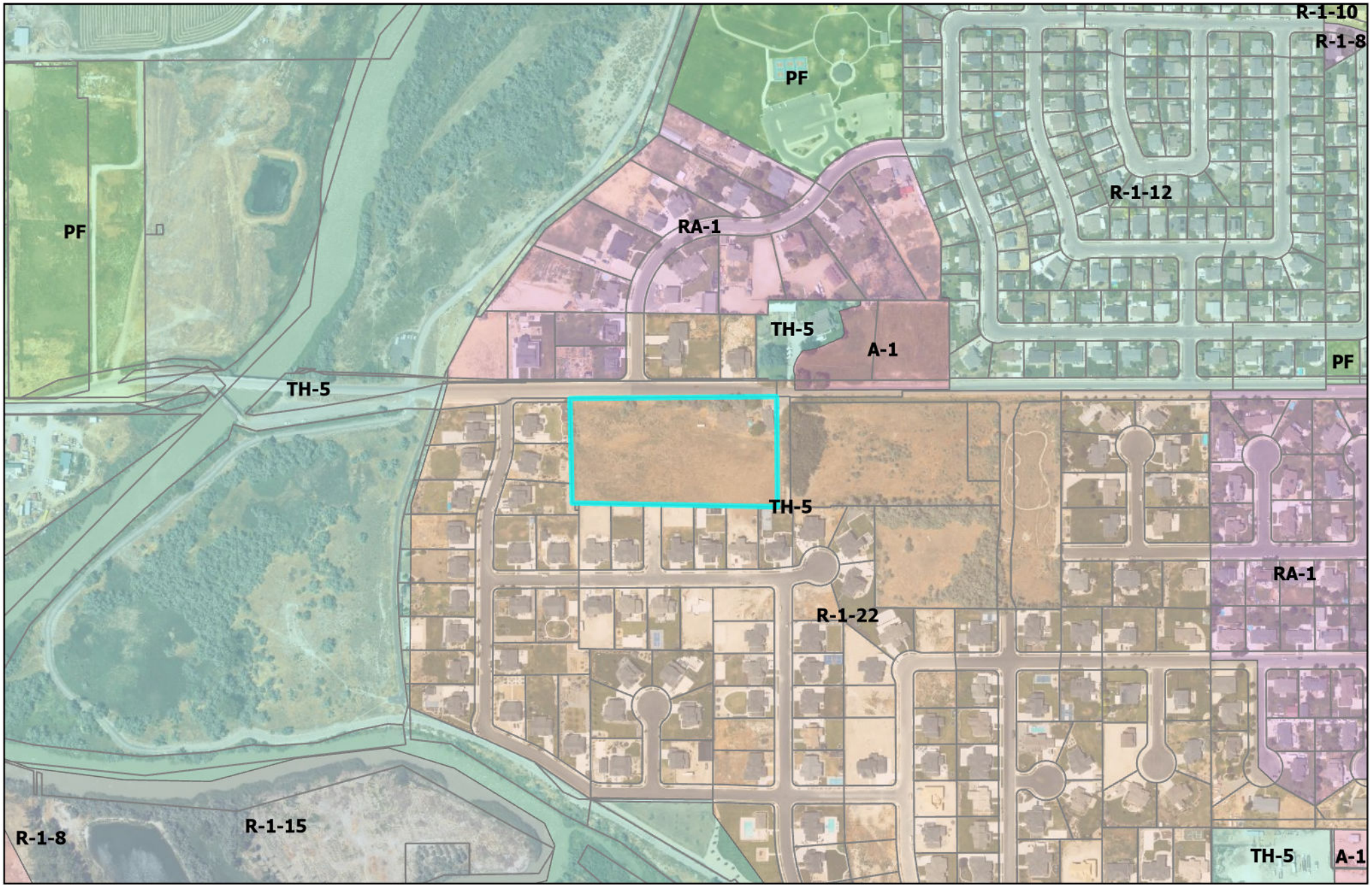



0 250 500 1,000 Feet

N

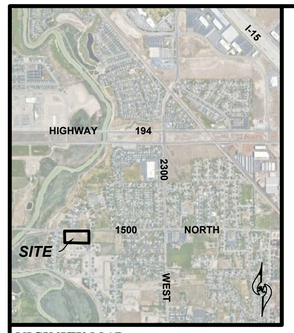
# Fox Trail 9-Lot Subdivision Concept

Zoning




0 250 500 1,000 Feet

N




## VICINITY MAP
NTS

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

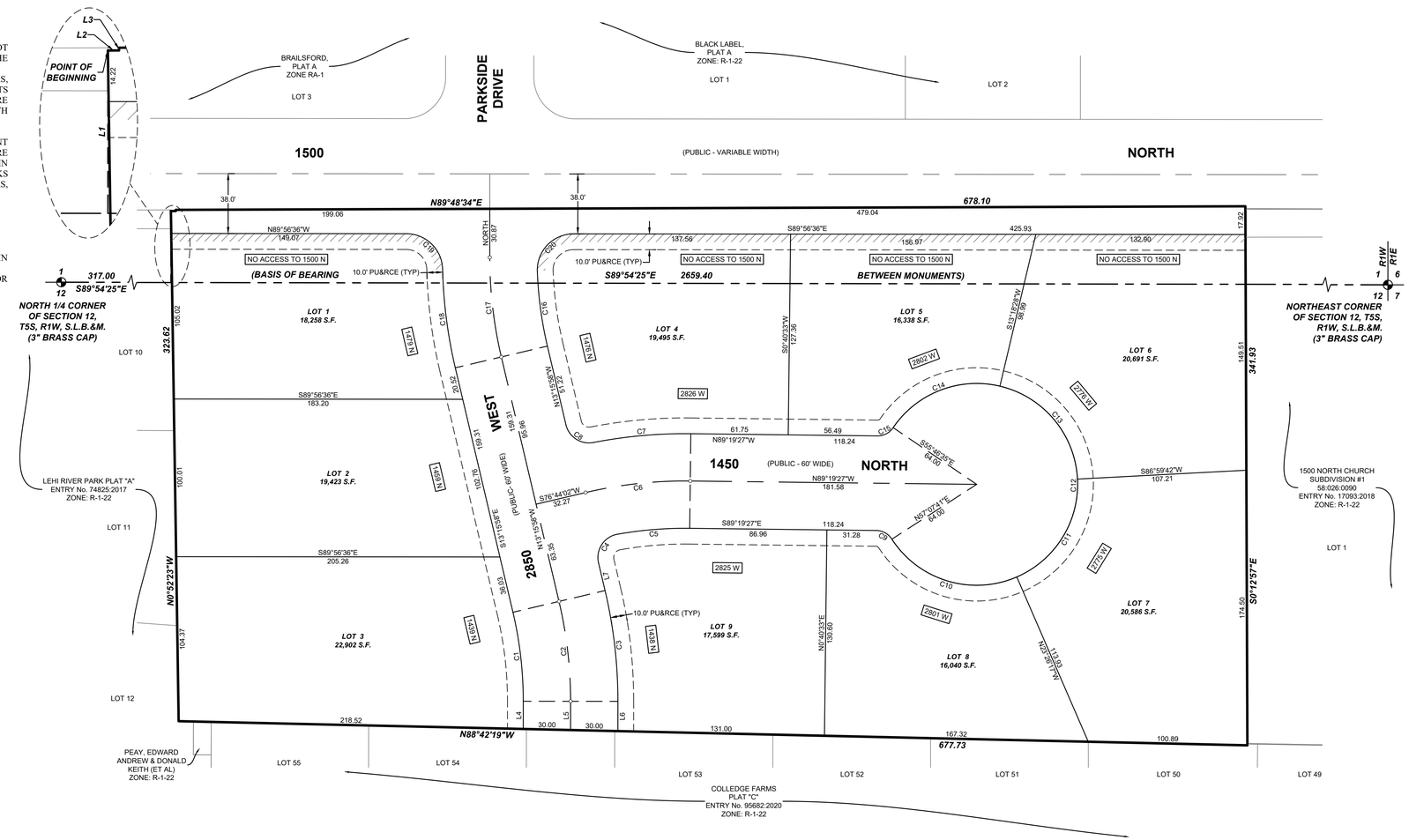
***LEGEND***

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

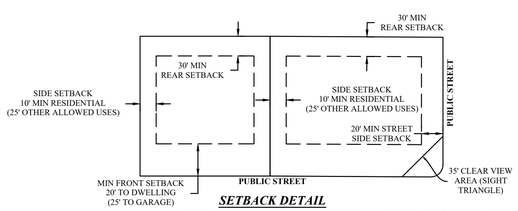
FINAL PLAT
OF
# *FOX TRAIL SUBDIVISION*
A RESIDENTIAL SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 12
& SE1/4 OF SECTION 1, T5S, R1W, S.L.B.&M., LEHI, UTAH

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

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




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




***SETBACK DETAIL***
**(TYPICAL SEE DRAWING FOR EXCEPTIONS)**
**NTS**

NOTE: PROPERTY LINES FOR THIS SUBDIVISION ARE AT 12 FEET FROM THE TOP BACK OF CURB.

| *PROJECT AREA TABULATION TABLE* |
|---|
| TOTAL PROJECT AREA: 5.20 +/- ACRES |
| TOTAL AREA OF LOTS: 171,332 S.F. |
| TOTAL NUMBER OF LOTS: 9 |
| TOTAL DEDICATION AREA: 55,180 S.F. |
| SUBJECT PROPERTY ZONE: R-1-22 |

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

***SURVEYOR'S CERTIFICATE***

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

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

***BOUNDARY DESCRIPTION***

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

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

Contains: 5.20 +/- acres

***OWNER'S DEDICATION***

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

## *FOX TRAIL SUBDIVISION*

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

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

_____(SIGNATURE)
SYMPHONY DEVELOPMENT

BY: _____(PRINTED NAME)

ITS: _____

***LIMITED LIABILITY ACKNOWLEDGMENT***

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

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

***CITY COUNCIL APPROVAL***

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

MAYOR

ATTEST: CLERK/RECORDER (SEE SEAL BELOW)

CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW)

***PLANNING COMMISSION APPROVAL***

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

CHAIR, PLANNING COMMISSION

DIRECTOR - SECRETARY

**SHEET 1 OF 1**

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

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

**Agenda Item No: 3.7**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

**Subject:**
Public hearing and recommendation of Gardner-Plumb Group's request for review of an amendment to the Gardner Plumb Development Agreement, requesting to transfer 124 equivalent residential units from the northern portion of the development agreement to the southern.

**Summary:**

**Attachments:**

Gardner Plumb Dev. Agree. Amendment 1.pdf

Gardner Plumb Dev. Agree. Amendment 2.pdf

# AMENDMENT TO PLUMB-GARDNER DEVELOPMENT AGREEMENT

## PLANNING COMMISSION REPORT

| | |
|---|---|
| **Applicant** | Plumb-Gardner Group |
| **Meeting Date** | July 9, 2026 |
| **Requested Action/Purpose** | Review and recommendation on a proposed Development Agreement |
| **Decision Type** | Legislative |
| **Date of DRC Review** | June 24, 2026 |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Review and recommendation |
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 29.010. Applicability.**
Lehi City may, in the exercise of the legislative powers and at the full discretion of the City Council, enter into a development agreement. Under no circumstances is this required. A development agreement adopted by the City Council may identify terms and conditions which may modify the provisions of this Code and other requirements of the City, provided that the City Council determines the best interests of the City and its residents are advanced by the adoption of such an agreement. Any such development agreement shall constitute a binding contract between the applicant and the city (the "parties") and shall contain such terms and conditions as agreed to by the parties subject to the requirements of this Chapter. The City Attorney or his designee is authorized to negotiate development agreements on behalf of Lehi City.

**Section 29.020. Criteria for Entering into a Development Agreement.**
The city may enter into a development agreement only if the development agreement:

A. Has been duly adopted by the City Council in accordance with the provisions of this chapter.

B. The proposed development to which the development agreement pertains is in conformity with the general plan, zoning district regulations, and other applicable requirements of the City.

C. The proposed development subject to the agreement contains outstanding features that advance the policies, goals and objectives of Lehi City, or the property owner agrees to provide capital improvements that exceed the development's proportionate share of the costs of the facilities needed to service the development, which hereby advance the provision of facilities to serve Lehi City.

## REPORT ANALYSIS

The Plumb-Gardner Group is requesting an amendment to the previously amended Gardner Plumb Development Agreement. The applicant is asking to move 124 equivalent residential units (ERU's) from the northern portion of the development agreement to the southern portion. This report will discuss the original development agreement, the first amendment to the agreement, and the proposed amendment.

**Original Development Agreement**
The original Gardner Plumb Development Agreement was recorded in 2015. It proposed specific zoning designations and densities for the project that covered several parcels south of 2100 North and north of 2100 North. It also determined the total number of ERUs that may be constructed on the "south" portion of the Property and the "north" portion; 1552 ERU's

and 381 ERU's respectively. The dividing line for the north and south portions can be seen clearly in Figure 1.

