

**CAMP^W & WILLIAMS
JOINT LAND USE STUDY
IMPLEMENTATION**

Executive Summary



CITY OF LEHI

The City of Lehi abuts Camp Williams to the east. The land area impacted by the MCAs in Lehi is relatively small, compared to that in other participating communities. In addition, there are fairly limited apparent opportunities to implement compatibility tools, with the noted exception of areas located in the “panhandle” just southeast of the Camp. The following provides an overview of findings and recommendations regarding Lehi’s General Plan and land use regulations.

General Plan

The Land Use MCA impacts a small portion of the northwest corner of Lehi. This “panhandle” area is agricultural or vacant in terms of current land use. The **western half of this area is programmed in the future land use section of the GP for a business park**. The remaining portion is designated Low Density Residential (LDR) at a maximum of 4 du/acre, with a smaller north/south strip of general commercial along this section of the SR 68 corridor. Also, a new “Neighborhood Commercial Node” is located very close to the southeast area of Camp Williams.

The City’s Hillside Preservation Overlay deducts areas of 30% slope and above from density calculations. This may reduce achievable yield in the LDR to less than the programmed maximum of 4 du/acre. However, density can also be **increased** by an Area Plan approval, or through Resort Commercial zone approvals, by Planned Residential Development (PRD) or Planned Unit Development (PUD), by development agreement or via approvals for a subdivision abutting master planned streets and trails, with Planning Commission and Council approval.

Light

Lighting policies are not addressed in the GP either generally or in specific terms, as to Camp Williams. Lighting is however addressed in the zoning regulations and related design standards. In terms of the GP and its land use designations, all of the following land use classifications (not zones) are impacted by the lighting compatibility area:

- VLDR – very low density residential, 2 ½ du/acre max.
- LDR – low density residential, 4 du/acre max.
- MDR – medium density residential, 6 du/acre max.
- HDR – high density residential, 12 du/acre max.
- RC – resort community (mixed use), GP amendment required to implement.
- C – general commercial, primarily retail and office uses with minimal residential.
- PF – public facility (includes the portion of Camp Williams located within Lehi).
- ESA – environmentally sensitive areas (small area adjacent to east side of Jordan River).
- PCA – planned community (overlay), mixed use & flexible standards, GP amendment required.
- NC Nodes – neighborhood commercial. Two nodes proposed along 2600 North.

- BP – business park, no residential permitted, 80% planned office/employment.

Noise

Noise issues and policies are not addressed in the GP either generally or in specific terms, as to Camp Williams. However, only a small portion of the far westerly panhandle is impacted (designated BP in the LU Plan).

Height

Height policies and conflicts are not addressed in the GP either generally or in specific terms, as to Camp Williams. The aviation safety overlay affects the western half of the “panhandle” area (designated BP with a very small part of the adjacent LDR. The LDR portion allows residential at max 4 du/acre).

Agricultural Preservation

The GP contains policy support for farmland preservation, such as the use of TDR. Section 18 of the zoning code also contains “Right to Farm” provisions.

General Plan Recommendations

1. The GP should be updated to include at least general policies regarding compatibility issues and Camp Williams.
2. The GP’s economic development sections could note Camp Williams’ contributions.
3. The City should reconsider the BP designation for the far western portion of the “panhandle.”
4. The City should change the LDR in the panhandle to VLDR – or;
5. The GP could suggest the use of TDR, PUDs etc. as a way to move density away from the Camp.
6. Although only in the “light” MCA, the planned neighborhood node may create land use conflicts. Consider combining the two planned nodes into one larger more easterly node (i.e. outside the MCAs).

Land Use Regulations Findings

The LU-A compatibility area covers the entire panhandle (there is no LU-B in Lehi as per the JLUS, and the east side of Camp Williams in Lehi is only in the “light” MCA). Two zones are affected in this area.

