

CHAPTER 04

(Amended 11/14/17; 11/16/21)

**AMENDMENTS TO THE CITY
GENERAL PLAN, DEVELOPMENT
CODE AND ZONING DISTRICT MAP**

- Section 04.010. Amendments to Lehi City General Plan; General Procedures.
- Section 04.020. Procedures for Amending the Lehi City General Plan and Maps.
- Section 04.030. Criteria for Approval of General Plan Text and Map Amendments.
- Section 04.040. Effect of General Plan Amendment.
- Section 04.050. Procedure for Amending the Lehi City Development Code and Lehi City Zoning District Map.
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Section 04.010. Amendments to Lehi City General Plan; General Procedures.

(Amended 09/08/08; 12/13/16; 08/22/23)

- A. A proposed amendment to the Lehi City General Plan may be initiated by any property owner, any person residing in the City, any business owner, the Hearing Examiner, the Planning Commission, the City Council, the Reviewing Departments, or the City Staff by filing an application for a General Plan amendment.
- B. An application for an amendment to the Lehi City General Plan or General Plan Land Use Map shall be filed with the City on the applicable application form as established pursuant to the provisions of this Code. Applications shall only be accepted during the months of February and August unless the amendment is initiated by the City.
- C. If such an amendment is approved, the applicant may then proceed to file an application for development approval if the development is consistent with the approved General Plan amendment.

Section 04.020. Procedures for Amending the Lehi City General Plan Text and Maps.

(Amended 07/10/07; 07/10/12)

- A. The Planning Division shall prepare a report of the findings of the Reviewing Departments within 21

days and not less than seven days prior to the meeting with the Commission indicating whether the proposed amendment is consistent with the Elements of the General Plan including, the effect of the proposed amendment on the existing goals, objectives and policies of the General Plan, and listing any revisions to this Code that would be needed to implement the proposed amendment.

- B. Prior to recommending the adoption, rejection or revision of any General Plan amendment, the Planning Commission shall hold a public hearing in accordance with the procedures of this Code and the Utah Code, after receiving the report of the findings of the Reviewing Departments and providing at least ten days' notice.

- C. After the Planning Commission has reviewed the application and made its recommendation, the Planning Division shall submit a copy of the General Plan amendment as recommended by the Commission, the report of the findings of the Reviewing Departments, and the transcripts or minutes of the proceedings before the Commission to the City Council. The City Council shall then schedule a public meeting to consider the Planning Commission recommendation. The City Council shall consider the proposed General Plan amendment and the recommendation of the Commission pursuant to the procedures established by this Code and the Utah Code including the required notice for a public meeting. The City Council shall approve the amendment, revise and approve the proposed amendment, or reject the proposed amendment. If the City Council approves the proposed amendment as submitted or as revised, the City Council shall adopt the General Plan amendment by ordinance.

Section 04.030. Criteria for Approval of General Plan Text and Map Amendments.

In considering a proposed amendment to the Lehi City General Plan, the applicant shall identify, and the City Staff, Reviewing Departments, Planning Commission, and the City Council will consider the following factors, among others:

1. the effect of the proposed amendment on the character of the surrounding area;
2. consistency with the goals and policies of the General Plan;
3. consistency and compatibility with the General Plan uses of nearby and adjoining properties;

- 4. the suitability of the properties for the uses requested and their suitability for the uses identified by the General Plan;
- 5. whether a change in the uses proposed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
- 6. the gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
- 7. the overall community benefit of the proposed amendment.

Section 04.040. Effect of General Plan Amendment.

From and after the effective date of a General Plan amendment, no amendments shall be made to this Code nor shall any development permit be approved or approved with conditions, unless such amendments, approvals and conditions are consistent with the adopted General Plan or Element or portion thereof as amended. A General Plan amendment does not authorize the development of land. After a General Plan amendment has been approved by the City Council, no development shall occur until the required development permits and licenses have been issued by the City.

Section 04.050. Procedures for Amending the Lehi City Development Code and Lehi City Zoning District Map. (Amended 7/10/07; 07/10/12)

A. The text of this Code and the Lehi City Zoning District Map may be amended from time to time, consistent with the adopted Lehi City General Plan.

B. The Planning Division shall prepare a report of the findings of the Reviewing Departments within 21 days and not less than seven days prior to the meeting with the Planning Commission indicating whether the proposed amendment is consistent with the Elements of the General Plan, the effect of the proposed amendment on the existing goals, objectives and policies of the General Plan, and listing any revisions to this Code that would be needed to implement the proposed amendment. Following the required public hearing, the Commission shall file a recommendation with the City Council recommending approval, modification or disapproval of the proposed Development Code or Zoning District Map amendment. The City Council shall consider the proposed amendment and the recommendation of the

Commission pursuant to the procedures established by this Code and the Utah Code and shall provide the required notice for a public meeting. The City Council may approve the amendment, revise and approve the proposed amendment, or reject the proposed amendment. If the City Council approves the proposed amendment as submitted or as revised, the City Council shall adopt the amendment by ordinance and in accordance with all procedures established by law.

C. The Commission may recommend, and the City Council may attach such conditions to the approval of an application for Development Code amendment or Zoning District Map amendment as are necessary to implement the General Plan and carry out the intent of this Code. All conditions shall be expressly stated in the approving ordinance.

Section 04.060. Criteria for Approval.

No amendment to this Code or the Zoning District Map may be recommended for approval by the Planning Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code or Zoning District Map amendment, the applicant shall identify, and the City Staff, Reviewing Departments, Commission, and the City Council will consider the following factors, among others:

- 1. the effect of the proposed amendment on the character of the surrounding area;
- 2. consistency with the goals and policies of the General Plan;
- 3. consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
- 4. the suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
- 5. whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
- 6. the gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
- 7. the overall community benefit of the proposed amendment.

Section 04.070. Effect of an Amendment to the Lehi City Development Code and Zoning District Map.

An amendment to the Lehi City Development Code or Zoning District Map shall not authorize the development of land. After an amendment has been approved by the City Council, no development shall occur until the required development permits and licenses have been issued by the City.