

**Chapter 36-B**

**Jordan River Protection Overlay Zone**

*(New 03.08.16; Amended 11/13/18)*

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**Section 36-B.010. Purpose and Intent.**

Purpose and Intent. The Jordan River Protection Overlay Zone provides an open space buffer between the river and adjacent residential and non-residential development. The specific purposes and intent of this Chapter include:

- A. creating a buffer adjacent to the Jordan River to limit encroaching development;
- B. conserving natural and cultural resources and features adjacent to the river;
- C. providing for and protecting public ownership and access to the river where it is deemed appropriate;
- D. preserving and enhancing the existing Jordan River Parkway Trail;
- E. improving the use and water quality of the Jordan River;
- F. protecting the scenic view corridors along the Jordan River;
- G. minimize flood hazards; and
- H. creating recreational opportunities.

**Section 36-B.020. Applicability.**

The Jordan River Protection Overlay Zone applies to all parcels or properties located within the Jordan River Buffer Area as identified on the Lehi City General Plan Land Use Map.



Figure 1. Jordan River Parkway Trail.

**Section 36-B.030. Relationship to Other Regulations.**

A. The requirements of the Jordan River Protection Overlay Zone shall apply in addition to the applicable regulations for each underlying zoning district. In the event that regulations imposed by this chapter conflict with regulations of an underlying zoning district, the most restrictive regulation shall apply.

B. All development within the Jordan River Protection Overlay Zone shall comply with all applicable State and Federal regulations. Documentation of compliance with applicable State and Federal regulations shall be required prior to approval of subdivision plats or other development approvals.

**Section 36-B.040. Definitions.**

As used in this chapter:

A. Cultural Resources means human artifacts and remains older than 50 years that are identified by the State Historic Preservation Office (SHPO) as cultural and historic resources under State law.

B. Habitat means the place or environment where plants or animals naturally or normally live and grow.

C. Natural Resources means fresh water, air, wildlife, and wildlife habitat areas that are supplied by nature.

D. River Buffer means a strip of land between the Jordan River and adjacent development.

E. Riparian Area means an area adjacent to surface water bodies such as streams and lakes that is characterized by periodic inundation and hydrophilic (water-loving) vegetative types.

F. Wetland means land that has been determined by the Army Corps of Engineers to be regulated under the federal Clean Air Act.

**Section 36-B.050. Permitted Uses.**

The following uses are permitted within the Jordan River Overlay Zone:

- A. open space;
- B. parks and associated improvements;
- C. agricultural uses;
- D. golf courses;
- E. trails, both paved and unpaved;
- F. accessory buildings incidental to a principal use with less than 750 gross square feet, unless otherwise approved by Planning Commission and City Council;
- G. outdoor amphitheaters;
- H. public facilities, including utilities, detention and drainage facilities, and wells; and
- I. other similar uses deemed appropriate within the river buffer as approved by the Zoning Administrator.

**Section 36-B.060. River Buffer.**

A. The Jordan River Overlay Zone implements a river buffer as identified on the Lehi City General Plan Land Use Map. The final boundary of the river buffer will be determined on a case-by-case basis at the time of development based on existing site features.

B. Single family homes shall not be located within the river buffer and no permanent buildings shall be placed within 50 feet of the top of the riverbank, with the exception of any flood control or river-related facilities.

**Section 36-B.070. Concept Plan.**

A. A Concept Plan is required for all development within the Jordan River Protection Overlay Zone before a preliminary subdivision or site plan may be submitted. The Concept Plan gives the applicant, staff, Planning Commission, and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meetings to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required

for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat. Sections 11.010 through 11.030 of the Development Code identify the requirements for a Concept Plan.

B. In addition to the concept requirements set forth in Chapter 11 of the Development Code, the required Concept Plan shall include:

- 1. topographic contours at two feet or closer intervals may be required to determine river buffer;
- 2. limits of all floodplains;
- 3. water supply source protection areas;
- 4. proposed trail and open space locations; and
- 5. significant trees and vibrant areas of native vegetation.

**Section 36-B.080. Site Features Map.**

A. Concurrent with the submission of a Concept Plan application, the applicant shall prepare and submit a site features map. The applicant is only required to map site features located within the Jordan River Overlay Zone and areas located within 50 feet of the Overlay Zone to help finalize the river buffer location.

B. The purpose of the site features map is to identify and locate site features to facilitate creation of a site development design that mitigates impacts to the natural and cultural resources of the development area, and reduce risks associated with flooding, high ground water, and unstable soils. The site features map shall identify and locate:

- 1. the Jordan River, streams, tributaries, ponds, wetlands, and other hydrologic features;
- 2. riparian areas;
- 3. known habitat of endangered, threatened, or State sensitive species;
- 4. existing public and recreational access and uses; and
- 5. cultural and historical resources.

**Section 36-B.090. Design Standards.**

The design standards in this section are intended to improve the character and aesthetic qualities of developments in the Jordan River Protection Overlay Zone and to minimize impacts on important natural and other site features. Variations from these standards may be granted by the appropriate decision making body depending on the nature of the application, provided that the overall intent of this section is achieved by the alternative design.