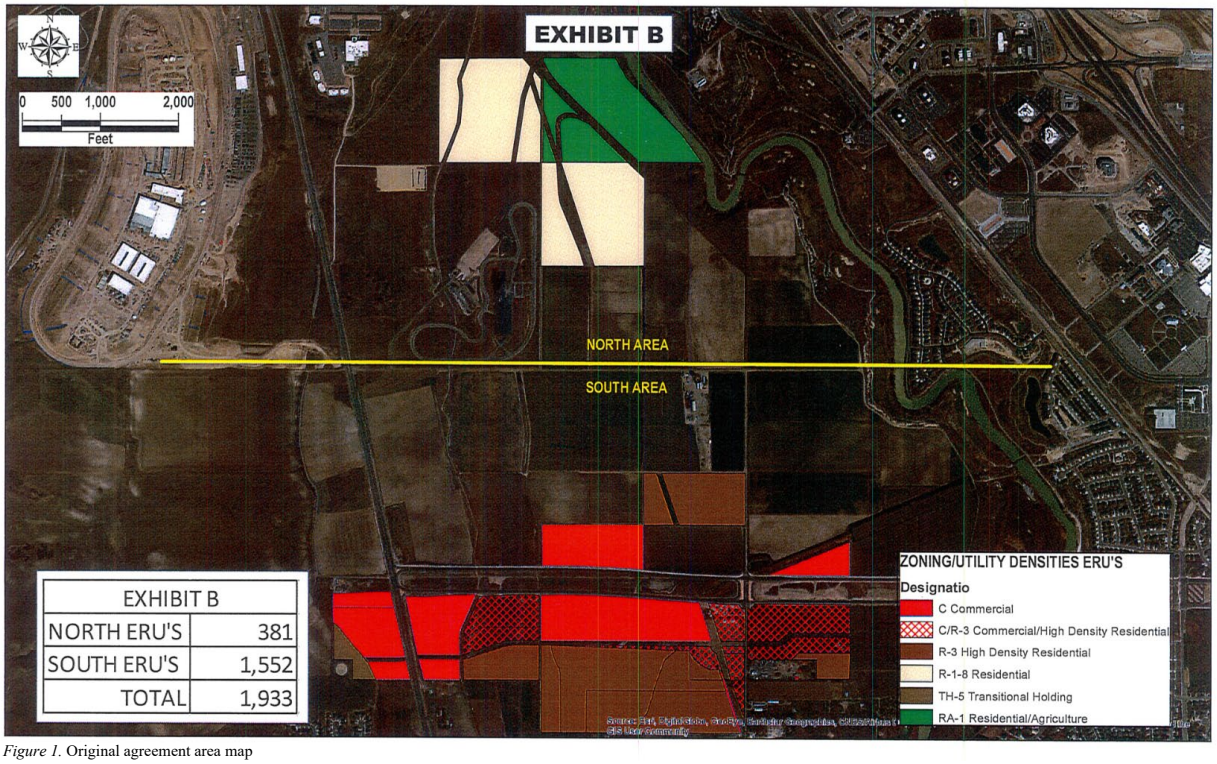



*Figure 1.* Original agreement area map

Notably, it set the zoning designation for several parcels on the west side of Lehi, including the flexibility for a residential overlay option in a commercial area. It also created a provision that stated in no case may the developer transfer any excess ERUs outside of the south portion of the property, nor could ERUs be transferred between the north and south portions.

**First Amendment**

The first amendment to the development agreement followed the same framework of the original agreement. The zoning of the parcels and the residential overlay remained the same. However, 181 ERU's were transferred from the north portion of the development agreement to the southern portion. This left the numbers of ERU's as follows: the north has 200 ERU's, and the south has 1733 ERU's. The original provision that no ERUs could be transferred between the north and south portions remained. The total number of ERUs allowed for the entire development agreement remained the same at 1,933.

**Current Proposed Amendment**

The current proposed amendment wishes to move 124 ERU's from the northern portion of the development agreement to the Sothern portion, specifically to the parcel directly west of the Willow Point townhomes. 119 of the ERU's are coming from what is called the Armory Piece, which is the northern most tan square as seen in Figure 1 with the R-1-8 zoning. The additional 5 ERU's are coming from unused ERU's from the Primary Children's Hospital development. This combined reaches the 124 ERU's proposed to be placed on the parcel west of Willow Point. In the original agreement, 36 ERU's were allocated for this piece for commercial development. We calculate residential and commercial ERU's differently. One residential unit is equivalent to one ERU. However, for commercial development, we allocate three ERU's per acre of land due to the difference in the intensity of water uses for the two different types of development. Because the property that is being considered is 12 acres, they had 36 ERU's. With the additional 124 ERU's, if approved, the density would be 160 ERU's at 13 units/acre.

As with the previous amendment, the total number of ERUs allowed for the entire development agreement remained the same at 1,933. The applicant is just requesting to transfer the 124 ERU's from the north portion to the south as it is currently not permitted to transfer units between the two portions according to the most recent iteration of the development agreement.

**DRC Comments**

There were three redline comments from the DRC, including:

1. A circuit study is required to determine the feasibility of the proposed increase.

2. Any development, either within the north or south portion, will be limited to the ERU's that can be serviced with the available utilities. This will require studies to determine the capacity
3. Include a map with the updated ERU calculations.

Please consider all DRC comments in your motion.

## SCOPE OF APPROVAL

Amendments to development agreements are fully discretionary items. This means the City Council can decide whether or not to enter into them and what elements to include in the agreement. The Planning Commission may provide a positive or negative recommendation and also include any changes or additions they would like included.

The public can give comments in support of or against the proposed amendment to the development agreement. Focusing comments on specifics of the agreement and their potential impacts often are the most beneficial.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Agreement Amendment aligns with the goals and policies of the General Plan.
2. Additional findings based upon information presented during the public hearing.

**Gardner-Plumb Development Agreement**
**DRC Redline Comments**

*Gardner/Plumb Group – Requests a second amendment to the **Gardner-Plumb Development Agreement**, moving 100 residential units from the north portion of the agreement area to the south portion.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Brad Wilbur
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Steve Maddox
Date of Plans Reviewed: 6/10/26
Time Start: 2:00 PM
Time End:

**DRC REDLINE COMMENTS:**
**Glade – Power:**
1. A circuit study is required to determine the feasibility of the proposed increase.

**Brad – Fiber:** No comments.
**Garion – Fire:** No comments.
**Ryan – Water/Sewer:** No comments.
**James – Parks:** No comments.
**Gary S. – Building/Inspections:** No comments.
**Shelbey – Public Works:** No comments.
**Gary E. – Engineering:**
2. Add a paragraph that says something similar to:

   Any development, either within the north or south portion, will be limited to the ERU's that can be serviced with the available utilities. This will require studies to determine the capacity.

**Kim – Planning:**
3. Where are the 124 ERU's coming from? According to my records the armory piece only has 119 ERU's. And the Hardman's concept plan had 67 units planned. Also, it should be noted that according to Planning Staff's calculations, the South Area already has a deficit of -5 units, so that will need to be taken into account with any units transferred to the South Area.
   a. 5 additional units were left over from the IHC property and are being transferred to the

A. General comment: I believe the intent is to transfer the ERU's to the parcel found in this picture. There are 36 ERU's allocated for this piece based on commercial calculation of 3 ERU's per acre. That would bring the total number of residential units up to 160. The density would be 13 units/acre.

THIS ITEM IS/IS NOT REQUESTING AN EXCEPTION.
(An exception requires stamped addressed envelopes for public noticing if the project proceeds to Planning Commission)

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 9TH (PENDING ENVELOPES).

**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.**

ENT 32455:2015 PG 1 of 9
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Apr 20 11:02 am FEE 40.00 BY SS
RECORDED FOR LEHI CITY CORPORATION

# AGREEMENT

**GARDNER-PLUMB, L.C., a Utah limited liability company** ("Developer"), and **Lehi City,** a municipality and political subdivision of the State of Utah ("City"), sometimes collectively referred to as the "Parties", hereby enter into this Agreement as of this 24th day of March, 2015, for the purpose of settling and resolving certain claims, controversies and disputes between them on the terms and conditions and for the considerations set forth below.

**WHEREAS,** Developer is in negotiations with Anderson Lehi LLC to purchase certain property located on the west side of the Jordan River and east of Redwood Road that was annexed into the City as part of the Holbrook 1 Annexation Agreement dated September 9, 2008 (the "Annexation Agreement"). Anderson Lehi LLC and River Jordan LLC are parties to the Annexation Agreement and are referred to as "Master Developers" in the Annexation Agreement. The property which Developer is contemplating purchasing along with the right to develop it is shown on the map attached as Exhibit A to this Agreement (the "Property"); and

**WHEREAS, Article 3.2 of** the Annexation Agreement captioned "Zoning Designation" grants the Master Developers the zoning designations provided in the project plan attached to the Annexation Agreement ("Project Plan"); and

**WHEREAS,** the Master Developers and the City have a dispute regarding the interpretation and application of Article 3.2 of the Annexation Agreement; specifically the zoning designations that apply to each parcel and the specific number of equivalent residential units ("ERUs") that can be constructed based on the zoning designations for each portion or parcel of the Property as specified in the Project Plan (the "Dispute"); and

**WHEREAS,** before moving forward to close the transaction with Master Developers, Developer desires to resolve the Dispute that has arisen as to the correct interpretation and application of Article 3.2 as it would apply to the future development of the Property by Developer; and to specify both the zoning designations that apply to each parcel of the Property and the number of ERUs Developer will be entitled to build based on the zoning designations for the Property.

**NOW THEREFORE,** the Parties hereto agree as follows:

1. Intent of the Parties. Without waiving or conceding their respective positions regarding the Dispute, it is the intent and purpose of the Parties to fully settle, compromise and resolve all claims and controversies between them arising out of, or in any way referring or relating to the Dispute as to the correct interpretation and application of Article 3.2 of the Annexation Agreement as it applies to future development of the Property by Developer.

2. Condition Precedent. The close of the transaction between Developer and Master Developers referenced above before June 30, 2015 is a condition precedent to the City's duty to perform the obligations described in this Agreement. In the event that

Developer does not close the transaction with Master Developers by June 30, 2015, this Agreement shall be considered null and void and shall have no force or effect whatsoever. City hereby acknowledges that, upon Developer closing on the transaction with Master Developers, this Agreement shall constitute written consent from City pursuant to Section 7.1.1 of the Annexation Agreement to the assignment of Anderson Lehi LLC's obligations and rights under the Annexation Agreement and that Developer shall have the same rights as the original Master Developers under the Annexation Agreement. In addition, upon Developer closing on the transaction with Master Developers, the zoning designations and densities for the Project Plan set forth in Section 3 below shall vest in favor of Developer and Developer shall have the right to develop and construct the residential and commercial uses as permitted under this Agreement and under the terms and provisions of the Annexation Agreement.

3. Zoning Designations and Density for the Project Plan.

a. Subject to and upon the satisfaction of the condition precedent set forth in §2 above, the Project Plan attached to and referenced in the Annexation Agreement shall be amended and replaced by Exhibit B only as it applies to the Property, attached hereto and incorporated by reference into this Agreement ("Amended Project Plan").

b. The Amended Project Plan also specifies: i) the zoning designation for each parcel within the project (collectively the "Project"); ii) that the total number of ERUs that may be constructed for the south portion of the Property is 1,552 ERUs; and iii) that the total number of ERUs that may be constructed for the north portion of the Property remains at 381 ERUs.

c. If Developer constructs less than the maximum number of ERUs per acre within a given zoning designation on the south portion of the Property, those ERUs may be transferred by Developer to another area within the south portion of the Property, even if it exceeds the maximum density allowed under the existing zoning for said area within the south portion of the Property. In no event may Developer transfer any excess ERUs outside the south portion of the Property. The intent of the parties is that 1,552 ERUs are either constructed on the south portion of the Property or are forfeited.

d. Developer shall not exceed the maximum number of ERUs per acre allowed by the current zoning designations for the north portion of the Property.

e. City acknowledges and agrees that Developer shall have the right to develop either Commercial or Residential ERUs, at Developer's sole discretion, within those areas crosshatched and designated for such flexible development on the Amended Project Plan.

f. After the date of the execution of this Agreement and the satisfaction of the condition precedent, except with respect to the vested rights granted to Developer hereunder, any changes to the total number of units, the maximum number of units per zoning designation, or the zoning designation for any of the parcels constituting the

Property and which are within the Project must comply with the City's development process and the other relevant provisions set forth in the Lehi City Development Code.

4. Mutual General Release of All Claims. As part of this Agreement, except for the specific obligations of the Parties as described in this Agreement and those set forth in the Annexation Agreement (except as amended hereby), Developer and the City for and on behalf of themselves and their respective agents, owners, members, managers, indemnitors, insurers, successors, and assigns, hereby release and forever discharge the other parties, together with their officers, employees, agents, owners, members, managers, indemnitors, insurers, successors, and assigns, from any and all claims, demands, liabilities, damages, causes of action, costs and expenses, including attorney's fees, arising out of or in any way related to the subject matter of this Agreement.

5. Integration. This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and integrates all prior conversations, discussions or undertakings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

6. Counterparts. This document may be executed in one or more counterparts, which together shall constitute one and the same document.

7. Amendment. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

8. Additional Acts. The parties shall do such further acts and things and shall execute and deliver such additional documents and instruments as may be necessary or reasonably requested by a party or its counsel to obtain approvals or other benefits described in this Agreement.

