

**ISSUE**

Edge Land 16 – Requests approval of a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from C (Commercial) to HDR (High Density Residential).

A. Ordinance Approving

**BACKGROUND**

<b>Acreage:</b>	8.9 acres			
<b>Existing Zoning:</b>	A-5			
<b>Existing General Plan Land Use Designation:</b>	Commercial			
<b>Proposed Land Use Designation:</b>	Commercial/HDR			
<b>Existing Land Use:</b>	Undeveloped			
<b>Surrounding Zoning/GP/ Land Use:</b>	<i>North</i>	A-5	PF	Willow Creek Jr. High
	<i>South</i>	PC	PC	Gray’s Farm
	<i>East</i>	Utah County	MDR	Res/Ag
	<i>West</i>	Commercial	C	Vacant (approved Cinco site)
<b>Date of Last DRC Review:</b>	November 10, 2015			

**APPLICABLE GENERAL PLAN LAND USE DESIGNATIONS**

**Commercial (C)**

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to insure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

**High Density Residential (HDR)**

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

**HISTORY**

**February 10, 1999** – The Lehi West Crossroads Annexation was recorded which included the subject property.

**December 10, 2015** – The Planning Commission reviewed this General Plan amendment and concept plan for Lehi Gateway where it was tabled. The Planning Commission made the following motion:

*Scott Dean moved to table Edge Land 16’s request for a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from Commercial*

*to High Density Residential for the purposes of allowing the builder who has presented a reasonable and interesting and good plan to be worked out with the City relative to the sewer issues to the point where we hopefully could have a future meeting on this point with the consensus between the developer and the City as to a resolution of these issues if at all possible. Second by Kelly Ash. Motion carried 5-2 with Jared Peterson and Donna Barnes opposed.*

### **ANALYSIS**

The applicant is requesting to amend the General Plan land use designation from Commercial to High Density Residential. Currently, the entire parcel is designed as Commercial on the General Plan, and the applicant would like to change the majority of it – 7.32 acres – to High Density Residential, leaving an approximately 1.6 acre commercial pad at the intersection. Doug Meldrum, Economic Development Director for Lehi City, ran a market analysis for this property to determine whether or not this corner was viable for commercial development (see report attached). It was determined that the corner is viable for retail and/or service type commercial, but that type of commercial is not viable for the entire parcel.

In response to comments from the Planning Commission at the first review of the project, the City and the applicant have proposed a development agreement to ensure that development will move forward

The applicant has filed a concept concurrent with the General Plan amendment to show how potential development could occur if the amendment is approved. A zone change and water dedication will be required prior to any development approvals.

## **RECOMMENDATION**

### **Planning Division Staff Recommendation:**

The Planning Division recommends **APPROVAL** of the proposed Edge Homes general plan amendment including the DRC comments and Planning Commission recommendation. This recommendation is based on the updated layout and elevations the applicant has submitted including a 1.6 acre commercial pad at the intersection (which was originally proposed as a smaller portion of the site), and is contingent upon the recordation of the proposed development agreement between the applicant and the City identifying a specific type of residential development that will go on the property (see attached draft development agreement). This recommendation is also supported by the market analysis of the property.

### **Planning Commission**

The Planning Commission reviewed the proposed change to the General Plan on January 28, 2016 and made the following recommendation:

*Motion: Commissioner Hutchings moved to approve with a positive recommendation the General Plan Amendment of 7.3 acres of property located at 2300 West Main Street changing the land use designation from C (Commercial) to HDR (High Density Residential); including that it does fit in with the General Plan in that area; and that it would be an improvement in the area; noting that the city and developer are working on a development agreement; including all DRC comments; with the finding that it is not detrimental to the health, welfare and safety of Lehi City. Commissioner Dean seconded the motion.*

*The Motion Passed Unanimously.*

Minutes from the Planning Commission meeting:

- 4.1 Edge Land 16 – Requests review and recommendation of a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from C (Commercial) to HDR (High Density Residential). (Tabled from the December 10, 2015 meeting)

Tippe Morlan, City Planner, informed the Commission about the details of the property. She said that this is a General Plan amendment for 8.9 acres. She said that Doug Meldrum, the City's Economic Development Director, conducted a market analysis on this property and that the results showed that the corner was viable for retail commercial, but not on the entire 9 acres, so they are proposing this change in accordance with that study. She said that the other portion would be high density residential. Tippe showed the Commission the elevations of the residential townhomes.

Commissioner Dean inquired about this item being tabled at the previous meeting due to the concerns with sewer capacity. Ross Dinsdale, City Engineer, replied that the sewer concerns have been resolved with staff and he is sure that the needs will be met for this project. Mr. Dinsdale said that they have plans for upgrades in the far future if needed.

