

LEHI GENERAL PLAN

Land Use Element



LEHI CITY, UTAH



GENERAL PLAN LAND USE ELEMENT

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1. EXISTING CONDITIONS SUMMARY

Lehi City, Utah, was the 6th incorporated City in Utah. According to the 2010 Census, Lehi has a population of 47,407. Its area is approximately 26.6 square miles. It is located close to both Salt Lake City and Provo along the I-15 corridor.

Lehi is one of the fastest growing communities in the Western United States, with a population that has more than quadrupled since 1990. This rapid growth has put a strain on commercial, business, and service sectors of the City's economy as the City tries to keep pace with residential and commercial growth.

This growth rate demands a comprehensive review and update of the Land Use Element of the City's General Plan to ensure that growth is not jeopardizing the City's rich natural and physical features and heritage, and to ensure that Lehi is well positioned for future development. This Land Use Element update will also help ensure that long-term decision-making addresses and accommodates the needs of a growing and increasingly diverse population.

The City's current Land Use Element was originally adopted on August 13, 1996. Over the last 15 years it has been amended numerous times. Some amendments have been for individual parcels while others have been broader in scope, such as the creation of the Very Low Density Residential/Agricultural land use designation that affected large portions of south and west Lehi.

This Chapter provides a snapshot view of current land use conditions in Lehi. At the time of preparing this document in 2011, the City had a healthy mix of residential, commercial, institutional, industrial lands, as well as parks, recreational and natural open spaces.



Demographic and Spatial Conditions

Population Growth Trends

The average growth rate per year for Lehi since 1990 is 8.82%. The City's population according to the 1990 Census was 8,475 people. This figure more than doubled by the 2000 Census to 19,028. The population again increased significantly over the next 10-year period and was given as 47,407 by the 2010 Census. The Mountainland Association of Governments (MAG) estimates future population growth trends for Lehi City as follows:

2020 – 66,967
2030 – 82,487
2040 – 100,700



Lehi residents engage in discussions during an Open House for this Update process

Current Land Use

The table below shows the approximate acreages for the various land uses based on the current Land Use Map.

Table 1			
Approximate Lehi City Existing Land Use Acreage (Based on Prior Land Use Map)			
Land Use	Area (ft ²)	Area (acres)	Percentage
Residential			
Very Low Density Residential/Agricultural (VLDRA)	143,138,160	3,286	16.72
Very Low Density Residential (VLDR)	73,747,080	1,693	8.62
Low Density Residential (LDR)	151,806,600	3,485	17.74
Medium Density Residential (MDR)	63,989,640	1,469	7.48
Intermediate High Density Residential (IHDR)	479,160	11	0.06
High Density Residential (HDR)	33,018,480	758	3.86
Commercial & Industrial			
Commercial (C)	73,703,520	1,692	8.61
Commercial/Food Processing	13,068	0.3	0.00
Neighborhood Commercial (NC)	326,700	7.5	0.04
Business Park (BP)	20,298,960	466	2.37
Professional Office	3,876,840	89	0.45
Technical/ Manufacturing (T-M)	44,823,240	1,029	5.24
Light Industrial (L-1)	6,403,320	147	0.75
Industrial (I)	2,265,120	52	0.26
Public Facilities			
Public Facilities	57,978,360	1,331	6.77
Agriculture			
Agriculture (A)	10,965,510	252	1.54
Special Purpose Districts			
Environmentally Sensitive Area (ESA)	128,458,440	2,949	15.01
Resort Community (RC)	34,194,600	785	4.00
Sports Entertainment (SE)	4,138,200	95	0.48
Total	853,633,710	19,597(30.6sq. mi.)	100%

Residential Density Analysis

A residential density analysis map is designed to show density patterns graphically for residential land uses in an area. It uses dots with a numerical value to represent population distribution within the residential land use. It does not however take into account non-developable areas or natural constraints like roads, water bodies, steep slopes etc., but rather creates an even, across the board distribution within the land use area. The residential density analysis map for Lehi City is located on the next page.

This analysis also makes it possible to calculate an estimated number of households that each residential land use can support where densities (units per acre) and acreages are known. Table 2 below shows the estimated number of households and population that can be supported by the existing residential zones.

Table 2			
Residential Density Analysis			
Land Use	Acres	Density (units per acre)	Households
High Density Residential	758	12	9,099
Intermediate High Density Residential	11	9	98
Medium Density Residential	1,469	6	8,813
Low Density Residential	3,485	4	13,939
Very Low Density Residential	1,693	2.5	4,232
Very Low Density Residential/Agricultural	3,286	1.75	5,750
			Total 41,931
The total number of households multiplied by household size of 4.08 shows that residential land uses on the prior Lehi City Land Use Map can support a population of about 171,078 People.			

Natural Open Space

Lehi City is located in a rich physical setting with varying topography, making it an ideal place for enjoying natural open space. Features include hillsides, floodplains, wetlands, water bodies, and wildlife refuge. Prominent physical features include Utah Lake which lies south of the City, the Wasatch mountains on the northeast, and the Jordan River which runs northward through the City close to its western boundary. The City's location in proximity to these natural assets necessitates strategies for their protection and at the same time creates opportunities to provide open space amenities.

The City has currently identified nearly 3,000 acres of land as Environmentally Sensitive Areas in its Land Use Map.



Natural open space in Lehi

Districts and Neighborhoods

Lehi is made up of six identifiable districts and neighborhoods. These districts are defined by their predominant land uses or physical characteristics. The districts are also somewhat delimited by major transportation corridors, physical features, or historic uses. These broad geographic areas are shown in the diagram on the right.

A – North Area

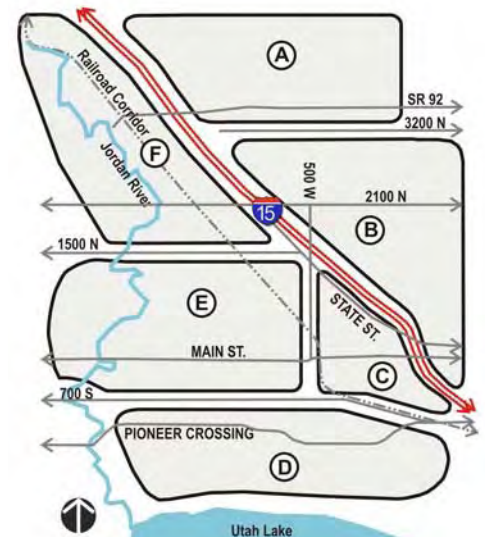
The North Area or Traverse Mountain area includes a large land use designation for Technical/ Manufacturing. A notable establishment is the Intel Micron Flash Technologies plant. Construction is also underway for an Adobe facility in the area. Cabela's, a major sporting goods and outdoor outfitting retailer is also found here, and more regional retail outlets are planned here.

The Flight Park State Recreation Area is also found in the North Area. This unique facility is known worldwide as one of the best sites for both paragliding and hang gliding. The facility is managed by the Utah State Parks and Recreation and the Utah Hang Gliding and Paragliding Association (UHGPAG). SR – 92, a major commercial corridor, also runs through this area.

The Bonneville Shoreline and Murdock Trails run through the North Area.

B – East Area

The East area is made up mostly of single family residential neighborhoods. Some public facilities are located in this area as well. These include the Lehi Cemetery, Summercrest Park, Centennial Park, Dry Creek Trail Park (including a 9-hole disc golf course), and neighborhood and pocket parks. The area has much additional potential for park, recreational, sports, and natural open space development.



Hang gliding at the Flight Park State Recreation Area



Horses parade on Main St. during the Lehi Round-Up Celebrations. Photo courtesy Daily Herald

C – Central Area

This area is the historic core of the City. The Central Area includes portions of State Street, Main Street and the Center Street connection. A number of businesses and retail shops are located along the State Street corridor. This concentration of commercial development spills over onto Main Street particularly near to the 1 -15 interchange. The rest of this area is primarily residential, interspersed with public facilities such as Lehi High School, Lehi City offices and the Legacy Recreation Center.

The Central Area is expected to be revitalized with mixed uses, vibrant urban spaces, specialty retail shops, and landscaping. A major reconstruction project was underway on Main Street during this Plan update process. The City's *2007 Downtown Revitalization Plan* provides more detail on plans for this area.

D – South Area

This area lies adjacent to the northern edge of Utah Lake. The South Area is dominated by Very Low Density Residential/Agricultural (VLDRA) land uses. A recent major development is the opening of *Pioneer Crossing*, which runs east-west through the area. The connectivity and accessibility created by this roadway may influence land use patterns greatly in the future by leading to the creation of nodes of activity with commercial and retail development.

The South Area also has opportunities for future recreation and the development of a trail network along the shores of Utah Lake.



The Jordan River

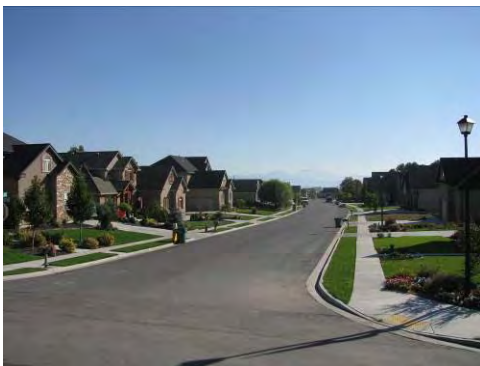
E – West Area

The predominant land use in this area, similar to that of the South Area, is Very Low Density Residential/Agricultural (VLDRA). The area also includes the Jordan River corridor running north-south and a system of trails. Future plans for the area include development within the Holbrook annexation.

F – Northwest Area

The Northwest Area is rapidly developing and capitalizing on the energy of the Thanksgiving Point development. This development includes a resort community, museums, restaurants, golf course, gardens, trails, and an office/technology park.

A new National Security Agency (NSA) data center is currently under construction close to the area. Completion of the data center will spark development of supporting land uses such as housing, retail, hospitality, and recreation. The area is becoming more accessible and vibrant with the opening of the new 2100 North East-West connection. Low density residential uses and agricultural lands are also a part of this area.



New residential subdivisions in Lehi

Residential

Residential land uses currently make up about 54.5% of the City's total. Housing types are predominantly single-family homes. Smaller-lot and older homes are located in neighborhoods near the core of the City while larger-lot homes are located away from the core and towards the

City boundaries. Older residential neighborhoods in the core of the City are laid out on a strict street grid pattern while newer residential areas exhibit more contemporary patterns of subdivision development.

Commercial

Commercial development represents about 11.5% of total land uses. These include areas designated as commercial, commercial food processing, neighborhood commercial, business parks, and professional offices. A large concentration of commercial activity is still found in the downtown core. Businesses in the area include typical town center establishments such as professional offices, grocery stores, retail centers, restaurants, financial institutions, etc. A bulk of this commercial activity occurs along Main Street and State Street.

Historically Lehi's Main Street evolved as the commercial and civic heart of the City. It experienced the typical ebb and flow that many small towns suffered in the mid to late 20th Century, especially with the construction of I-15, when new commercial growth moved outward toward the fringes of the community. The historic structures and traditional small town feel of the corridor positions it for revitalization and commercial activity in the future. Other commercial areas are developing along major arterials in the City, including the 2100 North corridor.

Thanksgiving Point is now a major regional attraction and a vibrant commercial hub, located close to the I -15 and SR-92 interchange. It includes a resort community, museum, restaurants, golf course, gardens, trails, and an office/technology center. The office park hosts Class A office space attracting a variety of tenants including attorneys, financial planners, engineers, software, and marketing firms.

Lehi can also boast of being host to nationally recognized retail outlets, notably Cabela's (a leading national outdoor outfitter).

Overall, residents of Lehi have expressed a desire for more grocery and neighborhood retail throughout the City, especially in areas outside the Central Area, to meet the needs of residents in new subdivisions. Residents also called for more regional scale shopping opportunities as well as specialty and local retail shops.

Institutional/Civic

Lehi's institutional land uses include public, non-profit, and quasi-public uses located throughout the City. A civic core exists off Center Street at about 200 North. Institutions located there include the City Court, Lehi City Offices, Lehi Public Library, Legacy Recreation Center, Senior Citizen Center, and the Lehi City Fire Department. A new fire station is located at 2600 North. Lehi High School enjoys a prominent location close to the I -15 interchange on Main Street. Additional civic and institutional uses exist throughout the City as neighborhood schools and parks, satellite emergency medical services, and Police.



Historic Cotter building in 1910. Looking west on Main Street. Photo courtesy The Daily Herald



Cabela's is nationally known for its stock of outdoor gear, apparel, and equipment



The Hutchings Museum is located in the Veteran's Memorial Building in Lehi



Lehi City Arts Center



Other institutional uses in the City cater to specific community needs while serving as regional attractions. Examples include the Legacy Recreation Center (mentioned earlier), Hutchings Museum, and the Thanksgiving Point complex, shown above. Residents of Lehi desire a state-of-the-art regional hospital and a new high school. Growth is affecting schools. Many new schools have been built, and others are planned.

The National Security Agency (NSA) is in the process of developing a data center close to the City's western boundary at Camp Williams. The new data center, as well as the completion of the 2100 North corridor, is expected to spark development of supporting land uses such as housing, retail, hospitality, and recreation.

Industrial

Industrial zones form a very small percentage of the total land use area in the City, about 0.25%. The major industrial-zoned area is located immediately east of I-15 at 2100 North and 1200 West. Some Light Industrial zones can be found near the Mill Pond area and along 2100 North.

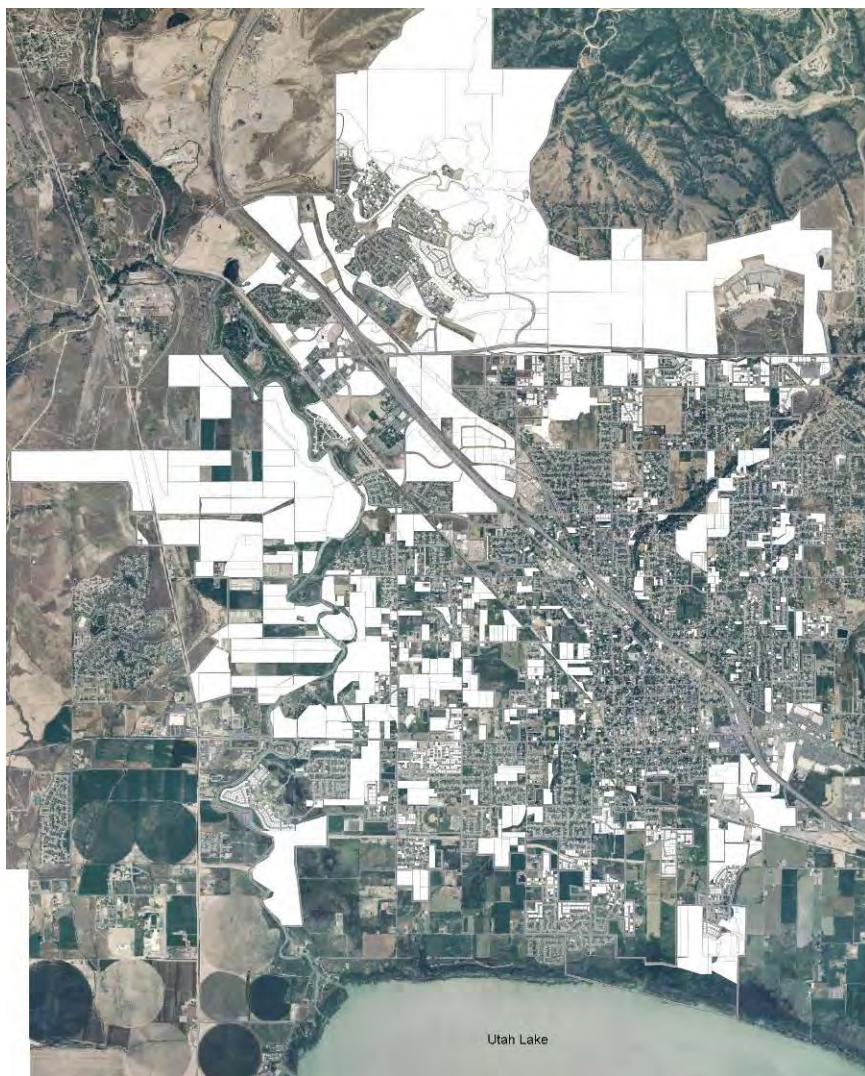
On a related note, a Technical/Manufacturing land use area is located in the North Area. Major tenants include Intel Micron Flash Technologies, and Adobe.

Vacant Land

Vacant lands (agricultural, recreational, etc) occupy about 10,824 acres, or about 63.55% of the land area within City boundaries, and are present throughout the City. Large portions of the vacant lands exist outside the core of the City, although some developable and vacant land exists in small parcels throughout the City.

A great percentage of the vacant lands result from natural open space preservation around and along sensitive natural features. Some of these vacant lands are also undevelopable due to topographic and physical constraints, including steep hillsides, flood zones, and wetlands. Vacant and underutilized parcels in the core of the City are potential areas for infill development. Some portions of vacant lands, which currently occur as farm ground, may also be developed strategically in future.

In addition to the vacant lands noted, several islands of undeveloped, unincorporated lands lie completely within the City limits.



Areas shown in white represent vacant lands in the City

All vacant lands within Lehi City have a future land use assigned to them. This land use has been used to develop the potential yield map. If all vacant lands are developed to the density allowed, the population outlined on the yield map chart could be realized. These counts do not include unincorporated/County lands within and around the City.

2. GOALS

VISION STATEMENT

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

GOALS

Economic Development

1. **Goal:**
Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.
2. **Goal:**
Consider economic programs that encourage, protect, and magnify the emerging economic hub of offices, technology and business centers such as Thanksgiving Point, Traverse Mountain, Intel Micron Flash Technologies and Adobe.
3. **Goal:**
Encourage local neighborhood nodes that provide day to day small-scale, locally-owned businesses and services.

Environment

4. **Goal:**
Protect and preserve natural topographic and physical features while exploring opportunities to provide a long-term quality environment which is ecologically sound, safe, aesthetically pleasing, and which is reinforced by all governmental units.

Parks and Recreational Facilities

5. **Goal:**
Provide a diverse network of parks, trails, and recreational facilities which afford all residents access to a wide range of recreational opportunities.
6. **Goal:**
Preserve and protect the Jordan River corridor as a natural feature and community asset for recreation, trails, wildlife habitat, and natural beauty in Lehi City.

Development

7. Goal:

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

Housing

8. Goal:

Create sustainable housing for new residents with access to neighborhood and community services, education, transportation, recreation, and cultural opportunities.

9. Goal:

Develop programs and incentives to improve existing housing, especially to maintain the quality and character of existing historical neighborhoods.

Transportation

10. Goal:

Provide a comprehensive system of circulation linking areas of the City with pedestrian paths, bikeways, equestrian trails, roads and expressways, light rail, and high speed train modes.

11. Goal:

Encourage a system of public transportation that allows Lehi residents access to business/technological nodes, open space and parks, entertainment areas and shopping.

Community Facilities and Services

12. Goal:

Provide and maintain an adequate level of service for all existing community facilities and support existing and future recreational and cultural activities for the use and benefit of all City residents.

Implementation

13. Goal:

Revise the zoning map of the City to reflect the goals of this Land Use Element Update.

14. Goal:

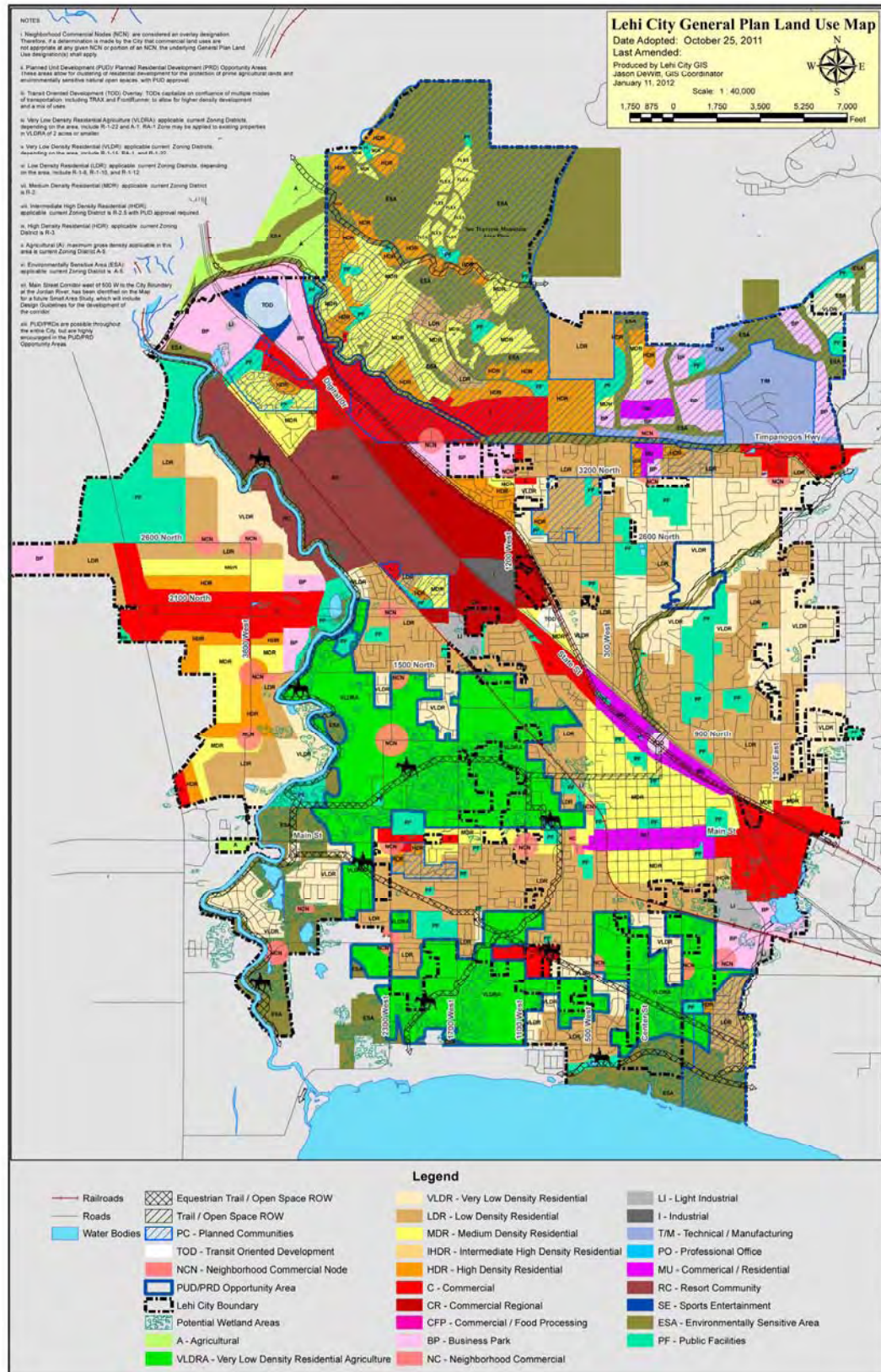
Ensure effective administration and implementation of plans and programs and explore strategies, resources, and opportunities for funding identified community projects.

Community Participation

15. Goal:

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

3. LAND USE MAP



4. DEFINITIONS

The following definitions explain the Land Use Map classifications. This Chapter lists newly introduced and revised designations in this Plan update, as well as classifications that were carried over from the previous Plan.

NEW AND REVISED CLASSIFICATIONS

The estimate of the percentage of land uses following each new/revised classification is a generalized estimate and alludes to the overall character of the area. It also gives direction to the mix of land uses within the designation rather than dictating specific numbers or space allocations.

Commercial Regional (CR)

These are areas of intense commercial land uses with particular regional, as well as local appeal. Primarily located in proximity to the I-15 corridor, these areas will contain large-scale shopping, store outlet retail, movie theaters, restaurants, hospitality, and family-oriented entertainment/gaming centers. These areas may also include employment centers, offices and clean manufacturing. An estimate of how land may develop in the Commercial Regional areas is as follows:

Retail (including restaurant and entertainment uses) – 55%
Clean manufacturing – 15%
Office/employment – 15%
Residential – 0%
Roads & institutional – 15%



Commercial (C)

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to insure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

An estimation of how land may develop in Commercial areas is as follows:

Retail – 65%
Office/employment – 15%
Residential – 5%
Roads & institutional – 15%



Commercial/Residential (MU)



The Commercial/Residential (Mixed Use) classification combines a number of land uses within a specific geographic area. These may be higher density zones and may also serve as destinations or corridors of activity. They may build on the existing fabric, such as along State Street or Main Street, or may occur as new nodes of activity.

This classification will have a concentration of employment and business centers and may contain a mix ranging from office, governmental, higher education, and high density housing to specialty retail, restaurants, and cultural spaces such as museums, entertainment, theaters, and sporting venues. Maintaining a substantial residential population within these areas is critical to their long-term success. Ensuring that the area is populated in the evenings and on weekends will support a lively, active, and vibrant core. An estimation of how land may develop in Mixed Use areas is as follows:

Retail – 30%
Office/employment – 30%
Residential (mostly high density) – 25%
Roads & institutional – 15%

Neighborhood Commercial Node (Overlay) (NCN)



The purpose of the Neighborhood Commercial classification is to allow for smaller-scale retail and service-oriented businesses that are compatible with adjacent neighborhoods and can provide basic goods and services that are available in close proximity to residential areas. Developments within this zone should be designed for a sensitive transition between commercial uses and surrounding residential uses.

Several of these nodes occur within the City. The purpose of Neighborhood Commercial Nodes (NCNs) is to allow for the implementation of the Neighborhood Commercial designation at designated major intersections as shown on the Land Use Map. Neighborhood Commercial Nodes are considered an overlay designation. Therefore, if a determination is made by the City that commercial land uses are not appropriate at any given NCN or portion of a NCN, the underlying General Plan Land Use designation(s) apply.

An estimation of how the land may develop in the Neighborhood Commercial Node areas is as follows:

Retail – 55%
Office/employment – 25%
Residential – 5%
Roads & institutional – 15%

Business Park (BP)

The purpose of the Business Park classification is to provide a clean, attractive and nuisance-free location for corporate offices, light assembly and warehouse development, and larger scale public facilities. Examples of activities that may be allowed include; corporate offices, laboratories and research facilities, medical and dental clinics, professional and vocational schools, hotels, government offices, medical research facilities, hospitals, warehousing and wholesale distribution. BP areas would require buildings to be located in a park-like campus setting with extensive landscaping and consideration of building design and orientation.

An estimation of how land may develop in the Business Park areas is as follows:

Retail – 5%
Office/employment – 80
Residential – 0%
Roads & institutional – 15%



Transit Oriented Development Overlay (TOD)

The TOD Overlay areas will take advantage of TRAX light rail infrastructure for denser, compact development around the proposed light rail stop. This classification will allow for higher density development and a mix of uses that will encourage more pedestrian activity with reduced automobile dependence. These uses will include retail, restaurant, employment, residential, hospitality, entertainment, etc.

An estimation of how land may develop in the TOD Overlay Zone is as follows:

Retail – 35%
Office/employment – 20%
Residential – 30%
Roads & institutional – 15%



PUD/PRD Opportunity Area



The Planned Unit Development (PUD)/Planned Residential Design (PRD) Opportunity Area is an overlay zone that allows for the clustering of residential development for the purposes of limiting development on prime agricultural and pristine natural areas. More information on the concept of clustering can be found in the Best Practices Chapter of this document.

Although these overlays exist in many areas throughout the City, they are highly encouraged in the Very Low Density Residential Agriculture (VLDR) land use classification.

An estimation of how land may develop in the PUD/PRD Opportunity Area is as follows:

Retail – 1%
Office/employment – 1%
Residential – 83%
Roads & institutional – 15%

OTHER CLASSIFICATIONS

Residential Classifications

The Residential Districts of the City are intended to provide a range of housing choices to meet the needs of Lehi City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live. Typical uses may include single-family detached and attached dwellings, two-family dwellings, multi-family dwellings, condominiums and townhouses. Also allowed are parks, open space and conservation areas, pedestrian pathways, trails and walkways, utility facilities and public service uses, utility transmission facilities and lines.

It is hereby declared as City policy that property within a given General Plan Land Use Designation be zoned/ re-zoned to the lowest density zone allowed under that land use designation, unless a higher density zone classification within the designation is deemed appropriate for a given area, and is specifically approved at the time of re-zoning. It is the responsibility of each applicant to convince the Planning Commission and City Council of the appropriateness of the zone being requested, and to demonstrate that the proposed zone contributes to meeting the goals and policies of the General Plan.

Very Low Density Residential/Agricultural (VLDR)

The purpose of the Very Low Density Residential/Agricultural (VLDR) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDR is located at the periphery of the City in the south and west areas where small-scale farming, hobby

farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDR designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDR areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

Very Low Density Residential (VLDR)

The purpose of the Very Low Density Residential (VLDR) classification is to provide for large-lot single-family residential areas and/or hobby farm developments. The overall neighborhood density is not to exceed 2.5 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-15, RA-1, and R-1-22.



Low Density Residential (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City provides a range of Zoning District classifications that may be used under the Low Density Residential. Applicable Zoning District classifications, depending on the area, include R-1-12, R-1-10, and R-1-8.



Medium Density Residential (MDR)

The Medium Density Residential (MDR) classification is used to identify and encourage the development of a variety of moderate density housing types, including single family dwellings and two-family dwellings, with an overall density not to exceed 6 dwelling units per acre. The applicable Zoning District classification for MDR is R-2.





Intermediate High Density Residential (IHDR)

The Intermediate High Density Residential (IHDR) classification provides an attractive setting for low rise townhouses and condominiums in planned unit development settings. This classification is intended to be a transition zone between medium density and high density or commercial areas, with an overall density not to exceed 9 dwelling units per acre. The applicable Zoning District classification for IHDR is R-2.5.



High Density Residential (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

Industrial Classifications



Technology and Light Manufacturing (T-M)

The T-M land classification provides for and encourages the development of well-planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development, manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are located in proximity to adequate transportation facilities and infrastructure.



Light Industrial (L-1)

The L-1 classification identifies and provides locations for light industrial uses that produce no appreciable impact on adjacent properties and seek a clean and attractive industrial setting. Uses allowed in the L-1 classification may include automobile and truck rental, auto and truck repair, furniture manufacture and repair, tire distribution and retail sales, upholstery shops, industrial assembly, freight terminal, warehousing, moving and storage, and manufacturing activity. The Light Industrial Zone is applicable here.



Industrial (I)

This classification is developed to recognize existing industrial sites and activities within Lehi City or adjacent unincorporated County areas. The Industrial Zone is applicable here.

Special Purpose Districts

Environmentally Sensitive Area (ESA)

The Environmentally Sensitive Area classification is intended to protect sensitive lands that are either prone to natural hazards such as flooding and slope failure, or are otherwise unsuitable for development due to ecological constraints. The ESA designation includes areas within the 100-year flood plains of the Jordan River and Dry Creek, areas below the high water elevation of Utah Lake, and areas with slopes exceeding 30%.

Due to the characteristics of these Environmentally Sensitive Areas, development is highly discouraged, and generally not appropriate. If limited development is allowed, it should be approached with care to ensure there is no long-term loss of property or human life. Special consideration should be given to development along the Dry Creek corridor, due to flood hazards as well as the steep slopes along the creek ravine from Center Street to the Lehi/Highland boarder. New vehicular crossings of the creek should be limited. New cuts and fills for roads and building pads along the slopes of the ravine are highly discouraged. PRDs and PUDs will be encouraged to allow clustering of units on the least sensitive areas. The applicable Zoning District classification for areas identified as Environmentally Sensitive Area is A-5.



Potential Wetland Area (PWA)

The Potential Wetland Area classification is intended to protect sensitive lands that are unsuitable for development due to ecological constraints. The PWA designation includes areas shown on the National Wetlands Inventory completed in May of 1997 by the U.S. Army Corps of Engineers. It is important to note that the areas shown on the National Wetlands Inventory and incorporated in the General Plan as a PWA designation are not delineated, regulated wetlands. A PWA designation only indicates that there may be wetlands in that area, and that a more detailed study will need to be done to determine if there are regulated wetlands, and if so, their location and extent. In areas determined to be regulated wetlands, development should not be allowed except as permitted and required by the U.S. Army Corps of Engineers. For the purposes of calculating density applicable to wetland areas, as determined by the U.S. Army Corps of Engineers, no density is applicable to any wetland areas, although at the option of the city, lot lines may extend into wetland areas as allowed by the U.S. Army Corps of Engineers.



Agriculture (A)

The Agriculture Use classification is intended to preserve and ensure that lands suited for farming and ranching operations are protected from the encroachment of incompatible uses, and to preserve in agricultural use land suited to the eventual development for other uses, pending proper timing for the provision of the required services including all utilities, streets and other facilities, to encourage orderly development patterns. Lehi City values its rich agricultural heritage and considers



agricultural uses as a component of the City's community fabric and an amenity that reflects our quality of life.

The City will strive for the protection and preservation of agricultural land and agricultural activities within the City by discouraging the conversion of agricultural land to urban development until the majority of vacant land in the City's existing urban, serviceable areas is developed. Residential uses should be related to agricultural uses, with an overall density not to exceed .2 units per acre. The applicable Zoning District classification for areas identified as Agricultural Use is A-5.

Planned Community (PC)



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

Areas formally approved and adopted as a Planned Community are incorporated as an amendment to the Lehi City General Plan and become a part of the Land Use Map series.

Resort Community (RC)



The purpose of the Resort Community designation is to recognize and provide for the orderly development of certain properties as a tourist, convention, hospitality, business, and gathering destination. A Resort Community area may include a cohesive and complimentary mixture of land uses, including commercial, residential, recreational, and/or business park. Uses should focus on services for tourists, visitors, and the local community. Areas formally approved and adopted as a Resort Community are incorporated as an amendment to the Lehi City General Plan and become a part of the Land Use Map series.

5. BEST PRACTICES

The Best Practices section includes a discussion of each goal, what it means to Lehi, and how it can be accomplished. It summarizes tested and effective strategies in planning and design on the topic, and offers specific recommendations to the City for implementing the stated objectives.

CITY-WIDE BEST PRACTICES

Goal 1: Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.

Lehi City is poised to take advantage of its location, history, and emerging technology base for sustainable economic development. The City's proximity to major transportation corridors in the region (I-15, FrontRunner, and TRAX) makes it a natural hub for congregation and exchange. As the City continues to encourage and strengthen its local businesses, it also becomes important that the City expand its tax base by taking advantage of regional connections to serve an ever-expanding regional market. Specific Best Practices are discussed below:

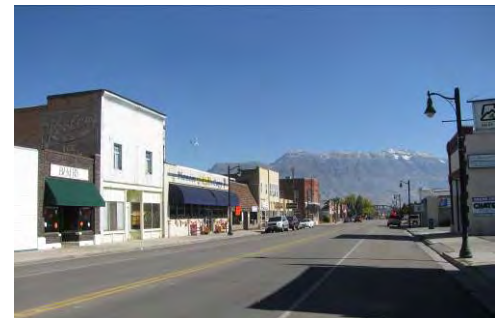
Best Practice 1.1: Create opportunities for Lehi to become Northern Utah County's economic center.

Attracting businesses, major corporations, and institutions to a community demands a strategic approach that includes the utilization of all available resources as well as the political will of elected officials. Lehi has taken a great leap in this regard in the past few years as the City has been able to attract major national and multi-national corporations into the City. These include Intel Micron Flash Technologies (IMFT), Microsoft, and Adobe Systems. This direction of creating an emerging technological base should continue.

The City has also attracted major retail stores and is creating a regionally recognized retail hub. Some of the stores include Cabela's and Costco. Thanksgiving Point's Business Park and soon coming outlet mall will also add to the strength of this commercial and business center.

The City's planning and economic development departments should create a unified strategy for attracting targeted businesses and industries. Strategies may include:

- i. **Regulatory Framework:** Regulatory relief can be offered to potential investors and developers by streamlining and simplifying application processes and by offering development incentives such as reduced or deferred development fees, fast-tracking of development approvals and permits etc., on a case-by-case basis.



Main Street, Lehi

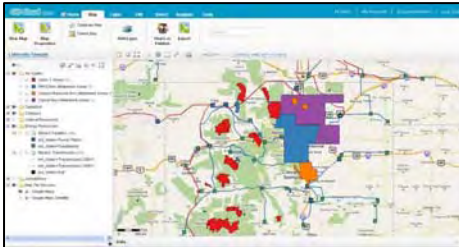


UTA FrontRunner Commuter Train



IMFT facility, Lehi

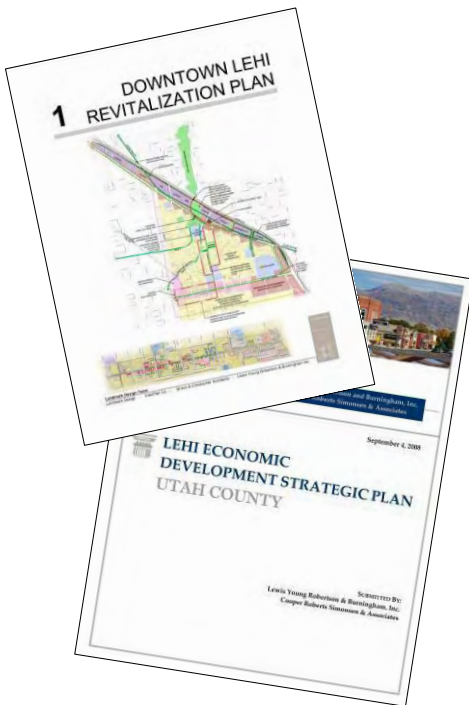
- ii. Branding Campaign: Creating a unique brand for Lehi will place the City on the local, regional, and national map - highlighting the unique geographic location, population growth and demographic characteristics, points of interest, and history.



GIS Cloud web based interface

This branding campaign will demand an aggressive marketing effort that should be supported by the City and spearheaded by an economic development committee with involvement from local organizations such as the Lehi Area Chamber of Commerce, businesses, schools, residents and local media. It will also demand a holistic marketing brand and sub brands, and the creation and adoption of slogans, imagery and icons that clearly represent the City and highlight its strengths.

- iii. Strategic Technology: Cloud GIS technology enables cities, institutions, organizations, and individuals to manage and access geospatial data easily in GIS applications on any web browser. The advantage for Lehi will be the ability for potential developers and investors to examine City maps and data and gather information about the City from anywhere. Available information may include property and parcel ownership data and maps, vacancy maps, property rates, economic data etc.



Recent Lehi Economic Development and Downtown Revitalization Plans

- iv. Creation of redevelopment areas and use of tax increment funds (TIF): The City should develop a strategic plan for the location of tax increment areas and actively recruit businesses to existing tax increment areas. The City should work closely with the State to combine tax increment funds with state EDTIF funding sources and to attract premiere national firms to the area.
- v. Business park sites should be identified and listed as “Sure Sites” with the State, with policies and incentives put in place that will assist and promote the development of these economic centers.

Other incentives can be made available that will encourage small and local businesses to find the economic landscape in Lehi attractive for doing business. With growth in the City, the demand for housing and services will increase, leading to a cyclical development pattern that will go a long way to make the City economically active and vibrant.

Best Practice 1.2: Redevelop the Main/State Street Corridors and encourage entertainment, dining, governmental and recreational opportunities along it.

In earlier days, Main Street and State Street operated as tandem corridors, each supporting and contributing to a prosperous City center. During the public workshops held during this land use element update process, many residents expressed the desire for more entertainment, dining, and recreation opportunities along the Main Street/State

Corridors, which they view as Lehi City's "core." Many governmental services are already located here making it feasible to encourage additional services, and efficiencies for people using these services. Strategies to implement this Best Practice include:

- i. Implement the policy, ordinance, and zoning changes recommended in the *Lehi Downtown Revitalization Plan*, 2007: This document proposes updates to policies and ordinances and a number of economic development and land use strategies for the development of the downtown area.
- ii. Implement the *Downtown Lehi Design Guidelines*: Also adopted in 2007, this document was developed to encourage preservation and appropriate new development to strengthen the Downtown. The guidelines address common directions and ideas for State and Main Streets, with a particular focus on the Main Street Historic Core. In addition to encouraging high quality preservation and renovation, the guidelines also promote positive changes that fit the unique character of the area, thereby strengthening the economic viability of downtown. The goal is to guide renovation and new construction in a manner that enhances historic integrity and encourages creative design solutions in the process.¹
- iii. Promote and encourage the placemaking of Downtown: Placemaking is a term that describes the provision/creation of open spaces like parks, plazas, squares, streets, and landscaping for the enjoyment and pleasure of people. Downtowns that have an underlying place-making objective are successful at attracting and retaining people. While creating a tapestry of activities, sights, experiences and events, these downtowns make room and offer spaces for the arts, culture, and entertainment. Some of these spaces include open areas for public gathering, plazas, amphitheaters, band stands, etc., which help to support and promote the hosting of events. Events in these spaces are typically programmed, and managed, to appeal to all ages, interests and backgrounds.

A downtown that can host events and programs successfully is able to attract local residents and visitors, and the needed foot traffic to support restaurants, retail outlets, and businesses. Lehi is poised to create a unique experience in its Downtown. The City should work with relevant advisory boards, committees, and any other stakeholders and organizations to program, organize, support and/or promote events in the downtown area. Specific implementation projects that target construction and design of spaces for public gathering and events should also be identified and realized.



Placemaking elements enhance the urban experience and encourage pedestrian activity

¹ Downtown Lehi Design Guidelines, 2007



The form-based approach allows for flexibility in land use while dictating a build-out form for the area

- iv. Encourage and assist cooperative relationships among downtown businesses. This may include the formation of downtown business owners' organization, as well as assistance with joint marketing efforts and downtown community events. The City should also provide business owners with relevant demographic and sales data to encourage the sustainability and potential expansion of businesses already located in the area.

Best Practice 1.3: Consider sections of the Downtown Revitalization Plan as a form-based land use.

In 2007, the Downtown Lehi Revitalization Plan was prepared for Lehi City. This Plan recommends various planning and urban design concepts, including specific design elements, intended to revitalize the physical character of downtown.

Codifying sections/elements of the revitalization plan as a form-based land use code would provide an alternative, or complementary, mechanism for implementing the recommendations in the plan. Form based codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. Not to be confused with design guidelines or general statements of policy, form-based codes, once adopted, are regulatory, not advisory.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a *regulating plan* that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form. They are drafted to implement a community plan. They try to achieve a community vision based on time-tested forms of urbanism. Ultimately, a form-based code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements.²

Lehi City should conduct a study to determine the feasibility of using form-based codes in its land use planning. More information on form-based codes is provided in Appendix 3 of this Plan.



West Layton Village in Layton Utah, is a project underway in Layton Utah which seeks to define a new, mixed use zoning approach, based more on built form and character and less on specific uses. The diagram above represents the area hypothetically developed with the conventional underlying zoning code. The diagram below shows a form-based approach to developing the area. Source: www.westlaytonvillage.org

² Form-Based Codes Institute. www.formbasedcodes.org

Best Practice 1.4: Promote variety in commercial spaces, densities, and locations.