9. Authorization. Each individual executing this Agreement does thereby represent and warrant to the other signers that the individual has been duly authorized to execute and deliver this Agreement in the capacity and for the party specified.

10. Mutual Participation in Document Preparation. Each party has participated materially in the negotiation and preparation of this Agreement and any related items; in the event a dispute concerning the interpretation of any provision of this Agreement or any related item, the rule of construction to the effect that certain ambiguities are to be construed against the party drafting a document will not apply.

11. No Third-Party Beneficiary Interests. Nothing contained in this Agreement is intended to benefit any person or entity other than the Developer and the City, including, but not limited to, Master Developers; and no representation or warranty is intended for the benefit of, or to be relied upon by, any person or entity which is not a party to this Agreement.

12. Binding Effect. This Agreement may not be assigned by Developer without the

express written consent of the City.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have executed this Settlement Agreement and Mutual General Release of All Claims individually or by and through their duly authorized representatives as of the day and year first herein above written.

GARDNER-PLUMB, L.C., a Utah limited liability company

By: Walter J Plumb III

Its: Manger

STATE OF UTAH )
:ss.
COUNTY OF UTAH )

On this 26th day of March, 2015, before me personally appeared Walter J Plumb, known to me to be the person who executed the Agreement herein in behalf of GARDNER-PLUMB, L.C., a Utah limited liability company and acknowledged to me that he/she executed the same for the purposes therein stated.

MARILYN BANASKY
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 680672
COMM. EXP. 01-05-2019

Notary Public
Marilyn Banasky

**LEHI CITY**

By: Bert Wilson

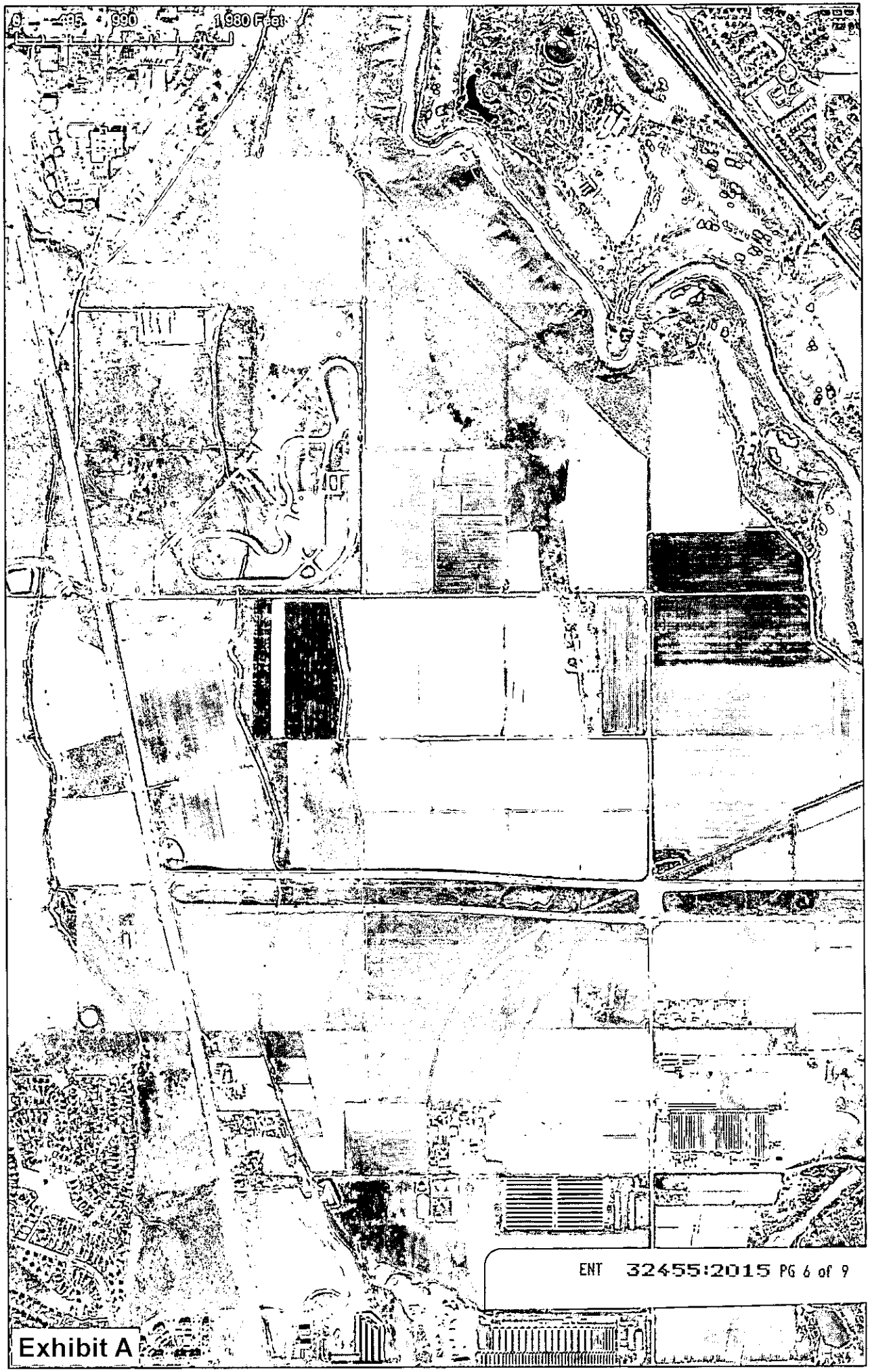
Its: Mayor

Attest:
Marilyn Banasky
Marilyn Banasky, Lehi City Recorder

CORPORATE SEAL OF LEHI CITY
STATE OF UTAH



4841-7228-0098\1




ENT 32455:2015 PG 6 of 9

Exhibit A

ENT 32455:2015 PG 7 of 9

# EXHIBIT "A"CONTINUED

## LEGAL DESCRIPTIONS

Parcel 58:021:0072 Legal Description: COM S 585.11 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 0' 1" W 484.5 FT; E 249.99 FT; S 250.03 FT; N 89 DEG 59' 58" E 294.46 FT; N 24 DEG 43' 38" W 67.42 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT TO BEG. AREA 3.752 AC.

Parcel 58:021:0097 Legal Description: COM S 391.48 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 811.02 FT; S 14 DEG 5' 8" E 957.3 FT; W 499.38 FT; N 24 DEG 43' 38" W 67.82 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT; N 193.63 FT TO BEG. AREA 14.579 AC.

Parcel 58:021:0099 Legal Description: COM AT NW COR. SW 1/4 OF SEC. 2, T5S, R1W, SLB&M.; E 683.69 FT; S 33 DEG 34' 32" E 38.72 FT; S 12 DEG 1' 37" E 367.3 FT; W 781.64 FT; N 391.48 FT TO BEG. AREA 6.645 AC.

Parcel 58:021:0096 Legal Description: COM S .01 FT & E 831.32 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 67.6 FT; S 0 DEG 1' 59" W 10.82 FT; S 38 DEG 58' 57" W 21.74 FT; S 11 DEG 57' 56" E 166.18 FT; S 8 DEG 37' 19" E 64.62 FT; S 89 DEG 31' 48" E 243.83 FT; N 85 DEG 57' 52" E 326.8 FT; E 144 FT; N 85 DEG 11' 0" E 178.63 FT; S 31 FT; E 100 FT; N 86 DEG 38' 1" E 408.7 FT; S 89 DEG 7' 18" E 310.86 FT; S 1090.05 FT; W 1493.68 FT; N 13 DEG 25' 19" W 1357.06 FT TO BEG. AREA 40.536 AC.

Parcel 58:021:0162 Legal Description: COM N 660 FT & W 18.01 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 10.58 FT; N 0 DEG 9' 7" W 667.47 FT; N 0 DEG 3' 28" W 436.8 FT; W 704.69 FT; S 89 DEG 59' 53" W 127.56 FT; S 32 DEG 30' 18" W 28.45 FT; S 48 DEG 49' 17" W 225.18 FT; S 21 DEG 18' 49" W 269.97 FT; S 19 DEG 42' 33" W 104.04 FT; S 14 DEG 48' 54" W 56.86 FT; S 13 DEG 11' 2" W 76.5 FT; S 19 DEG 10' 50" W 63.52 FT; S 14 DEG 1' 27" W 81.45 FT; S 22 DEG 15' 26" W 41.33 FT; S 29 DEG 53' 29" W 33.75 FT; S 34 DEG 7' 10" W 77.16 FT; S 26 DEG 38' 13" W 110.94 FT; S 27 DEG 45' 12" W 94.41 FT; W 1216.92 FT; N 1754.7 FT; N 87 DEG 30' 4" E 251.69 FT; ALONG A CURVE TO R (CHORD BEARS: S 87 DEG 19' 19" E 1164.51 FT, RADIUS = 14819.5 FT) ARC LENGTH = 1164.81 FEET; ALONG A CURVE TO L (CHORD BEARS: S 86 DEG 29' 9" E 750.09 FT, RADIUS = 15180.5 FT) ARC LENGTH = 750.17 FEET; S 84 DEG 31' 31" E 141.64 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 51' 51" E 227.64 FT, RADIUS = 15189.5 FT) ARC LENGTH = 227.64 FEET; S 43 DEG 22' 11" E 70.88 FT; N 89 DEG 17' 29" E 37.73 FT; S 0 DEG 7' 51" E 1596.01 FT TO BEG. AREA 73.856 AC.

Parcel 58:021:0089 Legal Description: COM N 0 DEG 7' 6" W 660 FT & W 27.23 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 1394.47 FT; N 27 DEG 45' 12" E 94.41 FT; N 26 DEG 38' 13" E 110.94 FT; N 34 DEG 7' 10" E 77.16 FT; N 29 DEG 53' 29" E 33.75 FT; N 22 DEG 15' 26" E 41.33 FT; N 14 DEG 1' 27" E 81.45 FT; N 19 DEG 10' 50" E 63.52 FT; N 13 DEG 11' 2" E 76.5 FT; N 14 DEG 48' 54" E 56.86 FT; N 19 DEG 42' 33" E 104.04 FT; N 21 DEG 18' 33" E 269.98 FT; N 48 DEG 49' 17" E 225.18 FT; N 32 DEG 30' 18" E 28.45 FT; N 89 DEG 59' 53" E 127.56 FT; S 0 DEG 3' 27" E 428.57 FT; S 89 DEG 19' 48" E 704.75 FT; S 0 DEG 9' 7" E 667.47 FT TO BEG. AREA 22.103 AC.

Parcel 58:020:0223 Legal Description: COM S 405.46 FT & E 17.11 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 901.52 FT; E 9.76 FT; N 0 DEG 15' 52" W 242.01 FT; N 89 DEG 52' 54" E 871.17 FT; S 0 DEG 15' 52" E 243.81 FT; E 420.74 FT; N 960.58 FT; W 1209.73 FT; S 43 DEG 8' 15" W 82.18 FT; N 88 DEG 37' 44" W 37.83 FT TO BEG. AREA 23.768 AC.

Parcel 58:020:0191 Legal Description: COM N 19.87 FT & E 1320.01 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; N 426.29 FT; S 67 DEG 50' 0" W 1105.97 FT; E 123.97 FT; S 87 DEG 7' 18" E 179.23 FT; E 721.25 FT TO BEG. AREA 5.073 AC.

Parcel 58:021:0121 Legal Description: COM N 89.93 FT & W 1321.91 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 87 DEG 36' 10" W 1171.75 FT, RADIUS = 15185.48 FT); N 89 DEG 48' 50" W 104.23 FT; N 8 DEG 0' 0" E 254.73 FT; N 13 DEG 0' 0" W 277.2 FT; E 1301.85 FT; S 571.7 FT TO BEG. AREA 15.626 AC.

Parcel 58:021:0157 Legal Description: COM S 1320 FT & W 13.49 FT FR NE COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 660 FT; W 1308.02 FT; N 660 FT; E 1306.51 FT TO BEG. AREA 19.796 AC.

Parcel 58:005:0061 Legal Description: COM N 1332.64 FT & E 4.1 FT & S 89 DEG 59' 4" E 16.44 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 0 DEG 10' 26" E 1327.73 FT; N 89 DEG 48' 57" E 1160.78 FT; S 45 DEG 59' 0" E 199.06 FT; S 0 DEG 9' 24" W 1193.5 FT; N 89 DEG 59' 4" W 1304.7 FT TO BEG. AREA 39.580 AC. ALSO COM N 2663.95 FT & E 1328.92 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 56' 32" W 71.41 FT; S 45 DEG 59' 0" E 99.03 FT; N 0 DEG 9' 24" E 68.74 FT TO BEG. AREA 0.056 AC. TOTAL AREA 39.636 AC.

# CONTINUED

## LEGAL DESCRIPTIONS

Parcel 58:005:0049 Legal Description: COM S 1454.23 FT & E 2653.82 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 38 DEG 2' 11" E 310.23 FT, RADIUS = 1146.4 FT); S 45 DEG 59' 0" E 1342.87 FT; S 89 DEG 48' 57" W 1152.64 FT; N 1085.63 FT; N 41 DEG 30' 3" W 6.78 FT; N 0 DEG 10' 24" E 90.46 FT TO BEG. AREA 14.860 AC.

