

TABLE 12.230
PUBLIC IMPROVEMENT REQUIREMENTS
 (Amended 07/09/02; 03/26/13)

Development and Improvement Requirements	RURAL-3 ACRE LOT (Single lot only)	RURAL-3 ACRE LOT (Subdivision)	RURAL-1 ACRE LOT (Single lot only)	RURAL-1 ACRE LOT (Subdivision)	URBAN LOT LESS THAN 1 ACRE (Single lot and Subdivision)	NON-RESIDENTIAL NEW DEVELOPMENT (Single lot and Subdivision)
Minimum lot size (after ROW dedication)	3 Acres or Zoning District requirement (whichever is greater)	3 Acres or Zoning District requirement (whichever is greater)	1 Acre	1 Acre	Requirement of Zoning District	Requirement of Zoning District
Required Frontage on dedicated hard surface road	Zone District lot width requirement	Zone District lot width requirement	Zone District lot width requirement	Zone District lot width requirement	Zone District lot width requirement	Zone District lot width requirement
Dedicated Street and Trail Right of Way (see note 5)	YES	YES	YES	YES	YES	YES
Required asphalt width for new street	N.A.	Per DSPIS Road-4 Standard Detail. (see note 4)	N.A.	Per DSPIS (see note 4)	Per DSPIS (see note 4)	Per DSPIS (see note 4)
Provide City Culinary and Pressure Irrigation Water Infrastructure	N.A.	See note #3	N.A.	YES	YES	YES
Provide City Sewer Infrastructure	See note #1	See note #2	See note #1	See note #1 and #2	YES	YES
Provide City Power Infrastructure	YES	YES	YES	YES	YES	YES
Relocation of Existing Power Poles and Other Utilities	N.A. (unless affected by new improvements)	YES	N.A. (unless affected by new improvements)	YES	YES	YES
Construct sidewalks	YES (Entire Frontage, or 300' minimum)	YES	YES (Entire Frontage, or 300' minimum)	YES	YES	YES
Construct Curbs and Strip Paving	N.A.	N.A.	N.A.	YES	YES	YES
Provide Plat for Recordation	N.A.	YES	N.A.	YES	YES for two (2) or more lots	YES for two (2) or more lots

- Notes:
1. Connection to the City sewer is required if City lines are within 300 feet of any part of the subject lot. Add an additional 150 feet for each lot in the subdivision. Lots, which are not required to connect to the City sewer system, must comply with the applicable State and County regulations prior to applying to Lehi City.
 2. The developer is required to install sewer main lines with service laterals to each lot in any new street regardless of whether or not connection to the City sewer system is required.
 3. Required if City main lines are within 500 feet of any part of the subject lot. Add an additional 250 feet for each lot in the subdivision.
 4. (DSPIS) = Lehi City Design Standards and Public Improvement Specifications.
 5. No construction is allowed in areas designated for future roads in Master Transportation Plan or trails in the Parks and Trails Master Plan.
 6. Escrow or Letter of Credit Bond and Public Improvement Agreement are required for all public and private improvements per Section 11.220.