A variety of commercial spaces, densities, and locations provides options that appeal to a wider range of businesses. A wider range of businesses creates a healthier and more sustainable business environment for the City since the City and its residents are not dependent on one scale or type of business for tax revenue or employment. Providing a variety of shopping opportunities ensures that the needs of some looking to make major shopping trips for a variety of goods are met, as well as others simply needing a quick convenience item or a recreational shopping experience. As the City plans for and encourages a variety of commercial districts, densities and types within its boundaries, it should ensure that these new developments do not jeopardize existing commercial areas.

Strategies for promoting this best practice include:

- i. Selective use of Form-Based Codes
- ii. Changes/Updates to the land-use map to locate a variety of commercial locations: This update to the Land Use Element of the City's General Plan includes an update to the City's Land Use Map. See proposed Land Use Map on page 19. The Land Use Map update provides opportunities for different scales of commercial uses within the City. New commercial land use designations in this map update include a Regional Commercial designation, re-defined Mixed Use designation, Business Park designation, multiple Neighborhood Commercial nodes, and a Transit Oriented Development (TOD) Overlay Zone. These designations allow for multiple scales of commercial activity in the City that will cater to residents as well as the regional market. More detailed descriptions of the various commercial designations can be found in the Definitions Section of this Document.

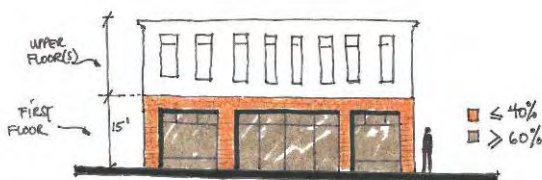
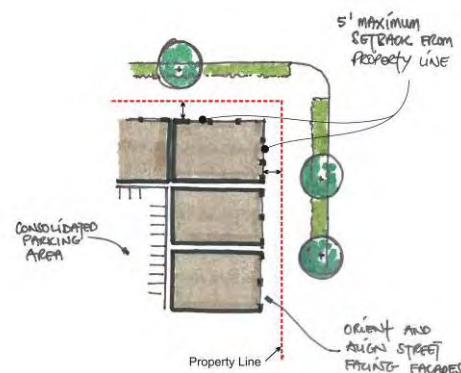
Best Practice 1.5: Develop West Main Street and create opportunities for neighborhood-scale commercial nodes

This section of Main Street, between 500 West and the City limit, is not discussed much in former City Plans, which mostly concentrate on the stretch east of 500 West. However it plays an important role as it serves as a transition zone from the historic and rather urban portion of Main Street to the more agricultural and rural area. That stretch of the corridor also serves as a western gateway into the core of the City.

Development for this section of Main Street needs to be strategic to ensure that existing neighborhoods, open space, public facilities and agricultural lands are not completely destroyed or jeopardized by new developments. Strategies for developing that section of the Main Street corridor may include the following:



Smaller scale commercial activity nodes provide convenient access for area residents



Design guidelines help to create a character for an area. They become helpful tools for cities and developers



State Street historic core buildings



Transit Oriented Development (TOD) focuses on a mix of land-uses, such as residential, office, shopping, personal services, civic uses and entertainment within easy walking distance from a centrally-located transit station (about 1/4 mile, 5-10 minutes). TOD is designed to increase the number of residences and potential transit riders that have convenient access to transit.

A variety of moderate and higher density housing options are typically a part of the mix. In addition, a complementary mix of uses, activities, and services located in close proximity makes it easier for TOD residents to commute to work, run errands, socialize and meet basic needs without always needing a car. Transit riders generally begin and end their trips by walking. As a result, a network of safe and convenient walkways that connect transit, residences and other uses, and an attractive pedestrian environment are a hallmark of TOD development.

A well-designed bicycle system and facilities can increase the radius that people will travel to access transit. Community spaces, plazas, activities and attractive design are also important components in drawing people to TOD development. www.mrsc.org

- i. Update zoning codes and standards to allow for the inclusion of compatible land uses along the corridor
- ii. Identify commercial and neighborhood commercial nodes to serve residents along the corridor as well as others in the City. This will ensure that development and intensity of activity is concentrated and not spread throughout the whole area.
- iii. Conduct a study, and develop design guidelines for commercial and residential units for this stretch of Main Street to ensure that new developments are of a standard that strengthens the identity of Main Street while preserving existing neighborhoods and land uses. Guidelines may include: building height, setbacks, densities, color schemes, signage, landscaping, etc.
- iv. Require a PUD for residential development in this area and ensure that developments address Main Street with adequate landscaping.
- v. Consider providing incentives for developers who may be interested in developing along the corridor.

The City should also consider the creation of a western gateway feature close to the intersection of Main Street and 2300 West.

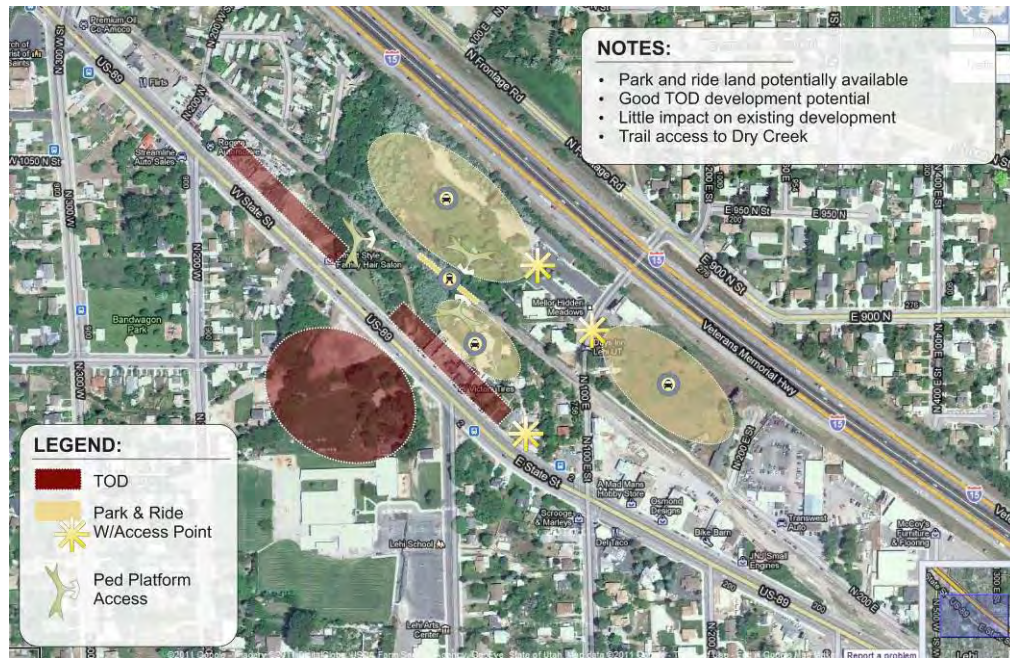
Best Practice 1.6: Develop the State Street corridor between 850 East and 2100 North, and explore opportunities for the inclusion of a TOD.

The State Street corridor in Lehi is an important arterial in the City. Although a lot of emphasis is placed on Main Street, it is important to note that State Street is also a key historic roadway, and a significant corridor for both traffic and business. Although the significance of the roadway has diminished since the establishment of I-15, State Street continues to provide a traditional link between Downtown Lehi and areas north and south. State Street is home to a range of commercial and business uses, and the segment between 200 West and 300 East is home to significant historic structures and sites, including the original City cemetery, all of which reflect the unique history of the area.³

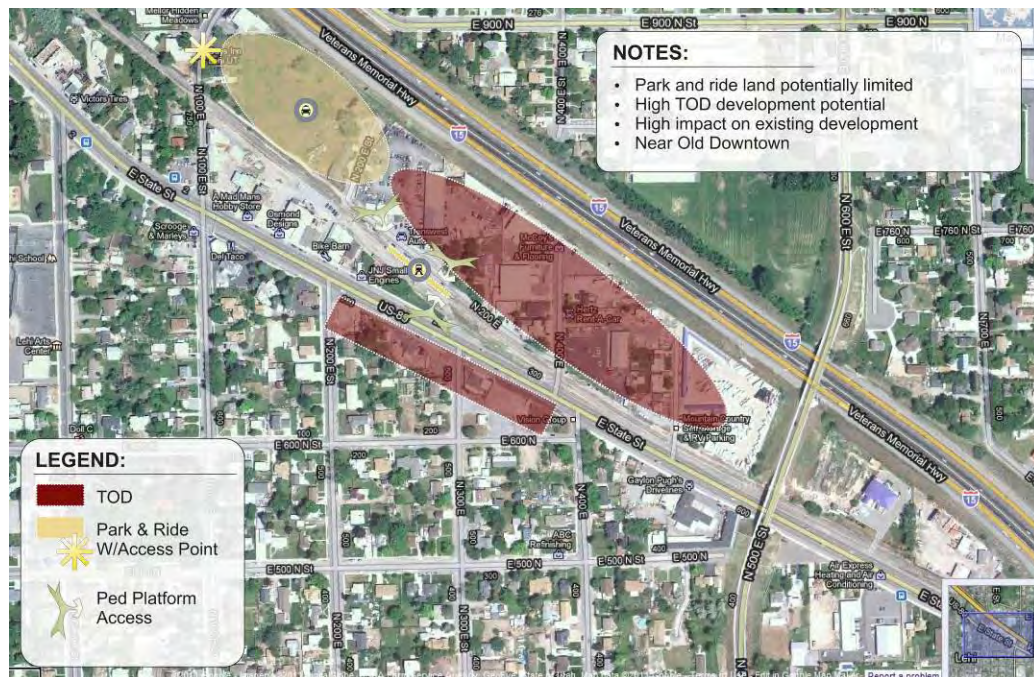
The 2007 Downtown Revitalization Plan and other studies have proposed a number of strategies for the improvement of the corridor including policy, developer incentives, design guidelines, etc. As these are implemented it will be important to recognize the development and revitalization spark, and regional appeal, that the enhanced corridor can offer – especially with the proximity to I -15 and other major transportation corridors. Lehi can contribute to the redevelopment energy through the establishment of a Transit Oriented Development (TOD) Overlay Zone close to the State Street Corridor. Refer to the Land Use Map for possible location(s). A TOD overlay zone will capitalize on the confluence of multiple modes of transportation including TRAX and FrontRunner to allow for higher density development and a mix of land

³ Culled from the 2007 Downtown Revitalization Plan

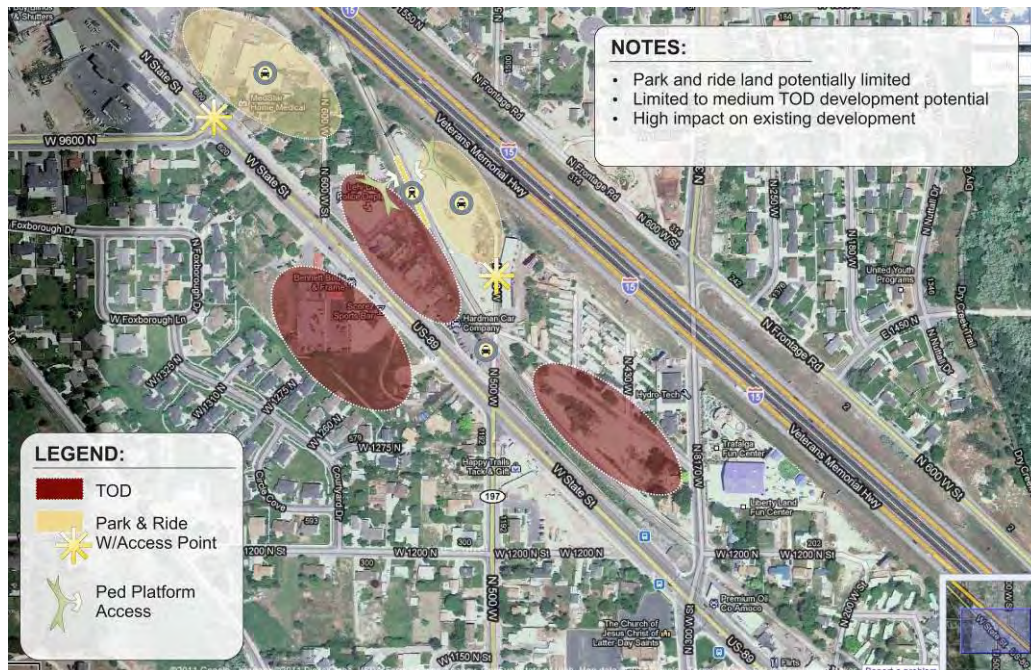
uses. TOD areas also promote pedestrian activity and create vibrant and dense micro-communities. The following graphics show a study of potential TOD areas along the State Street corridor.



TOD location OPTION A (Near Center Street & State Street)



TOD location OPTION B (Near 300 East & State Street)



TOD location OPTION C (Near 500 West & State Street)



Thanksgiving Point places Lehi on the map as a regional destination for family-friendly entertainment, unique learning experiences, and opportunities for discovery in a safe and beautiful environment

Goal 2: Consider economic programs that encourage, protect, and magnify the emerging economic hub of offices, technology and business centers such as: Thanksgiving Point, Traverse Mountain, Intel Micron Flash Technologies, and Adobe.

Lehi City is fortunate to have a visible, growing economic hub in the northern portion of the City. Active encouragement and promotion of this vital hub can solidify it and encourage continued growth. This hub is an area that is not only recognizable to the residents of Lehi City but to the region at large. Given the type of businesses in the area, it can be assumed that the area currently is to some degree a regional economic area. It has the potential to become a stronger economic area for the region. This goal is related to Goal 1 in that it is intended to help Lehi City take advantage of regional connections to serve an ever-expanding regional market, and also to create jobs for City residents.

Best Practice 2.1: Consider setting aside an amount of sales taxes for implementation of these goals.

Implementation of these goals will take financial resources; however, the results of implementation will benefit the general public, businesses, and the City. Educating the public and business leaders about these benefits can help build support for dedicating a portion of sales tax revenues.

Implementing this best practice will take dedication and commitment. Creation of a task force dedicated to implementing this item could provide the necessary commitment. Led by representatives of Lehi City, the task force could also include business owners and private individuals.

Best Practice 2.2: Identify revenues for marketing, promotion and implementation of economic goals

With tight budgets, it is often difficult for cities to allocate current revenue streams for new projects. Therefore, Lehi City may wish to consider “new” revenues from sources such as tax increment, business improvement districts, or, in some cases, from special assessment areas. All of these revenue sources are designed to match the source of the revenues (i.e., those paying) with the benefits received.

Tax increment funds could be used, in specified areas, for infrastructure improvements, land aggregation and writedowns, demolition, or economic incentives to attract desired businesses. Revenues from a business improvement district could be directed toward marketing (including marketing, customer surveys, etc.), streetscape, downtown beautification, market analysis, etc. Special assessment areas are normally formed to pay for needed capital infrastructure such as sidewalks, street lighting, etc., but can also use funds for operating costs within the specified area.

Led by representatives of Lehi City, a task force of business owners, property owners, residents, etc., could be formed to evaluate revenue sources for the implementation of the goals of this Plan.

Best Practice 2.3: Identify regional economic gaps or “clusters” that Lehi could capture

The 2008 *Lehi Economic Development Strategic Plan* included an analysis of the sales gap for Lehi. A sales gap (leakage) analysis is conducted in order to identify economic development opportunities for a community. The analysis found that as of 2008, Lehi was capturing only 59% of the estimated retail purchases made by its residents. This capture rate was a significant improvement over the 2003 capture of 43%. However the study concluded that as of 2008, the City might have been losing \$1.5 million annually in sales tax revenues.⁴

The Study recommended that the City embrace community-scale retail (regional commercial) to recapture the lost sales tax leakage. This recommendation is being addressed in this Land Use Element update with the introduction of a Regional Commercial Land Use Designation. Details of this designation’s characteristics can be found in the *Definitions Section* of this document.

Retail Category	Estimated Lost Sales Tax Revenues
Building & Garden	\$75,000
General Merchandise	\$14,000
Food Stores	\$183,000
Car Dealers	\$297,000
Apparel & Accessory	\$108,000
Furniture & Electronics	\$153,000
Eating	\$173,000
Miscellaneous Retail	\$141,000
Hotels & Lodging	\$48,000
Personal Services	\$15,000
Business Services	\$128,000
Auto & Miscellaneous Repair	\$94,000
Entertainment & Amusement	\$63,000
TOTAL	\$1,492,000
<i>Source: Utah State Tax Commission, LYRB</i>	



To keep pace with the phenomenal growth of Utah County, Mountainland Applied Technology College has opened its latest campus at Thanksgiving Point in Lehi. The College offers Programs in Business Technology, Cosmetology, Culinary Arts, Information Technology, Medical & Dental Programs, and many more. www.mlac.edu

Best Practice 2.4: Encourage job creation and explore strategies to retain existing jobs

Jobs are created by attracting new businesses, or by retaining and expanding existing businesses. Typically attention is drawn to economic and political incentives for locating business. While this is essential, it usually results in one city being pitted against another or in a climate where a city may have to compromise on land acquisition or subdivision rules and regulations, reckless tax breaks, etc. to beat out potential competitors.

The City should look at an asset based approach to attracting businesses that will market the strengths in the community, the capacities of the community's residents and workers, and the organizational and institutional base of the City. These strategies may include:

- i. Encouraging the establishment, and promotion of existing, trade schools, community colleges, and learning centers in Lehi. This will strategically equip residents with skills to make them competitive for new jobs that may come into the City. In line with this, the City could also explore the possibility of creating a data base of skill-sets of residents to match them with needs of new businesses and "projected" future jobs. A requisite for business location may also include hiring a percentage of local labor, where feasible.
- ii. As part of City Branding and the promotion of a Technology Industry Identity, the City can look to support interrelated clusters of local firms that reinforce innovation in the region around specialized technological industries. The City can explore the use of a business development strategy that thinks creatively when it comes when it comes to financing startup costs for high-tech firms. It will also be helpful, if possible, to leverage large-scale private-investment projects with the necessary public infrastructure.



Neighborhood grocery stores provide residents with access to daily needs within walking distance

Goal 3: Encourage local neighborhood nodes that provide day to day small-scale, locally-owned businesses and services.

Neighborhood commercial units bring grocery stores, bakeries, barber shops, beauty shops, pharmacies, florists, day care centers, dry cleaners, movie rentals, coffee shops, cafes, etc. within proximity of neighborhood residents.

Best Practice 3.1: Encourage the development of neighborhood commercial units to cater to the needs of area residents.

Neighborhood commercial units offer many benefits to area residents. One of those benefits is reducing the need to travel long distances to meet regular shopping needs, such as for groceries. Longer distances traveled result in increased traffic, increased pollution, increased amounts of household budgets spent on transportation, increased time

people spend in their vehicles, decreased viability of alternative transportation modes such as walking and biking, and decreased time people have to spend in other pursuits such as exercise, recreation, family and community events.

However, current zoning codes make neighborhood commercial units difficult to build. To implement this best practice, a thorough review of zoning codes should be conducted in order to make necessary adjustments to allow for neighborhood commercial units.

Lehi City has identified potential locations for neighborhood commercial units on its Land Use Map to make landowners aware of the range of options available to them.

Neighborhood commercial units can often contain small local businesses. Creation of a streamlined approval process could help to make it understandable and affordable for small business and services to open in neighborhood commercial areas.

A business also needs information to strategically locate where it has the greatest chance of success. To assist businesses in this, Lehi City can prepare cloud based GIS maps with Community Analyst⁴ to provide useful information to those seeking to open neighborhood scale businesses. The City can also provide information regarding sales trends and sales leakage by business types.

Goal 4: Protect and preserve natural topographic and physical features while exploring opportunities to provide a long-term quality environment which is ecologically sound, safe, aesthetically pleasing, and which is reinforced by all governmental units.

Lehi's geographic location makes environmental issues paramount in the City's land use decisions. Important wetlands, natural habitats, and pristine farmlands also occur within and around the City boundaries. These include the Jordan River, Utah Lake, and Dry Creek. The northeastern end of the City also has foothills, and other natural areas along hillsides. Lehi has been prudent in creating an Environmentally Sensitive Area designation in its past land use maps. This is a step in the right direction which is repeated in this land use map update. Other strategies for achieving the above goal include the following:

Best Practice 4.1: In environmentally sensitive areas, development shall be limited to minimize flooding, erosion, and other environmental hazards.

Natural disasters around the country have provided lessons learned regarding the risks of development in environmentally sensitive areas.

⁴ A mapping solution with GIS capabilities in a simple and easy-to-use framework, allowing businesses and non-governmental organizations the ability to analyze data in a geographic context.
<http://www.esri.com/software/arcgis/community-analyst>



Natural open spaces provide a balance to the built environment and serve as habitats for plant and animal species. Well kept natural environments provide residents with opportunities for healthy recreation like hiking, biking, boating etc.

While these areas can be built in, eventually floods or other hazards of environmentally sensitive areas show that such development is not cost effective.

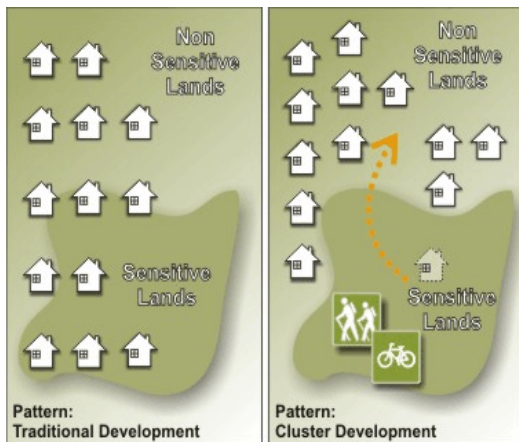
Current City land use designations include an environmentally sensitive designation. If development cannot be avoided in these areas, current development requirements should be revised to create development standards to meet the best practice of development that minimizes flooding, erosion, and other environmental hazards.

Best Practice 4.2: Provide a long-term quality environment which protects water sources and preserves the natural scenic character of hillsides, water bodies, and other natural open spaces.

A high quality natural environment is an asset to a city. Not only does the natural environment stay intact when protected, city residents can enjoy the views and recreational opportunities afforded by nature. It becomes a city where people want to live. This, in turn, can attract businesses to the area since they know they can attract employees, and the city benefits economically.

An initial step in providing a long term quality environment is to identify areas to protect. Once it is known what areas need protection, preservation strategies can be put in place.

Often a concern with protection of natural open spaces is meeting the desire of landowners to develop their land. Tools available for the City's use include Cluster Development (Planned Residential Developments, Planned Unit Developments) and Transfer of Development Rights (TDR):



- i. Cluster Development: The land use map update has identified areas (typically the VLDR) to have a Cluster Development Overlay. Cluster development is a strategy to maximize the amount of open space within a development plan. Development is clustered in less sensitive areas (or neighborhood centers) rather than evenly spread out at a lower density.

The cluster development strategy can also involve providing density bonuses to developers in exchange for not building in sensitive areas. By granting density bonuses to developers, they can achieve a profitable development level without having to build in sensitive areas. Through clustering, an undeveloped preserve is created that is jointly owned by the homeowners or the City. Usually this remaining open space is placed under a conservation easement. Such easements are usually assigned to a non-profit such as an open space preservation organization or a local government entity (such as an HOA or the City). A third party holding prevents the easement from being removed without appropriate approval. The easement prevents further subdivision or construction.

- ii. Transfer of Development Rights (TDR) Zones:

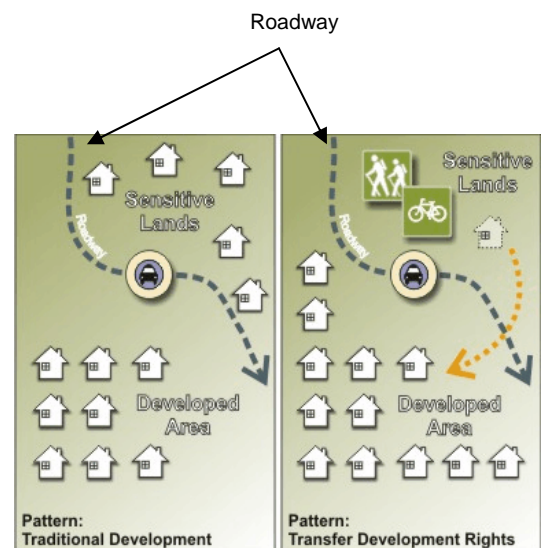
Transfer of development rights (TDR) is a land use management tool designed to direct development away from areas that a municipality wants to preserve (i.e. wetlands, hillsides, agricultural land, etc.) to locations that are more appropriate for development (i.e. a town or neighborhood center).

Land to be preserved is designated as a sending area (often as part of a City sensitive lands plan), while developable land is reserved as a receiving area (often using a town or neighborhood center overlay zone). Under a TDR system, sending area landowners are allowed to transfer or sell their right to develop for fair market value to owners of receiving area properties. This sale or transfer allows the receiving site developer to build a project with increased density in the receiving zone. This can be a useful tool for farmland owners who wish to maintain their operation, property and lifestyle but are finding it increasingly difficult because of increased property values and taxes.

The concept of TDR is based on the assumption that title to real estate is actually a bundle of individual property rights, which may be isolated and transferred to someone else (as is the case with water rights). One of the components of this bundle of rights is the right to develop land. After the original owner sells his development rights, he/she still retains whatever rights have not been transferred away. TDR offers communities an alternative to expensive acquisition or more restrictive regulations.

TDR is a new option, in a sense, a new property right that can be sold in a private market transaction with another property owner. Few programs seem to offer so much for so little—the community retains the critical resource without the acquisition costs, the property owner receives compensation in addition to property tax relief, and a developer can achieve a variety of densities generally not available within the community. The location of TDR sending and receiving areas may fall within a single area of the city or fall within more than one area.

Once areas to be preserved are identified, Lehi City can create TDR zones to protect these areas and attract development to more appropriate areas. TDR zones need not be City-wide but can be concentrated in areas in the City where new development is anticipated and where such development poses a danger to sensitive lands.



Best Practice 4.3: Adopt grading regulations that require an environmental impact analysis, re-vegetation, and verification that such grading is consistent with the City's goals.



Site grading provides more suitable topography for buildings, facilities and other land users. It helps to control runoff and is typically important in a subdivision to ensure that runoff from each lot is directed to a stable outlet rather than an adjacent lot

Grading affects the site under development, neighboring sites, and can affect views across the entire city. Grading impacts have the potential for long-lasting negative consequences. Due to the potential for such consequences, it is responsible for the City to enact a process to ensure that City residents and the environment are protected.

Current Lehi City development code requires approval of a site plan or subdivision in order to obtain a grading permit. Grading regulations could be adopted as a part of the site plan approval processes. Creation of a simplified environmental impact analysis based on current Federal environmental requirements could provide a quantifiable way for the City to analyze the impacts of a proposed grading plan. A re-vegetation plan should also be required as a part of this analysis.

Visual impacts are a notable, and often undesired, result of extensive site grading. The Bureau of Land Management (BLM) uses a visual resource program which quantifies the extent of visual impacts of items such as grading. This program could provide a model for Lehi City to develop a visual impact analysis specifically tailored to the City.



Before



After

Bureau of Land Management (BLM) example of a successful restoration of a project that leaves little or no visual scarring

Consistent enforcement of grading regulations will require a verification process. The City should create an explicit verification process for developers to follow. An explicit, quantified process establishes clear expectations for all parties involved. Examples of desired grading practices can be included in this process, in the same way that maps and drawings are included in form-based codes.

Goal 5: Provide a diverse network of parks, trails, and recreational facilities which afford all residents access to a wide range of recreational opportunities.

In establishing a network of parks, trails, and recreational facilities for a community, it is important to provide a variety of recreational opportunities intended for different types of use and different users. It is also important to achieve an equitable distribution of parks, trails, and recreational facilities so that all residents have access to such opportunities.

Best Practice 5.1: Create a variety of open space/recreational experiences throughout the City that are accessible to residential areas.

The City has a separate *Parks, Open Space and Recreational Facilities* element as one of the components of its General Plan. However parks and open space greatly affect land uses and are critical in the creation of an overall land use pattern for the City. The Parks, Open Space and Recreation Facilities element of the City's General Plan includes a map of existing open space/recreational experiences. This should be utilized in analyzing existing facilities and for identifying new facilities.

Desired new open space and recreational facilities, many of which were identified from the public during this update process, can be added to the map analysis.

Next, analysis parameters should be developed that reflect the City's goals. What is Lehi City's definition of variety? Creation of categories of desired open space and recreational experiences will help quantify the word "variety." The next step is the creation of a definition of "accessibility." Physical, financial, and other factors should be taken into account when defining accessibility. With open space and recreational experiences mapped and variety and accessibility defined, an analysis of current and planned open space and recreation facilities can be prepared. The City can then make adjustments in its open space and recreation plans based on the results of this analysis.

Lehi residents advocated strongly for more park spaces in the surveys and public visioning workshops conducted very early in this land use element update. It is important to provide a variety of recreation experiences through various sizes and levels-of-service of parks, trails, open spaces, and recreation facilities intended for various types of use and users. It is also important to achieve equitable distribution of basic park lands, recreation facilities, and programs throughout the community by applying standards uniformly and consistently.

The *Implementation Section* of this document illustrates how some of the specific projects that fall in this category can be implemented including action steps to take, potential funding sources, and likely stakeholders.

The City should also:

- i. Periodically review and update the Parks, Open Space and Recreational Facilities Element of the General Plan.
- ii. Identify potential expansion opportunities for existing facilities, to enhance existing and develop additional year-round recreational programs for all ages.
- iii. Project the necessary number of facilities, and plan to realize these, with anticipated population growth.
- iv. Track all revenues and expenditures by programs offered in City facilities, in order to evaluate cost recovery ratios for every program offered.
- v. Ensure that new subdivisions and developments provide adequate open space and recreational opportunities.

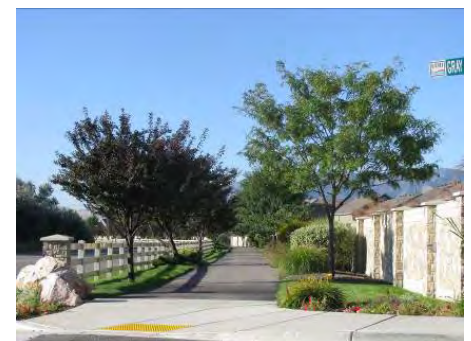
Best Practice 5.2: Interconnect regional open space/park facilities with local and/or neighborhood park nodes.

Lehi residents desire access to regional recreation opportunities from their local systems. Residents in communities where such connections are present benefit immensely from these networks. Proper pedestrian, bike, and other non-motorized linkages in Lehi could create an efficient network which could connect major nodes or corridors such as the Jordan River Parkway, the shores of Utah Lake, Lehi Rail Trail, Murdock Canal Trail, the Dry Creek corridor, etc.

Not all trails in various parts of the City connect together. Connecting all of the existing trails will leverage the existing trail network to link more



Different types of open space/recreational experiences



Multi-use paths provide connections across neighborhoods and link various open spaces

people with more destinations thus providing more opportunities for either alternative transportation or recreation.

During the public input process, many people expressed a desire for these connections between open space and park facilities. While current roads and sidewalks offer connections between many facilities, many people expressed that these connections did not feel safe for cycling or walking, particularly with children. The following strategies can be adopted to mitigate this situation:

- i. Mapping and analysis of existing connections between facilities to identify gaps in connections: a good analysis of current conditions and a study of movement patterns will help the City to generate a hierarchy of trails and the needed improvements in connections.
- ii. Master planning: The current adopted Trails Map shows major gaps within the trail system and an absence of connections to a number of neighborhood and pocket parks. To create a successful network of interconnected open space/park facilities, it will be important for the City to create a Bicycle, Trails and Pathway Plan or an Urban Trails Plan as a supplement to the Trails Map. This master plan should be reviewed and updated every five (5) years to identify the City's existing bicycle and pedestrian network, gaps and plans for future bicycle and pedestrian facilities.
- iii. Street Rehabilitation: In cases where trail systems utilize existing street corridors, opportunities should be explored to provide *Complete Street*⁵ features such as bicycle lanes, reduced vehicle travel lanes (i.e. road diets), separated multi-use paths, and modified on-street parking (removing or adding based on street type and user demands) during re-striping as part of street rehabilitation projects. This will ensure pedestrian safety and comfort as they use those sections of the trail.



Round-Up days in Lehi



Equestrian trails provide safe routes for horses and riders and provide an alternative recreation activity opportunity

Best Practice 5.3: Enhance equestrian activities and usage throughout the City. Develop equestrian trails along the Jordan River and east through Dry Creek.

Lehi residents are known for our love for equestrian activity. The annual Lehi Round-Up Rodeo, held the last full week of June, is a major local and regional event/attraction. Residents' love for the outdoors and the natural rural environment makes equestrian activity very welcome in the City. The City's geographic location and landform also lends itself to this use. There are currently a number of facilities that cater to horse lovers and horses. However as the City grows, it is important that equestrian facilities and dedicated right-of-ways are carefully delineated, especially on shared use trails, and improved for the safety of horses, riders, and the general public.

Having well developed equestrian infrastructure will also place the City on the map as a regional destination for equestrian enthusiasts, bringing

⁵ Complete streets balance uses and accommodate multiple modes of transportation. Streets cease to be only vehicular conduits but rather become beautiful, comfortable and vibrant destinations in themselves.

in additional tax dollars to offset some of the costs for equestrian facilities.

Strategies to achieve these goals include:

- i. Identify desired equestrian activities: The City should conduct an inventory of existing equestrian activities and services available to City residents and conduct research and surveys to determine additional services that may be needed.
- ii. Identify barriers to usage: Animals, and horses for that matter, do not appeal to all segments of the population. Careful procedures should be established to ensure that an improvement and potential increase in equestrian activity does not jeopardize the daily lives of other residents. In that regard, issues to do with health (allergies, infections), noise, odors, excrement etc., should be taken into consideration.

Land use and zoning code updates will also be necessary where equestrian activity will be considered/allowed closer to other uses. These update processes will have to involve public participation and input.

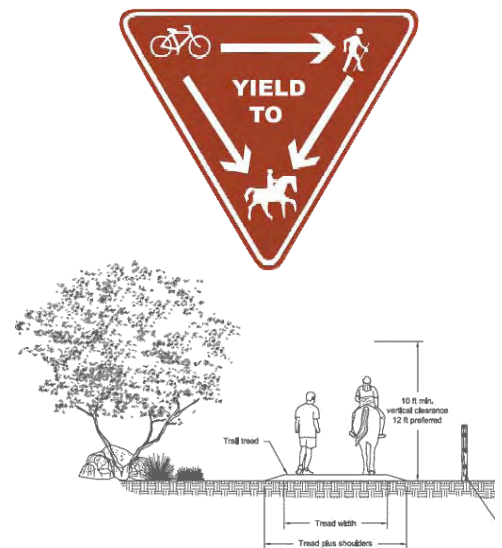
- iii. Have equestrian representation on trail coalition: Ensure that the needs of equestrian users are met in discussions concerning shared use trails that accommodate equestrian activity. In so doing also ensure that provisions are made for horses and riders at trail heads, staging areas, and along entire trails. This may include water troughs, shade areas, first aid boxes, etc.

Best Practice 5.4: Develop a new equestrian/rodeo center.

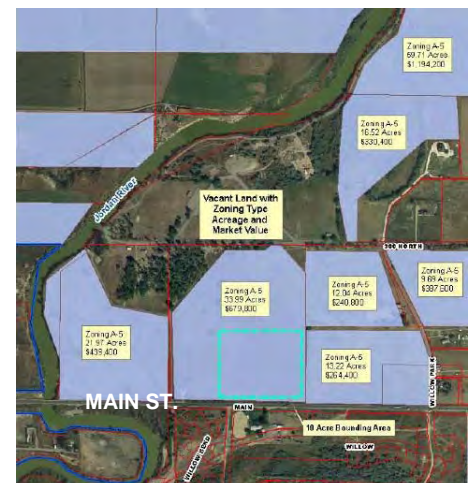
The rodeo grounds in Lehi are currently located between 400 West and 500 West and between 100 North and 250 North. The *2007 Downtown Revitalization Plan* included an analysis of these grounds in comparison to rodeo ground of other communities in the region and State. The analysis found that the current grounds size of approximately 4.5 acres was inadequate and discovered that the regional average is ten (10) and twenty acres. Due to constraints to expansion on this current site, the Plan proposed a relocation of the City's rodeo grounds to the area around the Jordan River and Main Street. The parcels in this area could easily accommodate the minimum regional average of ten (10) acres and could also benefit from a wider programming of recreational (perhaps equestrian related) activity along the Jordan River. The graphic on the right shows some of the parcels that were considered in the plan.

A new rodeo/equestrian center will reinforce the City's horse-loving and small town identity and have the following advantages also:

- i. A location as identified in the previous study, along the Jordan River corridor, will work well to integrate other outdoor/recreation activities with equestrian activity making it more accessible daily to residents in comparison to an annual event. A new and larger location outside of the core



Design standards for shared use trails and behavior guidelines for users ensure the safety of pedestrians, cyclists, horses and their riders



Areas in blue show parcels that were identified in the 2007 Downtown Revitalization Plan as potential sites for relocating the rodeo facilities

Guidelines for Equestrians on shared trails/paths:

1. Be sure you can control your horse and it has been exposed to other recreational users before riding on shared-use trails.
2. Cooperate with local off-road vehicles and bicycle riders to expose your horse to vehicles in a gradual manner, in a safe environment.
3. Be alert and aware of the presence of other trail enthusiasts. If possible, pull to the side of the trail when you hear off-road vehicles or bicycles.
4. At trailheads or staging areas, park vehicles and secure horses in a manner that provides a safe distance between the horses and passing traffic.
5. Be prepared to let other trail enthusiasts know what needs to be done to keep you, the horse, and other trail enthusiasts safe when you meet on the trail.
6. Less experienced horses and riders should ride behind more "trail-wise" horses and riders.
7. If you are "ponying" a horse, go slow and never take a loose horse on the trail.

Source: www.treadlightly.org



Legacy Recreation Center, Lehi

of the Downtown will also allow for growth and expansion of the facility.

- ii. The facility will serve as a regional draw and bring people and tax dollars to Lehi.
- iii. An equestrian center with multiple facilities that cater to all sectors of the population will be a great local destination and community space and provide educational and hands-on opportunities for kids, the aged, and horse enthusiasts.

Best Practice 5.5: Provide for the continued expansion of parks, trails, open spaces, and recreation facilities that serve the entire Lehi population.

The City has a separate *Parks, Open Space and Recreational Facilities* element as one of the components of its General Plan. Parks and open space greatly affect land uses and are critical in the creation of an overall land use pattern for the City.

Lehi residents strongly advocated for more park spaces in the surveys and public visioning workshops conducted very early in this land use element update. It is important to provide a variety of recreation experiences through various sizes and levels-of-service of parks, trails, open spaces, and recreation facilities intended for various types of use and users. It is also important to achieve equitable distribution of basic park lands, recreation facilities, and programs throughout the community by applying standards uniformly and consistently.

The *Implementation Section* of this document illustrates how some of the specific projects that fall in this category can be implemented including action steps to take, potential funding sources, and likely stakeholders.

The City should also:

- i. Update the Parks, Open Space and Recreational Facilities Element of the General Plan.
- ii. Identify potential expansion opportunities for existing facilities, to enhance existing and develop additional year-round recreational programs for all ages.
- iii. Project necessary number of facilities, and plan to realize these, with anticipated population growth.
- iv. Track all revenues and expenditures by programs offered in City facilities, in order to evaluate cost recovery ratios for every program offered.
- v. Ensure that new subdivisions and developments provide adequate open space and recreational opportunities.

Best Practice 5.6: Coordinate with Federal, State and regional public agencies to connect parks and recreation facilities to City facilities.

Developing community partnerships is a critical factor in facilitating the upkeep and maintenance of City recreational facilities. These partnerships may include school districts, State and Federal agencies, colleges, businesses, non-profits, etc.

Coordination and partnering also becomes especially critical in the case of Lehi City, since regional trails and recreation corridors such as the Jordan River Trail, run through it. Strategies may include:

- i. Assemble agencies and hold regular coordination meetings (quarterly).
- ii. Provide agencies with expansion plans.
- iii. Encourage and incentivize residential developers and institutions to provide facilities that will serve regional trails and recreation corridors.

Goal 6: Preserve and protect the Jordan River corridor as a natural feature and community asset for recreation, trails, wildlife habitat, and natural beauty in Lehi City.

Lehi can boast of being the custodian of a large portion of the Jordan River and *responsible for its well-being*. The River is a valuable resource to the City and Lehi's use and protection of the River corridor is very important.

Best Practice 6.1: Coordinate with the Jordan River Commission, and identify land uses that enhance the experience of the Jordan River.

Created in August 2010 by an inter-local cooperation agreement, the Jordan River Commission⁶ is a mix of government and non-government members. The objective of the commission is to preserve, protect, enhance, and responsibly develop the river corridor. As of August 2011, Lehi City is not a commission member. During public open houses for this land use element update, many people expressed the desire for trails and other recreational amenities along the River. The desire was also expressed for protection of the River. Coordinating with and utilizing the resources provided by Jordan River Commission would assist Lehi City in achieving this best practice.

Strategies for this best practice include:

- i. Utilize the Jordan River Commission as an advisory group.
- ii. Map analysis of land uses adjacent to the River.
- iii. Adjust zoning to reflect compatible land uses



Jordan River Commission logo

Best Practice 6.2: Develop and enforce ordinances that protect the Jordan River and its corridor.

Characteristics of the Jordan River corridor that Lehi City desires to protect should first be identified. Ordinances that achieve protection of those characteristics can then be developed. An important part of this process is crafting an enforcement strategy. The ordinances will not achieve their goal of protection without enforcement. This strategy may include working with local landowners to help them understand the goals of the best practice and process of ordinance development so that they can be aware of the process, and support the City before the ordinances are finalized.

⁶ <http://jordanrivercommission.com/>

Goal 7: Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.

Best Practice 7.1: All new development should meet its infrastructure needs and not negatively impact existing residents.

New development requires infrastructure. Meeting those infrastructure needs has the potential to negatively impact existing residents. Each community may have its own definition of what is negative. Lehi City officials from a range of city departments should work together to identify the negative impacts to existing residents the City desires to avoid.

The first negative impact that is often thought of is negative financial impacts. Lehi City can craft policies that require developers to pay for the infrastructure needs of their developments to avoid negatively impacting existing residents paying for infrastructure needs.

To achieve this, Lehi City can work with developers to understand development markets and how zoning ordinances affect developers as they try to meet their own infrastructure needs. Impact fees should also be kept current.

Furthermore, the City should consider density bonuses for low impact housing, where it can be demonstrated that the development has a lower than usual impact on City infrastructure and services.