Parcel 58:005:0050 Legal Description: COM S 1298.38 FT & E 2654.29 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; S 89 DEG 54' 16" E 917.33 FT; S 30 DEG 56' 19" E 308.52 FT; S 44 DEG 45' 0" E 1017.86 FT; S 35 DEG 42' 28" E 425.62 FT; N 89 DEG 56' 32" W 811.6 FT; N 45 DEG 59' 0" W 1394.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 35 DEG 35' 32" W 389.05 FT, RADIUS = 1095.92 FT); N 0 DEG 10' 24" E 48.23 FT TO BEG. AREA 28.149 AC.

Parcel 58:005:0044 Legal Description: COM S 1460.94 FT & E 2535.38 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; S 41 DEG 30' 0" E 128.5 FT; S 0 DEG 10' 31" W 1084.2 FT; S 89 DEG 48' 57" W 315.3 FT; N 8 DEG 21' 0" E 844.59 FT; N 17 DEG 47' 0" E 363.1 FT TO BEG. AREA 5.909 AC.

Parcel 58:005:0043 Legal Description: COM S 1314.14 FT & E 1317.81 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 15' 53" E 1075.57 FT; S 41 DEG 30' 0" E 147.24 FT; S 17 DEG 47' 0" W 402.19 FT; S 8 DEG 21' 0" W 852.16 FT; S 89 DEG 48' 57" W 929.66 FT; N 0 DEG 7' 46" E 1331.48 FT TO BEG. AREA 31.639 AC.

4841-7228-0098\1

ENT 24625:2019 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Mar 26 3:03 pm FEE 1057.00 BY MA
RECORDED FOR LEHI CITY CORPORATION

When Recorded Return To:

Mark B. Durrant, Esq.
Dorsey & Whitney LLP
111 South Main Street, Suite 2100
Salt Lake City, UT 84101

# FIRST AMENDMENT TO AGREEMENT

THIS FIRST AMENDMENT TO AGREEMENT (this "**First Amendment**") is made and entered into by and between LEHI CITY, a municipality and political subdivision of the State of Utah ("**City**"), and GARDNER-PLUMB, L.C., a Utah limited liability company ("**Developer**"), collectively the "**Parties.**"

## RECITALS:

A. City and Developer previously entered into that certain Agreement (the "**Agreement**") dated as of March 24, 2015 and recorded on April 20, 2015 in the Office of the Utah County Recorder as Entry #32455:2015.

B. City and Developer desire to amend the Agreement, as hereinafter set forth.

## AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Modification of Project Plan.** The Exhibit B attached to the Agreement is hereby replaced and superceded by the Exhibit B attached to this First Amendment. In addition, Sections 3.b. and 3.c. of the Agreement are hereby deleted in their entirety and replaced with the following:

> "b. The Amended Project Plan also specifies: i) the zoning designation for each parcel within the project (collectively the "Project"); ii) that the total number of ERUs that maybe constructed for the south portion of the Property is 1,733 ERUs; and iii) that the total number of ERUs that may be constructed for the north portion of the Property is 200 ERUs.
>
> c. If Developer constructs less than the maximum number of ERUs per acre within a given zoning designation on the south portion of the Property, those ERUs may be transferred by Developer to another area within the south portion of the Property, even if it exceeds the maximum density allowed under the existing zoning for said area within the south portion of the Property. In no event may Developer transfer any excess ERUs outside the south portion of the Property. The intent of the parties is that 1,733 ERUs are either constructed on the south portion of the Property or are forfeited."

2. **Capitalized Terms**. Any capitalized term not defined herein shall have the same meaning as set forth in the Agreement.

3. **Effective Date**. The "Effective Date" of this First Amendment shall be the later of the following dates: (1) the date of City's signature; or (2) the date of Developer's signature.

4. **Counterparts and Electronic Signatures**. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In addition, if any party uses facsimile-transmitted signed documents, or signed documents which have been electronically scanned and transmitted by email, the other party is authorized to rely upon such documents as if they bore original signatures.

***[Signature Page to Follow]***

EXECUTED by the parties hereto in multiple copies, each of which shall be deemed to be an original.

**DEVELOPER:** GARDNER-PLUMB, L.C.,
a Utah limited liability company

By: Walter J Plumb
Name: Walter J Plumb
Title: Manager

STATE OF UTAH )
: ss.
COUNTY OF UTAH )

On this 13 day of ~~June,~~ Aug. 2018, before me personally appeared Walter J. Plumb, known to me to be the person who executed the First Amendment herein in behalf of GARDNER-PLUMB, L.C., a Utah limited liability company and acknowledged to me that he/she executed the same for the purposes therein stated.

Noreen Edwards
NOTARY PUBLIC
Residing at: Lehi, Utah

My Commission Expires:
4-7-19

NOREEN EDWARDS
Notary Public
State of Utah
Comm. No. 692632
My Comm. Expires Apr 7, 2019

**CITY:** LEHI CITY

By: Johnson

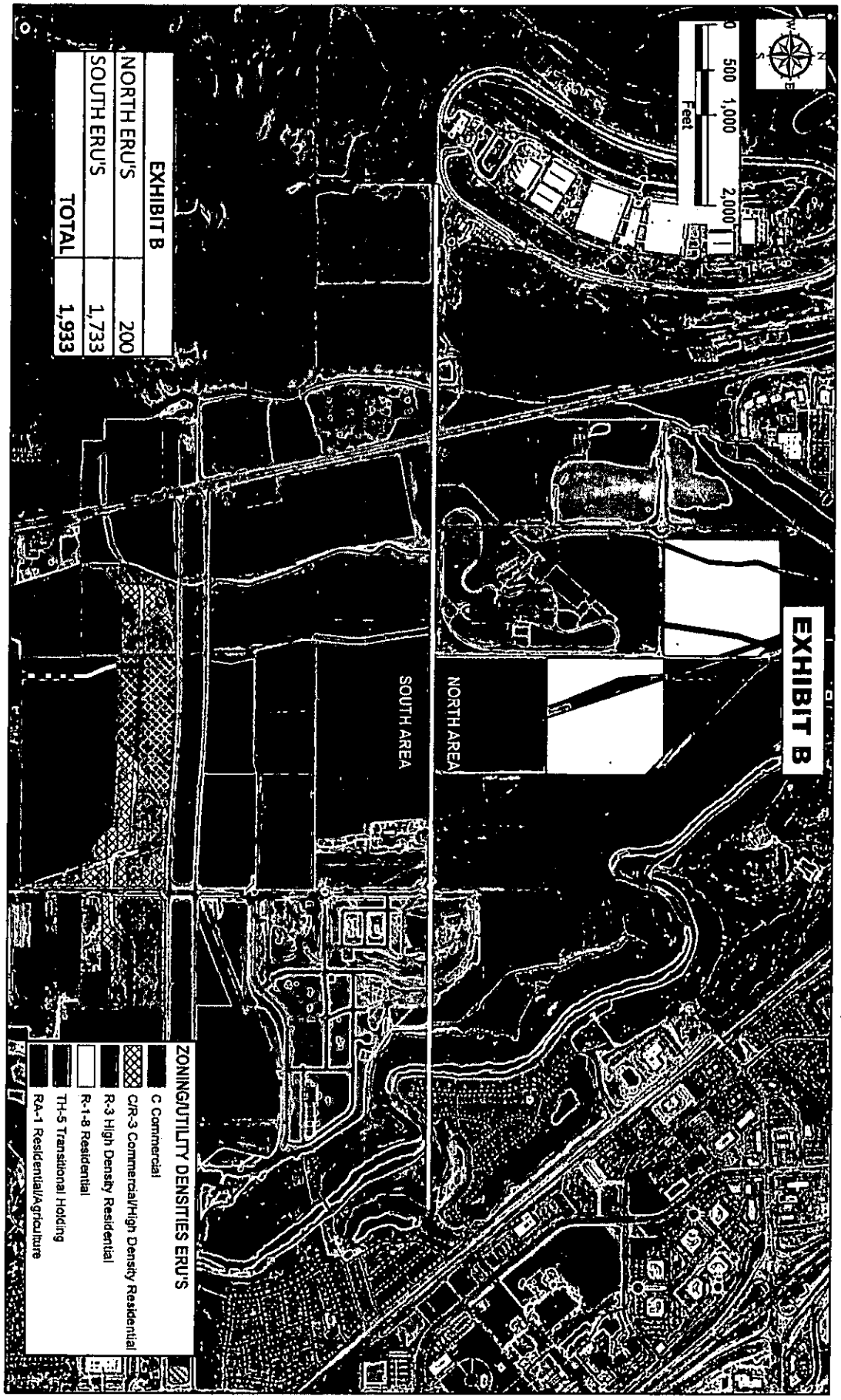
Its: Mayor

CORPORATE SEAL OF LEHI CITY
STATE OF UTAH

Attest:
Marilyn Barlasky, Lehi City Recorder



4827-0517-6937\1




| EXHIBIT B | |
|---|---|
| NORTH ERU'S | 200 |
| SOUTH ERU'S | 1,733 |
| TOTAL | 1,933 |

# EXHIBIT "A"CONTINUED

## LEGAL DESCRIPTIONS

Parcel 58:021:0072 Legal Description: COM S 585.11 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 0' 1" W 484.5 FT; E 249.99 FT; S 250.03 FT; N 89 DEG 59' 58" E 294.46 FT; N 24 DEG 43' 38" W 67.42 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT TO BEG. AREA 3.752 AC.

Parcel 58:021:0097 Legal Description: COM S 391.48 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 811.02 FT; S 14 DEG 5' 8" E 957.3 FT; W 499.38 FT; N 24 DEG 43' 38" W 67.82 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT; N 193.63 FT TO BEG. AREA 14.579 AC.

Parcel 58:021:0099 Legal Description: COM AT NW COR. SW 1/4 OF SEC. 2, T5S, R1W, SLB&M.; E 683.69 FT; S 33 DEG 34' 32" E 38.72 FT; S 12 DEG 1' 37" E 367.3 FT; W 781.64 FT; N 391.48 FT TO BEG. AREA 6.645 AC.

Parcel 58:021:0096 Legal Description: COM S .01 FT & E 831.32 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 67.6 FT; S 0 DEG 1' 59" W 10.82 FT; S 38 DEG 58' 57" W 21.74 FT; S 11 DEG 57' 56" E 166.18 FT; S 8 DEG 37' 19" E 64.62 FT; S 89 DEG 31' 48" E 243.83 FT; N 85 DEG 57' 52" E 326.8 FT; E 144 FT; N 85 DEG 11' 0" E 178.63 FT; S 31 FT; E 100 FT; N 86 DEG 38' 1" E 408.7 FT; S 89 DEG 7' 18" E 310.86 FT; S 1090.05 FT; W 1493.68 FT; N 13 DEG 25' 19" W 1357.06 FT TO BEG. AREA 40.536 AC.

Parcel 58:021:0162 Legal Description: COM N 660 FT & W 18.01 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 10.58 FT; N 0 DEG 9' 7" W 667.47 FT; N 0 DEG 3' 28" W 436.8 FT; W 704.69 FT; S 89 DEG 59' 53" W 127.56 FT; S 32 DEG 30' 18" W 28.45 FT; S 48 DEG 49' 17" W 225.18 FT; S 21 DEG 18' 49" W 269.97 FT; S 19 DEG 42' 33" W 104.04 FT; S 14 DEG 48' 54" W 56.86 FT; S 13 DEG 11' 2" W 76.5 FT; S 19 DEG 10' 50" W 63.52 FT; S 14 DEG 1' 27" W 81.45 FT; S 22 DEG 15' 26" W 41.33 FT; S 29 DEG 53' 29" W 33.75 FT; S 34 DEG 7' 10" W 77.16 FT; S 26 DEG 38' 13" W 110.94 FT; S 27 DEG 45' 12" W 94.41 FT; W 1216.92 FT; N 1754.7 FT; N 87 DEG 30' 4" E 251.69 FT; ALONG A CURVE TO R (CHORD BEARS: S 87 DEG 19' 19" E 1164.51 FT, RADIUS = 14819.5 FT) ARC LENGTH = 1164.81 FEET; ALONG A CURVE TO L (CHORD BEARS: S 86 DEG 29' 9" E 750.09 FT, RADIUS = 15180.5 FT) ARC LENGTH = 750.17 FEET; S 84 DEG 31' 31" E 141.64 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 51' 51" E 227.64 FT, RADIUS = 15189.5 FT) ARC LENGTH = 227.64 FEET; S 43 DEG 22' 11" E 70.88 FT; N 89 DEG 17' 29" E 37.73 FT; S 0 DEG 7' 51" E 1596.01 FT TO BEG. AREA 73.856 AC.

Parcel 58:021:0089 Legal Description: COM N 0 DEG 7' 6" W 660 FT & W 27.23 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 1394.47 FT; N 27 DEG 45' 12" E 94.41 FT; N 26 DEG 38' 13" E 110.94 FT; N 34 DEG 7' 10" E 77.16 FT; N 29 DEG 53' 29" E 33.75 FT; N 22 DEG 15' 26" E 41.33 FT; N 14 DEG 1' 27" E 81.45 FT; N 19 DEG 10' 50" E 63.52 FT; N 13 DEG 11' 2" E 76.5 FT; N 14 DEG 48' 54" E 56.86 FT; N 19 DEG 42' 33" E 104.04 FT; N 21 DEG 18' 33" E 269.98 FT; N 48 DEG 49' 17" E 225.18 FT; N 32 DEG 30' 18" E 28.45 FT; N 89 DEG 59' 53" E 127.56 FT; S 0 DEG 3' 27" E 428.57 FT; S 89 DEG 19' 48" E 704.75 FT; S 0 DEG 9' 7" E 667.47 FT TO BEG. AREA 22.103 AC.

