APPLICATION FOR AREA PLAN APPROVAL

(Chapter 15 - Lehi City Development Code)

For Office Use Only

File #:_____ Application Date:_____ Receipt #:_____ Planner: _____

Fee: $3,000 + $10 per acre

Name _____ Authorized Agent (if applicable)_____

Phone # (____) _____ Fax # (____) _____ Email Address_____

Address of Proposed Area Plan _____

Mailing Address _____

Financial or Ownership Interest in Proposed Area Plan_____

Other Approvals Required, If Any:

Type of Approval	Date of Application	File Number	Date of Approval
Amendment to Zoning District Map			
General Plan Amendment			
Annexation Petition			
Any Other Approvals Required			

The staff, Reviewing Departments, Planning Commission and City Council must be able to physically identify the property included in the proposed Area Plan. If deemed necessary, a survey of the property included in the proposed amendment may be required by the city. If a survey is required, please submit a copy of the survey and indicate the name and phone number of the surveyor.

AREA PLAN PURPOSE

Area Plans may be presented, as a mechanism to implement a Planned Community designation as identified by the Lehi City General Plan and for applications for a Planed Residential Design project, a Planned Unit Development, and other nonresidential development projects all with an area of 40 acres or larger.

APPLICATION SUBMITTAL REQUIREMENTS

Please read the applicable sections of the Lehi City Development Code, in detail before submitting an application. The following information, at a minimum, shall be included with the application for Area Plan Approval (*additional information may be required by the Staff, Planning Commission or City Council*):

(1) _____ A description of the area to be included within the Area Plan boundaries, including any appropriate maps or diagrams.

(2) _____ A description of the density and intensity of the proposed development, by land use, including the amount of density or intensity for each geographic subarea of the development which will require development phasing. Such description shall include the range of development densities or intensities by each General Plan Land Use Map classification or Zoning

District classification for each subarea or development phase.

(3) _____ The impacts of the development at the densities/intensities proposed on off-site public facilities and services, including potable water, irrigation water, wastewater, transportation, drainage, fire protection, solid waste and Parks and recreation, with a capital improvements plan for public facilities required pursuant to the Adequate Public Facilities provisions as contained in Chapter 13 of the Development Code to ensure development staging contingent on the availability of facilities and services, including:

(a) _____ infrastructure to be provided within the boundaries of the Area Plan, including proposed financial mechanisms for ensuring the installation of such improvements;

(b) _____ a traffic analysis by a licensed traffic engineer;

(c) _____ the need for additional public facilities within the City outside of the Area Plan boundaries, including financial mechanisms for ensuring the installation of such improvements.

(4) _____ The identification of environmentally sensitive lands within the Area Plan boundaries and the effect of the proposed uses and density or intensity of project development on such areas, including without limitation, vegetation, aquifer recharge areas, streams, rivers, and drainage areas, slopes, wetlands as identified by the U.S. Army Corps of Engineers, habitat areas for plant or animal species, historic areas and sites, or archeological sites.

(5) _____ A fiscal analysis of the proposed development, at the uses and densities and intensities proposed, identifying the benefits and impacts to the fiscal resources of the City, including the recognition of long-term operation and maintenance costs anticipated to be incurred by the City for the provision of required community services.

(6) _____ The identification of resources and facilities, including land development regulations, covenants and other restrictions adequate to protect such resources and facilities.

(7) _____ Proposed buffers, landscaping and screening between the area covered by the Area Plan and adjacent land uses, and proposed buffers, landscaping and screening between sub-areas of the Area Plan which shall be included in appropriate maps and/or diagrams

(8) _____ Proposed land development regulations or amendments to the Lehi City General Plan, including text and Land Use Map, necessary to implement the Area Plan.

For Office Use Only	REVIEW/ APPROVALS	
(1) Application Determined Complete:	_____	Date:
(2) DRC Approval:	_____	Date:
(3) Planning Commission Approval:	_____	Date:
(4) City Council Approval:	_____	Date:

APPLICANT(S)/OWNERS(S) CERTIFICATION

I (we) certify under penalty of perjury that this application and all information submitted as a part of this application is true, complete and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I (we) understand that Lehi City may rescind any approval, or take any other legal or appropriate action. I (we) also acknowledge that I (we) have reviewed the applicable sections of the Lehi City Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I (we) also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature_____, Title_____ Date_____

Please include the signatures of each owner

Name_____Phone_____Tax ID/Parcel #(s)_____

Address_____Signature_____

Name_____Phone_____Tax ID/Parcel #(s)_____

Address_____Signature_____

Name_____Phone_____Tax ID/Parcel #(s)_____

Address_____Signature_____

Name_____Phone_____Tax ID/Parcel #(s)_____

Address_____Signature_____

Name_____Phone_____Tax ID/Parcel #(s)_____

Address_____Signature_____

Name_____Phone_____Tax ID/Parcel #(s)_____

Address_____Signature_____

Each owner and signer for himself says: I have personally signed this Application; I am aware of the requested project and understand the terms and conditions of this application; I am an owner of a portion of the property above mentioned and located at or near Lehi, Utah County, State of Utah, and my post office address is correctly written after my name.

(Attach additional sheets as necessary)