Best Practice 7.2: All development should be designed to meet the needs of the present without compromising the ability to meet the needs of future generations.

Development requires money, time and natural resources. The initial effort is not the only time a development requires input. Over the life of development, money, time and natural resources are still required. This is the reason Lehi City desires that all new development be designed to meet the needs of the present without compromising the future.

One example is energy efficiency requirements for new housing. Years ago houses were not constructed with the same exterior wall insulation requirements they are today. This has compromised the ability of the current generation to meet the need of heating and cooling older homes with existing utility capacity.

To prevent new development from compromising future needs, Lehi City must first identify what compromises the ability to meet the needs of future generations. These are likely to be characteristics that require large amounts of ongoing inputs of money, time, and natural resources. This may include such characteristics as lack of transportation options that results in car dependency and the associated high time and monetary costs, development of prime farmland that comprises meeting the need for food, destruction of sensitive environmental areas and

resulting contribution to natural disasters, high infrastructure maintenance costs, and high travel costs in terms of time and distance.

Best Practice 7.3: *New development shall be designed in a manner that discourages sprawl and over-consumption of land, and contributes to the small town feel.*

Sprawl and excessive consumption of land bring high financial burdens to a city and its residents. They are also characteristics that detract from a small town feel. To meet this best practice, Lehi City should first identify any current zoning requirements that encourage sprawl. Next, Lehi City should identify desired land consumption patterns it desires to promote. Next the City should identify those visual elements that constitute a small town feel. Based on this information, zoning can be modified to prevent sprawl and instead reflect desired development patterns.

Goal 8: **Create sustainable housing for new residents with access to neighborhood and community services, education, transportation, recreation, and cultural opportunities.**

Best Practice 8.1: *Facilitate and provide incentives in the assembly of land around existing and proposed transportation hubs.*

Assembling land for development around existing and proposed transportation hubs provides opportunities for development. This meets the goal of creating new sustainable housing that is related and linked to neighborhood and community services. Facilitating and providing to the assembly of land creates a critical mass necessary for a developer to take a risk on development. Encouraging this assembling around transportation helps Lehi City direct development where it is most appropriate.

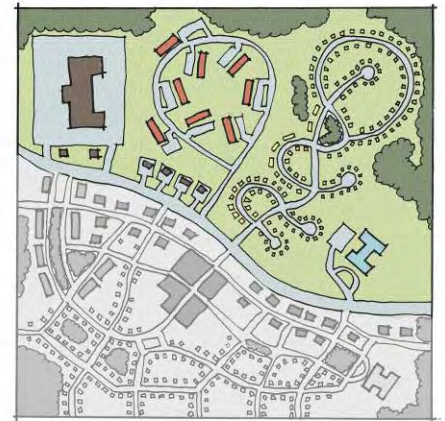
Tasks to implement this best practice include identification of existing and proposed transportation hubs and identification of landowners around those hubs. Lehi City must then determine its role as a facilitator. The City must also determine what form of incentives it will offer.

Best Practice 8.2: *Create development codes that include incentives and encourage vision in new residential developments.*

Vision in new residential developments can result in a wider variety of housing choices. Vision is also needed to meet the goal of sustainable housing.

Incentives for encouraging vision can include incentives for a variety of housing types, energy efficiency, density, alternative power and heating/cooling sources such as solar and geothermal.

Best Practice 8.3: *Establish potential neighborhood clusters and neighborhood commercial nodes.*



Sprawl development



Traditional Neighborhood Development

TND as opposed to sprawl, consolidates development and allows for interconnected road systems. There is less destruction of pristine lands and most daily tasks can be done on foot



Potential sites for successful Neighborhood Commercial Nodes in Lehi will be areas identified as Neighborhood Commercial Nodes on the Land Use Map.

These nodes are intended to provide daily services to residents and may also double as places for gathering and social exchange.

The neighborhood cluster concept is a type of development that enhances the self-sufficiency of residential neighborhoods within a city, or jurisdiction, by providing residents and visitors with multiple living choices. The neighborhoods will have an ideal density within them to support a mix of activities and land uses. Multiple residential type uses will be available to accommodate people of different income levels. These neighborhoods also support multiple transportation modes, while encouraging walking and bicycling for short daily trips. These neighborhoods will also contain a range of supportive commercial, institutional and public facilities and will also be stable, attractive and safe.

Stable neighborhoods have people aging in place and offer multiple choices for life-cycle housing. People are able to embrace the community and find activities and services which appeal to them at all stages of life. These neighborhoods also become attractive to new residents who desire to benefit from the opportunities and services available. The neighborhood concept also promotes safety and security with the benefits of familiarity generated by a close-knit community.

Neighborhoods are primarily residential in nature with an increase in density and mixed activity towards the core or neighborhood center. While Lehi strives to develop high quality neighborhoods within new subdivisions, it will be important and necessary that certain codes and guidelines are put in place to encourage the development of high quality neighborhoods.

Neighborhood Commercial Nodes are typically focused on a community space, such as a school or community center, higher density housing, and/or neighborhood-scaled commercial space. The nodes are intended to bring elementary schools, local parks, and other civic amenities within walking distance of the vast majority of residents. The nodes may abut minor arterials and collectors to create easy access and high visibility for commercial businesses, where available. Neighborhood Commercial Nodes and clusters can provide an anchor for individual neighborhoods and link residents together by providing opportunities for interaction. Neighborhood Commercial Nodes can also increase livability by bringing services closer to people.

Identification of potential nodes and clusters, both in existing and new neighborhoods, is the first implementation step. Next, the nodes can be evaluated for what services they currently provide as well as identifying gaps in needs. Lehi City can then develop a strategy to encourage businesses and public service to locate in areas where services are needed.



A diagram, and rendering of a typical Neighborhood Commercial Node, which is home to a variety of regular destinations (church, school, park, library, shopping, etc.)

The Neighborhood Commercial Node becomes a focal point for area residents and strengthens the community identity.

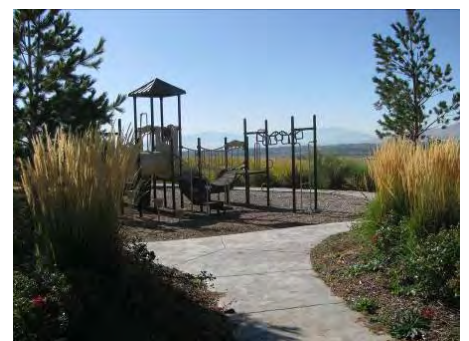
Best Practice 8.4: Create high density development incentives to form neighborhood clusters around transportation hubs.

Transportation hubs benefit the largest number of people when surrounded by high density development. There are several options available to Lehi City for encouraging the formation of neighborhood clusters around transportation hubs. Those options include Station Area Plans, TOD zoning overlays, design guidelines, and developer investment incentives. Incentives include district improvement financing, tax increment financing, Fannie Mae location efficient mortgages, reduced parking requirements, density bonuses, property tax abatements, etc. Refer to appendix of this document for other potential development incentives available to Lehi.

Best Practice 8.5: Locate new community facilities around or within identified neighborhood clusters.

Locating new community facilities (schools, parks, libraries, civic centers etc.) around or within identified neighborhood centers means that the facilities can be placed thoughtfully in areas where their need has been identified. All City departments must support this best practice in order for implementation to be successful. This can be achieved through the creation of a City policy outlining the procedure for locating new community facilities.

Implementation can next move to identification of anticipated new community facilities and identification of potential building sites within neighborhood clusters. Anticipated facilities can then be matched with potential building sites.



Neighborhood pocket parks in Lehi

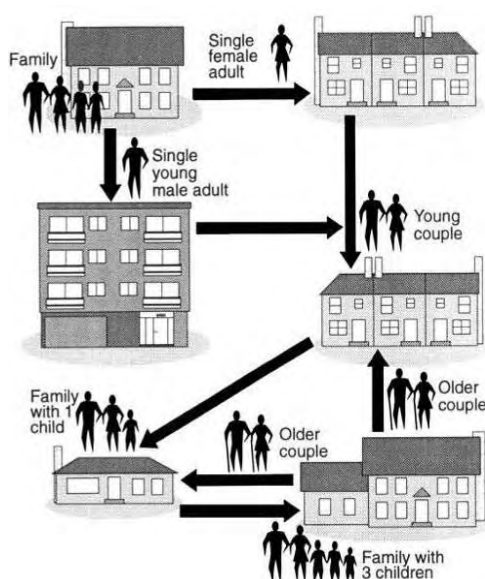


Diagram of life-cycle housing needs
Source: Envision Utah. Different housing types within a community allow people to age-in-place.

Goal 9: **Develop programs and incentives to improve existing housing, especially to maintain the quality and character of existing historical neighborhoods.**

Best Practice 9.1: *Develop local neighborhood programs to bring residents together under common causes and character.*

Neighborhoods are created by the coming together of individual households to form strong bonds. Communities are adopting programs and strategies to improve and strengthen neighborhood bonds and community character.

- i. Life-Cycle Housing: Plan for housing suitable for different stages of life, including smaller, more affordable units for first-time buyers, singles, young couples, families with many children, and older home owners, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Housing policy should work to create opportunities for people to live and grow in the same community. This will enable young couples, families and the elderly to live near relatives, and stay within their same social networks (e.g. church boundaries) throughout their lives.

- ii. Inclusionary Approach: High quality neighborhoods are inclusive and welcome people of all stages of life. Communities are addressing housing affordability using an inclusionary approach that allows for a mixture of housing types and prices, recognizing that housing affordability is integral to the long-term success of the City. Segregating housing by type, price, and size can lead to major divides in a community, most often along socioeconomic lines. This can ultimately lead to areas of higher crime, poverty, and other challenges. Ensuring neighborhoods include housing diversity minimizes the creation of these problem areas, and leads to a more inclusive, diverse, and accepting community. Children in such communities will grow up knowing people from different ages, walks of life, and from different socio-economic groups.

- iii. Communal Activity: Community activity such as community gardens, joint art projects, dance and cultural exchange, and other such events introduce people to each other and make it easier for neighborhood policing and easy identification of strangers. That sense of identity also puts *eyes on the street*⁷ and neighbors look out for each other's kids and property.

⁷ Promoted by legendary urbanist Jane Jacobs, this theory describes the natural policing of neighborhoods by residents looking out for each other. This can best be achieved if residents have a good idea of who their neighbors are

Planning should be strategic, and careful, to ensure that increased densities have minimum or low impacts on the fabric of existing neighborhoods.

Best Practice 9.2: Prioritize Capital Improvement funds in the rehabilitating and enhancement of historic areas such as Main Street.

Lehi has a number of older homes and neighborhoods that have helped to define the character of the City. These neighborhoods and the homes within them contain important elements of the City's heritage and also contribute to the communal lives of residents.

Rehabilitation of older neighborhoods is a challenge facing many communities and Lehi is not an exception. Of critical importance is to help beautify and revitalize these neighborhoods without resulting in gentrification that displaces the original residents.

Several strategies can be adopted by the City to help clean up and develop these areas, while promoting a gradual transition in the areas' overall property values.

- The first step should be to identify and invest in public infrastructure improvements and public works projects. These include road and sidewalk maintenance or reconstruction, development of trails, water/sewer, and installation of new street lighting and signage.
- A second step, which requires more resources, is the investment in public green spaces such as parks, plazas, street trees, and other landscaping.

The objective of these initial steps is to create a more attractive and livable neighborhood for the current residents, without requiring any private investment. Once the public investment has been made, demonstrating the local government's commitment to improving the area, new private investments will follow. This investment can be incentivized in a number of ways including the:

- Review and update of zoning and regulatory policy for the areas to offer more flexibility in development
- Waiver or reduction of connection and impact fees

Prioritization of Capital Improvement funds can ensure that the funds are used in a strategic way that meets long-term goals. Lehi City can develop a prioritization plan, often referred to as a Capital Facilities Finance Plan, for adoption to implement this best practice. The prioritization plan should identify historic areas where funds are to be directed. Special attention has to be given to the Main Street corridor in particular and other significant areas with historic building stock.

Best Practice 9.3: Create a neighborhood preservation zone as per the 2007 Downtown Revitalization Plan.

Many public comments during this Land Use Element Update process reflected a desire to preserve downtown. This is reflective of



Top: Photo of historic Main Street Lehi. Bottom: Historic Lehi Hotel. Source: www.lehi-ut.gov



UTA Vision Statement: Provide an integrated system of innovative, accessible and efficient public transportation services that contribute to increased access to opportunities and a healthy environment for all people of the Wasatch region



Strategic location of transit stops and good pedestrian accesses to them contribute to an efficient and seamless system of public transportation

recommendations in the 2007 Downtown Revitalization Plan. The study suggested creating a Residential Conservation District for the residential neighborhoods of downtown Lehi City. As explained in the Downtown Revitalization Plan, a conservation district can be implemented through either a zone change or as a zone overlay. The purpose is to preserve the distinct characteristics of each neighborhood. Conservation districts are flexible and can be adapted to fit each individual neighborhood. It is encouraged that implementation follow the recommendation in the Downtown Revitalization Plan to administer the conservation district as part of the site plan review and building permit process.

Goal 10: Provide a comprehensive transportation system linking areas of the City with pedestrian paths, bikeways, equestrian trails, roads and expressways, light rail, and high speed train modes.

Best Practice 10.1: Identify light rail stops in Lehi and request UTA to include them in their planning efforts.

Planning and coordinating with agencies before major infrastructure such as light rail is built can help maximize the benefits of such infrastructure. Lehi City can work together with UTA to analyze neighborhood and business nodes to determine appropriate locations for light rail stops. The process may go most smoothly if one person from Lehi City is designated to represent the City with UTA.

Best Practice 10.2: Connect the Lehi Frontrunner Station with proposed light rail stops and bus routes.

Linking facilities maximizes the potential of each facility. Software such as GIS is a useful tool for the planning and analysis of transportation systems. This geographic based system can display Frontrunner Stations, proposed light rail lines and stops, and bus routes and stops all within the context of Lehi City's street network. Visually displaying these different transportation systems can help identify connections or gaps between the Lehi Frontrunner Station and proposed light rail stops and bus routes.

As all transportation trips begin and end with a pedestrian trip, an important step in connecting the Lehi Frontrunner Station with proposed light rail stops and bus routes is making sure people can access the transit stops. Streets where the light rail stops and bus routes are located should be analyzed for consistency with *Complete Streets* criteria. Streets with gaps can be updated to become *Complete Streets*.

Best Practice 10.3: Develop an east-west bike and pedestrian path along Dry Creek from Utah Lake to the City of Highland's border.

During the public involvement process for this land use element update, many people expressed the desire for more recreational cycling and pedestrian opportunities. Corridors such as a creek corridor offer an excellent opportunity to meet this request. Trail systems provide a number of benefits for cities, including helping people stay active through

physical activity and offering an amenity to attract those businesses and employees considering relocation.

Dry Creek runs from northeast to southwest across a large swath of the City and runs through several neighborhoods. Development of a bike and pedestrian path along Dry Creek will be a worthy undertaking. Other communities have had success in constructing trails of a similar scope by creating a coalition of government agencies, interested landowners, businesses owners, and residents. This coalition can work together to identify and apply for available funds, assist in assembling land, identify and prioritize project steps, and provide a forum for all stakeholders to work together.

Best Practice 10.4: Develop existing, and identify new trails, in the City to enhance pedestrian and bike mobility and connectivity.

In addition to recreational facilities, many Lehi City residents also expressed a desire to walk and bike safely around the City. To accomplish this task, creation of a city wide policy on the role of pedestrian and bike mobility and standards for pedestrians and bike facilities is necessary. Many options exist for pedestrian and bicycle facilities that meet accepted engineering standards. However, Lehi City should review the options and determine which standards are the most appropriate to their city.

Once city-wide policies and standards are in place, a map-based analysis can be prepared to identify existing and proposed trails as well as areas in the City in need of increased connectivity. Then it can be determined which type of facilities is best suited to meet the connectivity needs.

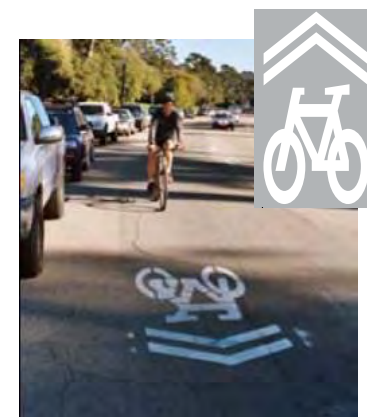
Goal 11: Encourage a system of public transportation that allows Lehi residents access to business/technological nodes, open space and parks, entertainment areas and shopping.

Public transportation is useful for getting people where they need to go. Cities or transportation agencies often prepare a short range (zero to five years) or long range (five or more years) transit plan that identifies current services and identifies future needs and services. Typically, the planning process includes public outreach to help identify community needs. In addition, the plan evaluates land use and transportation conditions to determine locations where transit service has the highest demand. For example, higher density neighborhoods, major employment centers, and shopping centers tend to have the most demand for public transportation. Lehi City should coordinate with UTA to develop a plan for the City and surrounding communities. In addition, the City should work with UTA to establish design and location standards for bus stops on public streets in Lehi.

Map-based analysis again becomes helpful in accomplishing an efficient public transportation system. Once residential origins and



Pedestrian and bike paths provide alternative transportation routes and opportunities for outdoor recreation



Sharrow Pavement Marking used on shared use routes, indicates the legal and appropriate bicyclist line of travel, and cues motorists to pass with sufficient clearance. The purpose of this new marking is to reduce the number and severity of bicycle-vehicular crashes, particularly crashes involving bicycles colliding with suddenly opened doors of parked vehicles



UTA's "flex" routes bring new all-day service to areas that previously had no service or had only morning/evening commuter buses

business/technology, open space and parks, and entertainment areas and shopping destinations are identified, they can be overlaid with public transportation routes to determine if current routes link origins and destinations. Analysis for physical proximity is the first step. Access time is also important. Public transportation will not be beneficial if it does not allow people access to destinations during times when activities at those destinations are available. A time-based geographic analysis can determine if destinations are temporally available. Upon completion of the analysis, adjustments can be made to public transportation services in order to achieve this goal.

Goal 12: Provide and maintain an adequate level of service for all existing community facilities and support existing and future recreational and cultural activities for the use and benefit of all City residents.

Best Practice 12.1: Concentrate new community facilities around or within identified neighborhood "clusters."

As mentioned earlier, it will be important to have some essential community facilities located in neighborhood nodes or activity centers to provide equal access for all residents

Best Practice 12.2: Conduct periodic Level of Service Analysis for community facilities and services.

A Level of Service (LOS) Analysis measures the number of facilities per population. For example the analysis may measure LOS for fields, trail miles, park acres, gymnasiums, etc. Current standards are compared to desired standards in order to project the number of facilities needed to: 1) reach desired standards; and 2) meet the demands of new growth. Standards are usually determined based on community input as well as benchmarking with other communities.

Best Practice 12.3: Support existing and future recreational and cultural activities

Work with the plans outlined in the City's Parks and Open Space Element of the General Plan to identify current facilities that need improvements and potential facilities for the future. In establishing a recreation and cultural activity plan for the City, it is important to provide a variety of recreation experiences through various types and sizes of amenities intended for different types of use and users. It is also important to achieve equitable distribution of these facilities and services, and programs throughout the City by applying standards uniformly and consistently.

The local community should be able to own the local culture and participate fully in the arts. The demographic cross-section of a typical community presents a range of age-groups, income levels, educational attainments, and racial makeup. This inherently influences personal choice, interests, and tastes for cultural activity and the arts. Participation may also be influenced by skill sets and interest, physical abilities, and past experiences. For this reason the supply of arts and cultural



Opportunities for cultural exchange and interaction create great platforms for healthy social discourse

opportunities should be varied, and easily accessible by all in the community.

Goal 13: Revise the zoning map of the City to reflect the goals of this Land Use Element.

Best Practice 13.1: Rezone those areas designated for new growth or the reformation of commercial/business or transportation hubs.

As the goals, objectives, and best practices of this Land Use Element have been developed, the current zoning may no longer have a direct relationship with the Land Use Map. Since zoning is how the land use element is implemented, it therefore becomes crucial that zoning reflect the goals of the land use element. An overall revision of parts or all of the Zoning Map and Code will limit or replace the need or use of conditional use permits.

Best Practice 13.2: Rezone existing areas where implementation tools are required, such as Main Street/State Street corridor.

Unique areas can require unique implementation tools. In order to use those tools, rezoning may be needed. Lehi City can create a matrix of the areas in need of rezoning to guide the rezone process. The Main Street/State Street corridors were included in the 2007 Downtown Revitalization Plan. Implementing some of the Plan's recommendations for the corridors will demand an update to zoning in those specific areas.

Goal 14: Ensure effective administration and implementation of plans and programs, and explore strategies, resources, and opportunities for funding identified community projects.

Best Practice 14.1: Establish time frames for implementation of programs based upon the goals of this Element.

An Implementation Committee could be created to lead implementation of identified community 'projects'. These 'projects' will be a list of physical projects, policies, studies etc., that residents and City officials will identify from a pool of options and streamline to meet available resources and within limited constraints. Funding possibilities, potential stakeholders, and a time frame for each project in this master list of programs will be determined. The projects will be grouped into a Current Work Plan and a Future Implementation Projects list. Please see the Implementation Chapter of this Land Use Element Update for more details.



Lehi City Arts Logo



Sidewalk improvements on Main Street

Best Practice 14.2: Prioritize City expenditures to implement the features of this Land Use Element.

The previously mentioned Implementation Committee could be tasked with creating a prioritization list for the projects and programs identified in this Land Use Element. Available funds can then be matched with the prioritization list. The list will dictate how City general funds are distributed for prioritized Capital Improvement Projects (CIP).

Best Practice 14.3: Develop Best Practices for the implementation of projects and planning priorities identified in the City General Plan documents.

Creating a process by which projects are approved and implemented can streamline implementation. Developing *Best Practices* for projects and planning priorities identified in the City General Plan documents can integrate and coordinate projects between all elements of the general plan.

Best Practice 14.4: Prepare City's Capital Improvement budget based upon the goals of this element.

Once projects are identified and prioritized, Lehi City has a tool for allocation of its capital improvement budget. It is important to prepare this budget based on the goals of this element to ensure that the identified projects receive the funds necessary for implementation.

Best Practice 14.5: Prioritize City implementation resources.

Prioritization of resources is necessary to provide an orderly framework for implementation. In addition to direct monetary expenditures, other City resources such as personnel, technological equipment, and physical space may be needed for implementation.

Goal 15: Inform, educate, and involve the entire community in a continuous general planning process directed to guiding the City in a manner consistent with the needs and desires of its citizens.

Best Practice 15.1: Develop a City interactive programming (webcam) on the City's website to air public meetings, civic events and a bulletin board.

Providing a way for people to view public meetings and other civic events via the Internet broadens the reach of such events and enables people to participate who might not have otherwise been able to attend such events. A range of software and hardware options is available to meet such needs. Lehi City can identify available resources for implementation of this best practice and then select the products that are effective and affordable for the City.



Lehi City should explore the use of emerging technologies to make City business readily available to all citizens

Best Practice 15.2: Develop online interactive mapping available to all residents that depicts the vision and long term plans for Lehi City.

Online interactive mapping can cost-effectively provide information to a large number of people. Lehi City should identify software to develop interactive mapping that is effective, affordable, and simple to use and maintain.



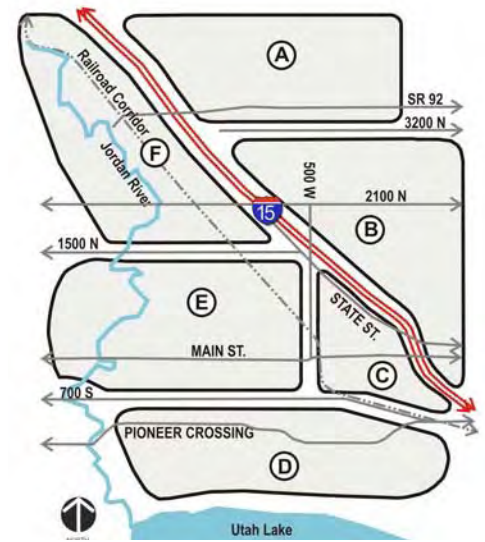
With access to wireless based internet capabilities, Cities are positioning themselves to meet the needs of their residents with easy, interactive web-based community resources and mapping.

A younger population can also be reached when these tools are utilized.

GEOGRAPHIC AREA BEST PRACTICES

A-North Area:

- I. Locate big-box and regional commercial uses adjacent to major transportation corridors such as Interstate 15 and the Timpanogos Highway.
- II. Increase retail sales tax revenues by capturing a greater percentage of the regional market and by encouraging people to stop in Lehi for shopping, personal services and entertainment.
- III. Minimize disturbance to the foothills, hillsides, and environmentally sensitive areas and ensure that these areas are protected and preserved (even as new recreational opportunities are explored), and avoid developments that interrupt the natural ridgelines and views of the foothills from the valley.
- IV. Link trails (Bonneville Shoreline and Murdock Trail) to foothills, and maintain public access to the foothills as much as possible.
- V. Support Micron's efforts to create a class 'A' business park within a master planned community development on its property.
- VI. Develop and maintain excellent master planned communities by implementing components such as linkage of spaces, trails, auto access and connectivity, and community centers. Each separate community should also support a certain portion of the needs of the community as a whole.
- VII. Encourage ways to link the various transportation modes in this area together including Bus Rapid Transit (BRT), light rail, commuter rail, auto, trails, etc.
- VIII. Provide a high-quality environment, healthful and pleasing to the senses, which values the relationship between maintenance of ecological systems and the people's general welfare.
- IX. Support the strengthening of the Traverse Mountain neighborhood into a self sufficient area of the City through the provision of services and facilities.
- X. Capitalize on the emerging technology center and develop supporting land uses and facilities adjacent to it.



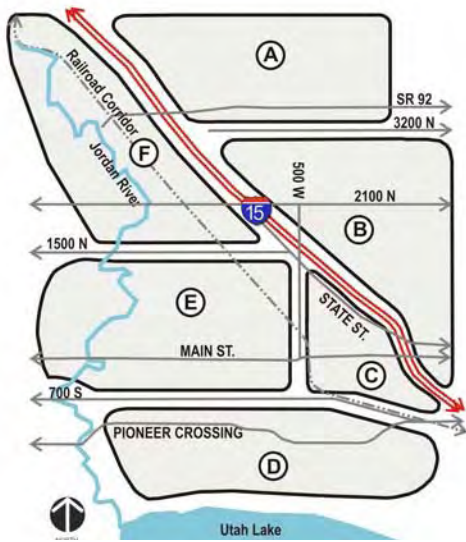
These areas were created during this Land Use Element Update process for ease of discussion. They do not represent any finite boundary within the City



IMFT facility, Lehi

B-East Area:

- I. Increase retail sales tax revenues, especially in the northwest commercially zoned part of this area, by capturing a greater percentage of the regional market and by encouraging people to stop in Lehi for shopping, personal services and entertainment.
- II. Enhance existing single-family residential neighborhoods



These areas were created during this Land Use Element Update process for ease of discussion. They do not represent any finite boundary within the City

- III. Require new residential development to be designed in a manner that discourages excessive consumption of land and contributes to the small town feel.
- IV. Encourage the use of Planned Residential Developments (clustering of housing with preservation of open space) on remaining large parcels of land to acquire additional parks and open space in the east area, especially along the Dry Creek drainage.
- V. Require new commercial development to be designed in a manner that is accessible by a variety of transportation modes.
- VI. Provide multi-family and higher density housing opportunities around major transportation corridors and near job centers.
- VII. Explore opportunities offered by the "Bowl" at the old airport/Peck Park as a community resource.
- VIII. Explore opportunities to utilize Dry Creek fully as a recreation resource.
- IX. Preserve scenic vistas as viewed from I-15 to help promote Lehi.

C-Central Area:



Plazas and pedestrian amenities in downtown areas are essential for encouraging walking and shopping activity

- I. Locate large scale and regional commercial uses adjacent to major transportation corridors such as State Street and the Interstate 15 Corridor.
- II. Promote variety in commercial spaces (specialty, locally-owned, walkable, *mom & pop*), densities, and locations in the downtown core.
- III. Provide multi-family and higher density housing opportunities around major transportation corridors such as Main Street, State Street, and future TRAX lines. Also consider the establishment of Transit-Oriented Development (TOD) areas.
- IV. Establish a downtown core area which encourages development and redevelopment activities in accordance with the Downtown Revitalization Plan.
- V. Foster an environment where small-scale, locally owned businesses can exist and thrive.
- VI. Encourage preservation of existing neighborhoods and rehabilitation of historic neighborhoods.
- VII. Develop community gathering areas such as plazas, splash pads, gardens, amphitheater, etc. to draw people to the downtown core.
- VIII. Explore real estate and development opportunities in the Mill Pond area.

D-South Area:

- I. Develop communities that cluster in appropriate nodes around transportation corridors (such as Pioneer Crossing) that conveniently link residents to goods and services as well as employment centers.
- II. Explore locations for small scale commercial nodes along Pioneer Crossing.
- III. Design safe and aesthetically pleasing neighborhoods that facilitate neighborhood identity, as well as a choice of housing types in various locations consistent with the needs and segments of the population.
- IV. In environmentally sensitive areas, development shall be limited to minimize flooding, erosion, and other environmental hazards.
- V. Provide a long-term quality environment which protects water sources and preserves the natural scenic character of water bodies, wetlands, and other natural open spaces.
- VI. Provide for the continued expansion of parks, trails, open spaces, and recreation facilities near Utah Lake that serve the entire Lehi population.
- VII. Preserve the agricultural lifestyle and character in this area.
- VIII. Make the North Lake Park by Utah Lake a focal point for the area.
- IX. Create access to the Lake shore.

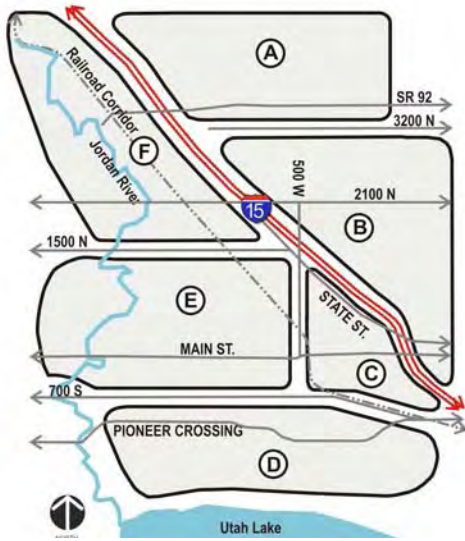


Pioneer Crossing serves as a major east-west connector

E-West Area:

- I. Locate local commercial uses adjacent to major transportation corridors such as Main Street.
- II. Create an overall pattern of planned and orderly development of agricultural lands through proper zoning ordinances that protect active farmlands.
- III. Develop neighborhood communities clustered around transportation corridors that conveniently link residents to goods and services as well as employment centers.
- IV. Preserve and protect the Jordan River corridor as a natural feature and community asset for recreation, trails (such as the Jordan River Parkway), wildlife habitat, and natural beauty in Lehi City and provide for the continued expansion of recreation facilities along the Jordan River that serve the entire Lehi population.
- V. Preserve the agricultural lifestyle and character in this area.

F-Northwest Area:



These areas were created during this Land Use Element Update process for ease of discussion. They do not represent any finite boundary within the City

- I. Increase employment opportunities, economic growth, and economic linkages by promoting the areas in and around Thanksgiving Point and SR-92 as a technology, education, and employment center.
- II. Capitalize on the economic growth provided by commercial and employment opportunities that will result from the NSA facility near Camp Williams.
- III. Develop appropriate tools enabling commercial, business park, and residential land uses in currently undeveloped areas to develop in an efficient and compatible manner.
- IV. Provide multi-family and higher density housing opportunities around major transportation corridors such as Redwood Road and the Mountain View Corridor.
- V. Utilize the newly constructed 2100 North as a major east-west connector and explore opportunities to create commercial nodes along it.
- VI. Preserve and protect the Jordan River corridor as a natural feature and community asset for recreation, trails (such as the Jordan River Parkway), wildlife habitat, and natural beauty in Lehi City and provide for the continued expansion of recreation facilities along the Jordan River that serve the entire Lehi population.

6. IMPLEMENTATION

The Implementation Section of this Land Use Update is purposed to be a working document that provides pathways for the implementation of a number of identified projects, studies, policies etc. from the drawing board, and planning documents, into real-life projects. Similar to any other community, Lehi has a number of projects or policies that have been identified for implementation in the near and distant future. Some of these projects were identified by the citizens during public input opportunities (surveys, workshops, and open houses), while others were identified by City staff, City officials, organizations etc.

Suggestions and comments by Lehi residents can be found in the Appendix of this document which shows the City-wide survey results. The City Council, Planning Commission, and City Staff have chosen several of these to focus on.

Each project on the list will have its own implementation plan and will be reviewed and prioritized by City Council along with the annual budgeting process. Additional projects can be added throughout the years as issues arise, or as ideas are conceived. An annual public meeting may be hosted by the City to have the public review existing projects on the list, and suggest new projects to be added. The projects will be categorized into two (2) major categories: Current Work Plan, and Future Implementation Projects.

Current Work Plan

Projects listed under the Current Work Plan are those that are determined to offer the City the greatest immediate benefit; that will offer the fastest additional tax increment; those that could be undertaken immediately; or those that could be readily funded. The projects listed under the Current Work Plan may be quite concise in comparison to the Future Implementation projects which allow more room for addition or removal of projects.

Future Implementation Projects

These are projects that will be undertaken after those under the Current Work Plan are completed or nearing completion. Additional projects can be added to or taken out of this group of projects as deemed necessary by the City. Projects will be moved from the *Future* to *Current* lists as time goes on and their implementation becomes imminent. Elements of each project in the *Current Work Plan* could/should be considered, that would lead to implementation of projects on the *Future Implementation Projects* list.

As projects are moved from the *Future* to *Current* lists, the City should conduct an analysis to compare the project's priority and its estimated cost. The diagram on the next page is an example of a tool that could be used to evaluate which projects to undertake next. Low hanging fruits (projects that are high priorities and low cost) should be seriously considered as those that could be quick successes for Lehi City.



Lehi residents discuss land use issues with Lehi City Planning Director, Kim Struthers, during one of four (4) workshops held at the beginning of the land use element update process

Project Descriptions

Each project identified will have the following descriptions:

Category

City Branding
Economic/Employment Opportunity
Quality of Life
Downtown Revitalization
Infrastructure
Policy

Location

Objectives

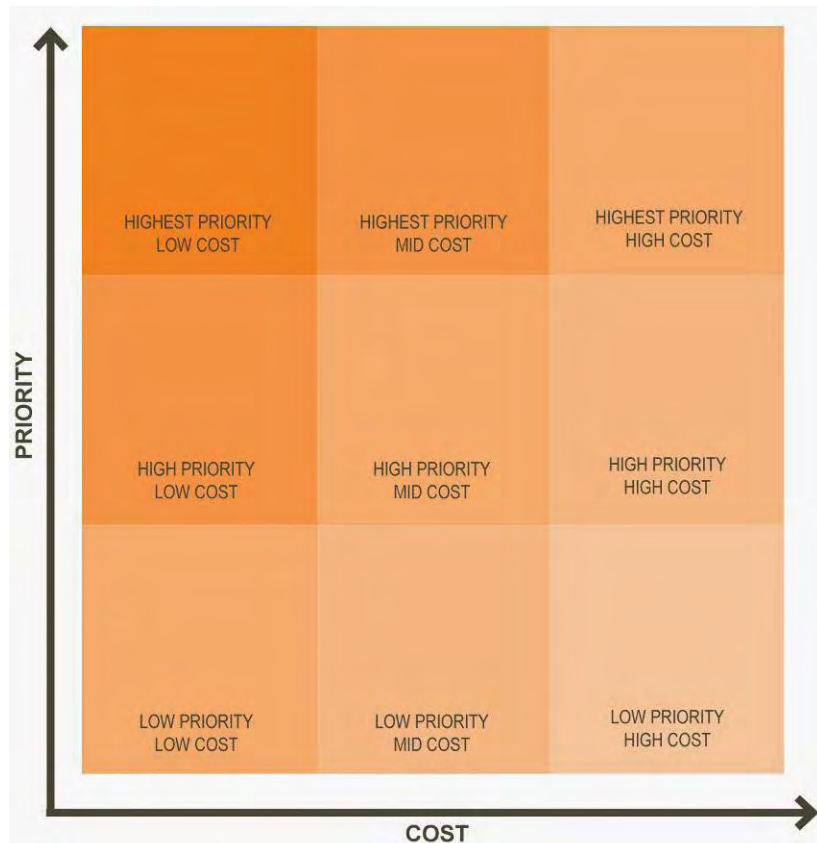
Timeline

Stakeholders

Action Steps

Potential Funding Source(s)

Other Projects to coordinate with



Lower priority items that are also estimated to be low cost projects may also be considered as early projects to undertake because they can be easily accomplished. As projects are undertaken, progress should be tracked and documented. Completed projects should be saved in a *Completed Projects* file as a record of the accomplishments of the City and its various stakeholders.

Implementation Projects Sheets

For each project listed, in either the *Current* or *Future* project lists, information is offered that preliminarily identifies:

What the project is and what are some logical implementation steps?

Why the project is important to Lehi?

Who should participate in project implementation?

When should the project be completed in terms of both priority and timeline?

How the project could be funded?

A summary of financing mechanisms and economic development incentives available to Lehi can be found in the Appendix of this document. This also provides more detail on some of the financing mechanisms mentioned under specific projects.

List of Projects

Current Work Plan

1. City Branding
2. Zoning Map/Development Code Updates
3. Implementation of 2007 Downtown Revitalization Plan
4. Technology Industry and Employment Center Identity
5. Regional Scale Shopping opportunities

Future Implementation Projects

6. TOD Development
7. City-wide sidewalk improvements
8. Downtown Complete Streets Program
9. Downtown Housing
10. Entertainment/Date Night and Event Venues/Placemaking
11. Comprehensive Streetscape Theme for Downtown and City
12. Cultural Venue/Arts, Dance & Community Recreation Center
13. Educational and Trade Schools
14. Improved Rodeo Facilities
15. Lake Front Recreational Facilities
16. Community Gardens
17. New High School
18. New Hospital/Emergency Medical facility
19. Conference Center
20. Alternative Energy Sources

* Please note that the *Future Implementation Projects* are not listed in order of priority. The numbering is for tracking purposes.

CURRENT WORK PLAN

1. City Branding

Category

Branding/Identity

Location

City-wide, County-wide, State-wide, nationwide

Objective

To create a recognizable and marketable City brand for Lehi. This brand will market Lehi as proud of its history while taking action as it moves into the future. Without the awareness and participation of residents and stakeholders (in and outside Lehi) the Goals and Best Practices of this Land Use Element will have limited success.

Stakeholders

Lehi City, Lehi Area Chamber of Commerce, Lehi Arts Council, Media outlets, Property owners, Residents

Action Steps

- Publicize the Goals and Best practices of the Proposed Land Use Plan. Make presentations to UDOT, UTA, Utah County Commissioners, Jordan River Commission, and the Governor's Office of Economic Development.
- Work with residents and City officials to create a cohesive City brand (slogan, theme, activities, streetscape, logo, signage, etc)
- Publicize new brand widely, and market Lehi's new identity.
- Place ads on billboards or other signage options at the north and south entrance to Lehi

Specific Tasks:

- City – Displays at conventions, seminars and regional planning events as well as State funding meetings
- Media – Special report by a local TV station on the direction of Lehi
- Chamber of Commerce – Prepare handouts describing the direction Lehi is taking. Use the Chamber (local and State) to promote Lehi Branding.
- Residents and other Stakeholders – Form citizen resource panels representing property owners, residents, and businesses.

Potential Funding Sources

Minimal funding is required when using existing organizations and resources; re-channel existing efforts.

- Lehi City general fund
- Local media outlets
- Federal and State grants
- Individual Donors
- Transient Room Tax (Lehi has enacted the one
- percent tax on lodging: the City may also consider requesting TRT funds from Utah County

Coordinate with Projects:

2, 3, 4, 5, 6, 10, 13, 14

Timeline Short-term

(0 - 5years)



The historic mill in Lehi is a widely recognized City landmark



This logo and brand was developed for the 2011 Land Use Element update

2. Zoning Code Updates

Category

Policy

Location

City-wide

Objective

Development relies upon public agency consistency and expectations. Zoning is a time tested tool for orderly development that stakeholders rely upon. The objective is to update the Zoning Code and Map to reflect and implement the recommendations of the Land Use Element Update and updates to other Elements of the General Plan, as well as concepts in other plans and documents.

Stakeholders

Lehi City, Property owners, Developers, Residents

Action Steps

- With Stakeholder input, begin the process of making the zoning map and zone definitions compatible with the Proposed Land Use Map and Best Practices recommendations.
- Conduct a series of neighborhood workshops to identify Zoning areas not in conformance with the new Land Use Map.
- Begin local public hearings on proposed zone changes.
- Review existing codes to identify changes needed in order for the code to match the Land Use Element Update and other General Plan Element updates. Specific zone changes to be addressed may include, but not be limited to:
 - Downtown areas
 - Main Street and State Street corridors
 - Regional Commercial areas
 - TOD overlay zone
 - Planned Residential Developments/Planned Unit Developments (Cluster Overlay Zones)
 - Areas adjacent to NSA development (hospitality, services, residential development, etc.)
 - Pioneer Crossing corridor
- Update and adopt zoning codes amendments.
- Apply the updated code to new projects.
- Evaluate and adjust as needed.

Potential Funding Sources

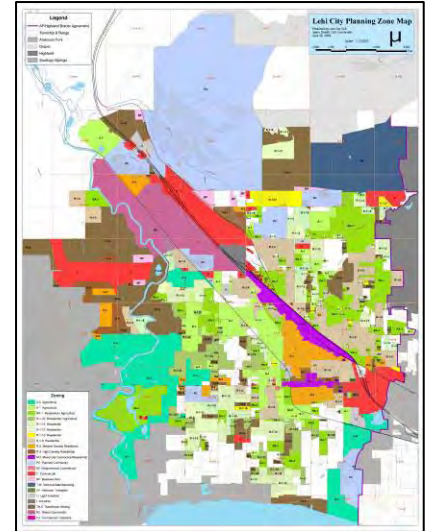
- Lehi City general fund

Coordinate with Projects:

1, 3, 4, 5, 6, 9, 10

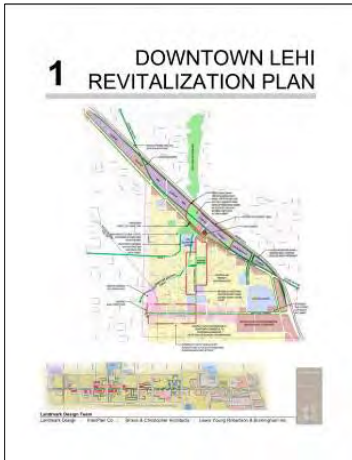
Timeline

Within the first 12 months of this Land Use Element Update Adoption
Short- term (0 - 5 years)



Lehi City Zoning map (2011)

3. Implementation of the 2007 Downtown Revitalization Plan



2007 Downtown Lehi Revitalization Plan

Category

Downtown Revitalization

Location

State Street, Main Street, Downtown Core

Objective

The intent of the 2007 Downtown Revitalization Plan was to take a critical look at Downtown Lehi in order to establish a vision that would help guide future development and growth in the area.⁸ It will be important for the City to take action on recommended implementation strategies in this Plan while coordinating with this updated Land Use Element.