1. TH-5, a “holding zone” with stringent limitations on development and entitlement, due to lack of utilities. Requires a minimum of 5 acres per DU. Private and public recreation are permitted and elderly residential is also allowed by conditional use permit.
2. A general commercial strip at the east end of the panhandle (north/south along the collector road). Will likely have minimal impact given its location at edge of the LU-A area.
3. The Hillside Protection Overlay may reduce net yield in the LDR by deducting slopes of 30% and above from density calculations, however density can also be increased via an Area Plan (Chapter 15), via a development agreement, or via a PRD (Chapter 16) or a PUD (Chapter 17), through RC project approvals, or in a subdivision abutting master planned streets and trails, with PC/Council approval.

4. The adequate public facilities provisions (Chapter 13) make near term development of the panhandle unlikely (especially the western portion), although utilities have been extended recently through these areas.

Light

The Lighting MCA covers the largest area in Lehi, including all of the panhandle and the area ½ mile from the east property line of Camp Williams. Zoning and design standards for lighting vary greatly. There is no one comprehensive “lighting” section. Current regulations include the following:

- Mitigating “glare” can be addressed as a condition of approval for conditional uses (Chapter 9).
- Development design “shall avoid” conflicts, including as relate to “light” (Sect. 12.070)
- Section 12.110 contains lighting/glare design standards, including a 0.2 foot candle maximum at a residential property line.
- Lighting for towers/monopoles is limited to FAA mandates.
- The RC zone (Chapter 28) contains redundant/general lighting/glare standards. (A large area along the Jordan River/I-15 is zoned RC).
- Section 05.050 B contains generic (vague) standards for parking lot lighting.
- Sports field lighting is not explicitly addressed (i.e. current TH-5 zone uses).

Aviation Safety

- Applies to the west panhandle area only. In the TH-5 the general standard is 35 feet.
- General district height for the BP zone is not applicable (BP is not yet zoned).
- Large wind – maximum of 100-250 feet. Multiple sequential permits/approvals required.
- Large wind – industrial or tech manufacture zones only (i.e. not allowed in TH-5 and BP zones).
- Large wind – minimum 1,000’ to residential zone or a public use (i.e. a church, school, etc.).
- Small wind – maximum of 45-60’ high. Accessory use to residential and commercial only. Conditional Use permit is required.
- Telecommunications – monopoles allowed a maximum of 60- 100 feet; conditional use permit required; must be compatible with adjacent uses.
- Telecommunications – monopoles are not permitted in residential zones, unless the applicant can prove no alternative option exists.
- Telecommunications – “stealth” includes conversion of existing structures.
- Telecommunications – roof mounted are allowed up to 18’ above the roofline.

Noise

There are no provisions in the current regulations for noise attenuation; however, the noise MCA in Lehi applies only to the far western (future) “BP” portion of panhandle.

Agricultural Preservation

The regulations do contain a “right to farm” section, mandating that adjacent (non-farm) uses mitigate impacts on farms, provide constructive notice (disclosure) to buyers, etc. However, there is no agricultural “overlay” zone and although TDR is discussed in the City’s “best practices” document, there appears to be no TDR provision in the zoning regulations.

Land Use Regulation Recommendations

Land Use – if TH-5 district standards are followed, there should be minimal near term conflicts. The TH-5 should be retained and focus shifted to possible GP amendments (e.g. eliminate the proposed BP and change the LDR to VLDR). Consolidate the two neighborhood commercial nodes into one larger more easterly node. Use an MOU for notifications and to provide an opportunity for Camp Williams to comment as to policy and land use changes. Also, reduce the multiple opportunities to approve deviations from relevant standards, which create uncertainty and the potential for conflict.

Noise – adopt construction requirements and apply in the noise MCA, especially if keeping the future BP and LDR (4 du/acre).

Light – no need to amend the regulations IF current standards are applied/enforced on a consistent basis.

Height – The current TH-5 standard (35’) is acceptable. The aviation safety MCA impacts a very small area in Lehi, however, small wind facilities may be a possible concern.