Parcel 58:020:0223 Legal Description: COM S 405.46 FT & E 17.11 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 901.52 FT; E 9.76 FT; N 0 DEG 15' 52" W 242.01 FT; N 89 DEG 52' 54" E 871.17 FT; S 0 DEG 15' 52" E 243.81 FT; E 420.74 FT; N 960.58 FT; W 1209.73 FT; S 43 DEG 8' 15" W 82.18 FT; N 88 DEG 37' 44" W 37.83 FT TO BEG. AREA 23.768 AC.

Parcel 58:020:0191 Legal Description: COM N 19.87 FT & E 1320.01 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; N 426.29 FT; S 67 DEG 50' 0" W 1105.97 FT; E 123.97 FT; S 87 DEG 7' 18" E 179.23 FT; E 721.25 FT TO BEG. AREA 5.073 AC.

Parcel 58:021:0121 Legal Description: COM N 89.93 FT & W 1321.91 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 87 DEG 36' 10" W 1171.75 FT, RADIUS = 15185.48 FT); N 89 DEG 48' 50" W 104.23 FT; N 8 DEG 0' 0" E 254.73 FT; N 13 DEG 0' 0" W 277.2 FT; E 1301.85 FT; S 571.7 FT TO BEG. AREA 15.626 AC.

Parcel 58:021:0157 Legal Description: COM S 1320 FT & W 13.49 FT FR NE COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 660 FT; W 1308.02 FT; N 660 FT; E 1306.51 FT TO BEG. AREA 19.796 AC.

Parcel 58:005:0061 Legal Description: COM N 1332.64 FT & E 4.1 FT & S 89 DEG 59' 4" E 16.44 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 0 DEG 10' 26" E 1327.73 FT; N 89 DEG 48' 57" E 1160.78 FT; S 45 DEG 59' 0" E 199.06 FT; S 0 DEG 9' 24" W 1193.5 FT; N 89 DEG 59' 4" W 1304.7 FT TO BEG. AREA 39.580 AC. ALSO COM N 2663.95 FT & E 1328.92 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 56' 32" W 71.41 FT; S 45 DEG 59' 0" E 99.03 FT; N 0 DEG 9' 24" E 68.74 FT TO BEG. AREA 0.056 AC. TOTAL AREA 39.636 AC.

# CONTINUED

## LEGAL DESCRIPTIONS

Parcel 58:005:0049 Legal Description: COM S 1454.23 FT & E 2653.82 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 38 DEG 2' 11" E 310.23 FT, RADIUS = 1146.4 FT); S 45 DEG 59' 0" E 1342.87 FT; S 89 DEG 48' 57" W 1152.64 FT; N 1085.63 FT; N 41 DEG 30' 3" W 6.78 FT; N 0 DEG 10' 24" E 90.46 FT TO BEG. AREA 14.860 AC.

Parcel 58:005:0050 Legal Description: COM S 1298.38 FT & E 2654.29 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; S 89 DEG 54' 16" E 917.33 FT; S 30 DEG 56' 19" E 308.52 FT; S 44 DEG 45' 0" E 1017.86 FT; S 35 DEG 42' 28" E 425.62 FT; N 89 DEG 56' 32" W 811.6 FT; N 45 DEG 59' 0" W 1394.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 35 DEG 35' 32" W 389.05 FT, RADIUS = 1095.92 FT); N 0 DEG 10' 24" E 48.23 FT TO BEG. AREA 28.149 AC.

Parcel 58:005:0044 Legal Description: COM S 1460.94 FT & E 2535.38 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; S 41 DEG 30' 0" E 128.5 FT; S 0 DEG 10' 31" W 1084.2 FT; S 89 DEG 48' 57" W 315.3 FT; N 8 DEG 21' 0" E 844.59 FT; N 17 DEG 47' 0" E 363.1 FT TO BEG. AREA 5.909 AC.

Parcel 58:005:0043 Legal Description: COM S 1314.14 FT & E 1317.81 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 15' 53" E 1075.57 FT; S 41 DEG 30' 0" E 147.24 FT; S 17 DEG 47' 0" W 402.19 FT; S 8 DEG 21' 0" W 852.16 FT; S 89 DEG 48' 57" W 929.66 FT; N 0 DEG 7' 46" E 1331.48 FT TO BEG. AREA 31.639 AC.

When recorded, return to:

Parr Brown Gee & Loveless
Attn: Thomas E. Goodwin, Esq.
101 South 200 East, Suite 700
Salt Lake City, Utah 84111

## SECOND AMENDMENT TO AGREEMENT

This Second Amendment to Agreement (this "**Second Amendment**") is made and entered into by and between LEHI CITY, a municipal corporation and political subdivision of the State of Utah (the "**City**"), and GARDNER-PLUMB, L.C., a Utah limited liability company ("**Developer**"). The City and Developer are sometimes collectively referred to herein as the "**Parties**."

## RECITALS:

A. The City and Developer previously entered into that certain Agreement (the "**Agreement**") recorded on April 20, 2015, in the Utah County Recorder's Office as Entry No. 32455:2015.

B. The Parties amended the Agreement as set forth in that certain First Amendment to Agreement recorded on March 26, 2019, in the Utah County Recorder's Office as Entry No. 24625:2019 (the "**First Amendment**").

C. The Parties desire to amend the Agreement again as set forth below.

## AGREEMENT:

Now, therefore, in exchange for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Modification of Density Allocation. Sections 3.b and 3.c of the Agreement, as revised by the First Amendment, are hereby deleted in their entirety and replaced with the following:

> "b. The Amended Project Plan also specifies: (i) the zoning designation for each parcel within the project (collectively, the "Project"); (ii) that the total number of ERUs that may be constructed for the south portion of the Property is 1,833 ERUs; and (iii) that the total number of ERUs that may be constructed for the north portion of the Property is 100 ERUs.
>
> c. If Developer constructs less than the maximum number of ERUs per acre within a given zoning designation on the south portion of the Property, those ERUs may be transferred by Developer to another area within the south portion of the Property, even if it exceeds the maximum density allowed under the existing

zoning for said area within the south portion of the Property. In no event may Developer transfer any excess ERUs outside the south portion of the Property. The intent of the parties is that 1,833 ERUs are either constructed on the south portion of the Property or are forfeited

2. Effect of Amendment. The intended effect of this Second Amendment is to transfer 100 ERUs from the north portion of the Property to the south portion of the Property.

3. Effective Date. The "Effective Date" of this Second Amendment shall be the later of the following dates: (i) the date of the City's signature, or (ii) the date of Developer's signature.

4. Counterparts. This Second Amendment may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

Executed by the parties as of the dates indicated below.

**LEHI CITY**

Attest:

_____
Teisha Wilson, City Recorder

_____
Mayor Paul Binns

**DEVELOPER:**

Gardner-Plumb, L.C.

_____
Walter J. Plumb, Manager

STATE OF UTAH )
:ss
COUNTY OF SALT LAKE )

On this ___ day of _____, 2026, personally appeared Walter J. Plumb, who duly acknowledged that he executed this Second Amendment on behalf of Gardner-Plumb, L.C. in his capacity as authorized Manager of said entity.

SEAL:

_____
Notary Public

EDGEhomes
DESIGNED FOR LIFE

June 24, 2026

Lehi City
Attn: Kim Struthers
Community Development Director
kstruthers@lehi-ut.gov

***Re: Application for Development Agreement Amendment***

Dear Mr. Struthers:

Lehi City and Gardner-Plumb, L.L.C. entered into a Development Agreement in 2015, which was amended in 2019. This Development Agreement allows for a total 1,933 Equivalent Residential Units (ERU's) for Commercial and Residential uses. Edge Homes and Gardner-Plumb, L.L.C. are requesting the transfer of 124 ERU's from the northern area to the southern area for residential use on the Westerly Properties, LLC parcel (Parcel No. 41:840:0109, the "Project").

The Development Agreement was specifically structured to provide flexibility in how development is allocated throughout the project area, allowing land uses and densities to be placed where they are most appropriate as conditions and planning objectives evolve.

The Project presents unique topographic and geographic constraints that make it less suitable for commercial development. Residential development is a more compatible and practical use for this property, particularly given the existing residential neighborhoods immediately adjacent to the east and south, and the natural break created by the Utah Lake Distributing Canal. In addition, residential development on the Project allows traffic to be directed southward, reducing the need for connections to 2100 North and minimizing potential impacts to the surrounding transportation network.

Edge Homes has developed updated housing plans that introduce new and complementary residential products that will enhance the character of the area while remaining compatible with the existing community.

Transferring 124 ERUs from the northern area near the Jordan River provides an important preservation benefit. The reduction in density on the northern land allows for large lot developments in an area where such preservation is most appropriate due to its proximity to the Jordan River. 76 ERU's will remain in the northern area.

Overall, the proposed ERU transfer does not increase the total project density. Rather, it reallocates a portion of the approved density to a location that is better suited for residential

EDGEhomes
DESIGNED FOR LIFE

development while simultaneously preserving low density developments in a more sensitive area. The request represents a reasonable and balanced adjustment that advances the original intent of the Development Agreement and provides a net benefit to the community.

We appreciate the City's consideration and cooperation in reviewing this request.

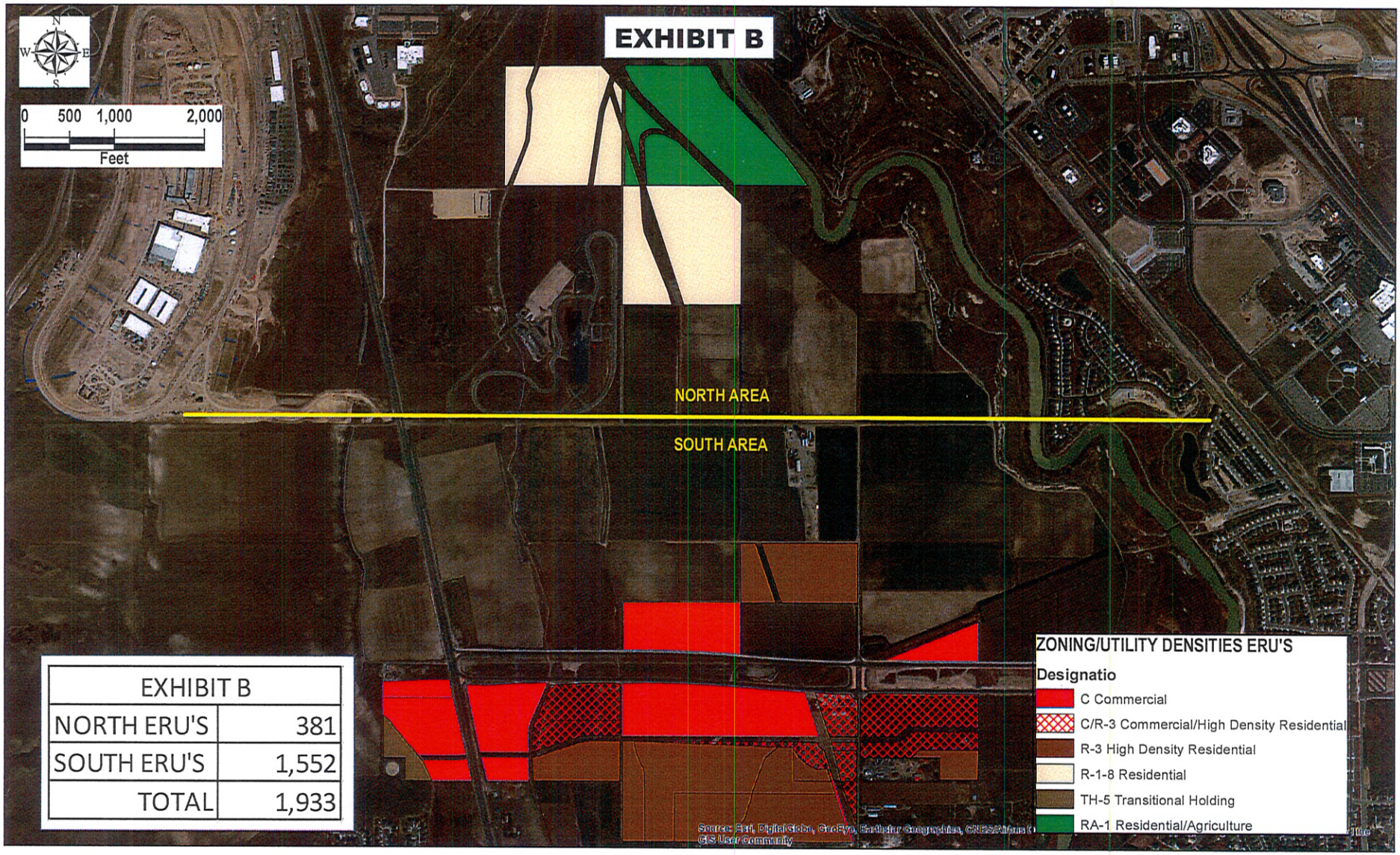
Brandon Watson, P.E.
Vice President Land Entitlement
Edge Homes

PUBLIC
HEARING
DEVELOPMENT AGREEMENT
NOTICE is hereby given that a Public Hearing before the Lehi City Planning
Commission will be held on July 9, 2024 at 7:00 p.m. in the Council
Chambers, Municipal Building, 131 North 100 East, Lehi, Utah for the purpose
of receiving comment on Gardner Plumb Group's request for review of an
amendment to the Gardner Plumb Development Agreement, requesting to
transfer 124 equivalent residential units from the northern portion of the
development agreement to the southern.
You can view the meeting live and submit comments online at
https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning Division,
153 N 100 E. Telephone 385-201-1000.
Or by scanning the QR Code below.