Stakeholders

Lehi City, Utah County, UDOT, UTA, Lehi Area Chamber of Commerce, Developers, Property owners, Downtown Business Owners, Residents

Action Steps

- Conduct a review of the Revitalization Plan and examine actions taken to date.
- Streamline implementation actions in this Plan to work hand-in-hand with strategies proposed in this Land Use Element Update.
- Determine actions that can be taken to produce the most impact for the City, either economically or as a contribution to the new City Brand.
- Review the Local Community Development and Renewal Act and consider the establishment of an RDA for Downtown Lehi.
- Implement actions that are low-cost but highly visible and easily accomplished.

Potential Funding Sources

- Lehi City general fund
- Revolving Loan Funds
- Business Improvement District
- Special Assessment Area
- Other funding sources as identified in the revitalization plan
- Community Development Block Grants (CDBG) through MAG
- Utah Microenterprise Loan Fund
- Utah Historic Preservation Tax Credit
- RDA for downtown/CDA for Main Street (Tax Increment Financing)

Coordinate with Projects:

1, 2, 7, 8, 9, 10, 11

Timeline

This project is ongoing as at the time of writing in fall 2011, and some elements of the Plan are being implemented in the Downtown.

Short- term (0 - 5 years)

⁸ 2007 Downtown Revitalization Plan

4. Technology Industry and Employment Center Identity

Category

Branding/Identity

Location

North, along I-15 and Timpanogos Hwy

Objective

To create an emerging technology center identity for Lehi to boost the City's economy and to position the City to attract regional and national technology companies – bringing about an increase in supporting businesses and a critical population, while creating employment opportunities for residents.

Stakeholders

Lehi City, Utah County, State of Utah, Lehi Area Chamber of Commerce, Utah Governor's office of Economic Development, IMFT, Adobe, Property owners, Residents

Action Steps

- Work with existing companies such as IMFT and Adobe to determine which additional services and/or incentives will attract potential companies to Lehi
- Streamline development processes to encourage companies to locate and relocate to Lehi
- Actively market the technology center identity, develop a recruitment flyer (shows growth, demographics, available sites, size, accessibility, visibility, infrastructure, incentives available, sales, etc.) and forward information to regional and national companies about the advantages of locating in Lehi.

Potential Funding Sources

Can piggyback on City branding efforts to reduce costs

- Lehi City general fund
- State grants

The following incentives can also be marketed to potential companies:

- Industrial Assistance Fund (IAF)
- Custom Fit

Coordinate with Projects:

1, 2, 5, 6, 9, 10

Timeline

Short-term (0 - 5years)



IMFT facility in Lehi

5. Regional Scale Shopping Opportunities

Category

Economic/Employment Opportunity

Location

Along I-15 (both east and west of the freeway) and close to Thanksgiving point. Also along SR-92. Refer to proposed future land use map. Possible pockets in downtown core as appropriate.

Objective

To provide a broader range of shopping opportunities for local residents, recapture sales leakage, and to capture a greater percentage of regional shoppers. Also to complement TOD development and Downtown Revitalization.

Stakeholders

Lehi City, Lehi Area Chamber of Commerce, Governor's Office of Economic Development, Developers, National and Regional Businesses and Retail Outlets, Property Owners, Residents

Action Steps

- Identify available parcels of land.
- Update City zoning and land use maps to accommodate changes Research regional market and develop strategies to secure funding sources.
- Coordinate with City Branding efforts to widely market shopping potential.
- Identify potential interested developers.

Potential Funding Sources

- Lehi City general fund
- Private developers
- National and Regional Businesses
- Special Assessment Area Bonds
- Tax Increment Financing (TIF)

Coordinate with Projects:

1, 2, 3, 4, 6, 8, 10

Timeline

Short - term (0 - 5 years)



Well-designed shopping destinations become regional attractions and serve the local community as well.

FUTURE IMPLEMENTATION PROJECTS

6. Transit Oriented Development

Category

Downtown Revitalization, City Branding, Economic/Employment Opportunity

Location

At (an) appropriate location(s) along the future TRAX, and FrontRunner, corridors in the City.

Objective

To capitalize on regional and local transportation corridors in the City to develop dense, vibrant, and walkable mixed use communities.

Stakeholders

Lehi City, Lehi Area Chamber of Commerce, UDOT, UTA, Utah County, Mountainland Association of Governments (MAG), Developers, Adjacent communities (Saratoga Springs, Eagle Mountain, American Fork, Draper, Bluffdale) Property Owners, Business Owners, Residents

Action Steps

- Work with UDOT, UTA, and MAG to determine the feasibility of TOD development in Lehi
- Conduct a comprehensive transit study that will include other neighboring cities and jurisdictions
- Conduct studies, surveys and research to determine the market potential and sustainability of TOD in Lehi
- Reach out to potential developers and provide incentives for land acquisition and development
- Set up a framework and a committee to steer the development and financing of the TOD(s) in Lehi

Potential Funding Sources

- Lehi City general fund
- UDOT/ UTA
- Special Assessment Area (SAA)
- Tax Increment Financing (TIF)
- Business Improvement District
- Community Development Block Grants (CDBG)
- Economic Development Tax Increment Financing (EDTIF)
- Developers
- Impact Fees

Coordinate with Projects:

1, 2, 3, 4, 5, 8, 9, 10, 11

Timeline

Short - term (0 - 5 years)



UTA TRAX

7. City-wide Sidewalk Improvements



Construction workers pour concrete as part of a sidewalk improvement project

Category

Infrastructure

Location

City-wide

Objective

To provide consistent, safe and enjoyable routes for pedestrians and to enhance walkability around the entire City.

Stakeholders

Lehi City, UDOT, Business owners, Developers, Property owners, Residents

Action Steps

- Conduct an inventory of existing sidewalk conditions to determine where sidewalk improvements are needed.
- Coordinate with Transportation and Parks and Open Space Elements of the General Plan to map out City-wide pedestrian systems and routes, including trails and shared-use paths.
- Identify desired design standards and draft City design guidelines for sidewalk improvements.

Potential Funding Sources

- Lehi City general fund
- Community Development Block Grants (CDBG)
- Special Assessment Area (SAA) Bonds
- General Obligation (GO) Bonds
- Developers
- Business Owners
- UDOT Enhancement Funds

Coordinate with Projects:

3, 8, 10, 11

Timeline

Short- term (0 -5 years)

8. Downtown Complete Streets Program

Category

Downtown Revitalization

Location

Downtown Core

Objective

To promote the inclusion of Complete Streets concepts (planning for cars, transit, bicycles, and pedestrians, equally) in Lehi's street design.

Stakeholders

Lehi City, UDOT, Lehi Area Chamber of Commerce, Property owners, Residents

Action Steps

- Coordinate with the 2007 Downtown Revitalization Plan, Master Transportation Plan, and other City long-range plans to determine the feasibility of implementing a Complete Streets Program in the Downtown.
- As major transportation system redesign projects arise, work with project designers to ensure that plans balance safety and efficiency while promoting multi-modal use of downtown streets.
- Develop a program for the redesign of key roadways over time to include considerations for vehicles, future transit, pedestrians, bicycles and horses.

Potential Funding Sources

- Lehi City general fund
- UDOT
- Tax Increment

Coordinate with Projects:

1, 3, 6, 7

Timeline

Mid - term (5 - 15 years)



9. Downtown Housing

Category

Infrastructure/Quality of Life

Location

In the core of downtown

Objective

With an expected population increase, it is essential for the City to “assign” areas that can sustain these expected residents. An increase in housing within the downtown area will help provide a 24/7 population that activates the downtown and supports local businesses. Without a density strategy for future residents, the City will use traditional processes in approving residential projects that tend not to be inclusive of neighborhood services and recreation opportunities.

Stakeholders

Lehi City, Utah County, HUD, Developers, Business Owners, Utah Home Builders Association, Property Owners, Residents

Action Steps

- Update the development and zoning codes to allow for mixed-use high density housing projects within the downtown area. This may include the development of a new zoning district, and adjusting other residential zoning districts to direct multi-family housing from other parts of the City towards the downtown.
- Develop a density matrix of varying densities that will accommodate the added population. Additionally the matrix should be interwoven with commercial services and transportation that provide transit related opportunities. Consider hiring a land use planner and demographer on contract for one year to assist in the development of the matrix.
- Identify potential properties with development or redevelopment potential for housing and develop a strategy to encourage their use
- Identify and engage developers and market downtown Lehi as a prime location for different housing types.
- Explore policy initiatives for encouraging residential development downtown. This may include a review of building height restrictions, reduced building permit or connection fees, and financial incentives.
- Apply for and develop plans for using federal grant money for increasing housing quality and affordability in the downtown.

Potential Funding Sources

- Minimal funding is required when using existing organizations and resources.
- Tax Increment Financing
- Lehi City general fund
- County, State, and Federal Housing Grants
- HUD’s HOME Investment Partnership Program
- Olene Walker Housing Loan Fund
- Chevron Credit Bank
- Individual developers

Coordinate with Projects:

1, 2, 3, 4, 5, 6, 7, 8, 10

Timeline

Short - term (0 - 5 years)



High quality multi-family residential units in a downtown bring in a critical mass of people to keep the downtown vibrant around the clock and to support local businesses.

Bringing housing close to businesses and shopping in downtown also caters to the needs of residents who do not drive and seniors

10. Entertainment/Date Night & Event Venues/Placemaking

Category

Quality of Life

Location

City-wide

Objective

To provide residents with opportunities for night-life, family entertainment, and dining. To ensure round-the-clock activity and adequate vibrancy to eliminate dead zones, especially in the downtown. Strive to make Lehi a regional event venue

Stakeholders

Lehi City, Lehi Area Chamber of Commerce, Thanksgiving Point, Bonneville Cycling Club, Media Outlets, Business Owners, Property Owners, Residents

Action Steps

- Conduct an inventory of existing entertainment and event opportunities within the City, especially in the downtown core.
- Conduct a survey of residents to determine the type of entertainment or dining opportunities they desire.
- Develop infrastructure and provide incentives to attract events to Lehi. Also market Lehi's annual festivals and events widely, such as the Round Up Days and provide infrastructure and hospitality services to cater to visitors and participants to these events.
- Develop systems to provide services and safety to events within the City.
- Consider making Lehi a cycling destination based on the City's hosting or development of the following events:
 - ULCER race
 - Tour of Utah
 - A declaration of August as bicycle awareness month

Potential Funding Sources

- Tax Increment Financing
- Business Improvement District
- Special Assessment Area
- Utah Microenterprise Loan Fund
- Individual Developers
- Lehi City general fund

Coordinate with Projects:

1, 2, 3, 5, 6, 7, 8, 9, 11

Timeline

Mid- term (5 -15 years)



Activity nodes bring energy into communities and promote pedestrian and business activity



Organized by the Bonneville Cycling Club (BCC), the Utah Lake Epic Century Ride (ULCER) commences from Thanksgiving Point's Electric Park.

11. Comprehensive Streetscape Theme for Downtown and City



Way-finding elements and a consistent theme on major roadways help to create ease of use and an identity for the City

Category

Downtown Revitalization/Quality of Life

Location

Downtown Core, arterial roadways

Objective

Create streetscapes with similar design themes and street elements (lighting, signage, street furniture, trees, etc.) along major routes in the City.

Stakeholders

Lehi City, UDOT, Lehi Arts Council, Developers, Business Owners, Property Owners, Residents

Action Steps

- Work with the Transportation Element of the General Plan and the 2007 Downtown Revitalization Plan to determine which arterials and major roadways to include in the comprehensive streetscape theme.
- Consider a change to street cross sections to allow for a more thorough use of complete streets.
- Research and conduct studies to identify elements that will be included in the streetscapes (paving, art, banners, signage, lighting, landscape, street furnishing, street trees, etc.)
- Select a standard theme to be used on major roadways.

Potential Funding Sources

- Lehi City general fund
- UDOT
- Community Development Block Grants (CDBG)
- Federal and State grants
- Special Assessment Area(s)

Coordinate with Projects:

1, 3, 6, 7, 8, 10, 11

Timeline

Short- term (0 - 5 years)

12. Cultural Venue/Arts, Dance, & Community Recreation Center

Category

Quality of Life/Infrastructure

Location

At strategic locations in the City that can be easily accessed by residents, and close to major transportation corridors to be accessible by the regional market

Objective

To provide spaces for public gathering while contributing to the overall vitality of the downtown. Also to meet the demand for cultural and recreational services

Stakeholders

Lehi City, Lehi Arts Council, Private arts groups, Legacy Center, Alpine School District, Developers, Property owners, Residents

Action Steps

- Conduct an inventory of arts and cultural activities taking place in the City, as well as location and capacity of existing facilities
- Conduct a programming study with the community and develop a plan that includes ideas for the building's program, location and design.
- Identify and secure funding sources

Potential Funding Sources

- Lehi City general fund
- Lehi City bonds
- Individual Donors and Donor Organizations

Timeline

Mid- term (5 -15 years)



Major venues for arts and recreation within a community creates a focal point for social and cultural exchange

13. Educational and Trade Schools

Category

Economic/Employment Opportunity/Infrastructure

Location

Appropriate locations throughout the City

Objective

To provide opportunities for residents to be taught job-specific and technical skills to cater to various industries.

Stakeholders

Lehi City, Utah County, Regional Community Colleges, Vocational and Trade Schools, Developers, Property owners, Residents

Action Steps

- Conduct a study to determine the type and number of trade schools needed in the Lehi area.
- Develop a program with potential schools and institutions to strategize location, phasing, and curriculum.
- Develop programs, master plans, and preliminary concept drawings.

Potential Funding Sources

- Lehi City general fund
- Community Colleges and Trade schools
- Private Developers
- Donor Organizations
- Federal and State grants

Coordinate with Projects:

4

Timeline

Mid- term (5 - 15 years)



Mountainlands Applied Technology College
in Lehi

14. Improved Rodeo Facilities

Category

Quality of Life

Location

On new rodeo grounds

Objective

To strengthen Lehi's identity as a horse loving community and to support equestrian activity. Also to place the City on the map as a regional equestrian destination.

Stakeholders

Lehi City, Equestrian community, Lehi Area Chamber of Commerce, Property owners, Residents

Action Steps

- Review and coordinate with action steps identified in 2007 Downtown Revitalization Plan
- Identify and acquire new location for rodeo grounds. An analysis of potential locations for the new rodeo grounds can be found in the Best Practices section of this document (BP 5.4)
- Conduct a study, City survey, and research examples from other communities to determine the program of the rodeo facilities
- Draw a plan to implement this new facility. This will include a feasibility study, a survey, market study, and a branding and advertising campaign.

Potential Funding Sources

- Lehi City general fund
- Donor Organizations
- Equestrian Community
- Lehi Round-Up Days

Coordinate with Projects:

1

Timeline

Mid - term (5 -15 years)



Lehi Round-Up Days

15. Lake Front Recreational Facilities



Utah Lake with Mt. Timpanogos in the background

Category

Quality of Life

Location

Northern shores of Utah Lake in Lehi

Objective

To provide recreational access to Utah Lake.

Stakeholders

Lehi City, Utah County, Property owners, Jordan River Parkway, EPA, Developers, Residents

Action Steps

- Conduct a study and survey to identify and determine desired lakefront recreational facilities and activities.
- Utilize the Parks and Open Space element of the General Plan to help identify locations along the Lake that can be used for recreational activity, as well as the possibility for trail development along the Lake.
- Update zoning and land use maps to allow for the inclusion of these facilities along the shores of the Lake.
- Install facilities and improvements including: dock for fishing and bird watching, dock for boats, etc.

Potential Funding Sources

- Lehi City General fund
- Mitigation funding from past development
- Individual Developers
- Private Donors
- State and Federal grants

Coordinate with Projects:

2

Timeline

Mid - term (5 - 15 years)

16. Community Gardens

Category

Quality of Life

Location

City-wide

Objective

To provide gardening and recreation opportunities for the community

Stakeholders

Lehi City, Alpine School District, Property owners, Residents, Retail Stores (Lowes, Smiths etc)

Action Steps

- Identify and acquire potential sites for community gardens. This can also include underutilized residential and abandoned lots.
- Work with neighborhood based organizational/non-profits to spearhead the community gardening initiative.
- Promote the community garden concept through widespread education and publicity.
- Modify zoning and land use maps to accommodate these pockets of open space.

Potential Funding Sources

- Lehi City general fund
- Donor/ non-profit organizations
- Federal and State grants

Coordinate with Projects:

2

Timeline

Short- term (0 - 5 years)



Community gardens have the following advantages: local food production, exercise, pocket parks, community bonding, youth education, and recreation opportunities

17. New High School



Existing Lehi High School

Category

Infrastructure

Location

Northeast part of City

Objective

To provide more classroom spaces for a growing population and to bring High School facility geographically closer to growing neighborhoods.

Stakeholders

Lehi City, Alpine School District, Utah County, Alpine City, Highland City, Lehi Area Chamber of Commerce, Property owners, Residents

Action Steps

- Conduct an inventory of existing High School facilities to determine needs
- Coordinate with City and property owners to determine the most appropriate location for the new High School
- Update City zoning and land use maps to accommodate changes
- Hold and use the preferred location for the school for agricultural or other related use until the project is ready to take off.
- Develop a program and preliminary concept drawings for the High School

Potential Funding Sources

- Alpine School District
- Donor Organizations
- Federal and State grants

Timeline

Mid- term (5 -15 years)

18. New Hospital/Emergency Medical Facility

Category

Infrastructure

Location

Any appropriate and available location in the City

Objective

To provide more local medical services for City residents

Stakeholders

Lehi City, Utah County, Lehi Area Chamber of Commerce, Property owners, Residents, Insurance companies

Action Steps

- Conduct an inventory of existing medical facilities to determine needs
- Coordinate with City and property owners to determine the most appropriate location for the new Hospital
- Update City zoning and land use maps to accommodate changes
- Hold and use the preferred location for the hospital until the project is ready to take off.
- Develop a program and preliminary concept drawings for the Hospital

Potential Funding Sources

- Lehi City general fund
- Donor Organizations
- Individual developers
- Insurance companies

Timeline

Mid- term (5 -15 years)



19. Conference Center



Category

Economic/Employment Opportunity & Infrastructure

Location

Near the core of the Downtown

Objective

To provide a venue for businesses and organizations to hold conferences and events.

Stakeholders

Lehi City, Lehi Area Chamber of Commerce, Technology Companies, Developers, Business Owners, Residents

Action Steps

- Work with area companies and businesses to identify the requirements of the desired types of conferences and events.
- Identify potential locations.
- Identify potential business partners for the facility.
- Create a draft program, develop conceptual drawings, and secure funding.
- Also coordinate with hospitality industry to provide services including hotels and other accommodations to support conference center.

Potential Funding Sources

- Lehi City general fund
- Lehi Area Chamber of Commerce
- Area companies and businesses
- Donor Organizations

Timeline

Mid- term (5 -15 years)

20. Alternative Energy Sources

Category

Infrastructure

Location

City-wide

Objective

To explore the development and use of alternative and clean energy sources for the Lehi community. Also to explore the use of LED lighting and other more efficient systems for street lights and public facilities.

Stakeholders

Lehi City, Lehi City Power Department, Alternative energy providers, Clean energy advocacy groups, Developers, Property Owners, Business Owners, EPA, Residents

Action Steps

- Examine the City's current energy portfolio and determine shortfalls and opportunities for the infusion of alternative energy.
- Work with the community and experts to identify alternative energy sources that will be feasible to introduce to the City.
- Market and educate alternative energy concepts to residents.
- Also market alternative energy as part of new City Branding and Technology Center Identity.
- Create incentives to attract alternative energy providers

Potential Funding Sources

- Lehi City general fund
- Donor Organizations
- Non-profit organizations
- Federal and State grants

Coordinate with Projects:

1, 4

Timeline

Mid- term (5 -15 years)



Domestic scale wind turbine

7. APPENDIX

1. APPENDIX 1Funding Sources
2. APPENDIX 2Land Use Survey and Results
3. APPENDIX 3Form-Based Codes Resources
4. APPENDIX 4Maps
5. APPENDIX 5Land Use Survey Written Responses

APPENDIX 1

This section is culled from the 2007 Downtown Lehi Revitalization Plan

SUMMARY OF MAJOR FINANCING SOURCES

Local governments in Utah have a number of tools available for financing capital facilities on a tax-exempt basis and for encouraging economic development. This section provides a summary of financing mechanisms and economic development incentives available to Lehi that may be helpful in moving forward with the strategies and recommendations of this Plan.

The summary includes an evaluation of appropriate financing mechanisms for the various Implementation Projects included in this report; and a review of:

- 1) Financing mechanisms for capital improvements; and
- 2) Economic development incentives.

CAPITAL INFRASTRUCTURE FINANCING

General Obligation Bonds - General Obligation bonds ("GO") are subject to simple majority voter approval by the constituents of the issuing entity. General obligation elections can be held two times each year, in November and June, following certain notification procedures that must be adhered to in accordance with State Statutes in order to call the election (pursuant to Utah State Code 11-14-2 through 12). Following a successful election, it is not necessary to issue bonds immediately, but all bonds authorized must be issued within ten years. Once given the approval to proceed with the issuance of the bonds, it would take approximately sixty days to complete the bond issuance.

Special Assessment Area (SAA) Assessment Bonds - A County, City, Town or Special Service District can create a Special Assessment Area and issue Special Assessment Bonds. Utah State Code Section 17A-3-304 (a) through (p) details all of the improvements that can be constructed through the use of Special Assessments, and generally include any capital facilities/public improvements that can be owned by a local government. Ordinary repairs to existing infrastructure are specifically excluded.

Community Development (CDA), Urban Renewal (RDA) and Economic Development Area (EDA) Tax Increment Revenue Bonds - The Utah State Legislature modified the Redevelopment Agencies Act to be known as the Local Community Development and Renewal Act, allowing local municipal government the ability to create community development areas, as well as renewal (formerly known as redevelopment) and economic development areas.

Urban renewal areas require a finding of blight, and require taxing agency approval of project area plans and budget. Economic development areas require the proof of job creation (not transference) and also require taxing agency approval of project area plans and budget. Community development areas are targeted to general municipal development, are more flexible in their formation, but are limited to the use of municipal sales and municipal property tax, unless other taxing

entities opt-in. The availability of property tax increment for urban renewal and economic development project areas is impacted by a number of matters including the date of adoption of the project area plan budget, the first taking of increment and the rate at which development occurs and property tax values increase.

Unfortunately, but understandably, the bond market will severely discount the projected tax increment cash flows due to the fact that they are solely reliant on tax-increment as the source for repayment of the debt and at the outset of a new project, little if any tax-increment is being generated. Without multiple years of historical tax-increment revenue receipts, the bonds may not be marketable at reasonable rates and at best projected increment will be discounted by at least half.

One method that we have utilized to overcome the market challenges posed by direct tax increment financing is to use a SID in conjunction with the use of tax increment. This provides a means to leverage the potential tax-increment at an earlier stage in the development process. Under this structure, an RDA is created and the developer/landowner enters into an Agreement to Develop Land (ADL) with the local government wherein the developer negotiates receipt of a portion of the tax increment to be generated. Then, SID bonds are issued and assessments on the benefited property of the developer / landowner provide security to the bonds noting that the property then serves as the ultimate security for the debt (not projected increment receipts). If the developers proceed with development and building in a timely fashion, they can utilize the increment received to make the assessment payments, although they are not pledging this stream of revenues.

Special Service District (SSD) - A Special Service District is not a type of debt security, but rather the creation of another legal entity that can provide some governmental services and issue debt. They are widely used in the state primarily for water and sewer services. Special Service Districts can be created by a County, City or Town for the purpose of providing water service, sewer service, storm retention, electrical or natural gas services, fire protection, recreation, mosquito abatement and public transit. SSD's can be created as dependent or independent entities. Creation and appointment of board members is dependent on the type of district, who forms the district and when it is formed.

Industrial Revenue Bonds - Industrial revenue bonds can be issued by Lehi City. There is a \$10 million cap per issue and a \$150 million total annual state allocation cap. Industrial revenue bonds have strict regulations regarding business types that are eligible; a 501(c)(3) can generally use them for a wider variety of projects.

ECONOMIC DEVELOPMENT INCENTIVES

Tax Increment Financing - Lehi City may award incentives to companies locating in CDA, RDA or EDA districts. Incentives are generally based on a percentage of the property tax increment generated by a specific development or within the project area. Tax increment dollars are often returned to the developer in the form of infrastructure development, land cost write-down, or other appropriate means. Tax increment financing is dependent on *increment* – additional property value over the baseline property value at the time that the plan and budget for the project area are approved. Tax increment from a

project area is available for a specific number of years only – generally, 12, 15, 20 or 24 years. Therefore, timing becomes especially important in the creation of project areas, in order to maximize the amount of increment generated and returned to development within the project area boundaries.

Lehi currently has one RDA (surrounding the Albertson's complex on 850 East) and two EDA's in place – Micron and the Mill Pond area. There is no existing RDA in the downtown area; therefore, no tax increment can be generated in the downtown area unless an RDA is formed. The City may want to consider the formation of a CDA along Main Street and surrounding neighborhoods for the purpose of returning municipal property tax revenues generated in this area for economic development purposes.

Revolving Loan Funds - A Revolving Loan Fund (RLF) is a source of money from which loans are made for small business development projects. A loan is made to a business and as repayments are made, funds become available for new loans to other businesses. The major purpose is to provide a source of financing, which may not otherwise be available within the community, for local, expanding, or start-up businesses. Often they are used to fill a "financing gap" in a business development project. A gap occurs when the business lacks the funds to meet the equity requirements of bank financing or needs a lower interest rate. The source of capitalization (the funds used to create the RLF) may have regulations governing program design. For example, RLF's which are capitalized with Community Development Block Grant (CDBG) funds must follow the rules and regulations established by the U.S. Department of Housing and Urban Development (HUD), and must show some benefit to low- and moderate income households.

A revolving loan fund may be a good tool for Lehi to use in encouraging façade and building renovations in downtown. Capitalization could potentially be obtained through CDBG funds.

Business Improvement District (BID) - BID's are a legal mechanism to raise funds to enhance the maintenance and management of a particular section of a city or town. They are guided by the philosophy that the value of property is not driven solely by the investment made in an individual property, but rather that a major portion of property value is derived from how investors, businesses and visitors view the entire area as a business, retail and cultural center.

In a sense, BID's are to a district's public spaces what mall managers are to mall common areas. The purpose of a BID is to create a sustainable funding system that makes possible the formulation of multiyear plans and budgets. In a BID, property owners and businesses cooperate to share the costs of solving common problems or realizing economic opportunities. Common activities funded through a BID include: removal of litter and graffiti, clean sidewalks, shovel snow, cut grass, trim trees, plant flowers, increased security presence (uniformed), hospitality personnel, festivals and events, coordinated sales promotions, signage, market research, marketing to investors, planning and advocacy for parking, management organization, development of urban design guidelines, lighting guidelines, façade and storefront improvement programs, homeless assistance, lighting, street furniture and public space improvements. The formation of a BID could be a very effective

tool for downtown Lehi, especially in coordinating promotions, events, façade renovations and streetscape improvements.

Grants for Economic Development and Façade Renovation – For years the Utah Main Street program had been involved with providing matching grant funds to individual business owners for façade renovation that restored buildings to their historical integrity. Many of these business owners reported markedly increased sales from improvements to their building façades, and that they were willing to pay off the improvements within a relatively short period of time. While these funds are no longer available in Utah, other national resources for community and economic development projects are as follows:

- Funding Sources for Community and Economic Development 2005/2006: A Guide to Current Sources for Local Programs and Projects. Westport, CT: Oryx Press (an imprint of Greenwood Publishing), 2005.
- National Guide to Funding for Community Development. New York: The Foundation Center, 1998.

Community Development Block Grants - Under the State of Utah Small Cities Community Development Block Grant (CDBG) program, administered by the State's Division of Housing and Community Development, Lehi is eligible to receive CDBG funds. Funding is distributed from the State to the various Associations of Government (AOG) for distribution to eligible projects. Lehi would participate under the Mountainland AOG.

As established by HUD, the purpose of the CDBG program is "To assist in developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income (LMI)." The range of eligible activities for CDBG is very broad, but all projects must meet one of three national criteria:

- Benefit low and moderate income residents,
- Elimination or prevention of slum and blight, or
- Urgent health/welfare needs.

CDBG funds could be a good source for establishing a revolving loan fund for downtown improvements, including façade renovations.

EDTIF (Economic Development Tax Increment Financing)/ HB 11 - Approved in 2005, EDTIF is a new state incentive program that allows local governments to create "economic development zones" in order to encourage job creation and capital investment. New or existing employers creating new jobs or significant capital investment within these zones may apply for a partial rebate of taxes paid to the state. Qualifying companies must create new jobs paying at least the county median wage. The typical incentive range is a 15 percent tax rebate over five years.

IAF (Industrial Assistance Fund) - Companies expanding or relocating in Utah may receive incentive grants from the IAF. Criteria for urban areas includes jobs that pay at least 125 percent of the county median wage; creation of at least 50 new jobs; or a focus on biomedical, finance, technology, aerospace or corporate headquarters.

Custom Fit - Custom Fit provides specialized training for companies to train their employees. This incentive subsidizes up to \$500 per trainee, with a maximum subsidy of \$100,000 per company.

Utah Microenterprise Loan Fund - Utah's Microenterprise Loan Fund works in partnership with Utah's financial community to provide access to loans for small businesses owners who are unable to get access to traditional loans.

Utah Historic Preservation Tax Credit - The Utah Historic Preservation Tax Credit is a 20 percent nonrefundable tax credit for the rehabilitation of historic buildings which are used as owner-occupied residences or residential rentals. Twenty percent of all qualified rehabilitation costs may be deducted from taxes owed on your Utah income or corporate franchise tax. Eligible buildings are those buildings listed in the National Register of Historic Places, which, after rehabilitation, are used as a residence(s) qualify. The credit is not available for any property used for commercial purposes including hotels or bed-and-breakfasts. (If the historic B&B is also owner-occupied, this portion of the rehabilitation may qualify.) The building does not need to be listed in the National Register at the beginning of the project, but a complete National Register nomination must be submitted when the project is finished. The property must be listed in the National Register within three years of the approval of the completed project. Staff of the Historic Preservation Office can evaluate the eligibility of your building and provide instructions on nomination requirements. For more information about the National Register see: <http://www.cr.nps.gov/nr/about.htm>.

APPENDIX 2

LEHI LAND USE SURVEY

A City-wide land use survey was conducted as part of this Land Use Element Update Process. Paper surveys and an online survey portal were used for the survey. A total of about 700 paper and survey responses were received. The survey questions and responses can be found on the next few pages.

LEHI LAND USE SURVEY FORM (PAGE 1)



Help define the future of Lehi City!

1. Fill out your survey online at www.lehi-ut.gov
2. Or, return your completed survey with your utility payment

Lehi City is updating the Land Use element of its General Plan. Your input is needed to ensure the plan reflects the community's vision for the future of Lehi. Share your ideas by filling out this survey and plan to participate in an upcoming public workshop. Go to www.lehi-ut.gov for more details.

1. What are the main reasons that you like living in Lehi?

2. What would make Lehi an even better place to live?

3. What should be the most important focus areas for Lehi as the City grows? *Check all that apply*

- | | |
|---|--|
| <input type="checkbox"/> Growth management | <input type="checkbox"/> Diversification in housing type and size |
| <input type="checkbox"/> Preservation of a sense of community | <input type="checkbox"/> Increase in type and number of employment opportunities |
| <input type="checkbox"/> Revitalization of downtown | <input type="checkbox"/> Preservation of open and natural space |
| <input type="checkbox"/> Protection of existing neighborhoods | <input type="checkbox"/> Increase in type and number of shopping opportunities |
| <input type="checkbox"/> Expansion of industrial development | <input type="checkbox"/> Increase in type and number of recreational opportunities |
| <input type="checkbox"/> Preservation of agricultural and farmlands | <input type="checkbox"/> Other _____ |

4. Please indicate whether the City of Lehi should encourage or limit the following types of land uses.

Big box retail	<input type="checkbox"/> encourage	<input type="checkbox"/> limit	Condominiums/townhomes	<input type="checkbox"/> encourage	<input type="checkbox"/> limit
Small scale, locally owned retail	<input type="checkbox"/> encourage	<input type="checkbox"/> limit	Duplexes	<input type="checkbox"/> encourage	<input type="checkbox"/> limit
Dining and entertainment centers	<input type="checkbox"/> encourage	<input type="checkbox"/> limit	Apartments	<input type="checkbox"/> encourage	<input type="checkbox"/> limit
Large office parks	<input type="checkbox"/> encourage	<input type="checkbox"/> limit	Single-family residential, small lot	<input type="checkbox"/> encourage	<input type="checkbox"/> limit
Small individual office buildings	<input type="checkbox"/> encourage	<input type="checkbox"/> limit	Single-family residential, large lot	<input type="checkbox"/> encourage	<input type="checkbox"/> limit
Agriculture	<input type="checkbox"/> encourage	<input type="checkbox"/> limit	Single-family large lot w/ animals	<input type="checkbox"/> encourage	<input type="checkbox"/> limit
Recreational facilities	<input type="checkbox"/> encourage	<input type="checkbox"/> limit	Master planned communities	<input type="checkbox"/> encourage	<input type="checkbox"/> limit
Light industry	<input type="checkbox"/> encourage	<input type="checkbox"/> limit	Dense development around transit	<input type="checkbox"/> encourage	<input type="checkbox"/> limit
General industry	<input type="checkbox"/> encourage	<input type="checkbox"/> limit			

LEHI LAND USE SURVEY FORM (PAGE 2)

5. The City has adopted a revitalization plan that recommends streetscape beautification projects and new development in the downtown area (Main Street, Center Street, and State Street) to strengthen this area's role as the civic and symbolic heart of Lehi. What types of activities and amenities would bring you to the downtown more frequently? *Check the three items that are most important to you*

- ☐ Plazas ☐ Festivals ☐ Park space ☐ Shopping ☐ Dining ☐ Entertainment
☐ Lighting ☐ Public Art ☐ Landscaping ☐ Employment ☐ Housing ☐ Safety measures

Other: _____

6. Would you be supportive of encouraging a mix of high density residential and commercial development in the areas surrounding the future FrontRunner and TRAX transit stations?

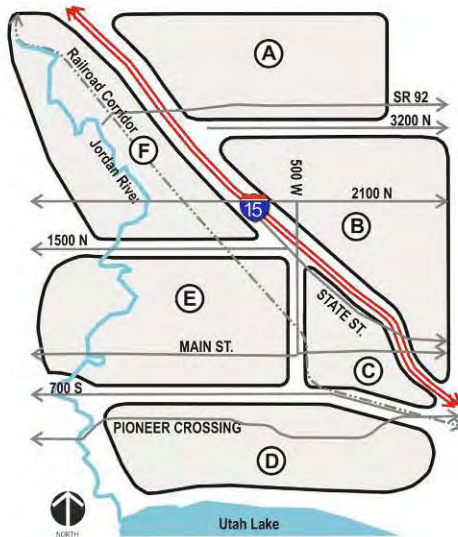
Check one: ☐ Yes ☐ No Comments: _____

7. What would you like to see happen in the areas adjacent to the Jordan River? *Check all that apply*

- ☐ Habitat restoration ☐ Open space preservation ☐ Trails ☐ Single-family residential, large lot
☐ Commercial development ☐ Master planned communities ☐ Agriculture ☐ Developed recreation (e.g. parks)

Other: _____

8. What would you like to see occur in the following areas? *Check all that apply*



	SAMPLE	(A) North Area	(B) East Area	(C) Central Area	(D) South Area	(E) West Area	(F) Northwest Area
agriculture	X						
single-family, small lot	X						
single-family, large lot							
single-family, large lot, w/ animals							
townhomes and condominiums	X						
small scale, professional offices							
large scale, office parks	X						
small scale retail and shopping							
large scale big box shopping							
mixed-use (e.g. residential over retail)							
light industry	X						
general industry							
(other):							

9. Is there anything else you would like to share to help us plan for the future of Lehi? _____

THANK YOU!

SURVEY RESPONSES

1) What are the main reasons that you like living in Lehi?

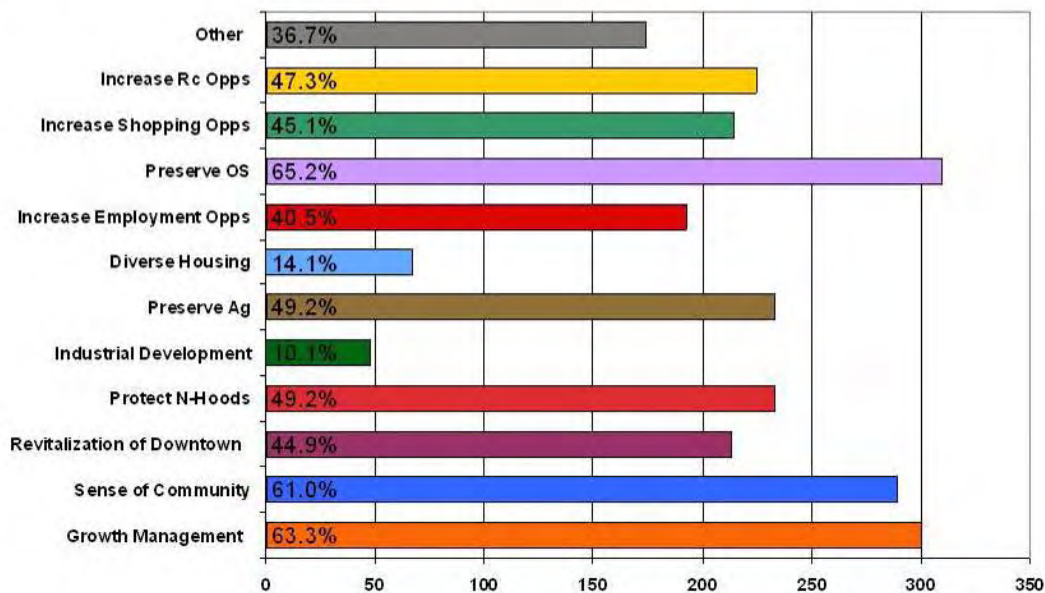


2) What would make Lehi a better place to live?

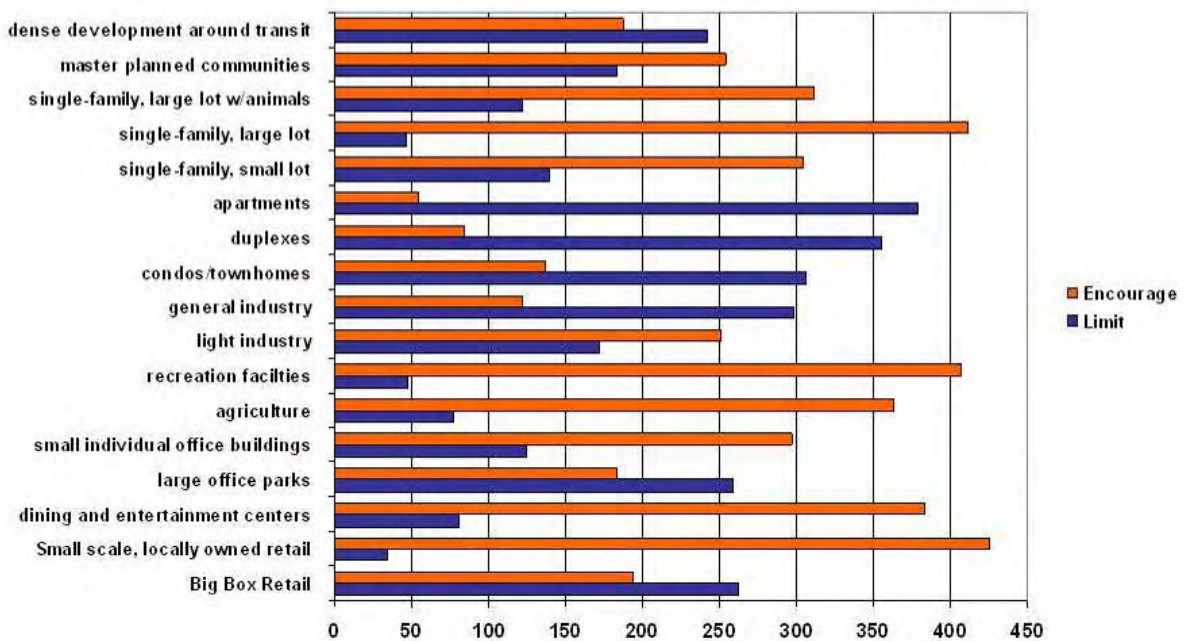


These 'word clouds' reflect the frequency of words or phrases used in response to the questions. They are created from the entire list of responses to the particular survey question. Larger/bolder words occurred most frequently. www.wordle.net

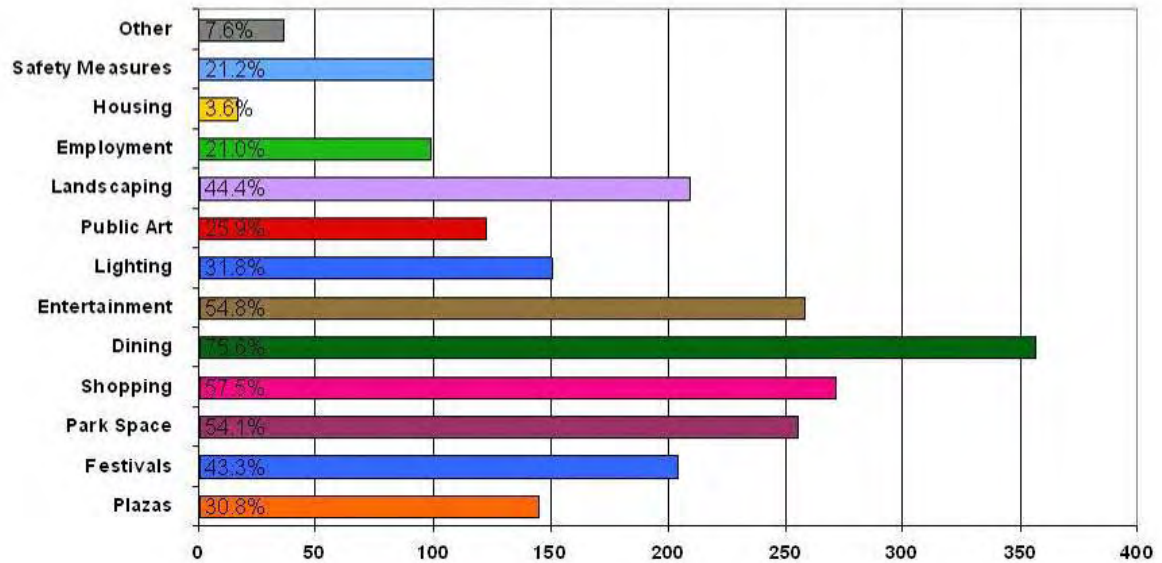
3) What should be the most important focus areas for Lehi as the city grows?



