Lehi City
Density for Road Widening
MPO Technical Advisory Committee
Presentation

09/23/19
When Density for ROW is used:

• Residential subdivisions located along a master planned major roadways, trails or drainage channels

• Not used to upsize utilities (sewer/water/storm drainage, etc.)

Must be approved by:

• Staff presentation, Planning Commission recommendation, City Council approval

Flexibility allowed:

• Higher density, reduced lot size, reduced frontage, or other design considerations.
## Development Code Language

### Chapter 5 Zoning Districts

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<td>Minimum Sidewalk (See Page)</td>
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<td>Minimum Ground Floor Area Per Residential Unit</td>
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<td>Min. Area For PUD</td>
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**Notes:**

- For subdivisions located along a master planned major roadway or master planned trail, the City Council, following review and recommendation from the DRC and Planning Commission, may allow higher density, reduced lot size, reduced frontage, or other design considerations in lieu of payment to the developer for right-of-way and/or other improvements required by the Lehi City General Plan, Master Transportation Plan, and/or Lehi City Design Standards.
- For subdivisions that are designed with eastern street access, or that incorporate traffic calming elements in their design, the City Council, following review and recommendation from the DRC and Planning Commission, may allow reduced frontage (concept plan approved).
- 20 ft. for remodeling projects on single family dwellings not less than 2 years old.
- 15 ft. for remodeling projects on single family dwellings not less than 2 years old.
- 6 ft. minimum for total side yard not less than 10 ft. for remodeling projects on single family dwellings not less than 2 years old.
- 20 ft. for remodeling projects on single family dwellings not less than 2 years old.
- 850 sq. ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 sq. ft.) Must have a minimum of 1,450 sq. ft. total finished floor area.
- 1,250 sq. ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 1,250 sq. ft.) Must have a minimum of 1,750 sq. ft. total finished floor area. Dwellings existing prior to December 12, 2004 are considered a conforming use.

Lehi City Development Code
Examples of where Density in Lieu Has Been Used:

• Road Right-of-Way (ROW) & asphalt for Master Planned Roads
• ROW & pavement for Pedestrian and Equestrian Trails
• ROW and improvements to major drainage channels (i.e... Dry Creek, Waste Ditch)
Example #1 – Jay’s Place Subdivision
Standard Layout – 23 Lots
Density Bonus Layout – 26 Lots
Before
(23 Lots)

After
(26 Lots)
6) 3 LOTS HAVE BEEN GRANTED IN LIEU OF REIMBURSEMENT FOR ROADWAY IMPROVEMENTS AND PROPERTY FOR MAIN STREET WIDENING.
Example #2 – Creekside Farms
Standard Layout – 16 Lots
Density Bonus Layout – 19 Lots
Before
(16 Lots)

After
(19 Lots)
4. DENSITY BONUS IN LIEU OF TRAIL ROW DEDICATION & IMPROVEMENTS, & 700 SOUTH ADDITIONAL PAVEMENT: 3 LOTS
Example #3 – Pelican Pointe
Standard Layout – 31 Lots
Density Bonus Layout – 38 Lots
Before
(31 Lots)

After
(38 Lots)
BASE DENSITY = 31 LOTS
7 LOTS HAVE BEEN ALLOWED IN LIEU OF REIMBURSEMENT FOR ADDITIONAL RAW ALONG THE WASTE DITCH & CONSTRUCTION OF THE WASTE DITCH IMPROVEMENTS (EXCLUDING TRAIL).
Example #4 – Benny Estates
The highway right-of-way dedication is to Lehi City for the increased density from the R-1-12 Zone to the 72 lots for Benny Estates Plats "A", "B", and "C".
Basis for City Payment for road widening
Basis for City Payment of Road Widening

• City requires Developer to dedicate ROW and construct all roadways to meet the “local-width” standard (62 feet).

• City pays for additional ROW and pavement for Master Planned roadway widths.
Step 1: Determination of Cost

City determines cost of required roadway widening including:

- Value of property, based on “raw” land value
- Value of widened pavement, based upon current construction costs.
**Step 2: Determination of Density Bonus**

- City determines appropriate bonus density offering after calculating ROW and asphalt widening costs.
- City negotiates with Developer to meet minimum lot size, frontage requirements, etc.
Density Bonus Limitations

• Density Bonus only applicable for residential developments