PUBLIC
HEARING
DEVELOPMENT AGREEMENT

PUBLIC
HEARING
DEVELOPMENT AGREEMENT

**Plumb Gardner Development Agreement - Edge Homes sample products**




| EXHIBIT B | |
|---|---|
| NORTH ERU'S | 381 |
| SOUTH ERU'S | 1,552 |
| TOTAL | 1,933 |

**Agenda Item No: 3.8**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

**Subject:**
Public hearing and recommendation of Lehi City's request for review of a comprehensive Development Code Amendment to Chapter 23, Signs updating requirements and simplifying the text.

**Summary:**

**Attachments:**

Ch 23 Signs DCA 1 Updated.pdf

# CHAPTER 23, SIGNS
# DEVELOPMENT CODE AMENDMENT
## PLANNING COMMISSION REPORT

| | |
|---|---|
| **Applicant** | Lehi City |
| **Meeting Date** | July 9, 2026 |
| **Requested Action/Purpose** | Review and recommendation on proposed amendments to the Lehi City Development Code |
| **Decision Type** | Legislative |
| **Date of DRC Review** | June 3, 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 review and recommendation 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 Planning Commission may move to recommend approval or denial of the proposed amendments to the Lehi City Development Code. Any motion should include findings. Possible findings include:

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

**Chapter 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.**

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

EST 1852

LEHI CITY

PIONEERING UTAH'S FUTURE

# 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

21. 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 to~~to ~~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.

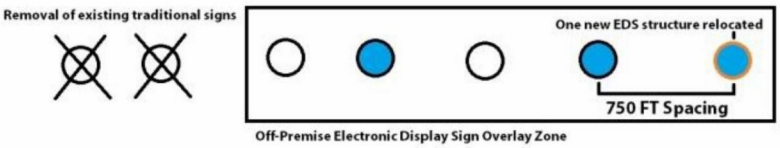



Figure 1.

(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.

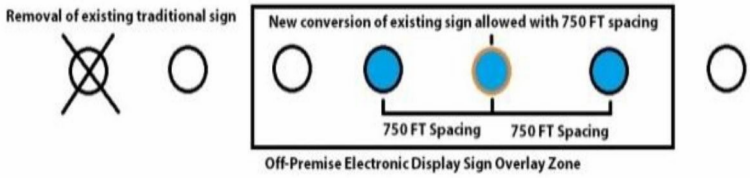
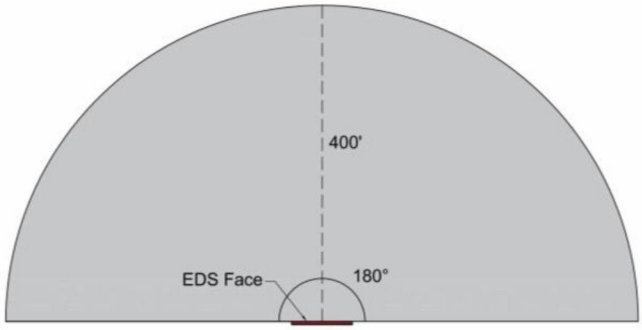



Figure 2.

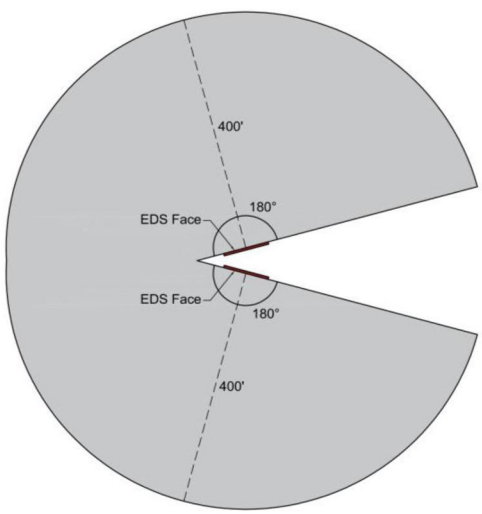
i. Photometric Plan. Each applicant shall submit a photometric plan before the installation of the proposed EDS showing




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.

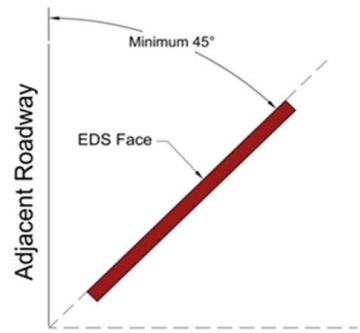



Figure 4. This figure illustrates the minimum angle required between an off-premises EDS face and the roadway to which it is oriented.

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.

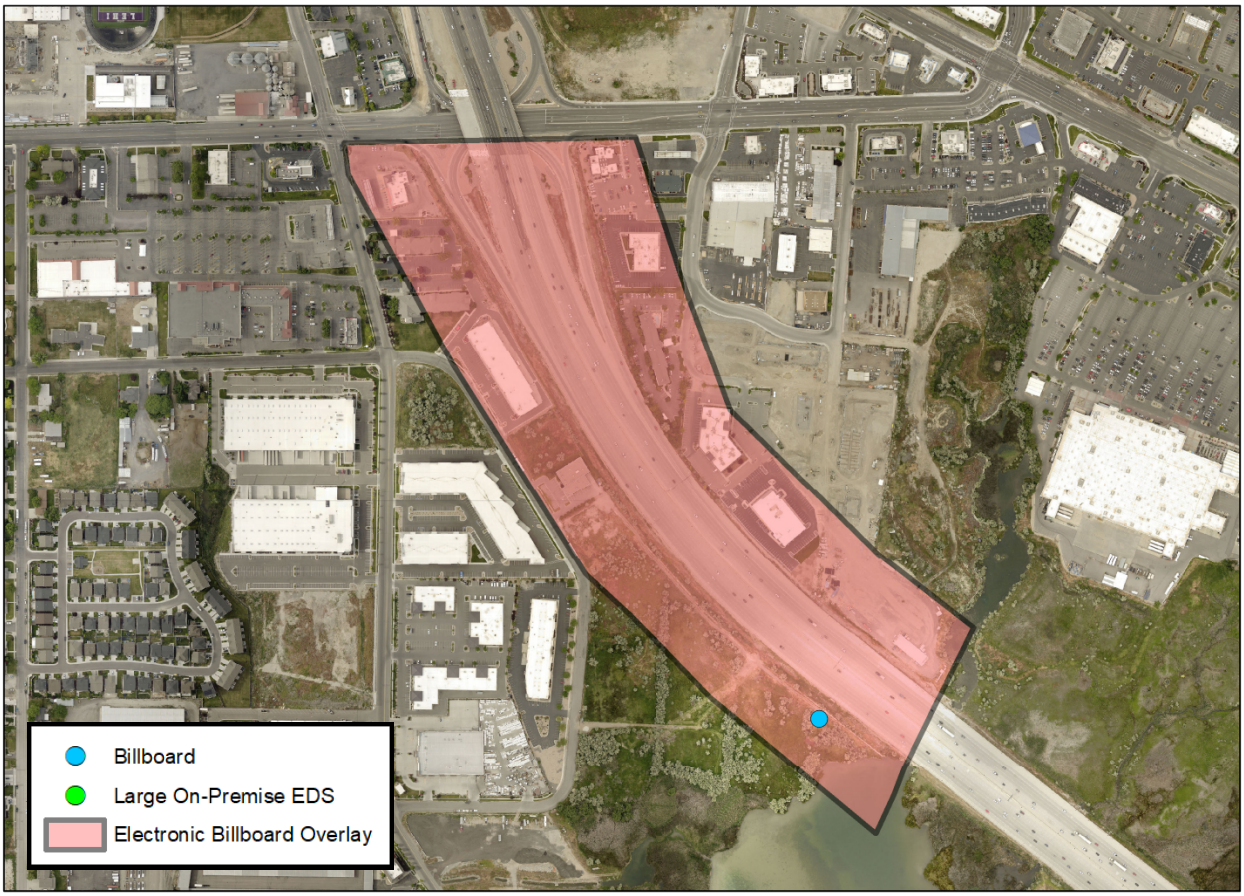
~~F.~~E. Signs not redeemed within seven days may be disposed of. ~~shall be destroyed.~~

**~~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.~~

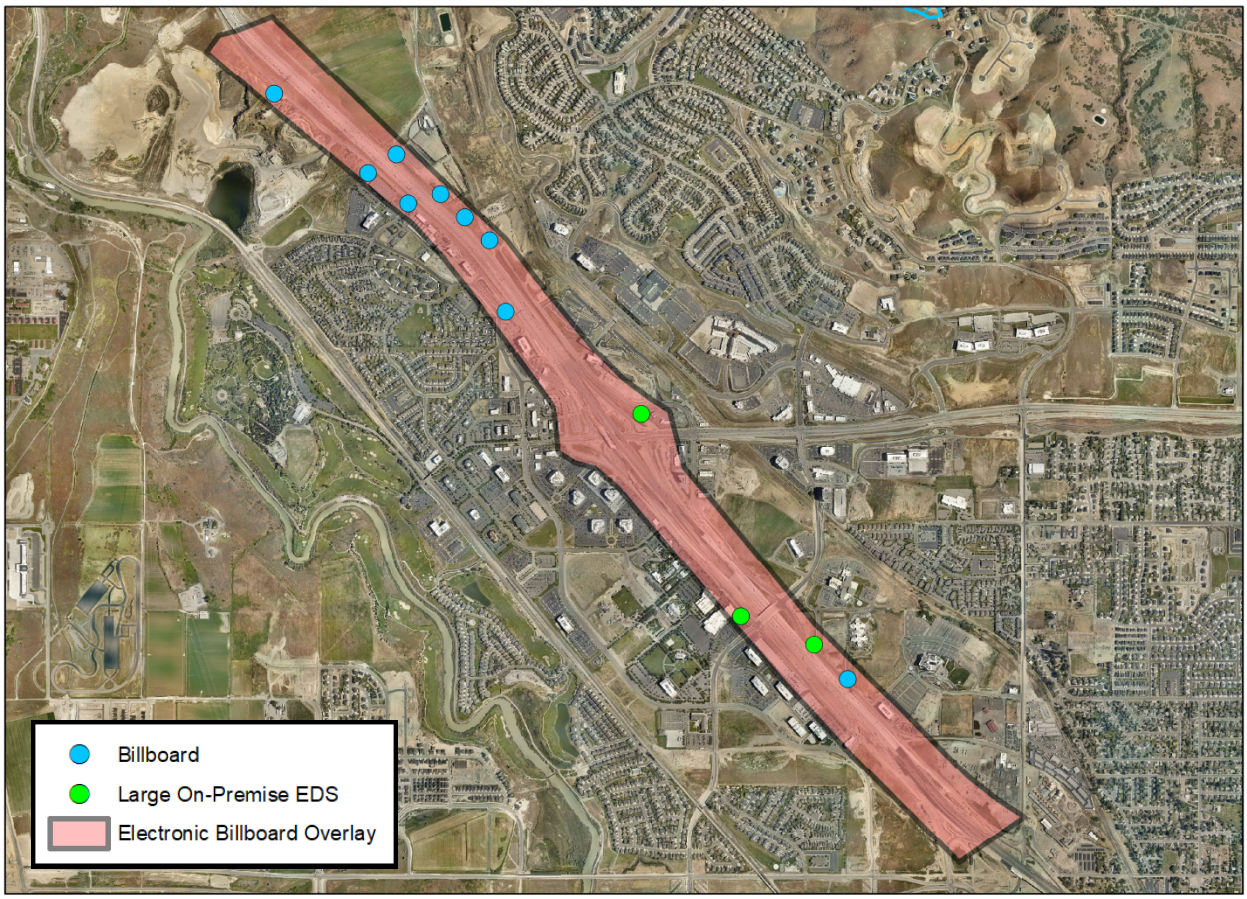
**MAP 23.010**

**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**

**Agenda Item No: 3.9**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

**Subject:**
Public hearing and recommendation of Lehi City's request for review of 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 Site Design Standards 1.pdf

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

## PLANNING COMMISSION REPORT

| | |
|---|---|
| **Applicant** | Lehi City |
| **Meeting Date** | July 9, 2026 |
| **Requested Action/Purpose** | Review and recommendation on proposed amendments to the Lehi City Development Code |
| **Decision Type** | Legislative |
| **Date of DRC Review** | June 3, 2026 |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Review and recommendation |
| **City Council** | Final approval |

## REPORT ANALYSIS

Lehi City requests review 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.

## SCOPE OF APPROVAL

Amendments to regulating documents are legislative items. This gives the Planning Commission discretion in what they recommend to the City Council.