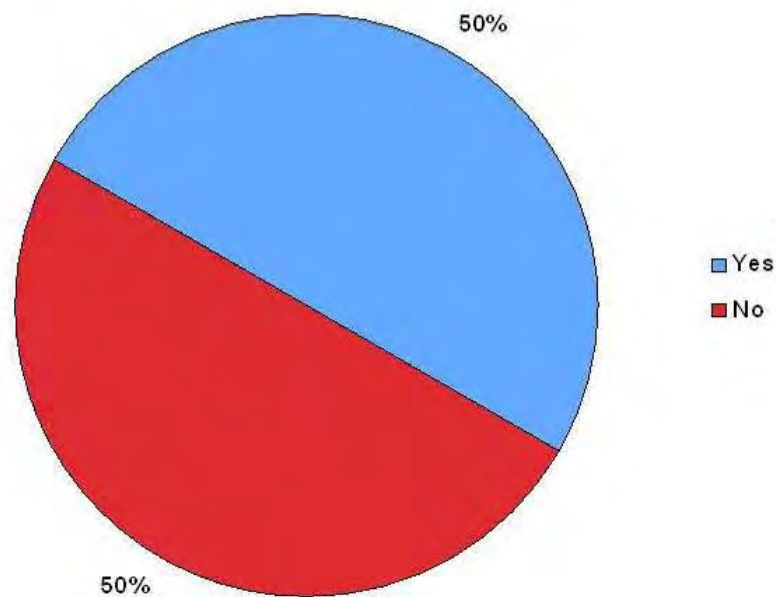
4) Should Lehi encourage or limit the following types of uses?



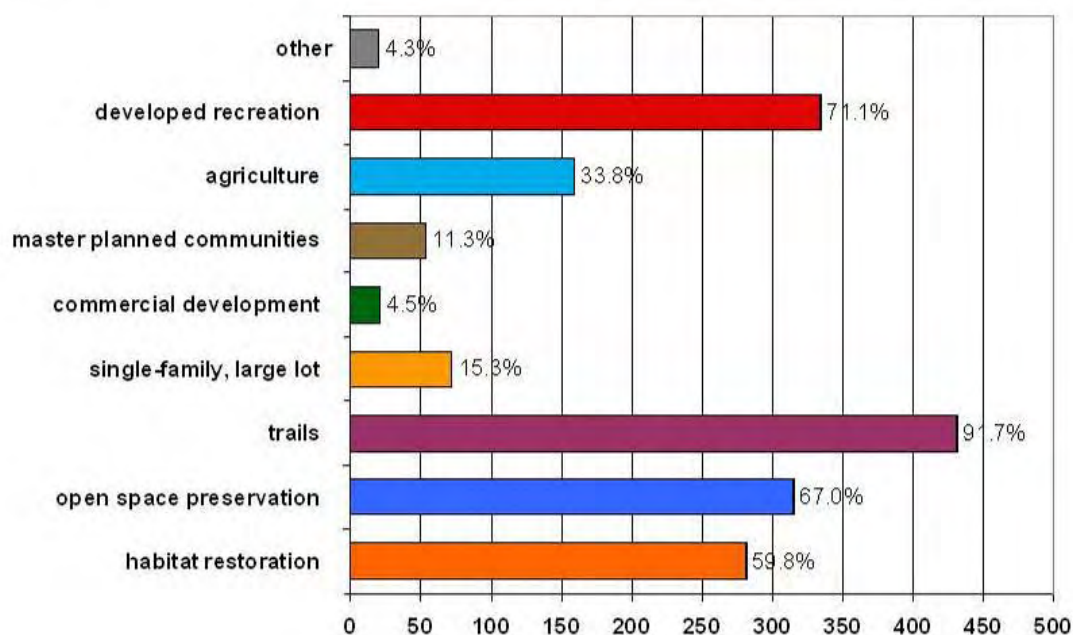
5) What types of activities or amenities would bring you to downtown more frequently?



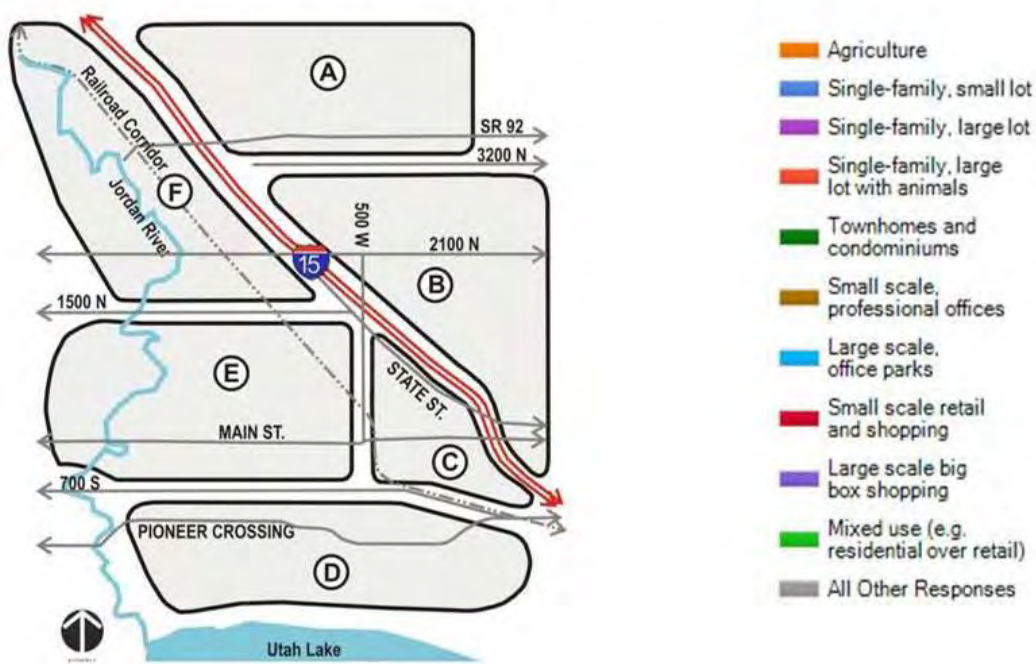
6) Would you support a mix of high-density residential and commercial in the areas surrounding TRAX and FrontRunner stations?

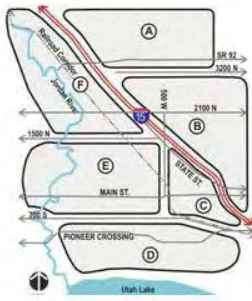


7) What would you like to see happen in the areas adjacent to the Jordan River?



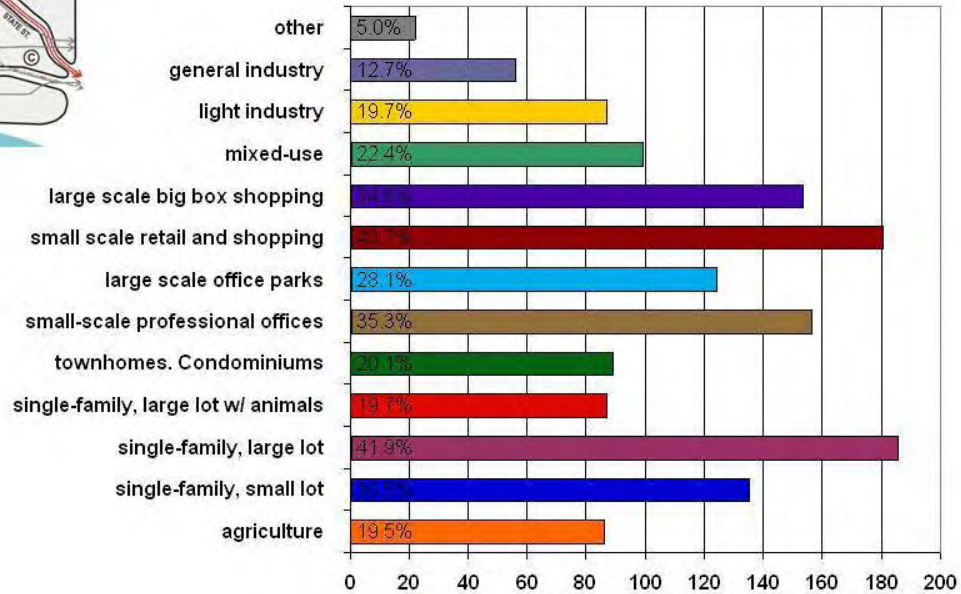
8) What would you like to see occur in the following areas?





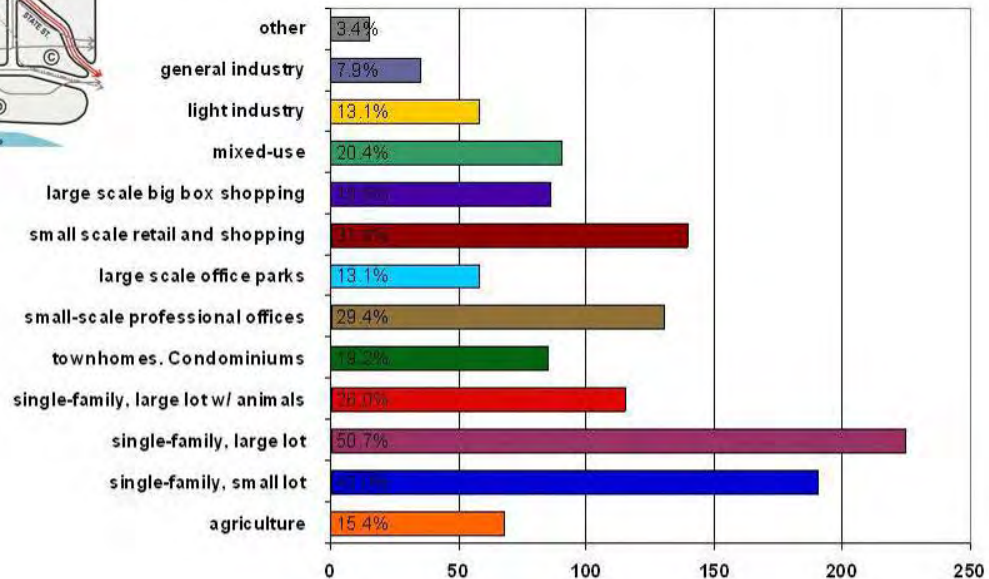
SURVEY RESPONSES

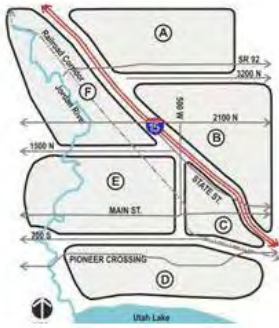
8a) What would you like to see occur in the North Area



SURVEY RESPONSES

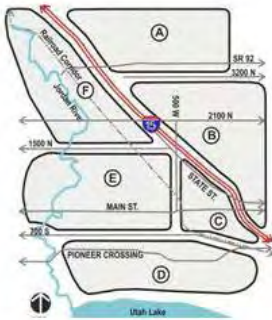
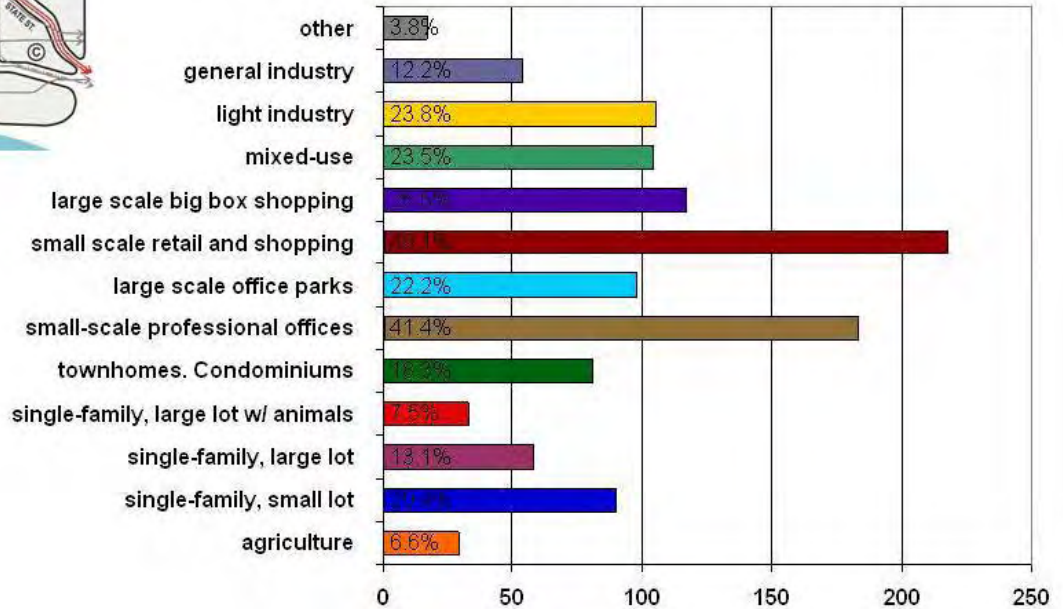
8b) What would you like to see occur in the East Area





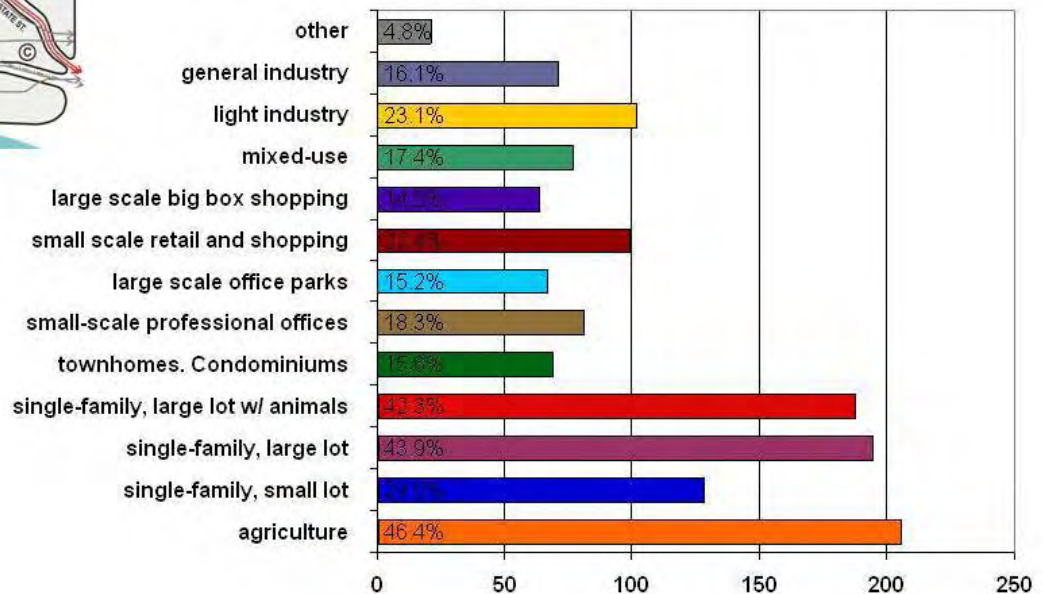
SURVEY RESPONSES

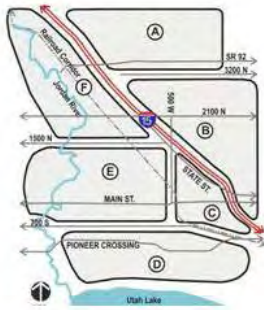
8c) What would you like to see occur in the Central Area



SURVEY RESPONSES

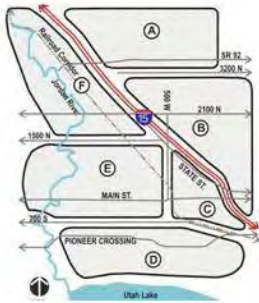
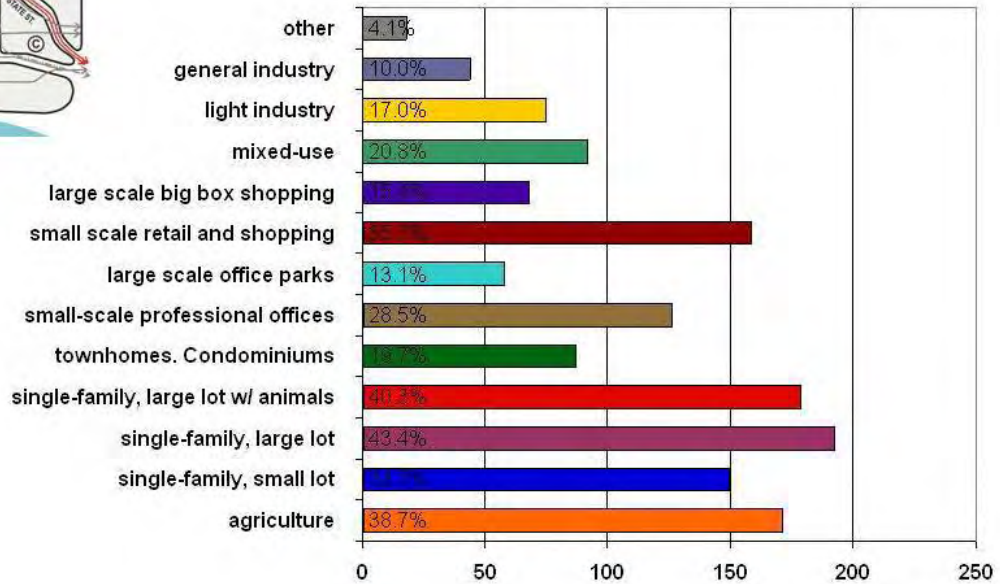
8d) What would you like to see occur in the South Area





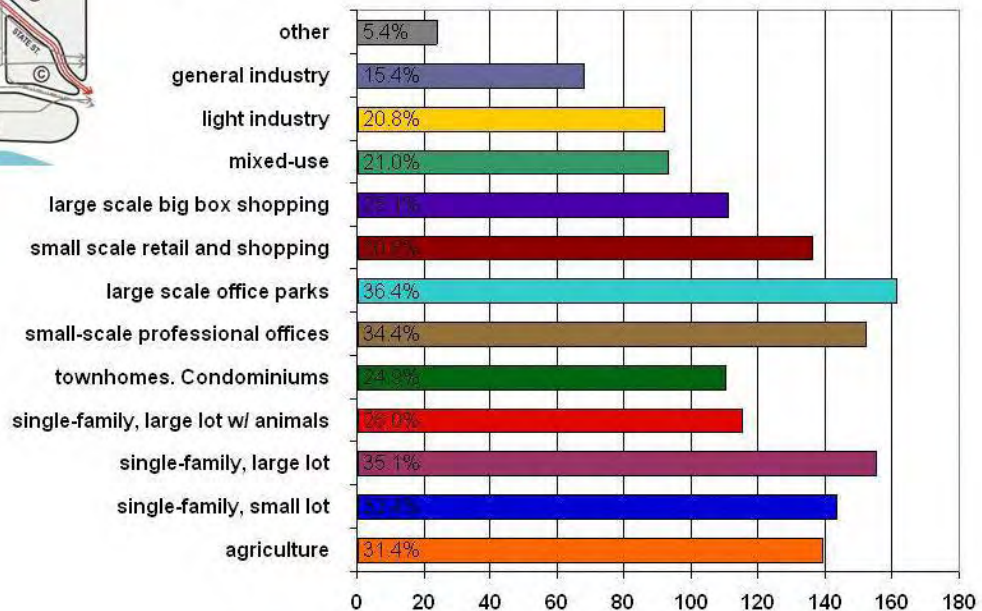
SURVEY RESPONSES

8e) What would you like to see occur in the West Area



SURVEY RESPONSES

8f) What would you like to see in the Northwest Area



[illegible]

These 'word clouds' reflect the frequency of words or phrases used in response to the questions. They are created from the entire list of responses to the particular survey question. Larger/bolder words occurred most frequently. www.wordle.net

APPENDIX 3

FORM-BASED CODES RESOURCES

Local examples of Form-Based Code Implementation

1. Highland City (hybrid form-based code). Contact: Nathan Crane
2. Saratoga Springs (did one about a year ago). Contact: Jim McNulty
3. Springville (did one last year). Contact: Fred Aegerter
4. Layton City (has had one for about a year). Contact: Peter Madsen
5. North Temple area in Salt Lake City. Contact: Nick Norris
6. West Valley City (has had one for several years). Contact: Steve Pastorik

The following pages provide some more examples, resources, and explanation on the concept of Form-Based Codes

WHAT ARE FORM-BASED CODES?

Form-based codes place a primary emphasis on building type, dimensions, parking location and façade features, and less emphasis on uses. They stress the appearance of the streetscape, or public realm, over long lists of different use types. These codes have the following characteristics:

Zoning Districts

Form-based codes are defined around districts, neighborhoods and corridors where conventional zoning districts may bear no relationship to the transportation framework or the larger area.

Regulatory Focus

Form-based codes de-emphasize density and use regulation in favor of rules for building form. They recognize that uses may change over time, but the building will endure.

Uses

Form-based codes emphasize mixed use and a mix of housing types to bring destinations into close proximity to housing and provide housing choices to meet many individuals' needs at different times in their lives.

Design

Greater attention is given to streetscape and the design of the public realm, and the role of individual buildings in shaping the public realm. Form-based codes recognize how critical these public spaces are to defining and creating a *place*.

Public Participation

A design-focused public participation process is essential to assure thorough discussion of land use issues as the code is created. This helps reduce conflict, misunderstanding and the need for hearings as individual projects are reviewed.

Modified from definition by Paul Crawford, AICP

WHY ARE FORM-BASED CODES EFFECTIVE?

The focus on building and street design in form-based codes allows graphics and photos – instead of lengthy, repetitive text – to explain the details of zoning requirements. In turn, these codes are much more democratic instruments, because they are more readily understood by residents who are not otherwise involved in land use or development professions.

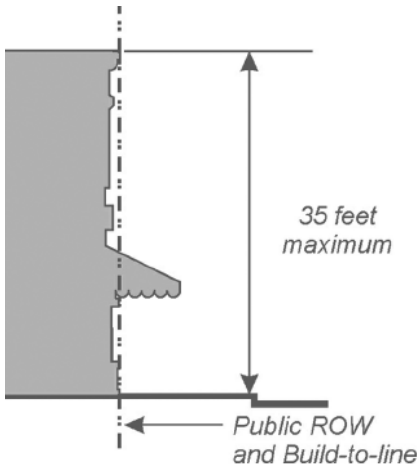
Pictures tell the story

Form-based codes can greatly reduce discussions about the meaning of zoning terms and arguments over the interpretation of code language, allowing everybody involved in a public participation process to focus their time and energy on the essence of the regulations, rather than on *wordsmithing*. Using form-based codes, a picture really can be worth a thousand words.

Easy-to-find information

Another improvement offered by form-based codes is that they contain all relevant information in a concise format. By contrast, conventional

codes usually include this information in several different sections of the code, sometimes even in side documents that may not be readily apparent or available to the inexperienced user. By consolidating information and using a simple pictorial style that avoids jargon and complex, repetitive language, form-based codes offer a much more accessible format.



Form-based codes use pictures to tell the story

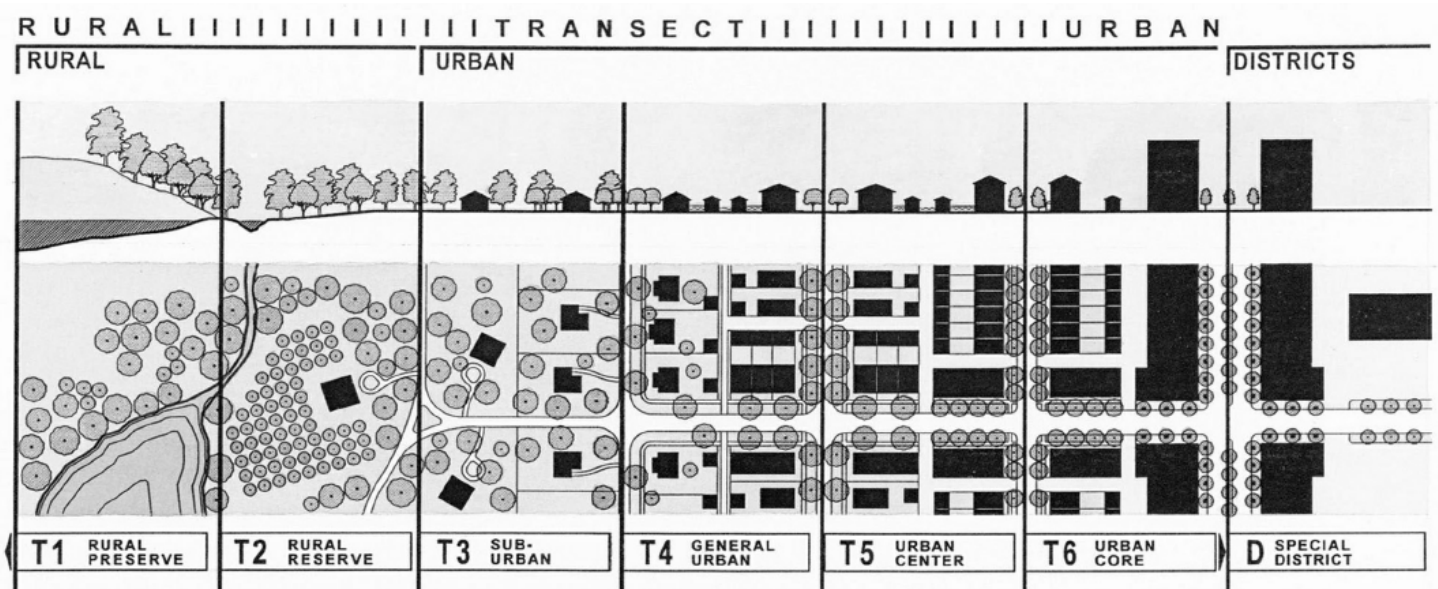
Great for mixing uses

Another key characteristic of form-based codes is the way they treat different use types. Since the dawn of zoning, conventional codes were built around the concept of separating uses. They seldom allow uses from a different category (retail, single-family, multi-family, office, etc.) within the same zoning district. When uses from different categories are proposed by project developers, extra processes and additional hearings are often required. In contrast, form-based codes assume a mix of uses, especially in neighborhood or town centers.

Better, faster, cheaper process

This clarity of format and intent can lead to a shift in approval processing from a hearing-heavy process to one that is largely administrative. Simply put, if all the details are discussed and clarified when the code is developed, and if they are accurately represented in a format that leaves no doubt as to the requirements, then a *buildby-right* approach is possible. This means the review of a project application follows procedures similar to those for obtaining building permits.

If the proposed project meets all of the code's requirements, the application can be approved administratively. Obviously, this reduces time, expense and uncertainty for the developer, but it also reduces processing and hearing costs for the jurisdiction involved. This can free up staff time for more proactive planning.



Seeing development and zoning codes as part of a land use continuum – an urban/rural transect or cross-section – helps us better understand where different uses and building types belong, and where they might be appropriate.

STEPS FOR PREPARING A FORM-BASED CODE

How does a community go about preparing a form-based code? What are the steps that need to be taken to prepare a form-based code? According to planner Paul Crawford, one of the nation's experts on form-based codes, the typical steps are required to prepare this type of code include:

1. Existing conditions analysis and inventory

Before embarking on development of the code it is critical to understand clearly what the existing patterns of development are in a community. This record of existing conditions – especially of areas that the community identifies as special, or significant – can help develop a code that fits local characteristics.

Using diagrams and notes, a typical analysis will look at:

- Street types (by setback, walkway, roadway, and landscape)
- Block types (shape, size, alleys, parcelization)
- Building types (footprint, profile, streetfront, access by car or pedestrian, service areas)
- Open space types (front, back and side yards, squares and parks, undeveloped parcels with urban zoning)
- Parking types and location (parallel, diagonal, lots)
- Natural features (creeks, significant trees, views, hills, etc.)

2. Public visioning and charrette

Input from the community is gathered early in the process through a public visioning and charrette process. The charrette is a collaborative planning process that brings together residents and design professionals in an intensive multiday process that typically includes focus group meetings, workshops, presentations, and public engagement exercises to develop a feasible plan for future revitalization and development.

3. Determine appropriate spatial basis for regulation (districts, transect, streets or special zones)

There are a number of different approaches that can be taken in determining how the form-based code will be defined and regulated. Although there is some overlap between these approaches, Crawford describes four basic alternatives that are typically used by different practitioners:

- Neighborhoods, districts, corridors
- Transect
- Street-based regulating plan
- Special purpose zones

This process entails identifying which parts of the community are appropriate for different types of development.

4. Develop urban standards (streets, blocks, building placement, height, land uses, etc.)

The next step is to define and code the urban standards for the different parts of the community mapped in Step 3. The results will be a set of diagrams for each zone that clearly establish standards for some of the following key ingredients of an urban place: street and sidewalk widths, building placement, building height and profile, and, if relevant, location of on-site parking.

5. Develop architectural standards (building or frontage typologies, etc.)

The inventory conducted in Step 1 and the public visioning and charrette process in Step 2, help to identify the different types of buildings and how they front the street to define the public realm. The form-based code builds on this information to define what types of buildings fit into different parts of the community. The form-based code for a city may identify the following types of buildings as appropriate for different parts of the community: single family, carriage house, duplex, triplex, quadplex, mansion apartment, bungalow court, townhouse, sideyard housing, live/work, courtyard, stacked flats, commercial block, and blended development. The code then lays out very clearly which types of buildings are appropriate in the different districts for different lot widths

6. Allocate and illustrate standards

The final step in the process is to prepare the standards in a format that is graphic, well-illustrated, jargon-free, and easy to understand. This format should include all information and regulation relevant to a particular district (street type, neighborhood, etc.) in one concise piece. This avoids the confusion that cross-referencing, scattered requirements, and obscure terms can introduce.

ADDITIONAL RESOURCES

Congress for New Urbanism:
Codifying the New Urbanism.
www.cnu.org

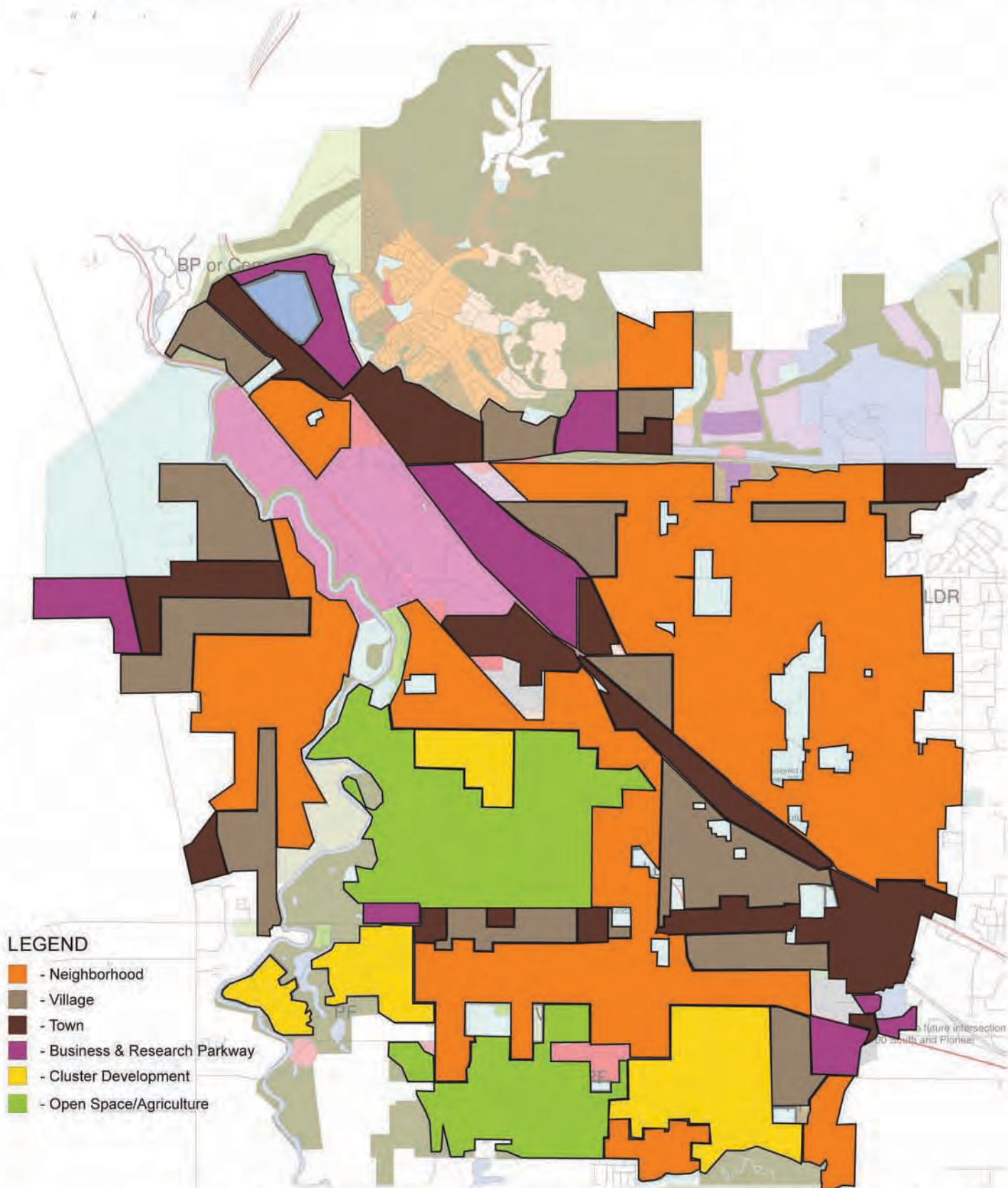
Form-based Codes Alliance:
A newly formed alliance of leading practitioners
www.formbasedcodes.org

National Association of
Realtors® Smart Growth:
Land Use, Zoning, and Growth Management
www.realtor.org/sg3.nsf

Online compendium
of community-based
urban design
www.charrettecenter.net

Local Government Commission. www.lgc.org

ALTERNATIVE LAND USE MAP 1 - DRAFT 07/26/11



Neighborhood: This category is designed for comparatively low density mixed use development that emphasizes residential (single- and multi-family) use, but also includes office, commercial, industrial, public/semipublic and recreation/open space uses. This category may accommodate gross residential density of five (5) units per acre.

Village: This category is designed for medium density mixed use development that includes residential (single- and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.

Town: This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre.

Business And Research Parkway: This category is designed to accommodate (but not require) a mixture of all uses: residential (single- and multi-family), office, commercial, industrial, recreational and public/semipublic uses. The principal land use in this category should be office, commercial and industrial.

Open Space: This category includes natural areas or farmland which are established to provide and preserve outdoor recreational, agricultural or other similar uses.

Cluster Development: This category allows for clustering of residential development for the protection of prime agricultural lands, sensitive areas, and natural open space.



PAPER SURVEY RESPONSES QUESTIONS 1, 2 & 9

Question 1 – What are the main reasons that you like living in Lehi?

- Rural living that's close to freeway and shop
- it is safe. It is clean. It is beautiful. It is close to both salt lake and provo it is close to all the shopping in american fork but not crowded with the traffic
- very family friendly, great rec center, fun events (lehi roundup, hutchings museum activities, etc) conservative values, not too crowded, great people. A beautiful vibrant place to live.
- like pastures with cows, horses, chickens in close outskirts of city, legacy center, small town feel, community members, walking and biking path, proximity to other larger towns, like the fact there's not a lot of multi family dwellings
- people of all backgrounds lots of new families, open space (country feel)
- small town feel-not a small town. Lots of families family friendly
- close to work, family and recreation
- the community and affordable housing
- my neighborhood is wonderful. I love being close to the freeway and shopping centers. I enjoy the community stuff like round up and storytime at the library
- environment, it is a family friendly community where my family can grow
- enjoy that we are close to shopping, yet still surrounded by farmland and open space. Appreciate that it's not completely full of homes. Also appreciate lower cost of living and lower home prices
- country small town atmosphere, tight knit community, lds values
- space, location shopping opportunities
- the sense of community in a small town, the legacy center library and the miniature float parade, the hutchings museum programs for kids
- far enough from salt lake but close enough for airport, culture, etc. - shopping - nice people I work in provo and my husband in slc, therefore, it's a good ,middle spot to be
- I liked living here when it was small and hate to see it grow
- grew up here and feel it is a great place to live and raise my family
- none
- location, the atmosphere of the town
- raised here
- lots of young families, new homes in between salt lake city and orem
- it's halfway between Salt Lake and Provo, close to the freeway. Affordable housing compared to salt lake county I grew up here and loved the small town feel it still has a small town feel to it
- quiet. Semi-rural, easy commute to SLC
- the people

- the variety of people and activities available
- it's right in the middle of SLC and Provo. That's the only reason I live here.
- it has shopping and entertainment close by but still has a small town feel.
- the city is well maintained and offers lots of activities and facilities for families I liked it because it was a small town and a farming community, yet it was centrally located between Provo and Salt Lake. Now it's sort of a big mass of confusion.
- It's rich history. Ease of shopping and established businesses (Kohler's, Broadbent's, Days Music, etc.) I feel safe here. Arts in the park, round up activities, hutchings museum, Legacy Center, Library, et. Beautiful parks, recycling.
- small town feel, local businesses, open space old town downtown.
- The people, Legacy Center and access to both Orem/Provo and South Salt Lake Valley and great cemetery
- Best City in Utah. Best people in Utah. Best people in City Workers.
- Quiet, peaceful neighborhood. Close to freeway - but not too close. Close to farmland - able to enjoy nature.
- calm
- convenience to Salt Lake and Provo. Affordable housing. Safe.
- Small town feel. There's still open areas. I like all the agricultural open areas left on other side of Pioneer Crossing.
- Beautiful City, it's safe for the families. Becoming more convenient for everyone. For example the shops around the area that take about 5 minutes to get to from almost anywhere in the valley.
- location between SLC and Provo.
- I've enjoyed having the surrounding farm land with homes and neighborhoods spread out. The small town feel is what attracted me to Lehi
- View, more rural, close to Provo and SLC I grew up here. It is home to me
- Open spaces, animal rights.
- Close to freeway, nice neighborhoods, not crowded, the town is clean
- Convenient to Salt Lake and Utah County, Thanksgiving Point, access to recreation, good community services, library, Legacy Center
- Good snow plow clearing, Good people, neighbors
- Close to family (wife's home town) and family business. Recreation facilities close by, equal distance to larger cities. Community still connected to agricultural base
- we have a caring community! I love that our traditions haven't changed too much over the years from our Towns celebrations to our community service projects. We've experienced tremendous growth over the years yet have still tried to hold onto our small town feel & values. It's the people here who make Lehi what it is!
- Center between SLC and Provo
- Close to my work
- It's home.
- Small Town feel. Not over developed at this point. Safety - good infrastructure Used to the people
- Family
- 1-Location.Proximity to freeway/shopping/ Salt Lake County. 2-Little bit of small Town feel.
- Tradition, agricultural setting

- Small town feel with big City benefits including public library, Legacy Center, close to freeway, irrigation water, Lehi City round up celebration.
- Where we live is close to everything but far away that it feels like a close nit neighborhood. Husband works in SLC and we wanted to stay in Utah County.
- Legacy Center/ City offices, Pioneer Crossing
- Born and raised here
- Lived here all my life lots of friends.
- I like that it has a small town feel to it. I love the summer activities and how involved the City is with the Legacy Center.
- Small town feel - open spaces & farmlands, quality schools
- Quiet community still contains open spaces. The CERT program is great - the fire department does a great job!
- to be close to children. Library and rec. cent
- Quiet neighborhood, nearby park and Jordan River trail
- The people here are down to earth & we love our neighborhood! Safe place to live
- The community & rural atmosphere.
- People - lifestyle
- close to everything, crime rate isn't bad, good neighborhoods
- We know you won't do a thing so why do one survey?
- It's clean, low crime, tons of parks and family activities. It still feels like a small town. I love how the businesses are clustered & not all over town.
- Central location. Decent housing prices.
- It's a working man's town and I was a working man's daughter. No gangs - too many gangs in Utah that shouldn't be but Lehi has a great Police Force and a good Mayor. The addition of Pioneer Crossing is fabulous.
- I'm glad there are still some places in Lehi that aren't totally developed and subdivided.
- Well, it was the rural area I bought my house in. Now that you put Pioneer Rd in my backyard-too much noise & pollution - I will leave Lehi
- It's location - to the quiet golf course at Thanksgiving Point, Thanksgiving Gardens and Theatre, to our extended family, it's central location along the Wasatch Front.
- close to highways and roads - easy commute. Friendly neighborhood. Low crime. Beautiful area. it's history, the farms, animals, and good people
- I love how small town it feels here while being so close to Provo & Sat Lake. I love living downtown where the housing is diverse. Rural areas are close, but shopping is nearby too!
- small town feel - we have a home in Ivins, UT - the recreation is amazing Lehi needs more bike trails
- It's location to places I like to go. It has good people who live here.
- mild Winters - change in Seasons
- community, open space feel, wild life preservation, easy access to shopping and restaurants, recreation
- I love the quiet, calm beautiful charm. I like the small town community & togetherness. It's a place I love to raise my family. It feels safe & peaceful.
- That it's family friendly, vibrant, growing area. That there is emphasis on community spirit, trails, recreation. I love the planning and organization of the City. I like how central the area is to everything, halfway to SLC & Provo

- My Great Grandparents were pioneers. D. Lehi & American Ford. Most of my neighbors are LDS and are members of my ward. My neighbors are very kind, honest, and are good people.
- home - I'm native. Small town feel. Close to everything
- low crime and friendly people.
- proximity to larger cities i.e. SLC Provo. Long established relationships our children are all close by
- I'm a lifelong resident and like the rural ambiance but still appreciate all the amenities close to my home.
- Feels rural but close to lots of shopping. Close enough to Provo & Salt Lake so has a variety of options for seeking employment.
- Convenience to shopping, freeways, necessary services. Friendly people and public servants. Cleanliness and order of neighborhoods. City administration and government
- Affordable, Pleasant Community. Great view of the entire valley. Halfway between wife's children and mine.
- small town, great people, not too much traffic due to large businesses. Great views because there are not big bldgs blocking the view
- the people . Price of houses. Mountains, we love Lehi.
- pleasant place to live. Surrounded by neighbors you go to church with. rural/semi-urban atmosphere
- convenient to I-15, shopping & close to family
- home in Lehi. Husband was born in Lehi. Used to like the small town feeling (gone now) great ward.
- residents with strong family values
- small town friendliness
- close access to Utah and Salt Lake communities
- bought a lot w/Ivory Homes in Kaysville. Didn't like it. Traded for lot in Lehi. Built in Lehi and stayed since 1993. like the people. Can get medical, food & clothing needs filled nearby. Used to love the museum before it changed a couple of years ago.
- small town atmosphere
- not as crowded as Orem, Provo. Close to Salt Lake, Am Fork Canyon, seems more open. Plenty of shopping & restaurants, theatres
- it is a quiet neighborhood, lots of birds and some wildlife Access to Provo & Salt Lake (good location) Great people. I was born & raised on a farm in Iowa. I like the small City and low crimes. I know there are a lot of historic old homes here. People are nice and friendly.
- Affordable housing and taxes. Quality and affordable community programs, sports, etc.
- Always been home. 2 people we are neighbors to. Heritage. Close to work and shopping
- Because we found a home here.
- None! Can't afford it!
- Moved here 17 years ago for the country-rural, small town atmosphere
- Family values, safety of neighborhoods
- Good location, friendly
- Quality of people

- I moved to Lehi because it was the only one level condo which I need for I have arthritis. I really wanted a one level condo closer to my daughter's Pleasant Grove this is the closest I could find.
- Peaceful, close to family
- It is between Provo and SLC
- We found a house we like and just fell into it. We love our neighbors and our community. We were very lucky, but now I happily hope to be here for some years.
- Location. Your electricity is cheaper than Rocky Mtn Power
- Location. Great freeway proximity & in between Provo & SLC. We really like the Rec Center & Library (although the librarians aren't very happy)
- Away from the chaos in SLC
- Love the awesome valley mountains
- location (husband works n and wife works s)
- We moved here 10 years ago because of th ehome town feel and rural areas. We are sad that they are both going away quickly.
- Convenience to famiy and freeway Close to Provo and SLC
- Small town feel but all the emenities of a big city & a short drive for everywhere
- Feels like a small town like we had in Oregon
- Sense of Community. Pragmatic organization and development plan from the City
- Sense of Community. Closenesst o nature I love Traverse Mtn. but have no affinity to Lehi. However, what they have done with the recreation centers & library is very forward thinking
- My wife's home town. Nice people
- The city still has small town feel
- Small town feel very neighborly people
- Small town feel with bigger city conveniences
- Close to work but not big city
- Able to live across the road from where I work & play(IvoryRidge). It's a little quieter than in SLC
- convenience to other areas. Small town atmosphere. Good business decisions by local authorities
- Great area with good people that are doing their best to raise their children with good morals & ethics.
- Small, not too many multiple dwelling structures, more family oriented single family dwellings.
- The people and the feeling of community that is here
- Good quality of life and close to many things.
- The people. Close stores.
- Right between SLC & Provo, but still in Utah County
- Small town feeling. But close proximity to City
- Small town feeling. More than urban yet close to large cities. Sense of community. Lehi roundup week is great!
- Where my life is & family. All the dust wind & horizontal snow that blows thru my garage. It used to be smaller & that's why we moved here. Now everyone is packed to gether We love the location - in between Provo & SLC

- Good balance between residential, business, open space. Family close by and small kind community feeling. Close proximity to SL Valley. Good police force. Low crime. Recycling program.