The applicant, Steve Maddox with Edge Land, was present and available for questions. He said that the concerns with sewer capacity were resolved with staff and they now feel comfortable moving forward. He said that they are also working on a development agreement with the city.

Commissioner Peterson inquired about the acreage amount of the commercial zone. Mr. Maddox replied that it is 1.6 acres.

Commissioner Hampton inquired about the elevations to the proposed residential area. Mr. Maddox showed a rendering with the buildings moved to the front and will include a wider than normal sidewalk, planter strip and lighting fixtures. He said that the elevations of the residential units and commercial building will be tied together, and that they have procured an easement from Alpine School District for pedestrian access to the school property through this property. He said that all of the residential units will access their driveways from inside the project and not from Main Street.

Commissioner Dean inquired about the Development Agreement. Kim Struthers, Planning Director, stated that they are working on an agreement with the developer and would continue fine tuning the agreement.

Chair Roll stated that he does not want to give up commercial, but the study does show that it is not viable in that area. He also said that General Plan amendments need to be seriously considered. Commissioner Hutchings agreed with Chair Roll.

Commissioner Hampton expressed his concerns with the narrowness of the property in regards to commercial development.

Commissioner Dean is supportive of the change and believes that a residential zone next to a school is a better fit than commercial, and was also complimentary of their design plan.

Commissioner Hutchings doesn't think that commercial should be next to a Jr. High, so she is in support of this change.

Motion: Commissioner Hutchings moved to approve with a positive recommendation the General Plan Amendment of 7.3 acres of property located at 2300 West Main Street changing the land use designation from C (Commer-

cial) to HDR (High Density Residential); including that it does fit in with the General Plan in that area; and that it would be an improvement in the area; noting that the city and developer are working on a development agreement; including all DRC comments; with the finding that it is not detrimental to the health, welfare and safety of Lehi City. Commissioner Dean seconded the motion.

Commissioner Hampton inquired if the development agreement stays with the property even if the owners change. Mr. Struthers replied that it does.

The Motion Passed Unanimously.

If approved as requested, the suggested motion would authorize the mayor to sign the ordinance changing the general plan designation on the eastern 7.32 acres of the property from a Commercial to High Density Residential land use designation.

**Edge Land General Plan Amendment  
DRC Redline Comments**

Edge Land – Requests review of a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street from a Commercial to an HDR Land Use Designation.

DRC Members Present: Woody Berry, Kerry Evans, Lee Barnes, Christie Hutchings, Lynn Jorgenson, Mike Howell, Ross Dinsdale, Craig Barratt, Todd Munger

Representatives of the Applicant Present: Steve Maddox and Jaran Nicholls

Date of Plans Reviewed: 11/5/15

Time Start: 9:50 AM

Time End: 10:15 AM

**DRC COMMENTS:**

***Consistency with the elements of the Lehi City General Plan.***

The only General Plan Element affected by the proposed amendment is the Land Use Element.

***Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.***

**Commercial (C)**

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**High Density Residential (HDR)**

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1. This property is one of few remaining commercial areas in west Lehi. One of the goals of the General Plan is to “encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods”. Under this goal there is a section that specifically speaks to this area of west Main Street (Best Practice 1.5). It states the following:

*Best Practice 1.5: Develop West Main Street and create opportunities for neighborhood-scale commercial nodes*

This section of Main Street, between 500 West and the City limit, is not discussed much in former City Plans, which mostly concentrate on the stretch east of 500 West. However it plays an important role as it serves as a transition zone from the historic and rather urban portion of Main Street to the more agricultural and rural area. That stretch of the corridor also serves as a western gateway into the core of the City.

Development for this section of Main Street needs to be strategic to ensure that existing neighborhoods, open space, public facilities and agricultural lands are not completely destroyed or jeopardized by new developments. Strategies for developing that section of the Main Street corridor may include the following:

Update zoning codes and standards to allow for the inclusion of compatible land uses along the corridor.

- a) Identify commercial and neighborhood commercial nodes to serve residents along the corridor as well as others in the City. This will ensure that development and intensity of activity is concentrated and not spread throughout the whole area.
- b) Conduct a study, and develop design guidelines for commercial and residential units for this stretch of Main Street to ensure that new developments are of a standard that strengthens the identity of Main Street while preserving existing neighborhoods and land uses. Guidelines may include: building height, setbacks, densities, color schemes, signage, landscaping, etc.

