



RIGHT TO FARM ANALYSIS
(Section 18 Lehi City Development Code)

Name _____ Authorized Agent (if applicable) _____

Phone # _____ Fax # _____ Email _____

Mailing Address _____

Name of Proposed Project _____

Address of Proposed Project _____

Purpose:

The City of Lehi values its rich agricultural heritage and values agricultural uses as a component of the City's community fabric, quality of life, amenities and contributions to the City's economic base. The City of Lehi places value on its agricultural areas and the protection and preservation of agricultural land and agricultural activities within the City.

Right to Farm Analysis Required:

All new uses, buildings and structures that are adjacent to or in close proximity to the following uses and activities shall provide an analysis to be reviewed as part of the development approval process indicating any potential conflicts with, or impacts to, the adjoining agricultural uses and activities:

- (A) An existing agricultural area or activity, or;
- (B) An agricultural or irrigation right-of-way or easement, or;
- (C) Agricultural open space or agricultural preservation area.

Minimization of Conflicts:

The Zoning Administrator, Reviewing Departments, Planning Commission and City Council may consider actions and site planning options that may assist to minimize any conflicts between the proposed new uses, buildings and structures and the existing agricultural operations. The goal of the City is to minimize or eliminate, to the fullest extent possible all potential conflicts and to assure a continuation of a right to farm for the existing agricultural use without undue burden on the proposed new development(s).

Right to Farm Analysis Requirements:

The Developer shall address the following issues in writing and identify any potential incompatibilities, and identify actions to minimize possible conflicts:

1. Protection of irrigation access and maintenance of ditches and canals.
2. Safety and protection of the public from ditches, canals, ponds and drainage systems.
3. Safety and protection of livestock and farm equipment movement corridors.
4. Existing and proposed fencing on all agricultural property adjacent to the proposed development.
5. Erosion and soil protection and conservation concerns.
6. Drainage of subdivision areas and designs to minimize the discharge or impact on agricultural lands and soils.
7. Weeds, pests and household pet controls in subdivision areas.

8. Provisions, acknowledgements and understandings by new property owners of farm work hours and that farm operations may contribute to objectionable noises and odors.
9. Screening provisions and landscaping to reduce noise or visual impacts for adjoining uses.
10. Any other provisions that the Zoning Administrator, Reviewing Departments, Planning Commission and City Council consider necessary to protect the right to farm for agricultural uses, operations and areas.

Required Plat Note:

The developer shall place a note on the final subdivision plat stating:

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

Properties Located Within 300 Feet of a Recorded Agricultural Protection Area:

For any new subdivision development located in whole or part within 300 feet of the boundary of an agricultural protection area, (sec.17-41-403 of the Utah State Code) the owner of the development shall provide notice on any plat filed with the county recorder the following notice:

“Agriculture Protection Area

This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agricultural protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.”