- Close to freeway. Midpoint between Provo & SLC. Also, like that it has an old downtown area and some historical bldgs.

- Doesn't feel crowded, space.

- We enjoy the openness and uncomplicated feeling of living in Lehi.

- Pretty area. Feel safe. Legacy Center. Good neighbors. Downtown.

- Location between SLC & Provo. Arts programs sports programs. Sense of community. It still has a rural feel to it.

- The family prefers to live here.

- The small town country feel - sense of community.

- Fitness Center, affordable housing, recreation, family activities.

- I like feeling like I am in country and yet in 5 to 10 minutes you can go shopping, etc.

- New housing taxes low. New schools.

- We loved the small town feel of Lehi when we moved here 21 years ago. It was also close enough for my husband's work, yet not having to live in busy Salt Lake County. It is close to family.

- I've lived here all my life – I would hate to wake up without Timpanogas looking over me.

- It's between everything - SL & Provo

- Born & raised here - smaller town atmosphere

- We moved here because of the size of Lehi 16 years ago and because Lehi residents cared about Lehi

- Central location between Salt Lake & Orem/Provo areas. New housing developments.

- Good people, small town feel without small town attitude. Clean. Low crime rate.

Location for transportation.

- Wonderful people.

- Views of the mountains, small town friendly atmosphere, small unique shops, halfway proximity to Provo and Salt Lake, close to Thanksgiving Point and all it offers.

- Location - though it was more rural 5 years ago when we moved here, it still has a rural feeling, we are hoping there won't be much more housing built in our neighborhood. We must be dreaming

- Newer communities and it's half way between Provo & Salt Lake

- Legacy Center. Close to Provo close to SLC. Family community. Good people.

- Accessible to Provo & SLC

- Community pride - celebrations.

- Location - close to Provo, SLC. Small town feel - community close.

- Job.

- Location to SLC. Friendly, clean neighbors & houses. City activities.

- Quiet neighborhood, easy access to I-15 via new SR92, no mixed use zoning in residential neighborhood

- Home town feeling. Open space.

- Low crime. Safe place to live. Good access to shopping needs.

- Small town feel.

- Has a small town community feel - rodeo, parade, Legacy Center.

- Good neighbors & neighborhoods, access to retail shopping, traffic is good, low crime.
- I love the sense of community, people working together. I love the arts programs and the recreation programs that have been developed so far. Good schools, business growth and I like the walking trails and park development.
- Great neighborhoods.
- Small town feel.
- Rural feel with close by shopping and activities
- Great community. Good people. The programs for children at the recreation center, arts center, and library. Like the cleanliness in some parts.
- Good location. Nice community homes.
- Close to Orem/Provo & SLC. Strikers/Arsenal soccer club.
- It is easily accessible to the rest of Utah County and to SL. County and should remain a place that is pleasant and easy for family living.
- There is a sense of community. I love the neighborhood we live in.
- The people. Central location (between SLC & Provo) small town atmosphere.
- close to family. Convenient shopping
- Central location (halfway between Provo & SLC). Close to shopping needs but not too crowded, close to nature (trails, canyons, fields, river, farms, etc.)
- Location. (close to Provo & SL). Emphasis on recycling.
- Low crime, central location, family oriented, good utilities, friendly atmosphere, good church representation. Because my family roots go very very deep.
- Lehi is close to SL County and Provo where our family lives. We enjoy the area we live in, easy to shopping, etc. Love the mountains. School district. Rural feel
- Close enough to work. The good neighbors.
- That it used to be a small farm town - obviously that has changed making Lehi less appealing. Lehi is a clean, low crime & well maintained.
- Community feeling, safety. Location, open space.
- It has been my home for 76 years. It used to be a small town atmosphere.
- It has a small town feel with wonderful people. Yet, we are still close to the things we need, like shopping etc.
- Mid Point between SLC and Provo. Like how much it's grown and all the amenities here now.
- Small yet convenient yet progressive.
- Born here It has home town feel with personable city council & leaders with a diversity of interests. Good question. I'd like to take Lehi back 30 or 40 years, it has grown too big for comfort.
- Low crime city, It's residential environment.
- Close proximity to work.
- Friendly neighbors, feeling of safety, close to shopping, hiking, fishing, boating, eating out.
- Location, good neighbors.
- Work - Micron
- It's in the middle - close to SLC and Provo. It's affordable.
- Friendly people.

- I still get that small town feeling living in Lehi. Also I like having farms of livestock & agriculture in my neighborhood. I like having that feeling of country living and being so close to Salt Lake City.
- I loved how rural it was but now it is getting too busy. My husband's job brought us here.
- Location, community
- I had no choice - they took my home for tax so I found this place here.
- family
- Rural community
- The Country feel. Open spaces. Quiet.
- The slower pace - country feel - agriculture Cost of housing. Shopping East of I-15 - fabulous selection of stores, etc. people are down to earth - friendly.
- It's not as big or congested as Orem/Provo. Lehi does not seem to have the crime as Orem/Provo. Lehi still has a small taste of small town" that it use to be, but we are losing our small town feel & taste. Rural atmosphere with convenient amenities It's our home - we know the people who govern our city. Pioneer Crossing is great. Be glad when the other projects are done.
- Born, grew up here, raised family here. Love small town USA while enjoying close proximity to shopping, entertainment, and industry without having it breathing down our backs. Yes NIMBY works in Lehi - Leave it!
- New area, good neighbors. Good location. Small town atmosphere near plentiful conveniences. Senior housing.
- ?
- Close to big cities but far enough away.
- Location - in between Provo & SLC. Small town feeling. Cheaper than SLC. Parks, recreation center, family oriented community.
- I was born and raised here.
- Home for 70 + years.
- Centered between Provo & SLC. Cost of living.
- Not too crowded - great shopping w/in 5 minutes of house. Everything th I need is right here.
- Close to I-15, Orem/Provo & Salt Lake. (it's a great half way location). We also love living near the meadows shopping center.
- It is where I was raised. Love the feeling of the close people.
- I like living where there are young families, new/good schools, community rec center.
- Small town feeling but close to stores. Feeling of safety & community cohesion. High % of LDS and other Christian values - low crime.
- Country living.
- I've always lived here and I have family here.
- Country feel with modern convenience so close. Also proximate to SLC and Provo.
- Small town - not too crowded. Lots of horse property, fields, open space. Small town feel, little to no gang problems, good schools - environment, best place to raise children.
- Quiet, safe neighborhood, excellent police dept, Legacy Center, Hutchings museum, Meadowlands nearby, Thanksgiving Point and Cabela's
- Small town feel. Traditions. Diversity, fewer street lights.
- I like the location of my home.

- Small town feel.
- Less expensive utilities. Safer
- Good area-close to SLC and Provo.
- Close to work, quiet environment.
- A little more rural feel.
- Excitement of a growing community with lots of potential. Location between Salt Lake City and Provo.
- Rural Country-like atmosphere but close to commercial.
- Country feel - open spaces. Small town feel - safety.
- It is a nice quiet family friendly community.
- Small town feel, but convenient location.
- Clean air! Central area. Lehi utilities. Close to freeways. The people. Low crime. Close to SLC and Provo.
- Still open country - not over built.
- Born & raised here - don't care for growth and traffic
- Location (central between Provo & SLC)
- Great location. Small town feel.
- We liked living in Lehi better when it was small town. The city is not keeping up with the growth. Too many people move in and want it changed.
- Quick access to the freeway and location between Provo and SLC.
- Family - it used to be because of a small town, but the rapid growth has changed my mind. And I will be leaving here soon.
- We could afford to live here, we like the country / city feel.
- Great diverse residential areas. Good shopping.
- Family friendly recreation and lifestyle.
- Small & quiet but close to everything.
- I love the sense of community. Lehi has! It is a very inviting place to live. The people are amazing
- Small town feel, open space, trails/parks, rec center
- Small town feel, peaceful
- Small town country feel, friendly people.
- Lots of open spaces, pastures. Central between Provo and SL. Clean streets, parks.
- To be near family.
- Quiet suburban living close to shopping. Central to both Salt Lake and Provo. Similar families to ours with children and similar values
- Still somewhat rural but close proximity to city.
- Small town feel while still close to everything. Lehi is in the middle of SLC and Provo. We also have the potential for commercial and industrial growth.
- Friendly. Good shopping. Many restaurants.
- Agricultural areas preserve a sense of history, as well as the historical downtown. My great grandmother was raised here and I find it all very quaint and peaceful. Plus I bought a little home in Traverse Mtn. that we love
- Small town. Pricing of homes.
- Quiet town (as compared to Provo/Orem). Close to both Provo/Orem and Salt lake
- I like my house and my neighborhood.
- Central location to Salt Lake and Utah Counties.

- Openess, people, community activities.
- The good people who live here. Parks, elected officials, communioty activities, city departments ie fire, police, etc.
- I was born and raised in Lehi and surrounding area until recently I wouldnot live anywhere else, it's getting too crowded for me.
- We first picked it because it was rural and it was between SLC and BYU. If it was as crowded then as it is now we wouldn't have. But we still enjoy a good safe neighborhood, relatively clean air and mostly our children are all close by. Great people that live here
- Close to hospital & temple yet a sense of country as opposed to the large city atmosphere
- Close to Salt Lake. Small town feel. Near family.
- Small town feeling. Quiet, peaceful! Country feel to it.
- Originally - small town. Currently - convenience to other cities North and South
- Affordable housing location between Provo & SLC
- Good neighbors, good schools, quiet neighborhood, convenient stores, shops and restaurants.
- I love where I live because it is close to everything I need and still has a hometown atmosphere
- I grew up here. Still small town feel.
- I/we were born here. It is our home. We have family here. The small town niceness plus the big city services and amenities
- Farmland, smaller city
- Suburban w/easy access to Salt Lake & Provo. (husband works at BYU) good people, low crime, safe
- I love the fields with cows and horses. I love to see and hear the trains.
- Close to many facilities (business and recreation) that we like. Demographics of the population.
- I-15 access, Legacy Ctr, bike trail (needs to connect through Traverse Mtn. though) shopping and restaurants, parks
- Close to the city but it still has a small town country feel. Lots of good people.
- Small town & rural atmosphere
- The farm land mixed in around newer neighborhoods. Main street flags and Christmas décor. Round up days. Lehi is family oriented.
- Middle ground between Salt Lake and Provo. Not quite so conested like SL Valley. More land that is open.
- Little town feel with Big city access.
- Good atmosphere. Pressurized irrigation.
- Centrally located between places my husband works on projects. Open farm land, family history (generations of my family have lived here)
- Centrally located. Small town atmosphere. In between Utah Valley and SLC. Convenient location.
- It still has the small town feel
- I have lived in Lehi for over 80 years and I am very grateful to live right where I do in Lehi, Utah.
- I like the people and the small town community feel.
- Close to work. Great family town. Great people.

- It's close to family, we feel safe here.
- It's country quiet in old Lehi
- Close to freeways. Great neighbors It was like small town living and quiet.
- Small community with plenty of public events and celebrations for cheap or free Our house in Jordan Willows.
- Country feel in the city. Close to SLC and provo. Close to open spaces, camping, hiking, etc. great shopping and conveniences.
- It feels like a smaller town but has convenient shopping. The neighborhoods and parks.
- The small town atmosphere and the kind of friendly , high character of people it attracts.
- Rural unhurried lifestyle, quaint downtown atmosphere. Older neighborhoods with homes that don't look like they were stamped with same cookie cutter.
- Small town atmosphere. Lower utility costs, good location between Provo and Salt Lake
- We really don't like living in Lehi, but it is middle point for commuting to work. We hope to move to Saratoga Springs.
- Family
- Born - raised here - it's home
- Close to SLC & Provo. Small town feel.
- Newer communities, quiet neighborhoods. Fast growth.
- The nice people. Prices on food and housing that I can afford.
- The small town feel. Family lives here.
- It has not been over built.
- Family environment, larger homes, home town feel.
- Proximity to I-15 and SLC. What Lehi should do send bills in one envelope to a house. Property owners are paying for the stamps.
- We love the small hoetown feel of Lehi. We enjoy the historic feel of downtown and some of the surrounding neighborhoods. We enjoy feeling like we live in a rural setting while being close to big town amenities.
- It used to be a sense of heritage but we seem to be losing that. There are still places (pretty) to roam. There is still a small town feel, though.
- My family is here - friendly feel safe
- We own a home here. Like the small town agriculture type folks. We used to know most of the "nut cases" in town. Now not sure about most of 'Move ins'
- Location.
- Midway between two metropolitan cities
- Family living. Growth (to some degree - too much is not good) I like the city government how it's ran, low crime safe. And the separation of residential and industry
- location.
- Safe. Newer schools.

Question 2 – What would make Lehi an even better place to live

- Maintain low utility cost
- better maintenance of smaller neighborhood parks.
- More trees in neighborhood parks. Quicker better road repair. I understand that sr73 is a state road but it is a major lehi artery and it's always a mess of potholes and road damage
- better roads
- enforcement of cleaning up the yards-getting rid of junk cars, etc
- pavement of parts of main street. Keep above mentioned items a priority. Pave other roads as needed. Light businesses, assembly plants, etc. for better paying jobs
- no smelly mink farms
- stop growing so fast!
- continued road improvement (it's getting better all the time
- less construction
- more books in library, park in the cemetery, more sidewalks, tennis courts, more shopping choices at the mall, more restaurant types (we have plenty of american) have a bit more of social events for family, teenagers and kids to go and enjoy
- additional grocery stores in south and west lehi
- don't build apartments by the trucks, we don't need any ghettos
- limit multi family development, put roundabouts on 7th south and 5th west and center st
- keep up those fun traditions we like the holiday celebrations too, get rid of the slide at the outdoor pool, it's a money sinkhole
- more non-lds churches
- more restaurants
- slow growth
- new curb and gutter in the older part of town
- improved roads more apartment bldgs
- for lehi city to fill positions with lehi residents. Employ our own bigger/better library, more shops/restaurants, fluoride in water, better drinking water, more development, less empty lots
- more businesses
- a north/south road east of the freeway with a speed limit of more than 25 MPH. more shopping variety. A Winco and a Trader Joe's. more consistent sidewalks. I would like to see less lehi city trucks driving around. I'm sure lehi could save money if they got rid of some of the workers. It's a waste of our money!
- we desperately need an RV dump! Maybe a security camera so the idiots won't leave their garbage
- More selection of books at library get rid of smelly mink farms a dog park. Some people don't have children to take to the park, and their pets are their kids. It's a great social network! I was in Yuma AZ and gathered a lot of info and enjoyed the park even without my dogs
- Better roads. Thank goodness for pioneer crossing. More commercial zoning throughout the City instead of isolated areas. A bigger library.
- discount on soil or fertilizer when you have a yard waste can.

- for one thing, stay true to the zones. Somebody comes along and wants to change the zone of their ground from residential to light industry or commercial. It's changed and before you know it, every other place along the road is something different, then you have a mess. people have lived in these neighborhoods all their life and suddenly their vote doesn't count. some people can't just up and move. their life is on that ground.
- control growth especially high density housing.
- more open space, keep old flavor of downtown.
- clean up and get new businesses on State Street. State Street is an eye sore!
- everyone smile and be happy.
- definite need to improve downtown. Don't wait till it turns into Provo's Center Street to do something about it.
- If the City were organized a little better. Seems disjointed right now. The downtown area needs a facelift. More bike trails. Less building North of Utah Lake. More environment protection and the protection of existing neighborhoods. More wildlife protection.
- The City taking better care of the roads on residential streets. Need more schools! Teachers are packed full of kids! Better at regulating code on empty lots where contractors and others have been dumping construction waste. Fields also with overgrowth (empty lots) I love Lehi! Stop urbanization.
- Better water, less wind
- fewer developments - fewer buildings. More community involvement. Do you remember how united Lehi was during the flood of 1983?
- Less government regulation and spending. Let the private sector do it.
- Library branch in Pointe Meadows open.
- More arts and festivals
- Encourage Cultural arts. We have recreation, rodeos, parks etc. we need a better cultural arts center to house an expanded variety of art types such as performing arts and visual
- Orderly planning and controlled development I.E; shopping center locations, planning and controlled location of transportation and subdivisions If all City employees lived in the City, they would have a more personal interest & would care more about what happens here, because it would be their home, their community & it would become more personal to them & not just business & numbers. That's why it was made a law in the first place. (Don't fix what wasn't broken)
- Major restaurants, more shopping. One more golf course
- Having the roads fixed. Few more restaurants in the area (Non-Fast Food and Steakhouses)
- We don't want to be over-run with commercial developments. I like the farmland and open space - Lehi would be much less attractive if that is lost.
- Get our firement o be friendly, quit making ordinances that are foolish (6 hour max on R.V. on front yard?)
- 1-Redevelopment of Industrial areas. 2-More consistent design standards-better accessory building standards3-road improvements. 4-More encouragement for people to make Lehi beautiful-not junk up property. Too many white trash homes w/trailers. Too many cars from machinery construction equipment etc. in residential. Especially West side.

- Keep open spaces, small town feel Increase the variety and selection at the public library. Provo City library is a great model. Install curb, and sidewalks throughout the City. Update and revitalize Main Street.
- Putting in a sidewalk on our street. I love it here. Maybe clean up the walking trails along the Jordan River, make women feel more comfortable on them.
- Major clean up needed. Continue road issues (accessibility) address beautification of LHS (fences are an eye-sore)
- Support hometown businesses and residents before hiring out of town business. Expecially when local residents have requested opportunities to offer their services. I know in some cases locals have been turned down so friends and families of City leaders can have the business. It's not right. (friends and family who have moved out of town.)
- Move funding for safer roads & sidewalks, especially for the mass numbers of children walking to and from schools (1500N). Also grocery store in north Lehi.
- Keep the open spaces! Limit development - housing
- Keep the farm lands and open spaces.
- some road improvements, e.g. cement circles around sewer covers, especially on 32 N. Increase speed limits to 30 or 36 MPH on selected high traffic streets, e.g. 1200 East from UH 92 to US89 plus 300 West from 2600 North to US 89.
- More parks - parking at parks & bathrooms/trash at parks. More streetlights for safety in neighborhoods.
- More community sponsored sports programs
- Planning that allows for some rural areas to be kept.
- sidewalks, restaurants, lights on school routes - very dark better neighborhoods, better roads, more elementary schools, revitalization of downtown
- Fewer potholes, the graffiti cleaned up faster.
- more high end residential and commercial development.
- We've been here 7 years from California & we love it. If you work hard to keep gangs out and illegal aliens because the 1st priority is to it's citizens and it's families.
- Really nice City parks (have you seen some of the cool playground equipment at new parks in St. George?) less growth
- I would like to see more bus service
- Keeping business areas together at Central locations separate from quiet residential areas. Beautifying State Street with curbs, sidewalks, trees & no weeds. Beautify interstate intersection - no weeds.
- plow roads in Traverse Mountain thoroughly. Plow top two roads - Shadow Wood dr. police presence in Traverse Mountain. Police making good revenue in Traverse Mtn. by ticketing speeders, reckless drivers, failure to stop. it's getting crowded
- Trails and recreation - restaurants - revitalize downtown - art- statues on Main Street - Lehi Roller Mill feel You're doing a great job - don't do more than you should.
- Preserve agricultural areas. Increase pressurized irrigation on bench area. Clean localized electricity production (bloom energy)
- add a few more dining & entertainment spots, but keep our town with the small town charm & appeal. I love Main Streets charm! I would also like more park areas to enjoy with my family.
- More biking & running trails. Better lighting at night. Better enforcement of laws in Winter with cars & road and junk in peoples yards.

- to preserve and show case the Mill Pond, near the freeway. It is a very beautiful place and should be enjoyed by all residents of Lehi.
- if the city council would quit trying to go back to the 'old boys' club & do what is best for Lehi now, not what was ok 20 years ago. Grow up with the city - don't go backwards!
- a skate park for the youth
- 25K less people, less traffic, less congestion
- need racquetball courts in rec. center. Better road upkeep. Better access to City (we hate how everything closes on Friday.
- I would like to see an improvement in the traffic flow and also more green space and a park in the northern part of town.
- keep the rural feeling
- if you would stop developing leave large companies out of Lehi turn off the wind! I worry about the cracks in our street, some 3/4" wide. They need to be filled so Winter does not erode. 2846 N 1050 e
- a police force more attuned to the needs of the Lehi residents.
- increase speed limit on certain collector roads to 35 MPH - see MUTCD for guidelines
- control growth & congestion
- more thought put into ?spending? Restrictions.
- Clean up and provide proper use of 'vacant weed fields'. Like the sand pit on 600 East and the 'irrigation pond site' on 600 East. We often encourage private property owners to clean up...the city should not be in violation as well
- more programs - farmers market, photo labs, community programs
- perhaps more sidewalks put in and some street repairs and lighting. Now there is less traffic on Main businesses there are more accessible and need to be built up again. stop the growth
- fix the potholes, repave the streets, not just fill in the cracks, year after year. Put sensors in lights so that we don't have to sit and wait needlessly when there is no traffic coming the other way. Protect the creeks, slower construction and development
- Improvement on the SR-92 fwy intersection. Specifically a No Right Turn on red sign for cars turning right onto the Southbound on -ramp There are so many speeders and rude drivers especially on State Street & Masin Street. Also I would like to see more private owners pick up & clean up trash along curb & in Streets.
- If the recycle bin were collected more frequently. Environmentally friendly and reduces amounts going to landfills.
- Fix the lights at intersections - the left only work half the time, and they only let a couple of cars - how is it that Lehi has their own electricity and yet I pay much more here than where we lived before and my home was much larger and we used more...
- Fix the roads! Do something about the parking in Lehi "Wilburg" speeders and tailgaters on ninth north!
- Continued good services at reasonable costs, clean up State Street, lots of open spaces, nice, well kept properties & businesses - no junk
- Somehow get old time residents and new ones to work close together - to work together in strengthening families and marriages
- More friendly people, police, who focus on real crime instead of giving good citizens tickets Less wind. More residential area w/large lot. I need stores closer to home.

Especially Target and that type of store. I need more fast food restaurants close to me to take my grandkids out. I need better road signs and street lights. I feel I am always lost.

- If there were more conveniences. Please get the Outlet Mall going. Also another Rec Center

- More open areas for ATV

- More bike lanes & paved trails for bikers & walkers. The rec center is way too busy

- Add Whole Foods and a nice gym by Thanksgiving Point. Add trax or speed rail that can take you to SLC or Provo. Need to reduce carbon footprint. Lehi needs to become more 'green' If city would continue to make wise decisions on the use of the Lehi land, building, zoning. I would love to have the peace of mind the city planners will not use prime view lots with expensive houses and even think about short term gains like HUD apts.

- Parks, parks, parks. New subdivisions are cluster homes - larger ones 9-10,000 sq fee. Want to keep kids off street and out of trouble. Highland Alpine multiple open space parks for kids...?why maybe great sports programs or ranking kids have areas to play

- Less home growth and business growth. Keeping it simple place to live w/less congestion

- community pond and park in north east Lehi like the one in Highland, Orem and South Jordan More retail stores and restaurants. Additional trails and parks in east Lehi More places to eat, nice landscaping, & up to date shopping & dining in downtown. Restore shops down there to embrace pioneer Heritage

- More parks close to us

- Continue planned growth with a focus on developing main commercial and community districts

- Parks. Fine dining. Local news source. Traffic lights.

- Listen to the people. We were supposed to have condos in Traverse Mtn. now they have approved apartments. Our home values have already taken a dive and will go down further with apartments. Lehi does what is good for Lehi, not for it's people, I don't want Traverse to be slum looking like across freeway

- Better traffic flow entrance/exit onto State St. there is a scary situation at Costco/12th East.

- A better Main St.

- Better roads, quit cramming so many businesses on corners like State St. & 1200 E. that's a frightening corner - too much traffic coming from too many directions

- revitalization of Main Street

- better ball fields - have you been to Payson or Spanish Fork lately?

- Like to see a shopping Mallless electricity outages. Better water. Improve roads & traffic flow

- Parks in the Northeast part of Lehi - litter & garbage cleaned up all around Lehi. There is litter everywhere in Lehi! We'd really like to see it cleaned up.

- more open space.

- Putting the interested & safety of the people above the money making plans of the city. We barely escaped having a cell phone tower that would have been a massive money making scheme for Lehi City basically in our back yard. We almost moved because of this.

- A better general plan that includes a good balance of business & quality residential communities.
- A mall! Outdoors Riverwoods Style!
- Provide large dumpsters free of charge once or twice a year in all neighborhoods. Penalize trashy yards and old cars left on streets. Large motorhomes parked on road for years.
- Make Main Street more usable.
- Better streets. Better snow removal. Some sort of wind/snow block on the north side of SR92
- More land for public use, parks, trails for running & biking. Neighborhood improvement (sidewalks) & clean up. Encouragement for local business - please don't make Lehi like many cookie-cutter cities of chain stores - make it unique. No bars. Take out/move the milk farm. Clean up the run down areas and neighborhoods. More shopping/dining.
- Better public transportation.
- More vegetation (Parks) and plantings over the Murdoch Canal - when it is covered. It would provide a path for walkers and nature lovers.
- Making it more bike friendly. Another few parks, an arts complex that has a good range of theatres that the community can use.
- More restaurants to choose from.
- More wide open spaces. Much less high density housing. More parks, trails.
- A bit more shopping areas. New entertainment center. i.e. ice skating rink at old Sears Outlet store or roller rink for volume of children/teens in area.
- Turn back the clock to 1990 and don't allow growth. Fat chance - so how about making some retail-shopping on the NW side of town.
- Limit growth! Lower taxes, limit class size, keep power company as is Lehi Power . Keep the politics out of the sports program. We don't need to be SLC or Orem. Keep our local business's local - Kohler's Broadbent, Scrooge & Marley, etc.
- Improve the look of old Lehi - downtown, farming land, etc. either cut down on farming or require they keep their land looking better/cleaner so that it doesn't negatively impact quality of living & home values.
- Hiring the best employees for the job no matter where they live.
- Get a city council that has some common sense.
- Clean up all the junk! There should be stronger city ordinances to require people living in the city limits to clean up trash, old vehicles not being driven, etc. I'm a teacher at Meadow Elementary and the lots that adjoin the back of our school playground are just nasty and grass to quote my students.
- Preservation of open natural spaces and agricultural land Knock down one half of the buildings on Main Street, widen the road and start over - more shopping near Cabela's and on SR-92. visually appealing buildings. Enforce ordinances - junk in yards etc. Nicer Main Street. It looks run down. Add & enhance parks.
- More stores and amenities on the north end. Improve youth sports.
- More shopping. More restaurants. More retail.
- Better roads & with higher speed limits. 25 MPH is way too slow on big streets. 35 min is a good speed to travel.
- More retail development.

- Less overall construction. Seems like there are no limits.
- More services, parks amenities in Northeast corridor/section.
- Lehi football team would start to win more games. Community support sports more.
- More restaurants.
- Don't change Main Street.
- A dog park in north Lehi area, remove mink farm. I would like it if trax were available into Salt lake City from Lehi. I would also like to see more organized after school programs for the young adults. To keep kids out of trouble and active. I would also like to see more job opportunities.
- Parks & recreation more
- More local mom and pop stores on Main Street example: Albuquerque, NM - Nobb Village.
- I'd like to see a more updated library w/lots of new books, DVDs, CDs. More community activities - other than during Lehi days. Another rec center similar to Legacy Center. It's not big enough to meet our communities needs. If there were speed bumps in subdivisions that have through streets with a history of speeders. 130 west 1700 north location preferably. Kids get close to getting hit every day on 100 W (Nuttall st)the city still hasn't taken action. Hopefully it won't take someone getting hit for them to do so. -
- More trees.
- More walking trails. By concentrating on making Lehi a family oriented City with office parks, and the preservation of open and natural spaces. It is a natural commuter community, close to centers of big box retail and general industry. There are parts of the city that really need to be cleaned up. Some new paint and throwing away old junk goes along way.
- Main street getting a facelift but still keep a small town feel. A JoAnn Fabric store.
- businesses: Michaels, Macy's Dept. store Lower taxes, better roads, improved funding and more diversity in the city arts, etc.
- Better traffic flow, beautification projects & enforcement. Keep doing what you're doing! Please turn the wind down!
- Eliminate small businesses startup fees. Stop dropping "be green" nonsense into our bills
- Better roads, get rid of areas of large lot development encourage smaller lots
- More diverse & unique shopping & entertainment. Trails connecting to others rather than scattered. Making Main Street more business friendly & easier to shop.
- It's hard to improve on perfection.
- Stop housing developments.
- Larger lots available inside city limits.
- Having Dry Creek Park cleaned up. More restaurants, more shopping.
- Better roads & sidewalks. - cross walks and flags for us & crossing guards for all schools. Control of weeds & garbage needs work.
- Safer environments for all old & young. Grew up in Lehi when only three police officers could cover the area & everyone knew them as friends and neighbors - not as cops.
- Check into the number of people working for Lehi and their salary amount and compare it to similar size cities throughout the state. I believe Lehi is top heavy and in many cases overpaid. Some shopping areas so we can shop in Lehi and dine in Lehi

instead of going to other cities. Creating street like Pioneer Crossing to move traffic faster and efficiently. More grocery stores, especially north side of Lehi. More trees, parks, bathroom that aren't locked.

- Sam's Club, Toys R Us
- More parks-trails that connect to parks. Better bus route, getting people to have clean yards, not junk yards, also getting the to shovel their sidewalks.
- No low income or government subsidized housing in Traverse Mountain.
- Have Mick Elkins Properties cleaned up. Speed bump installed at 1100 N aprox 250 E. improvements on Dry Creek Park area above 950 N. ne wpark north of freeway like area of gravel pit 300 E about 1600 N.
- excellent schools, parks, landscaping along roadways
- Keeping it small w/sence of community. I don't want my price of my home to go down because of all the apartments & condos going up. Keep prices reserved for those of us who own homes.
- more trails
- Why don't you wake up and get some good eating places, like Sizzler, Chuk A Rama, Golden Coral. I'm tired of eating at these fast foods. I want to sit down and order a meal don't want to drive over to Orem.
- no comment
- Better roads
- Leaving more open spaces.
- Slow the growth. Larger lots - keep the wide open spaces. Upgrade of Main Street business area - looks "down and out" now
- Stop building so many homes. Keep what is left of our farm pastures. If we wanted to live in a big town, we would have moved somewhere else. Lehi is getting too populated. I consider leaving Lehi for a smaller town.
- Continue to manage growth - careful not to overwhelm our schools by building too many condos, apartments, townhouses without deep enough commercial tax base. The Lehi paper back! Repair roads.
- Nothing remains stanant but it would be nice to maintain a small town feeling in most areas while allowing for development and industry in outlying areas being careful to avoid destroying the important agriculture sections. Keep them separate.
- If we could plan a better budget for snowplows next year. Our street hardly ever got plowed.
- Just moved here and love it.
- Go back 30 years.
- Preserve older historic buildings.
- Better sidewalks! Uniform throughout the city - old Lehi & newer.
- Lower utilty prices.
- Weekly recycling pickup - hire competent outsourcing entities (if you must outsource) so they don't have to return several times to complete the job properly.
- Sidewalks!! In the inner city area (as promised)
- More parks/soccer baseball complex on North end of City/East. Biking trails.
- More parks - I don't like that I have to drive to get to one. Better schools. The elementary school in our area is over crowded and run down.
- Places for youth to play and work.

- To create some city beautification rules - just sitting on prop., properties poorly maintained.
- Less growth management.
- City preparation for devalued dollar, lower tax inc. fuel expense and shortages, inflation. Hold the line on spending. Carefully consider city responsibilities vs citizen responsibility. Not having houses too close together Managed growth and revitalization of historic areas.
- A Shopko.
- Fewer people, less development, more preserved open space.
- Smoother roads.
- Keep gangs under control, keep police dept full strength, monitor types of developments for quality and encourage companies that hire local people to set up in Lehi.
- Need regular street lights on Pioneer Crossing on major streets that don't stop lights (example 1100 West). Send out additional notices about parking cars, trucks & trailers. On the streets in subdivisions, big problem, snow doesn't get pushed properly, street sweeper will not come into cul-de-sacs if cars are parked in the street etc. Sell the electric company to Rocky Mountain Power so we would have livable electric bills.
- Parks in our area. Some areas of Lehi have tons of parks. We have none in a close distance. A sports park in the North part of Lehi would be nice.
- <More parks in North East Lehi - better roads (gulleys) too narrow & poorly lined/marked. Enforcement of rules e.g. fireworks. Trash fees according to the number of times per month can is emptied.
- Better roads.
- More internet services to Traverse Mountain. -
- Not increase taxes i.e. limit government spending. More parks in the Northeast area. There is some great land near 2600 N & 400 E. state street clean up west of 300 E. it is embarrassing to have it part of Lehi. Sidewalk on Center Street between 2350 N and 2600 N - not safe for kids walking home from school. our library needs much more funding - it is very limited as it is and we keep growing - don't associate us with Eagle Mtn./Saratoga Springs! I live in Lehi for a reason. we can't support these communities - we need to focus on our own city. reimburse Lehi residents for CERT training (I know Herriman City does this) More people will train & be able to help our residents.
- I wish that the sidewalks & better street lighting in the older center of the city most areas have no sidewalks & very little lighting. There is no place to walk safely.
- More family friendly space, like developing the gravel pit into a park.
- Turn the wind down. Or fill that empty field full of wind turbines between South Mtn. I-15 and Cabela's perhaps wouldn't be safe for hanglides and parasailors! Love the new SR-92! Equal government to all areas! Growth that increases property values.
- More green areas.
- Plan year infrastructure before allowing new construction - take a look at St. George area. They build roads then add buildings - good lesson to learn ie 1500 N.
- More infrastructure (better roads). More commercial buildings (mall, grocery store, etc). More businesses/places to work.
- If the older areas were kept up and more attractive. Like their newer neighborhoods.
- More grocery stores. Department stores and restaurants in North Lehi near exit 282. most our families shopping is done in American Fork and Saratoga Springs.

- Leave some open land!
- Get rid of mink farms, it is wrong to have them.
- Continued planned and controlled growth. Upgrade downtown area - see #5. keep sidewalks, streets and parks in good condition. Keep safety a priority.
- Get congestion off Main Street.
- More recreational things for kids & adults alike. It seems we are always driving out of Lehi to have fun when we should be having fun here!
- New and larger rec center, better library, repave/widen roads and add sidewalk to 200 S for Spring Creek Ranch and UTA use.
- Slow growth, varietyCars are not parked on side of road during snow storms so the plows can do better
- Don't put houses so close together. There is no privacy!
- Keep the city clean. Continue improving parks and maintaining green open spaces. Continue attracting new business to relocate in Lehi
- Walkability! (sidewalks) keep more open space.
- Better planning of traffic flow & the encouragement of locally owned or small businesses.
- No mre dense housing. Open spaces added and preserved. South side of State St. cleaned up and new businesses put in.
- If we could keep the restrictions against everything to a moderate amount that would be great. We have HOA's in Traverse Mtn. that police our every moveLow taxes. Better traffic control. Off leash dog park. Light rail.
- Access to Utah lake. A dog park (closest dog park in in Sandy!). More businesses for shopping needs.
- Better zoning amnd ordinance enforcement. Get rid of "country' mentality like allowing people to dump landscaping soil in the roadway. Quit allowing basement rentals in single family homes. A master plan with little variation.
- Adequate roads and sidewalks to keep up with rising population
- less people
- If the main hole covers were even with the street. If street sweepers came ovnce a month in the Summer instead of once a year.. Street lights. More places to shop so we could support our local families.
- Preservation of farmlands agriculture
- More sit down restaurants. More reasonable speed limits - 25 MPH on 1500 North is too slow.
- Who buys the votes? Deep pocket Ivory residents? If the city would refrain from changing zoning - I attended a number of city meetings regarding zoning of Ivory. In meetings, lot sizes were kept to size of existing neighborhood. When it looked like it was done i quit going to meetings. we now have cracker box housing. why?? - - - -
- Racquetball courts.
- Wider main street, better downtown parking, fix the power station that goes out every snow storm, better road repair, no more chip & seal.
- Get the traffic under control on main streets. Much appreciate the improvements that have been made.
- Less people.
- A bigger library

- limit residential / commercial growth
- Better roads and access to shopping (2100 N will be great to Redwood & I-15) Stop growth Keeping the fields, parks, open spaces and animals
- Bike trails and lanes Stop with the never ceasing speed traps for your precious revenues and start patrolling. Multiple car break ins on our street and multiple garage thefts have happened on our street but we never see a patrol car.
- less growth. The main driving roads seem like they are in particularly bad condition. It would make a huge difference to have the roads repaired more often.
- More sidewalks on all streets, especially along center st
- Lower electricity costs. Less money going to pay over staffing @ the city and more of that \$\$ going to education.
- Racquetball Courts. Legacy Center overcrowded with kid recreation programs.
- Controlled growth, better public education system (too overcrowded), quality building not quantity
- Sidewalks
- Cleaner roads downtown. More recreational centers North. More parks in Traverse Mtn.
- Keep it small and developing the sense of community.
- Just keep on with being honest in everything.
- I really do like it here, however, I worry that an influx of apartment / condo - style housing will destroy the charm and sense of community that makes Lehi special.
- Closer stores. More things to do
- More recreational centers, better parks, not so crowded
- Remove the present administration. Find local honest replacements.
- To remember where we came from. People trying to change the way things are done. Sometimes just because we are big - doesn't mean it is better. To try and keep our 'roots' - foremost in planning. Speed bumps in the Cranberry Farms neighborhood. Lower utility bills
- Quit building box houses. City to maintain all parks as there is no such thing as a private park when the areas are not fenced in and locked. So if you want to keep building quit refusing to maintain park areas. HOA's are not the answer.
- If our road was plowed in the Winter!
- Code enforcement to keep our neighborhoods clean - get rid of junk cars, houses and outbuildings that look like they're ready to fall down. Put a traffic light at 500 W and State St. very dangerous intersection Planned growth, roads, more parks, more kind friendly activities.
- Successful small groceries and family stores in or near the moderate housing communities. A more sensible MPH zones especially on streets one cannot pass on anyway. Like 1500 N. should be at least about 35 MPH (not 25) until R turn, going W - to school. the stop at the LDS church on 1500 N. is really aggravating and unnecessary. but there could be a yield on that street coming into it.
- Less people, lower utility bills ie secondary waters & water rates keep rising while the economy keeps declining in other words the residents are caught between a rock and a hard place with no way out, short of moving out of Lehi.
- Trax system into Lehi. Community activity. Keep commercial growth near highways
Snow removal could be better. We would appreciate the power to stop going out

and better customer service at after hours report power outage at 801-376-0681 Stop growing so fast

- See survey below and on back
- More bus service (public transportation) out to West side.
- More shopping places closer to new communities. More attractions. Better street maintaince both during Winter and Summer. Enough shoulder on every road so that I can walk, run or ride a bike without slowing traffic or making big detours.
- Better parks, we live on the northend of Lehi (Pilgrim's Landing) we feel forgotten a lot. Our park needs attention.
- Develop farm land, preserve natural spaces.
- More sidewalks and parks. In Provo there's a river walkway. I don't live close enough to the Jordan River walkway
- Better dining and shopping in the North section. Better trails for walking, jogging or continuation with the new trail next to railroad tracks. More employment opportunities.
- It would be great if the downtown area were fixed-up and could attract more local businesses as we possibly can.
- Less commercialism - we have allowed too much of the big businesses to take over. We will be over-crowded soon.
- I would like to have a full size baseball field. The only one we have is the high school field. It is not a city field. I would like a softball complex - you can have tournaments here in our town a lot like Spanish Fork does.
- Safety. Good streets & lighting. Small businesses
- Lighted covered tennis courts that are inexpensive and available to everyone (if not covered, at least lighted) a mall - more retail business. Perhaps even a hospital /medical center. Lower our tax rate by cutting costs, especially those that are making overlook \$ annually
- Stronger sense of community
- More employment opportunities. More sidewalks

Question 9 – Is there anything else you would like to share to help us plan for the future of Lehi?

