

CHAPTER 15**AREA PLANS**

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Section 15.010. Intent.

The intent of this Chapter is to provide for the efficient and orderly implementation of the Lehi City General Plan by allowing for the formulation of area plans and providing a development review process for multi-phased development proposals to prevent the waste of public and private resources. This Chapter provides a framework for the processing of preliminary and final subdivision plats, and preliminary and final site plans pursuant to this Code and allows the City to make necessary refinements to the General Plan Land Use Map.

Section 15.020. Applicability.

A. Area Plans Optional. An Area Plan, with any associated and implementing multi-phased subdivision or site plan application, may be submitted to the City by meeting the requirements of this Chapter. If the applicant submits a multi-phased development application, no building permit shall be issued for or within the phased subdivision or site plan area unless a final subdivision plat or final site plan has been approved consistent with the approved Area Plan.

B. 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 Planned Residential Design project, a Planned Unit Development, and other nonresidential development projects all with an area of 40 acres or larger, and the City may require, an Area Plan to be presented for applications for a Planned Residential Design project, a Planned Unit Development, a Planned Community, and nonresidential development projects.

C. An Area Plan may be presented to the City in support of an application for an amendment to the Lehi City General Plan. If presented in support of a general plan amendment all the application requirements for an Area Plan as identified in Section 15.020 shall be met. An Area Plan may be adopted, at the discretion of the City Council, as an amendment to the Lehi City General Plan, by following the procedures and meeting the approval criteria as identified in Chapter 04 of this Code.

Section 15.030. Area Plan Requirements.

A proposed Area Plan shall include, at a minimum, the following information:

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

B. 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.

C. 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 this Code to ensure development staging contingent on the availability of facilities and services, including:

1. Infrastructure to be provided within the boundaries of the Area Plan, including proposed financial mechanisms for ensuring the installation of such improvements;
2. A traffic analysis by a licensed traffic engineer;
3. 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.

D. 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.

E. A fiscal analysis of the proposed development, at the uses and densities and intensities pro-

posed, 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.

F. The identification of resources and facilities, including land development regulations, covenants and other restrictions adequate to protect such resources and facilities.

G. 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.

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

Section 15.040. Effect of Area Plan Approval.

If a proposed Area Plan is adopted by the City pursuant to this Chapter no development, permit or license, shall be approved unless such development, permit or license is consistent with and conforms to all the requirements of the adopted Area Plan, the Lehi City General Plan, and this Code in effect at the time of the application unless modified by the provisions and requirements of the adopted Area Plan and any associated documents.

An Area Plan shall remain in effect as adopted by the City, unless and until amended by an action of the City following the procedures for a General Plan amendment as identified in Chapter 04 of this Code. Further, and at the discretion of the City, an Area Plan may be adopted by the City, with an accompanying Development Agreement pursuant to Chapter 29 of this Code, identifying the terms of the agreement, including the effective period of the Area Plan and review and amendment procedures.