**A. General Standards.**

1. Lot Sizes. Lots shall be designed to generally increase in size as they are placed closer to the Jordan River with clustering of smaller lots farther away from the River.

2. Rear Facing Lots Located Adjacent to Jordan River Parkway. Rear facing lots shall be prohibited where a development is located along the Jordan River Parkway. A public road shall be placed between lots and the Jordan River Parkway trail to provide public access and to improve visibility and safety within the river buffer area and on the trail. Subdivision design considerations or a density bonus may be allowed at the discretion of Lehi City for proposed developments due to additional costs that may be placed on the developer (see Figure 2).

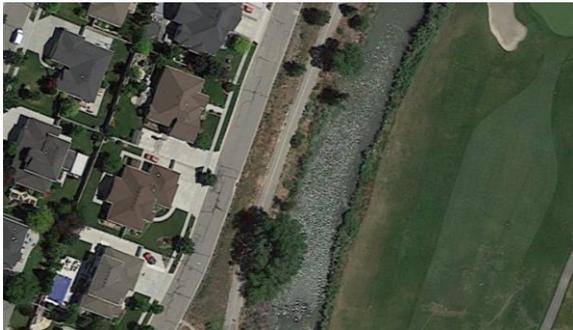


Figure 2. A road is shown located between the homes and the Jordan River Parkway Trail.

3. Rear Facing Lots Not Located Adjacent to Jordan River Parkway. Rear-facing lots shall be limited as much as possible where a development is located adjacent to the Jordan River with no trail located along the river frontage. To provide public access and to improve visibility and safety within the river buffer area, it is the City’s preference to have a road located between the lots and the Jordan River. This standard will be encouraged and

reviewed on a case-by-case basis. Subdivision design considerations or a density bonus may be allowed at the discretion of Lehi City for developments that utilize this form of development.

4. Jordan River Parkway Trail Connections. Where located adjacent to the Jordan River Parkway Trail or other master planned trails as identified in the Lehi City Trails Master Plan and Lehi City Bicycle and Pedestrian Master Plan, a minimum of one hard surface trail connection with a minimum of ten feet in width shall be provided to the trail for each subdivision with a maximum spacing of one connection per half mile (see Figure 3). Access points to designated public trails and open areas shall be clearly identified on plans and posted with permanent signage approved by the Planning Commission and City Council.



Figure 3. Trail connection is provided from the subdivision to the Jordan River Parkway.

5. Site Features Preservation. All development shall preserve important site features in their natural condition as approved by the Planning Commission and City Council. Site features identified in Section 36-B.080 shall be treated as fixed determinants of road and lot configuration rather than malleable elements that can be changed to allow for a preferred development scheme.

6. Vegetation. Significant trees, boundary trees, wetlands, streams, and other important site features shall be incorporated into open spaces, along the edges of individual lots, along a path, or roadway.

7. Any design standard not addressed in this Chapter shall be referred to other sections of the Development Code and Lehi City Design

Standards and Public Improvements Specifications Manual.

**Section 36-B.100. Ownership and Maintenance of Open Lands.**

The ownership and responsibility for maintenance of the required river buffer areas and other areas left undeveloped to protect natural resources and avoid hazards will be decided on a case-by-case basis at the time development occurs. In general, areas planned to be open for use by the general public should be in public ownership. Areas planned to be kept private can remain in private ownership. Options for ownership and maintenance include:

A. Lehi City Ownership. Lehi City may accept any portion of the river buffer or other open land, provided:

- 1. the land is in an acceptable condition to Lehi City at the time of transfer with regard to size, shape, location, and improvement;
- 2. at Lehi City’s discretion and as part of a development agreement, the applicant provides funding for one year of maintenance; and
- 3. the land is free of any encumbrances.

B. Public Ownership Other than Lehi City. Public ownership may be held by governmental entities other than Lehi City, such as the Division of Natural Resources and Utah County.

C. Private Ownership. Unless otherwise approved by Lehi City, the underlying fee ownership of the land may be owned and maintained by a land trust, conservation organization, or private individual.

D. Owners’ Association. Land may be held in common ownership by a homeowners’ association or other acceptable owners’ association, subject to all of the provisions for owners’ associations set forth in State regulations and Lehi City’s subdivision regulations. In addition, the following requirements shall be met:

- 1. A description of the organization of the proposed association, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for river buffer and open lands, including restrictive covenants for the subdivision, shall be submitted by the developer with the final plat application.

2. The proposed association shall be established and operating with financial subsidization, if necessary, prior to or concurrent with the recording of the final plat for the subdivision.

3. Membership in the association shall be mandatory for all purchasers of property within the subdivision and their successors in title.

4. The association shall be responsible for maintenance and insurance of the river buffer and other open lands.

5. The bylaws of the association and restrictive covenants for the subdivision shall confer legal authority on the association to place a lien on the real property of any member who falls delinquent in dues. Such dues shall be paid with the accrued interest before the lien may be lifted.

6. The City shall have no obligation to enforce and of the foregoing private bylaws, but may enforce the maintenance requirements contemplated in this Section against applicable an owner’s association by any means contemplated by the Lehi City Development Code.