- you're doing a great job!
- keep police, fire dept, libraries, legacy center properly funded
- change LHS colors :)
- preserve our neighborhoods, keep residential in the Pioneer crossing area (North D)
- just want to mention that I have no problem hiring city employees who live outside our city limits. I want to get the best qualified people.
- put in, or build a dog park
- improve the roads, even out, remove to make better, fix the roads in and near old lehi
- please please beautify our north entrance from I-15 into Lehi
- keep building and expanding
- get us a Winco Foods and a Trader Joe's!
- increase lehi's tax base with quality shopping areas (don't leave town to shop)

- I really am in favor of a dog park. Please seriously consider it
- don't be so eager to develop every piece of land. Open space and agriculture is very important to our future
- love the energy efficiency report!
- we have Saratoga Springs and Eagle Mountain to the west, AF to the East, Utah lake to the South and the low hills up North. Pretty soon we'll be built out. There will be no wildlife, no natural habitat. No water and no farming. No thank you! Just thousands of buildings, cars, trains, pollution. Then will we be done?
- preserve it's history.
- Public Tennis courts
- good work
- Have you considered moving the City Center away from the historic district?
- Preservation of the nature around us.
- no. Just to say I think it;'s great that you do this survey for the residents of Lehi!
- Please clean graffiti off Pioneer Highway walls! Nothing says low class like leaving something like that up for all to see including visitors!
- Don't isolate one area. Spread it around so there is some in each. When you change the master plan, those who bought property here relying on that plan may feel cheated or trapped.
- More funding for the libraries.
- I drive to the bus stop behind Thanksgiving Point every morning at 5:30. the lights on Ashton Blvd are helpful until half were turned off. If you are conserving energy put on every other light but please turn the top part back on. Thank you.
- I think the areas that are along the Front Runners Tracks should be beautified & landscaped to represent how proud we are to live in Lehi and what a beautiful area Lehi is to visit or stay!
- Have events. West Valley was a dive and they added E Center, Hollywood and Usana and reinvented themselves.
- Get Main Street road re-paved and fixed. Get 18-Wheelers off Main Street unless they are delivering goods to businesses on Main Street.
- Reduce the high paid executives brought in by Mr. Davidson that are duplicates of what we already had.
- Put sidewalks in on all streets!
- Stop making improvements by (dept) . Let the people help creat ways to finance projects. Have not learned to balance a budget? It has never been this bad. What happened?
- I would love to see Lehi promote an active lifestyle or way of living for families
- Racquetball courts.
- Please think about traffic lights by the new gas stations near the Willowcreek Jr. High. Kids are just running across that very busy road!
- I think we need to be careful about lower income housing. It seems to bring a lot of problems with it.
- We really love living here. Thank you for all of your hard work & time.
- Keep Lehi wonderful & safe. We love it here.
- keep it smallLet's incorporate mass transit as much as possible

- we really need police patrolling in Traverse Mt. during school drop off & pick up it would be great near the school. Down by Cabella's at the 4 way stop, people often don't stop. When will people begin to make complete stops up here?
- more sidewalks would be great and less micromanaging of people's property.
- Create a plan and a theme that matches the Roller Mills
- Please help citizens to facilitate their choices & enable the private sector to accomplish many of these goals. The City can help infrastructure & security
- I don't think big change will make it better. I think if you brighten it up & make it more beautiful with simple changes it will bring our community together & make us stronger.
- I appreciate the opportunity to express my concerns.
- Encourage trees, parks & open spaces and clean industry. Preserve Jordan River natural features/wildlife habitat, etc.
- stop growing, keep it a small town
- keep as much open space as possible - build more soccer fields! better roadway planning & maintenance - Lehi has horrible roads!
- your planning areas are too large. You should identify heavy uses surrounding the main Highways & Railroads
- the hutchings museum to be more pioneer heritage friendly. It is Lehi's heritage and the fourth grades used to come in droves to look at these artificates. Less bill boards
- slow the growth
- it would be nice to have a playhouse like Hale Center Theatre inside Thanksgiving Point somewhere. A skate park for the kids
- I think we should have a food bank in our area and more opportunities to volunteer (weekdays, evenings) for those of us that work during the day. Also announce when & where the town meetings are so we can participate and help.
- Beautify our City and keep it clean Sidewalks to blend old parts of Lehi with new. 1200 East at 900 North Westside was not finished - why? 900 North (northside) needs a walk.
- I would like to see everyone treated equally by law enforcement! Continue to make it beautiful and people friendly. Thanks.
- Please have many medium priced condo - nice, but small - closer to Pleasant Grove. Pleas this is important to us baby boomer retiring people.
- Do not out low income or affordable housing in Traverse Mtn.
- It'll be nice to see more 'green' in the area along with recycling, reusing, reclaiming
- Value the land, short term gains are not worth it, Traverse Mtn. will bring in major tax monies.
- Lehi should be a desired place to live. We moved here 3 yrs ago and amazed ast reaction people give. We love small town feel. Revitalize downtown, get parks, some shops, and when trax comes in - wow!
- I think we have plenty of Big Box stores close enough by for shopping. I don't want to see Lehi have those. It will lose its home town effect.
- Area A need rec center & pool - Area B - a supermarket
- We could use more roads that connect with Highland & AF's(and system so that the gap between cities is easier to navigate and less congested. Downtown & State St need updating and beautification & need family friendly park
- remember we live in the desert and the lake can rise - use common sense not greed

- I think you are doing a great job. Just love the Ivory Ridge development thanks for all you do - great job!
- Lehi needs to equalize the placement of parks and recreational facilities there are 13 very limited amount in the northeast area.
- 25 MPH is very slow through town. It takes 1/2 hour to get from Meadow Elementary to Fox Hollow.
- Flowers and plants make a city beautiful. UDOT could help supply some of these. Also trees along the canal and sidewalks. Make sure developers have plan & stick to it - also understand budget limitations for developer with any funds from city - this hasn't happened in A area - sometimes feels like city is more interested in development for added income rather than residents concerns. Bike friendly! An arts complex downtown would greatly benefit the community.
- The entrance from I-15 to State Street looks very ugly. How about some sort of beautification there.
- Slow the growth where there are swamplands and protected agriculture. There is so much nice, new development happening - bring the Old Lehi up to par with the new development.
- Encourage places like Craig Realty to get with it and keep promises for the outlet mall - get more well established restaurant chains like Cracker Barrel to build near Adobe site or Thanksgiving Pt.
- Preservation of open space where ever possible
- Widen heavily travelled roads - require building to be architecturally appealing.
 - Better access to Utah Lake for boating.
- Fix the roads, power.
- East Lehi is absolutely beautiful, peaceful and a great place for a home. Please keep it that way. Thanks!
- Lehi is a natural bedroom community, accessible to the rest of Utah Co. and SL Co.
- Put money into Lehi High School.
- Let's up the value of our areas by encouraging larger home lots!
- Promote yard beautification & enforce nuisance violations.
- Keep doing what you are doing - great job!
- I am not familiar with the area B-C-D-E-F
- Actually consider what we, the people say. Most of these forms are only used if they support the preconceived plans of politicians.
- I dislike the rules to determine lot sizes e.g. 1/4 acre plus - 1 acre
- Keep up the good work
- I'd love to see the outlet mall open in Traverse.
- Maintain good police, fire and medical. Also school crossing protection. I appreciate the local programs from sports to the arts.
- Please there are places full of junk vehicles. And empty lots owners should keep them clear of weeds, etc.
- Longer bathroom season at the parks, please.
- detoxify Utah lake.
- Keep the city historic and agriculturally friendly.
- more trails and parks specifically in NE Lehi (sections A & B)

- The current downtown bldgs. can't all be preserved. The traffic & really bad parallel parking must change to make it work. I avoid Main Street because of it.
 - Have police check senior citizen parking at center Preserve green space. Thank you for asking. Please don't ruin the city with development. Keep Lehi small town and personal
 - The same request I've had for 9 yrs. More or one big park on 3200 North area.
-
- Thank you for asking our opinion.
 - I would love to see a mall & large scale shopping center in the North area. American Fork is already taking many large companies into their Meadows shopping area. If Lehi doesn't get on the ball, companies will continue to go to American Fork, & we won't get the revenue. i think the North area is ideal. i really dislike having to drive to Provo/Orem for so much that I can't find here.
 - Don't take our taxes to put in "social" programs. Taxes are for streets, libraries, police, fire stations, lights etc. not for revitalization of downtown, buying downtown property, building gas stations or other commercial for gov use.
 - Thanks for the new road so Main Street is now driveable!
 - I love the european style apartments w/businesses below. Like Gateway, but more affordable.
 - Representation in government (of Lehi) in each area.
 - Look ahead to traffic safety Keep attracting high-tech businesses like Micron, Microsoft, and Adobe. Thanks and great work!
 - Development of the park @2000 S and 500 W including playground & walking trail connecting to Jordan River Parkway. Sidewalks! We have lived on (300 West) for 23 years still no sidewalks - kids are still walking in the streets to school.
 - Get rid of mink farms, it's animal cruelty!
 - The Southern part of area D high water table should be factored into planning. Animal areas (with residential) should be kept in their own area - not mixed in with other subdivisions.
 - Maintain small town feel & strong community
 - Don't let it get too dense.
 - I cannot stress enough the need for better traffic flow management. This includes enforcement of traffic laws.
 - Access to Utah Lake would bring a lot more people to Lehi, when I first moved here I thought "where the heck can I go grocery shopping?" we need more businesses.
 - Enforce zoning & ordinance. Stop the wink wink non-eater? Cement of the city ordinances.
 - Street East of Costco going N&S is very dangerous and busy. I realize it is shared by AF and Highland but something needs to be done before we bury someone.
 - Please throw some money at our public library! It's pathetic!
 - Need to make more agricultural places. No more high residency homes!! Make sure power is efficient for growth. Public access to school house trail head
 - I am embarrassed to see the kids walking to school on public icy sidewalks. The overpass by the High School, some by the new water dept. Invest in better road care, more investment in Senior activity, affordable recreation opportunities
 - We love Lehi! Keep up the good work!

- Develop and beautify the off ramps. The alpin - Lehi & 1200 West exits are so ugly. They bring lots of traffic and should represent the city better.
- Keep it rural with animals in fields. Be sure Lehi city uses e-verify in all of its hiring.
- thanks!
- Lehi has been in a growth mode for a long time. We are losing much of the rural / small town atmosphere that brought us here.
- The "pioneer" mentality is a nice thought but don't forget to be innovative.
- Thanks for conducting this survey. Nice to have opinion heard.
- We love the library & use it every week.
- Money isn't everything.
- More recreation and more schools.
- Noise control with the trains!
- Enforce the 'dirty dozen' list Lehi needs to be cleaned up in those areas - so there will be a sense of pride to certain neighborhoods (Mick Elkins) no more 'used' car lots!
- All I really need is a Bath & Body Works and speed bumps in our neighborhood! And a safer school crossing at 2100 North.
- When you ask, no one seems to know where the fire or police stations are. Does Lehi have an emergency plan or phone #? Why do you think you have to build something on every piece of land? Do something with the empty buildings.
- Improve planning and restrict bars and taverns on N. State St. need wide turn lanes at N. State. City offices should be open on Friday like every other business.
- Just listen to us and seriously consider what we have to say. Thank you
- What about more possibility of wind power?
- If you are going to be patriotic than surrounding businesses should give military discounts and more facilities for Daycare and after school activities or after work activities, not all families have a mother stay at home so some activities need to be open after 5 and on Sundays!
- Could also add more bike hiking trails like the new one on to Cabela's. Lehi main street is always going to be a thru traffic area. Open it up - move town to State Street. let's focus our efforts on one place clean this town up! You could use the bricks to make a 'Gardner Village' style retail area - build a "Historic City look"
- Keep the small town feel. The smell of the mink so larger building lots w/animal rights would be enticing west of the Jordan River. Please no over building
- Revamp State St. get rid of old structures on State near 500 W. Lehi Rollermills revamp. Lehi High School revamp. Or add new fencing around perimeter. Upkeep of Dry Creek Park; grass and continuation of trail.



ONLINE SURVEY RESPONSES, (Questions, 1, 2 & 9)

QUESTION 1

What are the main reasons that you like living in Lehi?

- The people, and I love small town atmosphere. I hope we don't lose it.
- The availability of retail stores - I do not have to travel to Orem or SLC to shop or eat at nice restaurants.
- Small Town feel, big town access.
- Neighbors, close to freeway access, positioned in the middle of Salt Lake & Utah County.
- Friendly people, Security, Access to good schools, Government that is approachable.
- It is in a great location and managed very well.
- Great people, fun things to do and a safe environment for families.
- Smaller population, halfway between work and family
- Easy commute to downtown SLC with out the higher taxes and congestion of SL - County and the access to beautiful canyons from Traverse Mountain.
- 1.Downtown heritage, people, mixed housing styles and social status. 2.Geographic location with easy access to both Utah Valley and Salt Lake Valley, and airport. 3.
- Location, Rural atmosphere, Shopping , city vitality
good people and atmosphere
- Great neighbors and neighborhoods. Convenient, centralized location for shopping and employment. Beautiful views and fresh air.
- Close to freeway
- The small town feel.
- proximity to SLC and Provo.
- Wonderful home in a beautiful neighborhood (Traverse Mountain), trail system
Proximity to Salt Lake and Provo. Close to shopping and entertainment.
- There used to be open land, and there is close access to the freeway.
- I like the location- halfway between SLC and Provo. Sense of community. Support for schools.
- Location.
- Still feels like a home town!
- I like the area and location. I like being centrally located between SLC and Provo. I like the people.
- I used to like it because it was small and had a small town feel;but not any more.
- Location

- Proximity to Salt Lake and Provo
- Open spaces, low crime, access to recreation, access to Salt Lake and Provo for culture and sports.
- Small town atmosphere with decent access to the freeway
- BORN AT THE LEHI HOSPITAL AND LIVED HERE ALL MY LIFE. FAMILY IS ALL HERE
- Smaller town but has the necessary shopping and close to bigger towns.
- Location, higher end homes, new developments
- Nice neighborhood, and it is in the middle of Salt Lake and Provo so it makes our commutes easier. I also like the traditions Lehi has.
- I love the utilities that you offer with living here. I also like the location in between Utah and salt lake county.
- Wide open spaces. Rural feel close to a big city. Proximity to mountains and recreation.
- Great location, close enough to SLC but not that close, housing prices were reasonably priced for the size home when we bought in 2008.
- location, community
- Small home town feel.
- the wind is not as bad as a hurricane
- Close to family members, small town feel
- It's away from the big city feel. It's also very family oriented.
- location
- The mountains! I like living away from the congested atmosphere of Salt Lake County;
- I enjoy the more relaxed feel to the area.
- Small town feel with big city amenities close by. I feel safe. have good neighbors. It's central from SLC and Provo. Good recreation center and programs. Family also lives in Lehi.
- It is a small town feel, but we are a good size, with access to lots of things--businesses, etc. We like being close to the freeway. We like that the bus comes through town.
- Because of the small town feel that Lehi has.
- location to both Provo and Salt Lake City
- Good community, close to work and school. Like the developed part of the city
- Central location between Provo and Salt Lake City.
- I like living in Lehi because it is a pretty rural area, but still close to shopping, dining, etc.
- Location, neighborhoods, home values, the people
- We like the sense of community here. The people of Lehi are wonderful.
- Proximity to SLC, slower pace of life - however I don't like the noise or traffic
- Family oriented, central location in Utah and live near good people.
- My kids have a ton of good friends. The schools are good and the people are friendly. It is a safe place to live.
- Location. Between Salt Lake and Utah County
- nice people
- Lived here a long time.

- Small town feel. I want to live close to a big city but not in it.
 - open space, historic feel, farmland, great location
 - Being close to the city while still living in a more rural area.
 - location
 - job location in Sandy; friends lived in Lehi.
 - Not overly crowded
 - Area, cost of living, community.
 - I love the country feel, without being too far from everything.
 - I enjoy living in Lehi because of the quaint, small town feel the city brings. I enjoy the space, the quality of residents, and the easy access to everything in the city.
 - Little slower pace than SLC, but still easy access to the freeway and the city.
 - Relaxed country atmosphere. City owned electric utility. Good snow removal services.
 - Enforcement of residential zoning. Local library and swimming pool. Pioneer celebrations.
 - I live here to be close to work.
 - Proximity to work. Central location to Salt Lake and Provo. Good neighbors.
 - It is safe and a good Mormon area
- small town atmosphere but with big city amenities
- I love the small town feel and the friendliness that I've experienced while living here. I
 - love that we are close to SLC and Provo but still maintain a quiet feeling in Lehi.
 - I moved here for work but since being laid off I've stayed because it's a great place to live that is close to SLC and not quite as expensive. I like the open land and I feel like the city is run fairly well.
 - the real estate is reasonable or cheaper as compared to draper or sandy.
 - Close to SLC and Provo/Orem
 - Open spaces. Country living. Property prices.
 - Location, access to freeway, work
 - The sense of Community, relaxed life style, home town feeling
 - Low cost of housing, beautiful scenery, great neighbors.
 - location, small town feel
 - Close to everything. Good sense of community. Still has small town charm....LETS KEEP IT THAT WAY.
 - Small Town
 - Small town feel with all the amenities of larger cities.
 - Lehi had and is losing its attraction of a home town feel. In the past one of the main reasons that I have liked living in Lehi was the small town feel but close enough to the big cities to go if you wanted to go.
 - Proximity to husband's work, approx 20 min.
 - Great location
 - Family, good locations between Provo and Salt Lake
 - Central between SLC and Provo areas.

- Our family likes living in Lehi because we live near the freeway and have quick access to other cities. We also like living in Lehi because the city is consistent in trying to improve roadways, education, and general living.
- central location between SLC and Utah County
- Quiet for the most part. "Small town" feel yet close enough to every need to feel like a big city.
- Location! Location! Location! I attend school at BYU and work in Salt Lake... Lehi is the best place to live in regards to proximity to places we frequent. Also, there are great developments that we have taken advantage of and moved here last November. Access to the freeway was #1 on our list of things to look for in a home and Pioneer's Crossing made access to the newer homes being built 1700W and everything west of that all very accessible.
- Not a lot of crime good place to raise a family and I-15 goes right through.
- The rural environment.
- The central location between Provo and Salt Lake.
- I love the small town and agricultural feel. It's a great place for families. Lehi seems to be family focused, which I love!!
- It is conveniently located between Provo and Salt Lake City, and it has been a great place to raise our family for the last 24 years.
- Open vistas and acceptable traffic
- Love the neighborhoods, the people, being close to stores, schools, churches, library, swimming pool and fast food restaurants. Also like the community events, like Round-up week and Arts in the Park.
- Hometown; Like the balance of small town/big city feel.
- Lived in Lehi 30+ years. It is home
- Location within Utah Rural feel with urban amenities Great neighbors
- 1. Sense of community 2. Lehi Arts Council 3. Legacy 4. town/city center 5. small-town feel
- I like the country feel with the city living. I like the open fields with cows and horses. I like how it is small and not too over crowded with homes or too many businesses.
- I enjoy living near rural areas and farms.
- Easy access to Utah County and Salt Lake County; the Legacy Center
- Openness, Scenery, and Safe Neighborhoods
- Small town feel but with decent shopping and wonderful, clean, safe neighborhoods.
- It's close to Salt Lake and to Orem. I also love the views. It's a beautiful city!
- I have family here and I also purchased a home here.
- We like our neighborhood specifically because it is newer, quiet, and family-friendly.
- Small town feel but close to everything you need. Good central location- close to both Salt Lake and Provo.
- Clean, Family-Friendly, Less busy/crowded than other Utah County Cities
- My Family has been here for 5 generations
- Location, neighborhood
- centrally located, neighbors and people

- Convenience of being between provo & SLC. I have gotten to know the community more & love good it is!
- Larger city, more amenities (sports programs, library, legacy center, parks, etc). Seems to be strategically located to get businesses and provide growth. It's moving away from the small town, farming feel.
- affordable living, clean, nice houses
- Close to the freeway, nice neighborhood, good people.
- It's in the center of everything 20 minutes to Provo 20 minutes to SL and still a small town atmosphere where I am comfortable raising my kids.
- Traverse Mountain
- It is a family friendly community. The neighborhoods are close and children have an opportunity to be children here. I also like that it is growing to be a place where businesses want to come and stay.
- reasonable price and proximity to children's sports and arts activities, programs; location-half way btwn Provo/Orem area and Salt Lake City;
- Good nice friendly people/neighbors, clean, good nearby stores, location, and good political leaders.
- Space and community
- Open space living outside of the city -Centrally located between SL and Provo -Good family community
- It is a small town close to work and between SLC and Provo. Country feel.
- traverse mountain
- We live in Traverse Mountain, and we love the view, the easy freeway access, and the schools.
- Quiet
- Traverse Mountain - great location between SLC and Provo.
- Access to major interstates, continued economic growth and development
- larger lots, small town feel, growth opportunities
- It's close to Provo and SLC
- Family Heritage
- The low amount of High Density housing in our area.
- Location; quality of people
- I love the community and the schools. I love the Legacy Center!
- nice community, close to work
- small town atmosphere
- Location, Recreation,
- Halfway between SLC and Provo. Proximity to rural and urban activities.
- It still has a small town feeling and is convenient to either Salt Lake or Provo.
- We like the small town feel
- Amenities for residents and location.
- We love living near Thanksgiving Point because of the gardens and golf course. We also like having good freeway access and enjoy using the rec center.

- I live in a nice neighborhood near the freeway which provides me quicker access to work. In addition, the schools that my daughter has and will attend seem to be of excellent quality.
- easy access to Utah county and SL county
- close to SLC but utah county feel
- Close to work.
- Born & Raised Here
- Like the small town feel. Great people. Conveniently located between Salt Lake City and Provo
- quiet, close to SLC and Provo
- I was born and raised here and like living where I was raised
- Growing Commercial Base Recreational Facilities Residential Neighborhoods Location to schools and transportation facilities Low property taxes Safe neighborhoods
- The convenient location both to Salt Lake and Provo as well as the small town feel.
- Between SLC & Provo
- It is right in the middle of salt lake valley and utah valley. It is suburban, yet rural.
- Proximity to Salt Lake, good schools, good community feel.
- Easy access to Salt Lake or Provo. "Small Town" atmosphere
- Location near family and centrally located between Salt Lake and Provo.
- grew up here close community safety
- Central location to the SLC and Provo areas. Great community.
- Location, people,
- The small home town feeling and less hustle and bustle than other cities.
- I love the open feel and the conveniences of nearby shopping.
- Sense of community and a safe place
- Location between Salt Lake and Provo
- small town, easily accessible, everything close by, small shops
- It's proximity to everything while still having somewhat of a rural feel.
- It's close to things, but not busy and congested like Orem area.
- Small town feel on the Wasatch Front
- Family, geographic location, small town feel, increasing # of trails and parks, safe/clean city, etc..
- The proximity to work and the community atmosphere.
- Rural living - large building lots. 1 acre +
- Just moved here. Close to SLC & Provo areas.
- Country Feel. I love that I can see wildlife almost daily and yet still be close to every modern convenience
- It has a great location for traveling to Salt Lake and Provo/Orem.
- Close to family and work
- Rural, quiet community
- Work and family
- I like the country feeling instead of a busy city. I like the small community feel. We need more public parks (FREE) like basketball courts, etc.

- It is a convenient location between Provo and Salt Lake.
- Location
 - Close to stores (food, clothing, entertainment). Near Salt Lake City, but not with the higher prices of Salt Lake County. Good business and technology base.
 - Lehi feels like home. Small enough to not be crowded, but close enough to shopping and my job in Salt Lake to not feel isolated.
 - (1) Relatively low crime - feels safe (2) Quiet neighborhood (3) Parks with playgrounds and tennis courts (4) Large lot size for my home (5) Open Space & trails for biking / skating / running (6) Plenty of shopping alternatives
 - Small-town community feel with convenient nearby shopping; great lot size and lower home prices (I love having a yard); easy access to I-15 (lovin' Pioneer Crossing!) and proximity to SLC and Provo; responsive public works (mosquito abatement, road repairs, snow removal, etc.); variety of community events (Lehi Round Up Rodeo Days, Legacy Center, community theater)
 - Feeling of community, rural feel, close to work/shopping, community services (legacy center, library, etc.), and cost of living.
 - Good local restaurants and stores
 - Open space--at least where I live. Quick commute to Salt Lake City.
 - Lehi has a country feel that we like but it is also close to shopping and recreation. We feel like we get the best of both worlds.
 - Close to I-15. Close to family.
 - Not a whole lot.
 - I feel that Lehi is a safe place for me and my family to live.
 - Good neighbors. Easy access to SLC and to Orem/Provo area.
 - Centrally located, nice mix of businesses, not too big
 - Because it is a calm place where you can raise kids in a family oriented environment.
 - Potential for future growth
 - We like it's proximity to Provo and Salt Lake even as it still has a rural feel to it.
 - Agriculture, Open areas
 - We feel there are many opportunities for our family to participate in community programs that are free or very affordable. We also like the proximity of available resources and facilities.
 - It is an established town with everything I need close by. It also has recreational areas to the west.
 - Great place to raise a family Good location
 - smaller rural area
 - It has a small town feel with the convenience of big town stores. Close to Salt Lake City but not in the SLC valley.
 - I like the sense of community, the smallness of the city but I also enjoy the proximity to both valleys and the access to what larger cities have to offer without actually having to live in those areas.
 - Sense of community and small town feel. The Legacy and Lehi Ledger have helped us get acclimated to the community since we moved here 6 months ago.
 - small town but has everything we need within it

- Location between Salt Lake and Provo --its somewhat small town feel
 - Because of its central location between Provo and SLC. We also love the number of family friendly people.
 - Lived here since birth. Love the area!
 - Rural feel, but with a short commute. Centrally located but not overbuilt like, say, Orem and American Fork.
 - We like the location and the people that live here
 - Nice quiet clean subdivisions with plenty of kids for our children to play with.
 - Family oriented, great neighborhoods.
 - It has easy access to Utah Lake, and to shopping and work.
 - I like the location and easy access to all of the things that Utah has to offer.
 - Open spaces and proximity to SLC.
 - Small town feel but with the amenities of a large town. Open space, large lots, but also easy access to retail and arts.
 - Has a hometown feel to it. Still feels like a small city, but also provides bigger city attractions (movies, activities, shopping)
 - still has a small town feel to it. You can still see farm and open land. Friendly.
 - It is central to Salt Lake and Provo
 - good neighborhoods and good community
 - I like that we are close to all the conveniences of a bigger city, but still maintain a small town feeling.
 - Location (right in between SL and UT county shopping/etc) People
 - I like that it has a rural feel, yet is close to lots of shopping.
 - access to freeway, small town feel,
 - Small town feel
 - Great location, easy access to many places Thanksgiving Point nice to see development for betterment
 - Access to lots of things like shopping and activities without feeling like a big city. - ----
 - Good small town community
 - Not too far from Sandy/SLC areas or Orem/Provo areas.
 - Small town community, a little slower paced community
 - Close to our work, Jordan River Trail, Next to Golf Course.
 - Still feels "country"; also like that it is growing and improving.
 - Small town feel! Good place for our family, we like all the parks and the city amenities.
 - Small town atmosphere. Being fairly close to shopping, medical, etc. but being out of the hustle and bustle of the larger cities.
 - We like our safe neighborhood, ease of access to both SL and UT county. Not congested. Sense of community. We like living by the Jordan River trail.
- great family feel to the city
- It has a small town rural feel, but has all the convenience you need and easy access to the freeway.
 - I like the sense of space that I still have around my home. I feel like my children are safe. It is close to SLC and Orem.

- Rural atmosphere, location
- It is right inbetween SLC and Provo. It is more rural than cities like orem and provo centrally located, safe place to raise kids,
- Quit and convenient travel to SLC and Orem
- Small town feel.
- Small, rural feel
- Location, and nice families with young children. People that live here have similar values for the most part.
- Living close to nature was important for me. I like the river parkway, and having natural lands around me.
- central location to Utah County and Salt Lake County
- Central location, easy access to lots of recreational areas
- Peaceful and quiet
- Small town feel
- When we moved here it was because it was small. Now we like our neighborhood, but not all the people that have made our little town big.
- I love SO MUCH about living here. It's pretty much right in-between Salt Lake City and Provo, which is fantastic. There are so many different stores, restaurants, fun places to check out, and beautiful landscape in this area. It's big enough that there are plenty of things to do here, but still small enough that it has that family-friendly, fun, small-town feel to it.
- Close to other "big cities", but has (had) a small-town feel.
- It's a safe and friendly community that's very kid friendly. It's close to the freeway without being close to too much traffic.
- affordable housing; proximity to Provo, Salt Lake, & mountains
- Convenient access to freeway and soon to mountain view corridor. Nearby shopping and a safe community.
- It's midway between salt lake and utah counties. The city (government) seems to really care about the residence and their opinions and happiness.
- Quiet hometown feel. We love our neighborhood.
- A perfect combination of small town feel and big town conveniences. Also, it's in a great location. Family friendly.
- Like the location and easy access to Salt Lake City and Provo.
- Small town, community, can get to SLC or Provo quickly. not crowded
- Location, its inbetween Utah and Salt Lake counties
- Its small town feel, its agricultural roots, it access to transportation (and future transit).
- I love the Jordan River Trail.
- Small Town Feeling but big amenities close by.
- Central place between Provo, Salt Lake. We have amenities (shopping close by, etc.) but we we still have a smaller town and family friendly environment.
- I like the small town feel and friendly neighborhood communities.
- great location, feel safe, and a lot of stores (etc) nearby
- Small town feel but also close to stores

- Proximity to SLC and Provo and area next to Western mountains.
 - Location - central between SLC and Provo
 - Easy access to retail
 - It's a small town, but still serves all my needs.
 - location, close to freeway.
 - Open spaces and the small town feel, great to get away from big box stores.
 - 1. Location: close to SL County, but Utah County feel 2. Thanksgiving Point
- Proximity to SLC and the arts/rec available there while living close to work in Provo.
Small city feeling, low crime rate, good people.
- the people, good access to both Salt Lake & Provo areas. Sense of community, Round up week.
 - I moved here because it was more like a small town - I could keep animals and my husband could get to work easily.
 - Schools are good, crime is low, at least in my neighborhood small town feel, but access to Provo and Salt Lake City. No stinky Pleasant grove smell.

QUESTION 2

What will make Lehi an even better place to live?

- A Macey's grocery store up by Traverse Mountain. Would also like to see a Pei Wei restaurant.
- Trail System. Improved Park selection and maintenance.
- Better planning. Better growth management. Better Education opportunities, etc.
- More walking and jogging paths. Bike lanes on city roads (it's dangerous out there - I take my life in my own hands every time I get on my bike). City parks in the North East portion of the city.
- More restaurants and it would be wonderful if the city would shovel snow from my driveway. Oh...and walk my dog.
- More parks and recreational facilities on the North/East portion of Lehi
- More recycling programs
- TRAX. Grocery store and restaurant development at 1-5 and the Timp Highway.
- Non-paved (but groomed) jogging (and/or equestrian) trails alongside or near the beautiful trail system corridor so you don't have to go to Provo for trail jogging.
- Clean up some of the dirty home sites, put trash containers out of site, stop RV parking on vacant lots and use of home to run a trucking business
- more commercial opportunities
- More parks. More connected bike trails set apart from the roads. Fewer potholes and bumpy roads.
- Not sure.
- A few more shopping alternatives.
- A large outdoor swimming pool on the east side of the freeway near Traverse Mountain.

- Community events - we don't really feel a part of Lehi up on Traverse Mountain. It feels like we are separate and we really aren't part of any city.
- Can't think of anything.
- Preservation of open space, and better access to the space from homes, so that areas are accessible from neighborhoods without requiring driving.
- A new high school. More enforcement on people keeping junk around and parking junk cars on the street.
- SR-92 construction finished.
- Improvement of roads and infrastructure. Not so much better roads, but better flow. - - -
- Add a little modern-feel to downtown. I like the hometown-feel; tricky not to lose that but stay updated.
- Since we can't go back, I guess just controlling the growth better.
- More Entertainment, Shopping, Dining
- More retail stores and restaurants
- More parks and trails, re-vitalized downtown, preservation of open spaces, more bike lanes.
- Cleaning up downtown, Main Street
- IF IT WAS OLD LEHI AGAIN
- More higher level job opportunities here.
- food, shopping, dining, more high end homes.
- I love open spaces. Discontinue HOA in new development. It is hard to find a new home without HOA fees. It is hard to want to live in these types of communities!
- more parks in residential areas like around 2600 North and 1000 East. They say maybe in ten years but there are tons of young families there now and no park for miles. We also need sidewalks on busy streets like 1200 East from 3200 North to 2800 North. That stretch gets lots of bicycle and pedestrian traffic but it's a death trap waiting to happen.
- More trails to walk and run.
- better shopping accessibility
- better schools and recreation opportunities.
- snow plows to plow side streets
- More shopping opportunities
- better roads
- Better roads, more
- Continued growth of trails and green spaces along with thoughtful growth/road planning before new developments are approved.
- Larger, (collection-wise) library. A grocery/ produce store closer to Traverse Mountain area.
- better shopping and restaurants. I'd like to see more 1 acre or 2 acre lots. Even 1/2 acre lots aren't bad. I don't like high density areas.
- More restaurants, more sidewalks, especially in the downtown residential areas, more streets like Pioneer Crossing
- High School teams (Baseball and Basketball specifically) that don't give preferential treatment to undeserving kids.

- If the people who worked for Lehi city weren't such jerks. I HATE when i have to deal with the city ppl. AND, if Lehi Power was more reliable.
- More parks and trails. More retail, entertainment, and fun centers.
- I would like to have a new sports field for youth sports - the one we use right now always stinks - literally. It is miserable going there and afterward I feel like I need to take a shower.
- More restaurants, updated schools (particularly junior high and high school)
- We would like to see Lehi's growth managed better.
- Appearance - clean up properties (old cars, junk, weeds) & Noise containment - Sound walls on I-15, ticket kids on motorcycles & 4-wheel vehicles tearing up open fields and vacant properties, speed bumps to slow traffic on 2100 North and on Center St. Open space and attractive landscaping, closer shopping & restaurants
- Better restaurants
- I think we need more parks to do recreation. It seems like we have plenty of ballparks but we don't have enough parks to ride bikes, run, play soccer, and playgrounds. I would like to see more.
- Grocery Store in north part of city (Thanksgiving point area). Finalizing road construction.
- better roads
- A city government not hiring friends and family into specially, but not needed positions. A city government without an ax to grind, who listen to the citizens and do what is wanted.
- More eating places up in traverse mountain, a small grocery store and better trail system.
- more parks near my home
- Better traffic control. Better snow removal response.
- preservation of historic features
- more traffic lights at intersections; pot holes street repairs; making access holes EVEN with the street surface; in restaurants: don't ask people who definitely look older than 21 for ID when they want to order alcohol; put gas/convenience stores and supermarkets in areas where there is a lot of housing!
- Reopen the library in the pointe Meadows neighborhood. It was a nice alternative to driving into the main one.
- Cleaner streets, neater yards (less trash and more maintenance), general trash clean up throughout the city especially under the I-15 overpasses, near vacant properties and apartment complexes.
- Enforcing illegal immigration laws and providing easier and affordable transportation to Salt Lake City. Affordable senior housing for our Residents!
- I would like to see Lehi "grow up" a little. It REALLY needs some better restaurant choices (aside from fast food). What happened to development near Cabela's?? That seems to be the logical place. Clean up needs to happen along State Street and near the 2100 N. exit. If Lehi is going to have Adobe and the NSA facility near by, they need to clean up and offer more commerce choices so they aren't losing tax revenue to AF and Draper

- Keep out the big box stores. Preserve small business and retailing. Work with state government to preserve clean air.
- There are 2 things that I think would help make Lehi even better. 1) More trails for bikes 2) Adjust speed limits. The speed limits in Lehi seem to be unreasonable slow. - There are many main roads that have speed limits of 25 mph. I realize there are houses along these streets, but I have seen many other roads with houses and speed limits up to 45 mph.
- Work better with state entities when they want to help out our transportation situation. i.e. Why did we fight the 2100 North project? Attract more business and careers.
- Bus service in the newer areas of Lehi. More shopping in the newer area by the new highway.
- Stay ever vigilant about gang activities, stop them before they become a problem. - -----
- Crack down on violations.. ie... having junk cars along streets (I have one in my neighborhood, and its just an eyesore)
- It would be nice to have a few more shopping opportunities in the Wal-Mart area. We could use a good book store-Barnes and Noble or Borders type store. It would also be nice to have Macey's close by.
- I would love it if UTA Trax came down to Lehi quicker than 2015. I would also like to see a revitalization of the down town main street area. It's old and not very charming. - --
- Also, I would really like to see Lehi draw more businesses and industry to the area. more commercial establishments, more jobs, more trees.
- More shopping and restaurants
- Better roads, more parks (dog friendly), completed access roads from State to Redwood.
- More parks, better roads -- expanding access North to South away from the freeway
- More restaurants, more sidewalks near schools, more job opportunities, more parks, additional shopping
- Large indoor shopping mall, theme park, quality restaurants, large indoor auditorium, conference center, local/city webcasts.
- better roads, public transportation.
- Growth management!! We need to be more cautious about how much we expand.
- Maintain the small town conditions with regulated growth
- Nicer trails and parks.
- Lehi would be even better if there our population growth was limited to only a few new houses a year being built. If people wanted to move in they could buy one of the older lots and upgrade and renovate them.
- If the vision for Traverse Mountain with the high-end outlets and diversified retail/restaurants becomes a reality. Next, working with DABC to permit high quality restaurants that also serve to come to Utah County - specifically Traverse Mountain.
- Smaller class sizes in public schools, commercial shops
- Lehi would be an even better place to live with a few more shopping centers.
- City beautification. I would take more pride in being a Lehi resident if I wasn't embarrassed by the lack of beautification of freeway exit/entrances. In general Lehi is not known for being a well maintained beautiful city.

- More employment opportunities.
- Better zoning of the land, which I think this survey is going to do. I say this because I recently bought a home in a new housing development which is co-located to an agriculturally protected farm due to the agricultural zones in Lehi. I think all of the below land uses should be encouraged. However, it is up to the city of Lehi to properly zone each land use. For example, the city of Lehi should not have an agriculturally zoned area surrounded by residential areas; keep agricultural areas together and keep residential areas together.
- More businesses. So people can have more options for working in the same town they live in. A mall would be nice of some sort.
- pace the housing development Find a law enforcement agency that would actually patrol the traffic circle at 500 west and enforce the yield signs. Design larger and brighter yield signs for the traffic entering the circle from the east and west, since evidently most of the drivers entering the circle from those directions can't read a yield sign at all !!!!!!!!!!!!!!!!!!!!!!!!!!!!!
- A better down-town area. More landscaping. I love the work that has been going on with several of the parks.
- More employment and education opportunities for not only ourselves, but our now adult sons and their families. It would be nice as well to have more "green space" to walk/play now that there is less/no access to the mountains above us. We all need places to get out and relax and regroup as individuals and families.
- connection to other parks of the city including parks, jobs, cultural ev3nts, resturants, and shopping
- More restaurants and less growth, and better streets.
- Manage the growth
- Encouragement of independent businesses on Main Street Better access for bikers
- A better library system like Salt Lake County.
- More land preservation and recreation.
- Revitalizing State St. Area West of the Freeway
- Have the library part of the Salt Lake County library system or develop a Utah County library system that is just as good. It would also be nice to have a Winco in Lehi so we don't have to travel down to Orem.
- Clean up the trashy areas (and there are plenty of them). PLEASE PLEASE PLEASE keep the sides of the new trails trimmed and looking good. It got to apoint last year that we could take our kids on them because the weeds were so high and FULL of wasps and bees. This is a threat to our children's safety, especially those who are allergic to stings. Not only that, it makes the trail look really crappy when it's all overgrown. Another thing that would make it better would be to start developing the area that's called Lehi Pointe (I think). Bring on the shopping and restaurants!!! :)
- Better Roads
- I would like to see more shopping areas closer to my home. I think it would be great to have neighborhood clean-up activities for the older neighborhoods in Lehi. Those neighborhoods give the city the feeling of being poor and run-down.
- Better Library Book Selection!
- Keeping the small town feel

- Lehi politicians keeping their promises, more representative city officials, preserving communities, more shopping & restaurants close to Thanksgiving Point.
- need better water pressure in Ivory Ridge - improve thoroughfare access - too many - --
- long, interminable 25mph thoroughfares, too spread out and poor north south access - police too aggressive in the painpoints such as 1200 E.
- The construction projects will make great improvements but it'd be nice to be construction free for awhile!! But i think there is just a lot more in the future. :) Also more shopping in Traverse Mountain. And because it is so big a better forum for communication. Oh-is it possible to have 2 rec centers?
- Improved infrastructure (better roads, utilities, etc), additional business and industrial growth. More comprehensive library would be nice.
- additional shops, grocery, retail.
- more parks
- Less road construction and a better high school.

More restaurants and shops

- MORE PARKS. This city is primarily full of young families that are growing rapidly. Public parks that are interactive and updated are essential to keeping those families here. Right now, we have to drive to find a park worth going to. Wouldn't it be fantastic to have a park like Pleasant Grove's Discovery Park right here in Lehi where there is so much growth? In my neighborhood alone there are 4 grassy areas set aside for drainage. What is stopping Lehi from putting up a playground there instead?
- more sidewalks, bike paths, updated parks, cleaner streets, more beautified main street, improve city ordinances or enforcing ordinances in regards to fencing, yards, trash, broken down cars, visable "junk", more safety and educational workshops or systems or programs for the public on safety, family, drugs, violence prevention,
- A temple in Lehi and more shopping & restaurants near W Lehi.
- Keep more of the open space
- Better schools
- A much better library!!! More parks.
- more parks and running trails, more retail space next to traverse mountain, more recreation
- We need more retail development in north Lehi!!! It's a long drive anytime I need to go grocery shopping or get a hair cut! We also would love a middle and high school in our neck of the woods.
- Commercial areas
- Stop trying to force an agenda on Traverse Mountain. We are sick of the developer and Lehi being so onsided. I once attended a meeting, I heard a council member say their job was to protect the rights of the developer, your job is to listen to your citizens. We dont low income housing in Traverse Mountain
- I don't think any taxpayer money should be spent on downtown beautification.
- Improve road conditions
- more bike, walking paths, parks, pedestrian shopping
- A new really great high school!
- LESS people!!!