The public can speak to this item. Comments about specific concerns, changes, or support are the most helpful.

## POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed amendments to the Lehi City Design Standards and Public Improvement Specifications Manual. 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.

**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: 3.10**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

**Subject:**
Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 11 Development Application requirements, updating requirements for site plans, infrastructure site plans, preliminary and final subdivisions.

**Summary:**

**Attachments:**

CHAPTER 11 Application Updates 1.pdf

# CHAPTER 11 APPLICATION REQUIREMENTS DEVELOPMENT CODE AMENDMENT

## PLANNING COMMISSION REPORT

| | |
|---|---|
| **Applicant** | Lehi City |
| **Meeting Date** | July 9, 2026 |
| **Requested Action/Purpose** | Review and recommendation on proposed amendments to the Lehi City Development Code |
| **Decision Type** | Legislative |
| **Date of DRC Review** | June 3, 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 review and recommendation 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 no longer are 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.

## SCOPE OF APPROVAL

Development Code Amendments are legislative items which means the Planning Commission and City Council have discretion on approving them and can request any changes.

The public can also speak to these proposed amendments. They can suggest any changes or express their support. Specific recommendations are the most helpful for implementation.

## POSSIBLE MOTIONS AND FINDINGS

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

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

**Chapter 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

**Formatted:** Font: Not Bold

**Formatted:** Indent: Left: 0.25", No bullets or numbering

**Formatted:** Font: Bold

**Formatted:** List Paragraph, No bullets or numbering, Tab stops: Not at 0.44"

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,

**Formatted:** List Paragraph, Left, No bullets or numbering, Tab stops: Not at -1" + -0.5" + 0" + 1" + 1.5" + 2" + 2.5" + 3" + 3.5" + 4" + 4.5" + 5" + 5.5" + 6"

**Formatted:** List Paragraph, Left, No bullets or numbering, Tab stops: Not at -1" + -0.5" + 0" + 1" + 1.5" + 2" + 2.5" + 3" + 3.5" + 4" + 4.5" + 5" + 5.5" + 6"

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-

**Formatted:** Outline numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Right + Aligned at: 0.15" + Tab after: 0.4" + Indent at: 0"

**Formatted:** Font: 10 pt

**Formatted:** List Paragraph, Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Tab after: 0.5" + Indent at: 0.25"

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;

**Formatted:** Indent: Left: 0.15", No bullets or numbering, Tab stops: Not at 0.75"

**Formatted**

**Formatted:** Indent: Left: 0.25", No bullets or numbering

**Formatted**

**Formatted:** Font: 10 pt

**Formatted:** List Paragraph, Outline numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 2 + Alignment: Right + Aligned at: 0.15" + Tab after: 0.4" + Indent at: 0"

**Formatted:** Indent: Left: 0.5", No bullets or numbering

**Formatted**

**Formatted:** Indent: Left: 0.5", No bullets or numbering, Tab stops: Not at 0.75"

**Formatted:** Font: 10 pt

**Formatted:** List Paragraph, Outline numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 5 + Alignment: Right + Aligned at: 0.15" + Tab after: 0.4" + Indent at: 0"

(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;

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

**Formatted:** Outline numbered + Level: 3 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Tab after: 0.75" + Indent at: 0.5", Tab stops: 0.5", Left + 0.75", Left

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;

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

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

**Formatted**

~~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

**Formatted:** Not Expanded by / Condensed by

**Formatted:** No underline

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

**Formatted:** List Paragraph, Left, No bullets or numbering

**Formatted:** List Paragraph, Left, No bullets or numbering

**Formatted:** List Paragraph, Left, No bullets or numbering

**Formatted:** List Paragraph, Left, No bullets or numbering

**Formatted:** Indent: Left: 0.25", No bullets or numbering

**Formatted:** List Paragraph, Left, No bullets or numbering

**Formatted**

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;

**Formatted:** Condensed by 0.1 pt

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

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

**Formatted:** List Paragraph, Left, No bullets or numbering

**Formatted**

**Formatted:** Font: 10 pt

**Formatted:** List Paragraph

**Formatted:** Indent: Left: 0.15"

**Formatted:** Font: 10 pt

**Formatted:** List Paragraph

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:

(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,

**Formatted:** Font: 10 pt, Bold
**Formatted:** List Paragraph
**Formatted:** Tab stops: Not at 1.06"
**Formatted:** List Paragraph, Left, No bullets or numbering, Tab stops: Not at -1" + 1.06"
**Formatted:** Font: 10 pt, Bold
**Formatted:** List Paragraph
**Formatted:** Font: 10 pt

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.

**Formatted:** Font: 10 pt, Bold
**Formatted:** List Paragraph
**Formatted:** Font: 10 pt, Bold
**Formatted:** List Paragraph
**Formatted:** Font: 10 pt, Bold
**Formatted**

**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;~~

**Formatted:** Font: 10 pt, Bold, Font color: Black

**Formatted:** List Paragraph

**Formatted:** Font: 10 pt, Font color: Black

**Formatted:** Font: 10 pt, Bold

**Formatted:** No bullets or numbering

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** List Paragraph, Left, No bullets or numbering

~~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;~~

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 3 + Numbering Style: i, ii, iii, … + Start at: 1 + Alignment: Right + Aligned at: 1.28" + Indent at: 1.4"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 3 + Numbering Style: i, ii, iii, … + Start at: 1 + Alignment: Right + Aligned at: 1.28" + Indent at: 1.4"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

~~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;~~

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 3 + Numbering Style: i, ii, iii, … + Start at: 1 + Alignment: Right + Aligned at: 1.28" + Indent at: 1.4"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 3 + Numbering Style: i, ii, iii, … + Start at: 1 + Alignment: Right + Aligned at: 1.28" + Indent at: 1.4"

**Formatted:** Numbered + Level: 3 + Numbering Style: i, ii, iii, … + Start at: 1 + Alignment: Right + Aligned at: 1.28" + Indent at: 1.4"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 3 + Numbering Style: i, ii, iii, … + Start at: 1 + Alignment: Right + Aligned at: 1.28" + Indent at: 1.4"

~~(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;~~

**Formatted:** Numbered + Level: 1 + Numbering Style: 1, 2, 3, … + Start at: 16 + Alignment: Left + Aligned at: 0.15" + Indent at: 0.4"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 0.65" + Indent at: 0.9"

~~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

**Formatted:** Indent: Left: 0"
**Formatted:** Font: 10 pt, Bold
**Formatted:** List Paragraph, Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.13" + Indent at: 0.38"
**Formatted:** Font: 10 pt
**Formatted:** List Paragraph, Numbered + Level: 1 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Left + Aligned at: 0.38" + Indent at: 0.63"
**Formatted:** Indent: Left: 0"
**Formatted:** Font: 10 pt, Bold
**Formatted:** List Paragraph, Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.13" + Indent at: 0.38"
**Formatted:** Indent: Left: 0"
**Formatted:** Font: 10 pt
**Formatted:** List Paragraph, Numbered + Level: 1 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Left + Aligned at: 0.38" + Indent at: 0.63"
**Formatted:** Indent: Left: 0"
**Formatted** ...
**Formatted:** Font: 10 pt
**Formatted:** Font: 10 pt
**Formatted** ...
**Formatted:** Font: 10 pt
**Formatted** ...
**Formatted:** Indent: Left: 0"
**Formatted:** Font: 10 pt
**Formatted** ...
**Formatted:** Font: 10 pt
**Formatted** ...
**Formatted:** Font: 10 pt
**Formatted** ...
**Formatted** ...
**Formatted:** Font: Bold
**Formatted** ...
**Formatted:** Font: 10 pt
**Formatted** ...
**Formatted:** Font: 10 pt, Font color: Black
**Formatted:** No bullets or numbering
**Formatted:** Font: 10 pt
**Formatted:** Font: 10 pt, Bold
**Formatted** ...
**Formatted:** Font: 10 pt
**Formatted** ...
**Formatted** ...

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

**Formatted:** Indent: Left: 0.63", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.5" + Indent at: 1.63", Tab stops: Not at 1.06"
**Formatted:** Font: 10 pt, Bold
**Formatted:** List Paragraph, Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.13" + Indent at: 0.38"
**Formatted:** Font: 10 pt
**Formatted:** Indent: Left: 0"
**Formatted:** Indent: Left: 0.63", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.5" + Indent at: 1.63"
**Formatted:** Indent: Left: 0.63", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5"
**Formatted:** Indent: Left: 0"
**Formatted** ...
**Formatted:** Indent: Left: 0"
**Formatted:** Font: 10 pt
**Formatted** ...
**Formatted:** Indent: Left: 0"
**Formatted** ...
**Formatted:** Indent: Left: 0"
**Formatted** ...
**Formatted** ...
**Formatted:** Indent: Left: 0"
**Formatted** ...
**Formatted** ...
**Formatted** ...
**Formatted** ...
**Formatted** ...
**Formatted:** Indent: Left: 0"
**Formatted** ...
**Formatted**
**Formatted:** Indent: Left: 0"
**Formatted** ...
**Formatted** ...
**Formatted:** Font: 10 pt, Bold
**Formatted** ...
**Formatted** ...
**Formatted** ...
**Formatted:** Indent: Left: 0"
**Formatted:** Font: 10 pt, Bold
**Formatted** ...
**Formatted** ...

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

**Formatted:** Font: 10 pt

**Formatted:** List Paragraph, Indent: Left: 0.81", Tab stops: 1.75", List tab + Not at 2"

**Formatted:** Indent: Left: 0"

**Formatted:** Font: 10 pt, Bold

**Formatted:** Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.13" + Indent at: 0.38"

**Formatted:** Indent: Left: 0.63", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5"

**Formatted:** Font: 10 pt

**Formatted:** List Paragraph, Indent: Left: 1", Numbered + Level: 4 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 1.75" + Indent at: 2"

**Formatted:** Font: 10 pt, Bold, Font color: Black

**Formatted:** List Paragraph, Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.13" + Indent at: 0.38"

**Formatted:** Font: 10 pt, Font color: Black

**Formatted:** Indent: Left: 0.63", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5"

**Formatted:** Indent: Left: 0.63", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5"

**Formatted:** Font: 10 pt

**Formatted:** List Paragraph, Indent: Left: 0.88", Numbered + Level: 4 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 1.75" + Indent at: 2"

**Formatted:** Indent: Left: 1.13"

**Formatted:** Font: 10 pt

**Formatted:** List Paragraph, Indent: Left: 0.88", Numbered + Level: 4 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 1.75" + Indent at: 2"

**Formatted:** Font: 10 pt

**Formatted:** List Paragraph, Indent: Left: 0.38", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5"

**Formatted:** Indent: Left: 0"

**Formatted:** Indent: Left: 0.38", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5"

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

**Formatted:** Indent: Left: 0.5"
**Formatted:** Indent: Left: 0.38", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5"
**Formatted:** Indent: Left: 0.5"
**Formatted:** Indent: Left: 0.38", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5"
**Formatted:** Indent: Left: 0.5"
**Formatted:** Indent: Left: 0.38", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5"
**Formatted:** Indent: Left: 0.5"
**Formatted:** Indent: Left: 0.38", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5"
**Formatted:** Indent: Left: 0.5"
**Formatted:** Indent: Left: 0.38", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5"
**Formatted:** Indent: Left: 0.5"
**Formatted:** Indent: Left: 0.38", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5"
**Formatted:** Indent: Left: 0.5"
**Formatted:** Indent: Left: 0.38", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5", Tab stops: Not at 0" + 0.5"
**Formatted:** Indent: Left: 0.5"
**Formatted:** Indent: Left: 0.38", Numbered + Level: 3 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Right + Aligned at: 1.38" + Indent at: 1.5", Tab stops: Not at 0" + 0.5"

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

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

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.

**Agenda Item No: 3.11**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

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

**Summary:**

**Attachments:**

Lehi Storm Water Managment Plan 2026-1.pdf

# LEHI STORM WATER MANAGEMENT PLAN 2026

## PLANNING COMMISSION REPORT

| | |
|---|---|
| **Applicant** | Lehi City |
| **Meeting Date** | July 9, 2026 |
| **Requested Action/Purpose** | Review and recommendation on proposed amendments to the Lehi City Storm Water Management Plan |
| **Date of DRC Review** | June 24, 2026 |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Review and recommendation |
| **City Council** | Review and recommendation<br>(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 Planning Commission 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.