- Keeping Low Income Housing/Apartments out of Lehi.
- less high-density housing
- Splash Parks!!!! PLEASE!!!! Every parent I know wants splash parks and we all drive up to Herriman to go to theirs! Nice park in Jordan Willows for older kids not just the toddler one on the end of 400 south.
- more parks in the north east bench area, better traffic control on main street
- improve the library have the police patrol housing areas, we have lived here two years and seen one patrol car in our neighborhood!
- Park in the northeast section of town. More tennis courts. Finish old streets and complete sidewalks in Lehi older areas.
- Adequately light, beautify, and maintain the numerous walking trails and parks. The small south trail at approx 800 w and main is particularly upsetting in this regard.
- Controlling the building going on.
- Less rental property or at least spreading the rental property between longer term residences.
- Lower taxes.
- We wish we had closer grocery shopping & other retail options available near our area (Thanksgiving Point). We would also like to see a new high school in the future.
- I would like to have quicker access to shopping of all types, groceries, clothing, etc. I would also like to have more local entertainment. I would also like to see a decrease of homeowners associations. It seems they are inevitable whenever you buy a newer home.
- They charge a lot of money and don't provide a lot of value. Extending TRAX to Lehi would be nice too.
- more parks and maintenance on the parks that we already have
- some better roads. Main street west is falling apart.
- A nice downtown area where you can go and "hang out" on a nice summer evening. I moved from Boise and they have a great downtown.
- More Pocket commercial spots Better Traffic flow
- less traffic on main street so the historical shopping area can be more pedestrian friendly
- I like the fact that Lehi is Unique and would like it if they stayed that way, by not doing what every other city is doing.
- More Commercial Options/stronger tax base Get rid of the speed traps (every street does not need a 25 mile per hour speed limit!). Arterials do not need to be 25 mph.
- Better education opportunities for high school students.
- Small community feel
- If people were mandated to clean up their yards. (Much like the hoarders ordinance Orem City is doing.)
- Wider variety of retail shopping, better public transportation
- planned growth. more or improved parks/recreation opportunities.
- more parks and recreational opportunities
- Additional nice dining establishments and shopping.
- More bike and walking trails particularly in the northeast end. We have very few parks in this area of town too.

- Better Roads
- Additional shopping opportunities.
- No mink farms :)
- less zoning restrictions on local businesses. More police officers
- Shopping
- MORE SIDEWALKS!!!! BETTER DRIVERS
- More variety of food/shopping. KEEP THE HOUSING far apart with land. We like it that way!
- Sound walls on I-15
- I believe that all cities SHOULD have a soul. Most of the suburbs lack this..we currently have one, but it is falling into a state of disrepair (Lehi Main Street). I believe one of the main focuses of this project should be to revitalize our downtown area.
- I live by Thanksgiving Point, and I think that area could use some type of grocery/retail store to meet the needs of residents in that area.
- Slow the growth, Make utility rates and taxes more competitive with the rest of Utah Valley..
- Update Main Street. Change agricultural zoning laws to get rid of mink farms. PLEASE!!!
- If Pioneer Crossing didn't get put up in my backyard (or at least if I got a sound wall installed)
- More parks, walk ways, trees. Recycle pick-up weekly.
- Aggressive mosquito abatement.
- if it stays quiet and rural
- I cannot stand the no parking on the sidewalk rule. With kids, I prefer to park on the sidewalk side so I can get them out of my vehicle safely to a sidewalk rather than having to cross the street with them to get to the sidewalk. We also need a variety of dining and shopping areas. We are so limited for shopping and I mean shopping like groceries, clothes, not huge name brand stores that the community cannot afford.
- Better overall maintenance of our area (parks, roads, sidewalks).
- A greater abundance of shopping locations
- Useful public transportation (I'd have to walk four blocks to find a bus and I live right near a central business area). More parks.
- More street lights in my neighborhood (Jordan Willows) AND fix the existing ones that are broken.
- (1) Fewer stinky mink farms
- More awareness of what city is doing/planning. How to get involved, what is the mayor and city council doing?
- A Winco store Fun restaurants on Lehi Main (old downtown)
- More parks, movie theaters, fun things to do.
- More East - West roadways.
- Dog park. we need a dog park!!!!
- Improved roads and more shopping centers.

- 1) A city council that was elected based on regions of the city versus current "at-large" format. 2) A smaller more transparent city government, and 3) A city government that spent my tax dollars on core activities: fire, police, infrastructure and got out of providing services that the private sector should provide (e.g., Lehi Power, Rec Center, Golf Course, etc.)

- More running trails that connect to those outside our city limits, greater variety of ethnic restaurants, less windy :) , roads that aren't full of potholes

- Lehi Main Street needs. Compared to other small cities, Heber City, Vernal, even - - ---

- American Fork, it looks like an abandoned main street. We feel there is a lot of room for improvement, and lots of potential to make the old homes and old buildings on Main Street more attractive. That would also add to the Lehi history and would be a good post card to welcome visitors. The city should not permit any more car related businesses on Main Street, like mechanics, dealers etc. We suggest you give a tax break to new businesses that would like to either relocate or revamp the appearance of their property, at least some more trees. The very old and historical buildings need to be restored or at least painted. The Lehi old Hotel looks like a halloween haunted house. Some old resident homes also need to clean up their front yard because it gives the city a very trashy look. Kohlers could also use a revamp. We know that all of that cost money but we feel like Lehi has all the potential to be a very attractive city. The mortuary is more attractive than most of the business on Main Street. The Reams store, although traditional, also looks very trashy and could use a lift on its appearance and parking lot. In summary, downtown needs a major revitalization. Last but not least, Lehi desperately needs a shopping center or shopping mall.

- Attracting more businesses, especially high tech businesses. This will in turn generate housing growth and more amenities for the city.

- Better library.

- Needs a better speed limit

- We would like to see main street revitalized.

- Lehi is far behind in technology. Services like UTOPIA could feed places like our schools and businesses information at an exponentially faster rate. Also, Lehi currently has no incentives for the use of alternative energy sources. Most of these are even banned for use in many areas, which they shouldn't be. Many people want to make responsible changes and can't.

- Handling the growth Preventing one area from becoming a high density area

- limit growth

- Completion of construction and fixing the really bad roads with resurfacing treatments.

- The balance of progression with a small town sensibility. I want to be able to have a walkable downtown area with assorted local business, be able to have backyard chickens, open public spaces/parks, and I would love to see Lehi be more walkable and bike friendly. We live close enough to have access to most of the big box retailers, we don't need more.

- Road maintenance.

- Sidewalks and walking paths so that we can safely walk around the community and walk to the shopping centers

- Less dense development. More development that keeps a "small town" feel

- To have more shops, restaurants, grocery stores, gas stations, etc.....
 - Add'l shopping / restaurants
 - Protected open spaces. Ordinances controlling obtrusiveness of business and lighting (i.e., don't make Lehi look like one giant sparkling parking lot at night, like, say Draper).
 - A network of jogging/cycling paths would be nice too.
 - More single family house holds
 - Improved city streets and freeway access.
 - Road infrastructure supporting growth, especially near the i-15 onramps and exits.
 - More trails, more trees, an updated main street area.
 - If more land was developed so there would be more shops, restaurants, grocery stores, shopping, etc....
 - Leave the rural feel and not build in the open spaces.
 - Clearly defined spaces for retail and residential. More trees in the newer parks. - - ----
 - Representatives from each quadrant of town who represented the unique needs of his/her specific populace. More employment within city limits.
 - More commercial businesses especially in business parks and main street. I feel that - --
 - Lehi has the perfect opportunity to have a popular downtown mainstreet such as Park -
 - City or Pearl Street in Boulder Colorado. I understand traffic is a big issue, but with all the options for different routes in the near future main street could be a wonderful attraction.
 - bigger rodeo grounds. Clean up main st. Looks a little run down- like where porters is.
 - A grocery store close to my neighborhood, Pointe Meadows, in North Lehi
- Continued road improvements
- Better upkeep of yards in the community, improvement of the look of main and state street - many of the buildings look old and run-down, a grocery store closer to the 2100 North area.
 - More local shopping, restaurants, parks -- especially in Traverse Mountain... we have - NOTHING by us
 - If Main Street were cleaned up and had new shops.
 - more shopping
 - more east/west arterials
 - hmmm...
 - Some more bigger store that aren't near the homes and downtown. Close but not too close.
 - All the construction around our houses were done!
 - increase speed limit to 35 in non-residential areas. Finish construction. It is getting - ---
 - very old to compete with all the dump trucks.
 - Less construction. More Parks!
 - To have road construction finished!
 - Maintain that small town atmosphere. Severely limit high density housing. More open space with wildlife habitat. Especially along the Jordan River.
 - A closer grocery store. Child safety precautions on the new Mountain View Corridor by North Point Elementary.
 - more single family homes and less apartments

- A decrease in wind or an increase in windmills. I would live to see many more along that northern horizon.
- Larger homes
- no more mink farms that smell horrible
- Upgraded roads and better freeway entrances and exits
- Somehow keep the small town feel, but have smaller grocery stores, restaurants, etc.
- Contain growth
- When road construction is done. More parks and activities. eg.. Blackridge Reservoir in Herriman.
- Preserving our natural lands, controlling growth and limiting apartment complexes.
- more shopping areas in Northern Lehi, i.e. by Thanksgiving Point
- There is really only one shopping center and that is actually in American Fork. I typically got to Saratoga Springs to grocery shop because Lehi only offers two grocery store options. The city could benefit from the taxes used if they had a few more commercial options within the city available.
- a closer grocery store
- Revitalization of downtown
- The roads are a mess. So many bumps. The holes left when putting in sewer and water lines , couldn't they be level?
- I can't think of anything off the top of my head.
- Less construction, More green space, parks and schools and a few more small, locally owned shops
- if the different areas felt more connected. I think if you do that in a physical way (connecting trails, bike paths, etc.), it lends itself to really feeling like a community and not just another suburban sprawl
- I believe an alternative to the large shopping area in Lehi / American Fork. That is a great place with a lot of options, but a closer grocery store would be nice. Better lighting in residential neighborhoods, sidewalks for some of the major streets, and improved parks.
- Better, larger library system. Not so much wind ;-)
- Keep it the same. Obviously, growth will happen, but keep putting in houses, not apartments. Keep the houses spaced, keep the roads wide.
- encouraging (or enforcing) more laws in residential areas like illegal vehicles, home maintenance standards etc.
- I think having a growth plan and some growth boundaries.
- Its great right now, we just need to grow modestly.
- More shopping closer to home, more parks close to home
- A more connected trail network (e.g. link the Jordan River Trail to other regional trails), more parks, community events (farmers markets, fairs etc), higher density/TOD around planned transit.
- Something for teen boys to do instead of get in trouble. I recall taking my sons to a piece of land to clean up, and get ready for a skate park that never got built. We also don't have anything like the adventure park in PG. I think it is even illegal to fish at the mill ponds. We could decrease crime in the community by having structured activities

for boys, and young men. Do we need 3 basketball courts at the legacy center? You could play basketball anywhere. How about a racketball court or 2 instead. If there is an intersection that has a 4 way stop couldn't we just stop the least trafficked directions?

- Retaining the small town feeling.
- Not having huge roads go through the city from Eagle Mountain, etc. Keeping open spaces and farm land in the city. limit the number of apartments and other high capacity living structures.
- better water :) (not necessarily the taste... but it's just hard water that stains my toilet and bathtubs... as well as cement and house)
- Keep farm land and greenspace
- Multiple lanes both ways on Main Street. Exit from Pioneer Crossing to Jordan Willows.
- more shopping opportunities, North Lehi be treated the same as old Lehi
- More great places to shop
- Keep the small town feel.
- Keep the construction down and improve what is already here.
- 1 - A really good, extensive library. 2 - If cops would quit hiding out in 'catch you' areas and concentrate speeding control in areas that have frequent accidents and/or problems. 3 - Less high density housing (we have adequate high density options already). I worry that if we continue high density housing, the future of Lehi will have owners/renters that don't care too much about their property. That attitude tends to bring in more crime, and less focus on education and community. I grew up in Salt Lake area and watched this happen to West Valley and Taylorsville. I don't want Lehi to become Utah County's problem city. 4. I love our parks. They seem very well maintained and planned. Thank you! 5. Keep up on winter road pot holes. I know it's hard to stay on top of them, but they are so dangerous. 6. Lehi City is known for being difficult to build commercially - being slow and ineffective. We have amazing commercial potential (high quality, and long lasting businesses), but we are losing interested companies because of our 'small town' focus and slow processing/approval. I'd love to have people with great vision helping us grow. Lehi's growth is inevitable; If we try too hard to stay "small town" we will end up with poor commercial interest. This in turn effects how residents feel about their city and discourages longevity for residents.
- More retail options (small local businesses and not so many national chains), better public services (i.e a better library), substantial investments in parks, parks, and more parks/outdoor space, summer community activities, concerts, farmers markets, etc... a little more control on the growth. while I enjoy having more businesses within 10 miles, I am concerned with the rate of speed that things are growing. I am also concerned about the growing crime-including vandalism & theft.
- If homes were on larger lots - 1 to 5 acres at the smallest
- Clean up the city. create a sign ordinance to outlaw pounding in two "t" posts and stringing a banner between them. Ugly Ugly Ugly.

Question 9

Is there anything else you would like to share to help us plan for the future of Lehi?

- Put in a couple SPLASH PADS throughout the city.
- To manage growth, it is time to move away from the agricultural model. Lehi's geographical position straddling I-15 and its central position on the Wasatch Front between Provo and SLC make it ideal for increasing value with great retail and residential opportunities. Please encourage that growth in attracting businesses and commerce to Lehi along with protecting residential that is removed from commercial and industrial so the small town feel is preserved. Lehi can be in the center of it all!
- Lehi is growing fast and it seems as if there is not enough planning happening to accommodate the development. This city can be magnificent if we put in the appropriate planning measures and make it that way. Look to Highland and Alpine for examples on how to make this happen. We can make it even better.
- There is a definite lack of parks seen on the general plan of Lehi in the North East section of Lehi. Many people want to live in this area because of the IM Flash plant. However, it is lacking quality park space and recreational areas to do many things like baseball, soccer, etc. Many of these parks are being built out West. Lehi should add more parks to the East.
- For office parks, don't force grass and unnecessary watering. Look into xeriscaping and other options. A lot of the cities to the south have wasteful planning for the sake of beautification. Let's think different and be unique in our conservation, yet beautification.
 1. Improve street lighting in downtown residential areas.
 2. Add safe bicycle and pedestrian access to the two new transit centers; plus bicycle racks.
 3. Create a master plan for encouraging positive mixed development along the State Street corridor.
 4. Create a repair/maintenance program for existing sidewalks downtown, plus add more curb and sidewalk to gravel areas.
- More bike trails and more parks, please. Big box retail is fine as long as it is kept together near the highway. Professional office space large and small is great for employment opportunities. Try to preserve the open space up by the mountains and by the river.
- It would be nice to have a long term goal to build an additional recreation center on the east side of the freeway. The recreation center seems to be able to support future growth.
- When I attend the recreation center it seems to fully utilized.
- The massive increase in high and medium density housing is destroying the appeal of Lehi. There is also no concern for the developed future. Even this need to address a general plan shows that Lehi never had a plan to prevent the patchwork it has become.
- Townhome,condo's,duplexes usually in time become low buget rentals with drugs,crime, and other stuff. Do we need that?
- We are no longer a farming community. We need more suburban/urban amenities.
- Make main street and 100 South one way streets somewhere from 500 West to near the high school to help eleviate traffic on Main street and allow more curb side parking for the small businesses. This would also help create room for improving the landscape on Main Street
- No

- We need a better sewer system. The costs are way too high currently.
- Bridges over the canal/ stream that connect neighborhoods with the planned trail/ Trax corridor from Shadow Ridge. As it stands, it looks like the only access point to the trail is in front of Cabelas.
- We think that people should logically do what is best for their property and the property around them. We also think that the people, not the government, should be making those decisions. Less government intervention.
- What you guys did to Vet's park is a HORRIBLE! waste of space! Taking away the parking was not a smart thing!!! I, as a resident, am SO mad about this! Lehi lost a little bit of it's hometown magic. The "rustic" feel of Vet's Park is no gone forever. Thanks a lot Lehi Government!!!
- The North East area has very few parks. We need more parks.
- No, but I like that this survey was put together. Good job!
- Maintain the trails! Has anyone looked at the new one by the rail tracks lately? Let's attract the right crowd.
- I would love to have a park around 1200 E. 900 N.
- Please consider the transportation needs along 1200 West. It will be a major throughway between the Timpanogos Highway and 2100 North. We would like to see a 4-lane (2 each direction) road with an increased speed limit. We would also like to see more master planned communities in Lehi.
- Due to our proximity to SLC and to attract professional businesses to this area, beautiful surroundings, easy access are key to success
- I am against low income housing in the Traverse Mountain planned community! This is supposed to be an upscale planned community, let's not trash it!
- Lehi has neglected for far too long the 'grouping' of like businesses or residential or agricultural zones. Driving almost anywhere in town, prior to the large tract developments, one can see all types of construction. I would favor a concentrated effort to aid mass transit, in all forms, within Lehi. Parking access for carpooling, sufficient parking and safety included around our eventual access to the FrontRunner and Trax stations, and bus routes to serve these would greatly aid the image of Lehi.
- I notice that for almost every block there is a church being built, but I don't see gas/convenience stores and/or supermarkets being built in areas with a lot of housing. We live close to the Northern Elementary School, 1500 North, and no supermarket for as long as we live in that area (7 years!!!).
- Senior Housing
- The best spot for restaurants is near the office development around Thanksgiving point and east of the freeway by Cabella's. Overall cleanup along State Street would be really nice. The first impression of a visitor to Lehi is getting off the freeway and seeing all the junk along State and then it gets a little nicer once you hit AF
- Please take every chance to improve our local infrastructure. Many of our roads are in poor shape. Public transit options will be a plus. Good job on attracting so much business over the last few years. Now that we have Pioneer Crossing, we should be able to upgrade Lehi Mainstreet and make it a nice place to go.
- It is always good to look for new opportunities and look for ways to expand and grow but please remember that many residents love Lehi because of the small hometown

feeling. If we grow too much we may lose that close knit feeling. We live here because we don't want to live in SLC or Provo where it is so busy. Continue to grow and look for new opportunities but keep the small town feel. I'd rather drive for my needs rather than lose the small town feel.

- Need to make sure we have water, roads, and other facilities in place before growth gets out of control
- Need more infrastructure: Sam's Club, Outback Restaurant, Red Lobster Restaurant, Sizzler Restaurant, Village Inn Restaurant, downtown IHC Emergency Medical facility, doctor and dentist's offices.
- Due to population growth Lehi's infrastructure has suffered growing pains. Limiting growth until competent plans as well as infrastructure upgrades are a must to maintain the quality of living associated with Lehi.
- Please do everything possible to keep the small town feel. I do feel like the Traverse Mountain and Thanksgiving Point areas are in Lehi but not of Lehi.
- We should keep railroad and Trax stations for business and commuting purposes rather than retail.
- There are so many talented artists, in all forms of media, that live in Lehi, please try to encourage and enable a better, more active, art council.
- I would be sure to plan for further expansion and growth. I would consider determining a number of single homes, small lots and single home, large lots to build in the present Lehi and every other option stated above, in order to maintain a healthy balance of all of the different businesses and homes and office space and agricultural land.
- I would like to see the speed limit along 1200 East to be reevaluated. It is a three lane road with parking on both sides. It should be more than 25 MPH.
- Widen the west end of main st. add sidewalk, bus route on main and pioneer prkwy
- Don't kill the ambiance of what makes Lehi what it has been for all these years. We love the small hometown community feeling with more open spaces and less residential growth that crowds our streets.
- I think that the farms/and land property help keep Lehi with the small town feeling. With this feeling, it's calm and nice to be around vs the hustle and bustle of Salt Lake County. I would like to see an improvement with the library systems out here. Thank you!

Lehi's been a great city! Keep up the balance Family Friendliness and Highly Quality Business.

- please increase the water pressure in Ivory Ridge
- More representative government for the areas described above.
- Like to see growth plans!!
- We spend a lot of time at Highland's splash park in the summertime. One in Lehi might be beneficial.
- get some of the advanced track classes into the Lehi schools, the advanced elementary children must be schooled outside of Lehi, lobby to bring the mandarin chinese immersion programs into our local schools,
- Expansion and development are good, but I would like to see Lehi maintain a "small town" family community look and feeling.

- We lived in Riverton during the time that they were updating their downtown area. - -
 - Both they and South Jordan have done a wonderful job in making their downtown areas appealing. I suggest you look at them for ideas.
 - Zombies
 - listen to people in North Lehi, we deserve to have a voice and opinion also
 - Honestly, we have considered moving to places like Daybreak where there are updated parks and recreational areas that are more family friendly. Lehi is full of families but I don't think that families and children have enough places to play and be together. The areas near us are either outdated parks or owned by HOAs and are private. The revitalization of downtown is great- and needed- but please don't forget your neighborhoods that are bursting with young children who have only their front yards to play in.
 - PLEASE stop any low income housing (or any apartments) from going up in Traverse Mountain. It is valuable land and should not be put there. It would be totally out of place and would drive a lot of the community away.
 - Fix our streets! Quit worrying about accomodating the "new comers" and take care of what you already have. The big dips in the roads are rediculous. Fix the roads properly-- instead of just adding layers, cut the top off and resurface it. That will take care of part of the road problem...fix what we already have!!!
 - Please make decisions looking forward for the long run and dont sell out our community with low income high density housing.
 - I would love to see a Costco out west and a movie theater. Also would love more restaurant options out west.
 - increase speed limit to 35 south of Pioneer Crossing on Center, 5th W and 11th W. traffic light on 5th W and State Hiway
 - Need a couple more parks - one in northeast Lehi and another where they are lacking.
 - The more shopping I can do in Lehi and environs is great. The less I have to get on the freeway the better!
 - I would love larger residential lots (1/2 acre +)
 - Please please please get rid of the standing water in the ponds off of 1900 S. This causes a severe mosquito/bug problem close to homes and makes it so we can't go outdoors and enjoy our beautiful community.
 - Please revitalize State Street! Maybe re-zone to retail or commercial
 - Limit growth, don't turn Lehi into West Valley.
 - Although I think it is necessary to have some big box shopping I think it is important to limit them on where they go and how they operate in order to maintain the quality of life that those who are already living here have and enjoy now.
- It is great to develop Lehi, but seriously...we desperately need another JR High and High school. Lehi Jr. and Lehi High is ridicuously overcrowded and old and in need of updating and repair. So much of our property taxes go to the Alpine School District, our kids deserve a good school and good education.
- Areas in north Lehi need to be better maintained. Parks are generally trash filled (no trash cans available), sidewalks are overgrown with weeds, and streets are the last to get cleared after snow. North Lehi brings in a substantial amount of tax revenue, please don't neglect it.

- Please keep Lehi a nice place to live.
- I live near Pioneer Crossing and do not want any additional retail along Pioneer - Crossing. The Meadows Shopping area to the East and the shopping in Saratoga Springs to the west are sufficient and close enough. We don't want a Walmart (or equivalent) in our backyard when we have two within 5 miles. A better place to put new retail and restaurants would be on Main Street - tear down the old cramped stores along main and replace them with new, nice, and spacious stores. For example, if Porter's Place were replaced with a newly built Johnny Carino's, I would eat there all the time.
- Thanks for requesting input from residents.
- Scale back the size and huge budget of the city to focus on core areas of fire, police, infrastructure, and parks.
- No, thank you for the opportunity to comment.
- I would love to volunteer my branding, graphic design, and marketing skills to the city if needed. I feel that we need to revamp our whole city in order to start attracting more high-tech company. We need to revamp the city's website, logo, etc. We need to stage our city in a favorable light to attract top quality businesses. If interested, please contact me at crystal@inceptionlearning.com.
- I know that commercial use buildings and industry bring money to our city and that is valuable, but I love the farms in our area (northwest area) and I worry about the air quality if we increase the number of homes built in the northwest area. I'm sure that change will come but I'd like to see Lehi stay true to it's roots despite that change.
- No more landscaping in the Lehi Parks with rocks
- Move into the future. Embrace concepts like LED lighting to save power and maintenance. Bring in some form of internet service like UTOPIA to feed our houses, businesses and schools like American Fork has. And repeal ordinances and codes that prevent citizens from using alternative forms of energy for their homes and businesses.
- I would prefer for to Lehi avoid condominiums and high-rise apartment buildings and stick with small and large plot single-family homes and nice townhomes. Orem and - ----
- Provo and Salt Lake city have plenty of apartments and condos. Lehi should support the existence of farmland and the agriculture industry.
- More promotion of local amenities such as local businesses, museums, etc.
- Let's get Lehi more developed and up to date with the current year of 2011! There is plenty of land that can be used for parks, trails, homes, apartments, condos, shops, restaurants, etc...etc....!!
- I'm an amateur astronomer, I am very concerned about the possibility of development bringing increased light pollution. Lehi still has a fairly dark sky--please take steps to keep it that way, such as requiring lights that are on all night to be in full-cutoff fixtures, and restricting excessive lighting that wastes energy and causes glare.
- Yes, since light rail has been in the building process. the trains still blare their horns (even though the cross-walks across the train tracks have been barricaded). Please get in touch with Union Pacific and ask them to stop blaring their train horns-no need as there aren't any crosswalks. Thank you.
- we love the legacy center but wish the neighborhoods had more parks with trees and tree lined streets. Also, we love to bike and hope there will be more biking trails that are

safe and picturesque. A splash pad like highland city has would draw lots of people to Lehi, I go to Highland almost daily in the summer for their splash pad!

- Don't build out 2300 West. Leave it alone.

- Lehi is beautiful but there are so many planned communities going up that look like cardboard boxes on very small lots. I'd like to see Lehi preserve its natural beauty and rural feel and update Main Street and add new shops. Historic sites should be preserved or renovated to be made more attractive. Some of the old downtown needs to be completely gutted. I'd like Lehi to make a good first impression.

- PLEASE NO HIGH DENSITY HOUSING NEXT TO TRANSIT, PARK AND RIDE LOCATIONS

- Whatever happens please make the roads large enough to acomodate the growth.

- Avoid high density housing. You will create public risk issues and will destroy the small town community feeling.

- The county has a lot they have sat on for years now it's plowed over and they are putting in a huge parking lot. There is no park there and I can see no reason to have such a large parking lot paved there. I would like to see them put in more grass and less pavement. The lot is between 2600 N and the south tip of Thanksgiving Golf Course.

- There needs to be some safety measures for North Point Elementary Students who have to cross the new 2100 North Connector/Freeway.

- We urge you to not sell us out to the highest bidding contractor. We didn't settle here to become part of a ghetto. Have some integrity in your planning.

- I enjoy Orem, because I grew up there, but please try not to make us into another Orem.

- It is a disaster. There is no spirit to the city. It is a large shopping center spread out where-ever there are streets.

- Please keep the image of open spaces in Lehi. Nature and preservation is very important!

- As I said in my answer to the first question, I love the feel of this town and I want it to continue to have this feel to it. =>

- No industry, light or general.

- I'd like to have an easy to see plan/layout on line for places that are already under development. I'm really curious about what the near future holds.

- Keep Lehi a nice place to live!!

- Please be thoughtful in your plans for growth, We moved here because of how great - -

- Lehi already is. and as the saying goes "If it aint broke, don't fix it". We would also be very concerned with any high density living or industrial developments. We should try to bring in professional businesses like how you did a fantastic job at encouraging Adobe, Microsoft, etc. Not Industrial, or other type of commercial businesses. and please be extra cautious with high capacity living developments (like apartments, condos, etc.) I've lived in several places where new ones went in and within a couple years property values of existing residents near by plummeted, please don't do that to your current residents.

- No.

- With I-15 cutting us in half and now pioneer crossing and 2100 north dissecting us, please dont bring high density housing aroundt the train. that will add more congestion.

- Please be conservative in our growth, and also, if Apartments come into the city they should be nicer ones that will reflect and attract the great lifestyle and kind of people we want to be known for.
- I am worried about 2100 N being right next to an Elementary. I think a lot of safety precautions should take place in that area (whether it's cops, crossing guard, etc).
- Definitely keep the Jordan River as free of business/residential as possible. No one will ever regret having trails/parks/wildlife next to the river.
- I would love to see a super target or smith or fresh market(NOT WALMART) closer to the Thanksgiving point area. Sometimes it's too far to drive 'down town' to go to target or fresh market when you need to quickly pick something up. We need something closer to our community on the north end of Lehi
- keep the agriculture of Lehi and wide open spaces.
- Yes. When property is zoned it is absolutely irresponsible to zone mink farms next to residential areas. Either require mink farms to relocate or do not allow residential developments next to mink farms. The two do not mix. It creates unsanitary and smelly living conditions.
- Put industrial or commercial next to freeway. let's avoid ugly ugly sound walls.



ONLINE RESPONSES TO QUESTIONS WITH 'OTHER' & 'COMMENTS'

QUESTION 3

What should be the most important focus areas for Lehi as the City grows (Other)

- Better High School
- Making the placement of parks fair/equal throughout Lehi
- Keeping low-income housing projects out of Traverse Mtn.
- Wind Powered Energy
- Less cheap subdivisions
- Parks and trails
- Get rid of the "good 'ol boys" club mentality in High School sports!!!
- Noise & traffic containment
- parks in northwest lehi
- Providing Affordable Senior Housing and Enforcing illegal immigration laws
- Overall cleanup. State Street is an eye sore until you get to the shopping area in AF
- Maintain quality infrastructure at reasonable cost (ie, electric, water, roads, snow removal)
- Bring Wells Fargo back.
- Properly zone land uses in different areas. All types of land uses positively contributes to the community feeling.
- better water pressure in ivory ridge
- A New High School
- I am sure this falls under rec activities but I want to stress more, updated parks!
- Put a moritorium on growth for a few years (5 or so)
- Consider the negative impacts of Low Income Apartments. Dont sell us out!
- Economic Development and reducing spending/taxes.
- Add an additional high school to the Lehi area
- Traffic issues
- The city is responsible for putting houses too close together and that has caused many ground water problems in nearly every home in this subdivision. Lehi City needs to be certain to follow the codes pertaining to home building and be diligent in making sure the builders put in French Drains around the homes. I don't know what you mean by protection of existing neighborhoods, but I had a disturbing experience of being followed and trapped in a parking space at a storage facility here just off of 2100N and Point Meadow Dr. The company didn't have camera's on their parking lot, but I don't know if they checked all the camera's to see if they picked something up. But because the guy was driving a rental car, I was made to understand that it was just a class C misdemeanor and nothing would or could be done about it without a warrant. And that was upsetting to me, and even if I don't get to know who it was that did that to me, I'd

sure like the police to know who it was. The license plate # was Z00 8SU and it was a white SUV. It was rented from AEN Holdings and was specifically rented from Enterprise in SLC. The date was Jan. 26th between 9a.m. and 10a.m. But I also want to thank the officer for what he was able to do. Also, I don't know what you mean by Growth management.

- Larger housing
- DOG PARK
- Do not tear down Historic downtown Lehi!
- Roads, Infrastructure, Police, Fire and Parks
- More running trails, including unpaved trails
- Continued expansion of light rail southbound (to Provo).
- Get rid of the mink farms located in residential areas, or do not zone residential areas around mink farms. This is very poor planning.
- Keep out high density housing.
- No high density housing.
- safety for North Point Elementary students near the Mountain View Corridor
- Look at the city of Portland and incorporate some of their ideas.
- Limiting Apartment complexes.
- Plan for the future. The sewage treatment plant and sewer systems need to accomodate all whom live there. Power, and water. curb and gutter the whole street if we are going to do most of it anyway.

QUESTION 5

**What types of activities and amenities will bring you to downtown more frequently?
(Other)**

- a SPLASH PAD
- Don't put it trees and flowers that are not meant for the desert. When you water in the city, half of it ends up on the sidewalks. Please plan wisely.
- Downtown revitalization does not work. Look at how much money Provo has spent on downtown development. Center Street and University avenue still look as though business has no interest.
- Parking
- Lehi is not a resort town. It's going to be hard to get people down town when there is so much big box shopping all around us.
- better parking options
- Main Street is so narrow, crowded, potholed, and shabby looking that I hate going down there.
- Make Downtown more pedestrian friendly. See Provo Center Street. Can you provide incentives for "buying Lehi"
- the downtown look is turn off for tourists. no biz survives in that area.
- more parking
- The types of shops we have are ok but the quality of the buildings and the attraction of the buildings themselves are in need of help
- An art gallery showcasing Lehi only artists.
- public transit
- more parking, better shops and dining, less traffic

- city days with discounts and no traffic down Main street for a few hours at certain times, make it more of a walkable community
- Parking on Main Street! I don't like going to any businesses there because it scares me to park on the road!
- small businesses--no chain retailers
- change timing on traffic light at main/center street it seems like it makes you wait 3 minutes
- walking areas that I am not worried about cars hitting me.
- DOG PARK
- Something like the Discovery Gateway in SLC would bring TONS of people
- adequate parking
- better parking
- I don't care for the revitalization project
- Farmer's Markets, live music venues
- Widen Main Street. Traffic is too heavy.
- LED streetlights (doesn't attract bugs)
- Another city gym facility with more parking (besides Legacy Center). Since Legacy Center is shared with the high school, a 'true' city gym (dedicated to residents) would be great!
- A Splash Pad!
- Festivals would be great, Lehi is missing a unique downtown celebration that so many other towns offer. I know we have Rodeo days, but something rare and unique to set our city apart. Foam day is a great start just need a little more!
- Wider road and parking
- slow down the traffic on main street. It seems 95% of the traffic there is just trying to get to Eagle Mountain. Make it a place that you choose to go.
- Recreation (extended or additional centers)
- not much...most of what I need is elsewhere
- We already have a lot of great stuff going on in downtown, we think the only deterrent really is traffic

QUESTION 6

Would you be supportive of encouraging a mix of high density residential and commercial development in the areas surrounding the future FrontRunner and TRAX transit stations? (Comments)

- No high rise apartments - we are not SLC. Shopping would be fine.
- Mainly commercial and well done residential with restrictions
- Must adhere to CPTED Principles (Crime Prevention Through Environmental Design) to avoid created an environment conducive to criminal activity.
- Not sure. It depends on the target audience for the high density residential.
- I have already seen this plan being developed in West Jordan. The way it is laid out, I expect more crime and less "community". I have already experienced UTA's promises to do one thing just to obtain city approvals, only later to renege on its obligations. UTA can talk the talk just to get approvals, but UTA doesn't walk the walk.
- Yes! Copy Gate way for that area.

- But not at the expense of the people and businesses already there.
- I don't think tearing up peoples homes and life for a train is good.
- No government subsidized housing...
- Why fight it...let's plan the growth and be on top of it so it happens in a way that is good for Lehi
- I live in Traverse Mt-- I love the idea my husband can take the Trax to work. I would LOVE to see the area become more self-sufficient ie grocery store, gas station, library branch, but I think the area is wonderfully defined by single -family homes.
- We don't need FrontRunner!!!
- I think Lehi should maintain its integrity as a family farm town and limit the amount of overdevelopment that has occurred over Utah. Example- Layton
- FrontRunner - yes. TRAX - no.
- Those areas are crowded as it is.
- High density at transit stops is the best way to make use of the new mode of transportation.
- Get it here sooner!!
- As long as there is easy access and plenty of parking
- The purpose of FrontRunner and TRAX in my opinion is to help lessen the burden upon I-15 when going to Salt Lake County.
- Commercial development would be great, but not high density residential. Single family residential areas would keep the city more upscale.
- This makes sense however I would much rather favor high public-transportation to/from the FrontRunner/Trax stations. Ensuring that these stations are maximized to its fullest intent is what should be encouraged
- I don't think we need TRAX in lehi fronrunner is fine but not TRAX
- Some where in the middle...Not too much, but some is fine.
- Yes, but only if it would encourage the use of the system and make it easier and more enjoyable to do so.
- Unsure
- not too much high density residential though. That makes the homeowners property value decrease, doesn't it?
- I wouldn't want to see high-rises go in, but I would like to see some controlled, nice development
- Easier Commute for many people is great, but there must be precautions to prevent against crime & quality degradation.
- If there's a response to it. Maybe it would draw more young singles who commute. Right now Lehi doesn't seem like a destination place for that demographic.
- This would also be a great place for a new high school
- not sure
- on a limited basis
- No more high density residential please!
- Just not low income apartments
- If it was tastefully built.
- Residential, yes, commercial, not so much! That would depend.
- I don't know enough about this to make a decision.
- commercial only would be better
- NOT CONDOS

- High density areas seem to turn into slum/crime area after a several years. Take boardwalk townhomes for example.
- I encourage development around transit stations, but keep it low key so we can preserve our community. I don't want what happened to Ogden to happen to Lehi. I feel safe in Lehi and I want to keep it that way. If we get to big we also jeopardize our safety and security.
- I don't want to see anything high-density in Lehi.
- More in favor of medium-density, commercial development near current planned transit stations, not all along the trax/frontrunner lines.
- I would live there!!!
- I support commercial development in those areas but not high density residential.
- I live near the Thanksgiving Point station and I like the open fields. I don't want to see this area get more crowded.
- Residential might come across with a fear of transients, but commercial is good.
- I don't have enough information or understanding to state an opinion on this.
- don't know where that would be
- Makes sense-
- NOT HIGH DENSITY RESIDENTIAL, commercial development is fine
- It needs to keep the open feeling it has. High density means more crime. Bringing a train to our doorstep is bad enough. Lower cost apartments will make it even worse.
- bad idea--creates pockets of crime. Check the failure rate with other cities that have followed that type of plan.
- Protect the existing homes and neighborhood that are already there. They don't want to be over run with high traffic.
- Absolutely no high density, especially at these stations.
- not in the areas already built up with housing
- NO!!!!!!!!!!!!
- High Density residential complexes brings people to Lehi that will scare away the people that make Lehi great.
- This area should maintain the open beauty and nature areas.
- Definitely not a fan of this.
- I don't want excess traffic near my home
- Nervous the type of issues a high density development would bring along with it. So it really depends on the type of high density development.
- Most definitely promote a mix by TRAX and Front Runner stations.
- the train and trax will bring enough "traffic" more people will increase density
- High density attracts mischief
- Transit does not work without ridership. Our planned transit will fail if we don't support it through appropriate land use. This question should not be open for public comment. High density/TOD should've been assumed the day that we decided to include a frontrunner station in Lehi. They go hand and hand. The general public doesn't understand this.
- If housing is going in we'd like to see large single family homes, agricultural development, or parks.
- I would be in favor of commercial developments, but no apartment complexes. It's nice to have people close to frontrunner and TRAX, but generally apartments also bring in the riff raff.

- I think that we don't want to encourage lower income areas to grow around the public transit areas
- don't want expansion of apartments and large complexes
- We already have enough high density (apts, condos); affordable small lot single homes would be a better option
- commercial development yes---NO HIGH DENSITY HOUSING
- commercial development would be ok if planned responsibly, but high density residential around rapid transit would be a bad choice in my opinion. This is Lehi, not State Street in Murray.
- As long as it's just in those areas and not in areas where there are large lot neighborhoods existing

QUESTION 7

Would what you like to see happen in the areas adjacent to the Jordan River?
(Other)

- We have enough cities covering every area with housing or commercial. Let's leave our area open and inviting.
- Do not allow multifamily dwellings near the river.
- The wetlands need to be bird habitats.
- Let the owners decide what they want
- bike trail with restroom facilities
- I would like to see a mix of all of the above. However if present agriculturally zoned areas are re-zoned, I would provide them other opportunities to utilize this land. It seems that there are some agricultural-zoned areas near, around and in residential areas. If these areas are re-zoned to be residential areas, another area of Lehi should be made available to them.
- bike trails
- Unsure
- It would be nice to have a place to walk, run, bike, hike.
- Parks, Parks, Parks
- not sure
- I love the Provo River walkway system. I would love to see a well-maintained trail along the river with parks and green space.
- I road the Jordan River Trail yesterday on my bike and the cracks are getting so big that I don't want to even ride it anymore. I'd like to see those fixed before the entire path needs to be redone due to lack of maintenance.
- I loved Boise's 25 miles of walk, bike, etc. path. It had a mix of single-family residential homes as well as businesses, it was great!
- DOG PARK
- Aggressive mosquito abatement.
- Educational opportunities while walking.
- Dog Park
- Solar walkway lighting for safety and convenience.
- No High density residential!!!!

QUESTION 8

Would what you like to see happen in the areas adjacent to the Jordan River?
(Other)

- Trails throughout community like Highland
- More parks North of Dry Creek and East of the Freeway (Areas A & B)
- Open space preservation
- open space for rec use in the foot hills example 4 wheeling ATV
- There are some wonderful hills behind the currently developed Traverse Mt homes. I think one of the perks of living here should be a few trails into the hills. Lots of open space-- with some moderate inclusion of shops/ businesses in the lower/ southern areas of the section.
- Build a General Aviation airport in area D
- master planned retail and entertainment development
- parks and recreation
- Parks are missing in this area. More trails around Jordan River would be great.
- PUT IN A SUPERMARKET!!!!
- entertainment
- public park
- cultural activities and restaurants, office uses
- Don't get rid of the fields or animal (horses/cows) property. Possibly limit some mink farms???
- Better north/south thoroughfares in A & B
- Second full recreation center.
- Parks and trails
- e. make it more walkable friendly
- Trails, parks
- PARKS!
- parks and paths
- We do not need anymore townhomes or condos in Lehi at all! We need a new high school in area A!
- Splash Parks
- Developed with sidewalks for safety.
- I think A is already business laden. Keep the businesses together. F might be nice to have a mix of homes, businesses and parks. (I really like Boise's Green Belt trail, with a zoo, and so many other fun things to do) C, D and E I have no opinion, I don't live around there. So, I'll let them choose what they'd like to see.
- DOG PARK
- Parks, trails, camp fire areas, MOVING water, LESS mosquito water
- A: JR High or High School; F: Walgreens/Rite Aid type of store
- North State street could use a little beautification/revitalization.
- Trails and parks along the Jordan River
- Let each area decide it's future. Again area representation would help this.
- Beautification of Central Area
- parks & trails
- Entertainment/Dining
- grocery store

- We could use shopping such as a grocery market in the northwestern area, along the new 2100 road.
- Lots of open space and parks. It is nearly impossible to find a place that is not a school to go and spend time with children outdoors. Provide more RECREATION and RETAIL!
- Nature Preserve
- restaurants in A.BC,E.F
- Arts/Dance/Community Center
- Parks and recreation in Northwest area
- Where is frontrunner on this map? How can you ask about where we want to see high density housing if you are not showing where transit will be located?
- Apartments or other high capacity dwellings
- leave as is