**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."

**TABLE OF CONTENTS**

Executive Summary ....4
1.0 Introduction ....5
2.0 Storm Water Management Plan Program Requirements ....6
2.2 Requirements for Renewal Permittees ....6
2.3 Notice of Intent Contents and Submittal ....6
3.0 Special Conditions ....10
3.1 Discharges to Water Quality Impaired Waters ....10
3.3 Nitrogen and Phosphorus Reduction ....13
3.4 Co-Permittees ....13
4.0 Storm Water Management Program ....14
4.1 Requirements ....14
4.2 Minimum Control Measures ....14
MCM 1: Public Education and Outreach on Storm Water Impacts ....14
MCM 2: Public Involvement/Participation ....16
MCM 3: Illicit Discharge Detection and Elimination (IDDE) ....16
MCM 4: Construction Site Storm Water Runoff Control ....16
MCM 5: Long Term Storm Water Management in New Development and Redevelopment (Post Construction Storm Water Management) ....17
MCM 6: Pollution Prevention and Good Housekeeping in Municipal Operations ....17
BMPs ....18

## 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

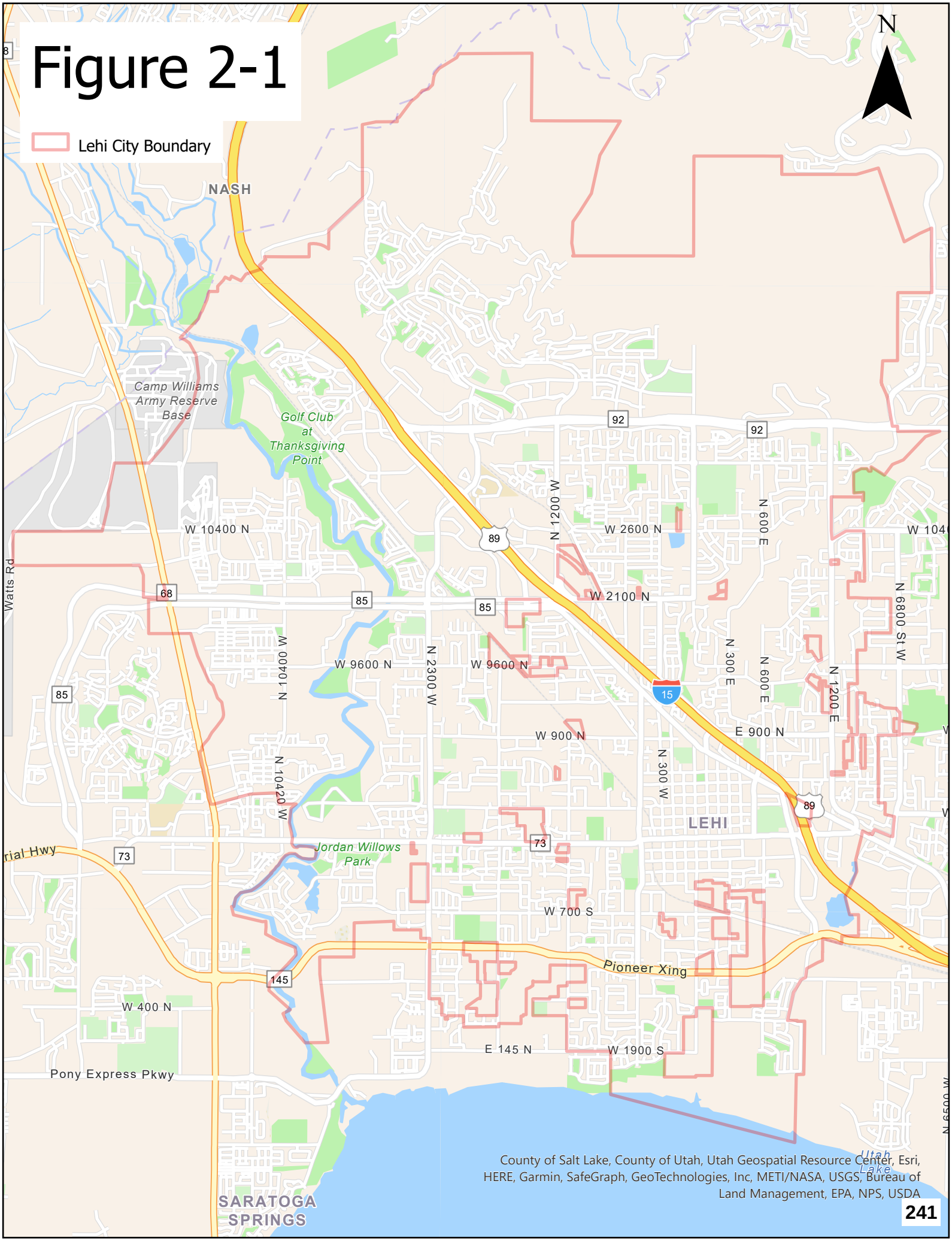
Lehi City will submit this revised SWMP to the Director within 180 days of the effective date of UTR09000.

- 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

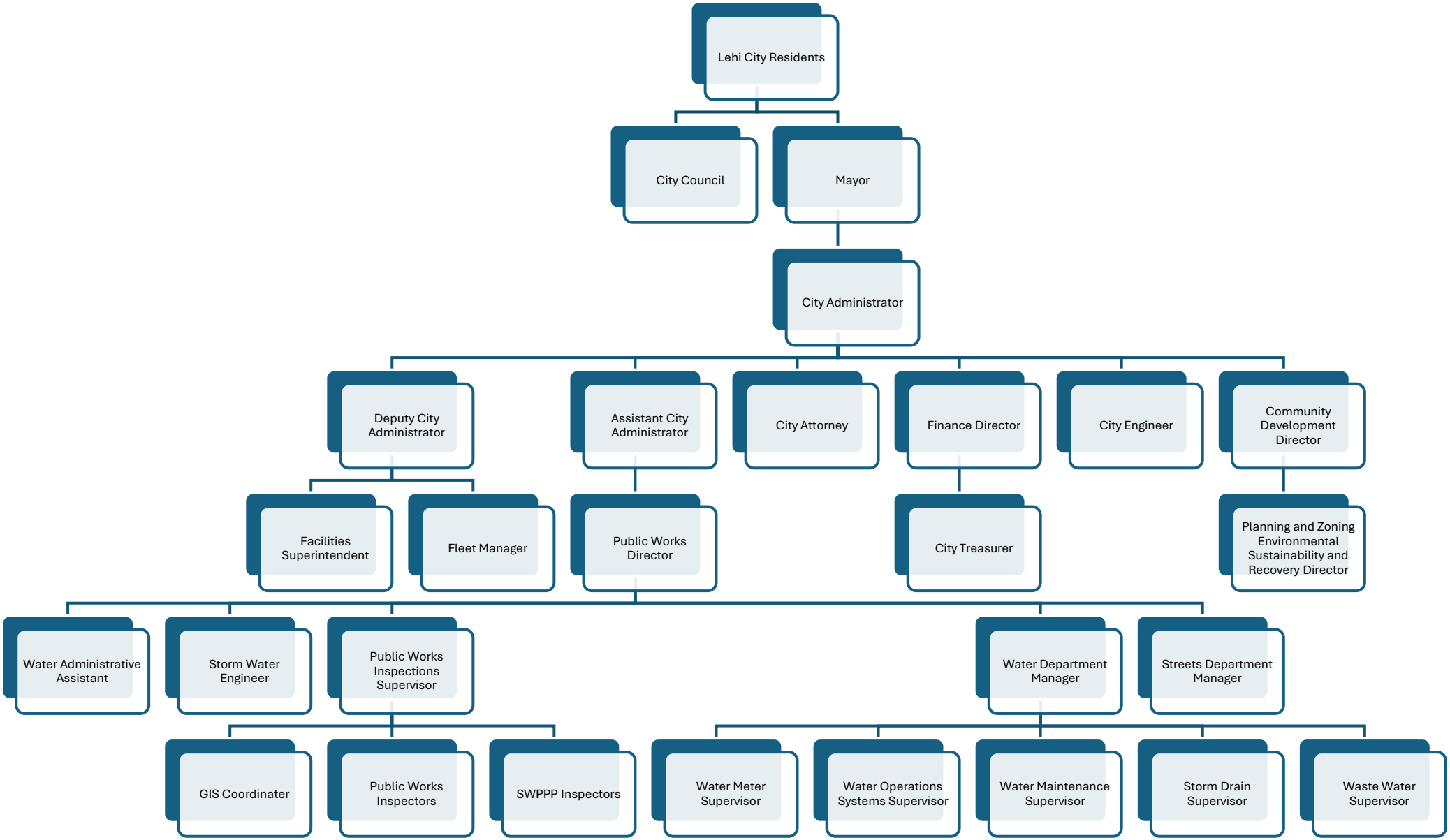
Lehi City will submit an NOI renewal within 180 days of the effective date of the permit.

# Figure 2-1




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.

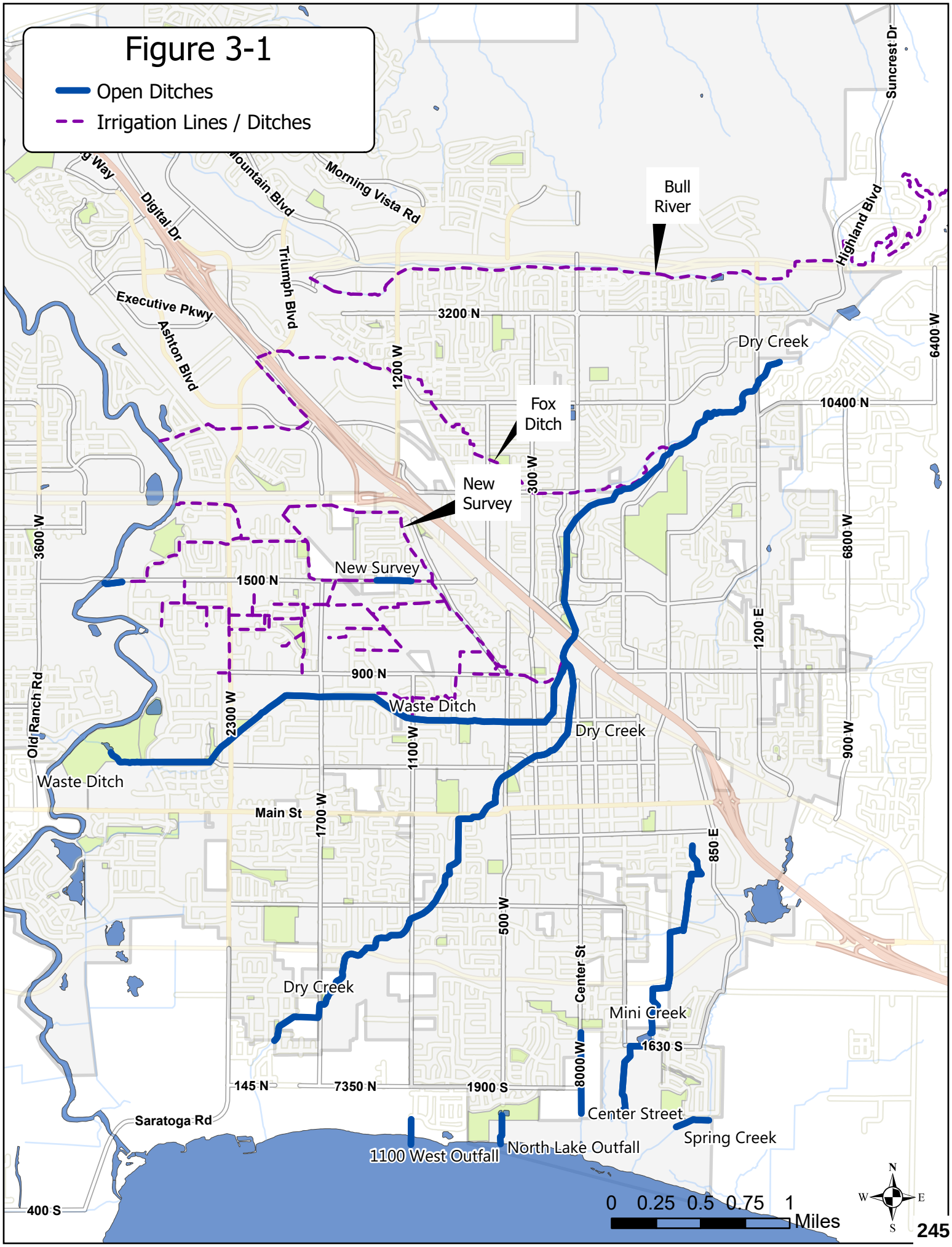


Figure 3-1
Open Ditches
Irrigation Lines / Ditches
Bull River
Fox Ditch
New Survey
New Survey
Dry Creek
Dry Creek
Dry Creek
Waste Ditch
Waste Ditch
Mini Creek
Center Street
Spring Creek
North Lake Outfall
1100 West Outfall
Digital Dr
Mountain Blvd
Morning Vista Rd
Triumph Blvd
Executive Pkwy
Ashton Blvd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

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; 80$^{th}$ 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 1$^{st}$ 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: 3.12**

# Planning Commission Agenda Item Report

Meeting Date: July 9, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

---

**Subject:**
Public hearing and recommendation of Lehi City's request for review of an amendment to Chapter 38 updating requirements for the Mixed-Use Zone.

**Summary:**

**Attachments:**

Ch 38-1.pdf

# CHAPTER 38 MIXED-USE DEVELOPMENT CODE AMENDMENT

## PLANNING COMMISSION REPORT

| | |
|---|---|
| **Applicant** | Lehi City |
| **Meeting Date** | July 9, 2026 |
| **Requested Action/Purpose** | Review and recommendation on proposed amendments to the Lehi City Development Code |
| **Decision Type** | Legislative |
| **Date of DRC Review** | June 24, 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 review and recommendation 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.

## SCOPE OF APPROVAL

Development Code Amendments are legislative items meaning the Planning Commission can recommend any changes and the City Council can require changes.

The public can make comments on the proposed amendment. Helpful comments include specific concerns, change recommendations or support.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Code amendment 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.

**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.