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**Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.**

- c) Require a PUD for residential development in this area and ensure that developments address Main Street with adequate landscaping.
  - d) Consider providing incentives for developers who may be interested in developing along the corridor.
  - e) The City should also consider the creation of a western gateway feature close to the intersection of Main Street and 2300 West.
2. If high density is to be approved at this location, it should be well planned, and integrated with the commercial use on the corner, and possibly include a mixed use component in order to create a “gateway feature” as noted in Best Practice 1.5.
  3. Coordinate with Planning Staff to look at alternatives to the basic change from Commercial to HDR that is being requested.

GENERAL DRC COMMENTS

- The utilities will need to be reevaluated to determine if there is capacity for higher demand on the system.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION DECEMBER 10, 2015

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Dear Lehi City,

The following narrative is intended to address the issues outlined in the Application for General Plan Amendment, regarding the Alpine School districts land located at 2300 West and Main Street.

Edge Homes is excited for the opportunity to present Lehi City with our Western Lehi Gateway development.

Our proposed plan is to create an inviting downtown atmosphere by providing the ideal mix of residential and commercial development with superior architecture, main street style lighting, and landscaping specifically designed for Main Street in Lehi.

The residential buildings fronting Main Street will feature timeless architecture conducive to a down town atmosphere and will be situated such that the front elevations of the buildings will face Main Street. This forward facing orientation of buildings will preserve the view along Main Street. (See elevation)

In addition to the beautiful landscaping and architecture that will visually prepare this location to become the Western Lehi Gateway, Edge Homes would like to participate with Lehi City in a gateway monument officially welcoming people into Utah's best place to live.

It is Edge Home's belief this newly rejuvenated area will support existing commerce along Main Street and attract proper and stable business owners; therefore sustaining a vibrant downtown atmosphere for future developments as the western end of Main Street grows.

The prime corner acre of this development will be local commercial use while the remainder of the development will consist of a mix of residential products designed to attract empty nesters to young professionals and families. The variety of housing options will range from main level living accommodating older citizens and those with disabilities, as well as options including views of Main Street from a third story balcony.

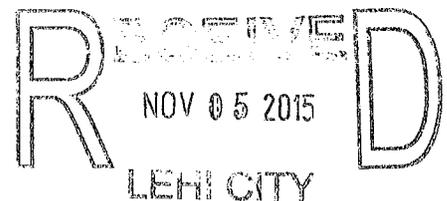
It is Edge Home's pleasure to work with Lehi City to ensure this prominent location sustains long-term livability, supports local commerce, and helps create an appropriate atmosphere for the Western Gateway into Lehi City.

"Appreciate more, whine less, and give without expectation"

-Mayor Bert Wilson Oct. 14, 2015

Edge Homes subdivisions currently under construction in Lehi City:

- Canyon Hills
- Broadmoor Park
- Crestview Lane
- Bingham Farms



A handwritten signature in cursive script that reads 'Steve Maddox'.

Steve Maddox  
Managing Partner  
Edge Homes



# Retail MarketPlace Profile

possible retail site  
 26 S 2300 W, Lehi, Utah, 84043  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 40.3877  
 Longitude: -111.8859

## Summary Demographics

2015 Population	7,463
2015 Households	1,826
2015 Median Disposable Income	\$54,993
2015 Per Capita Income	\$21,104

## Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$84,060,730	\$18,840,581	\$65,220,149	63.4	11
Total Retail Trade	44-45	\$76,022,520	\$18,110,641	\$57,911,879	61.5	9
Total Food & Drink	722	\$8,038,210	\$729,940	\$7,308,270	83.4	2

## Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$17,989,213	\$9,437,290	\$8,551,923	31.2	1
Automobile Dealers	4411	\$15,019,494	\$9,437,290	\$5,582,204	22.8	1
Other Motor Vehicle Dealers	4412	\$1,813,902	\$0	\$1,813,902	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,155,817	\$0	\$1,155,817	100.0	0
Furniture & Home Furnishings Stores	442	\$2,362,615	\$431,428	\$1,931,187	69.1	1
Furniture Stores	4421	\$1,689,177	\$0	\$1,689,177	100.0	0
Home Furnishings Stores	4422	\$673,438	\$431,428	\$242,010	21.9	1
Electronics & Appliance Stores	443	\$3,758,152	\$371,210	\$3,386,942	82.0	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$3,497,159	\$0	\$3,497,159	100.0	0
Bldg Material & Supplies Dealers	4441	\$3,079,587	\$0	\$3,079,587	100.0	0
Lawn & Garden Equip & Supply Stores	4442	\$417,572	\$0	\$417,572	100.0	0
Food & Beverage Stores	445	\$14,528,695	\$1,462,018	\$13,066,677	81.7	1
Grocery Stores	4451	\$12,165,840	\$1,462,018	\$10,703,822	78.5	1
Specialty Food Stores	4452	\$1,655,717	\$0	\$1,655,717	100.0	0
Beer, Wine & Liquor Stores	4453	\$707,138	\$0	\$707,138	100.0	0
Health & Personal Care Stores	446,4461	\$3,603,327	\$0	\$3,603,327	100.0	0
Gasoline Stations	447,4471	\$5,331,880	\$5,678,195	-\$346,315	-3.1	1
Clothing & Clothing Accessories Stores	448	\$3,385,835	\$730,500	\$2,655,335	64.5	3
Clothing Stores	4481	\$2,474,106	\$730,500	\$1,743,606	54.4	3
Shoe Stores	4482	\$373,628	\$0	\$373,628	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$538,101	\$0	\$538,101	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$2,599,041	\$0	\$2,599,041	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$2,147,160	\$0	\$2,147,160	100.0	0
Book, Periodical & Music Stores	4512	\$451,880	\$0	\$451,880	100.0	0
General Merchandise Stores	452	\$14,086,848	\$0	\$14,086,848	100.0	0
Department Stores Excluding Leased Depts.	4521	\$10,399,300	\$0	\$10,399,300	100.0	0
Other General Merchandise Stores	4529	\$3,687,548	\$0	\$3,687,548	100.0	0
Miscellaneous Store Retailers	453	\$3,741,423	\$0	\$3,741,423	100.0	0
Florists	4531	\$94,172	\$0	\$94,172	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$752,364	\$0	\$752,364	100.0	0
Used Merchandise Stores	4533	\$297,967	\$0	\$297,967	100.0	0
Other Miscellaneous Store Retailers	4539	\$2,596,920	\$0	\$2,596,920	100.0	0
Nonstore Retailers	454	\$1,138,332	\$0	\$1,138,332	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$1,028,689	\$0	\$1,028,689	100.0	0
Vending Machine Operators	4542	\$26,688	\$0	\$26,688	100.0	0
Direct Selling Establishments	4543	\$82,955	\$0	\$82,955	100.0	0
Food Services & Drinking Places	722	\$8,038,210	\$729,940	\$7,308,270	83.4	2
Full-Service Restaurants	7221	\$4,246,561	\$356,383	\$3,890,178	84.5	1
Limited-Service Eating Places	7222	\$3,232,664	\$373,558	\$2,859,106	79.3	1
Special Food Services	7223	\$201,760	\$0	\$201,760	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$357,225	\$0	\$357,225	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

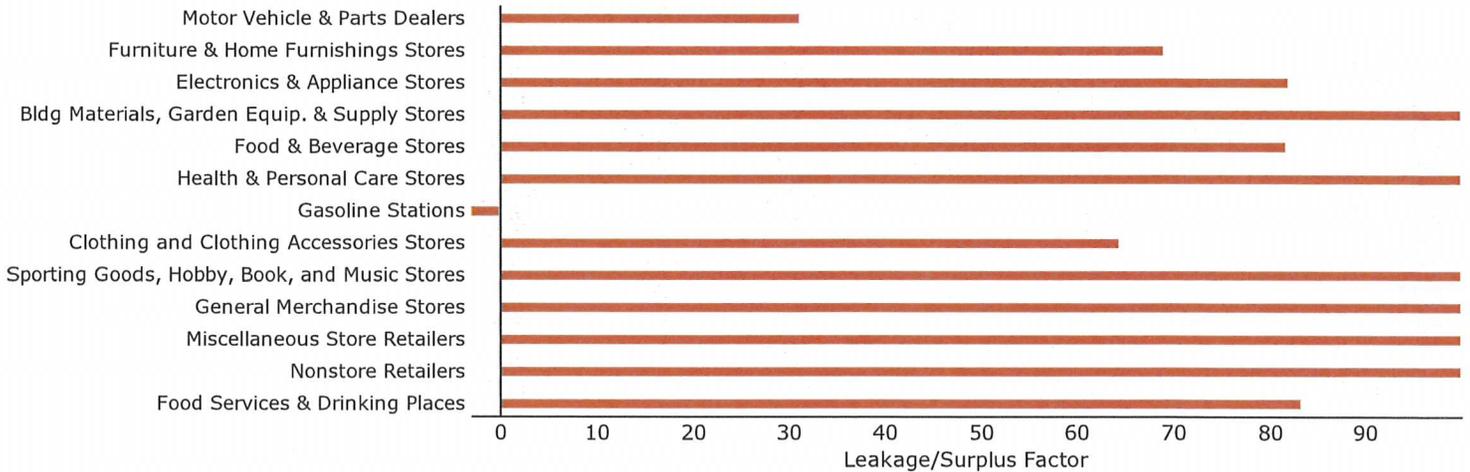
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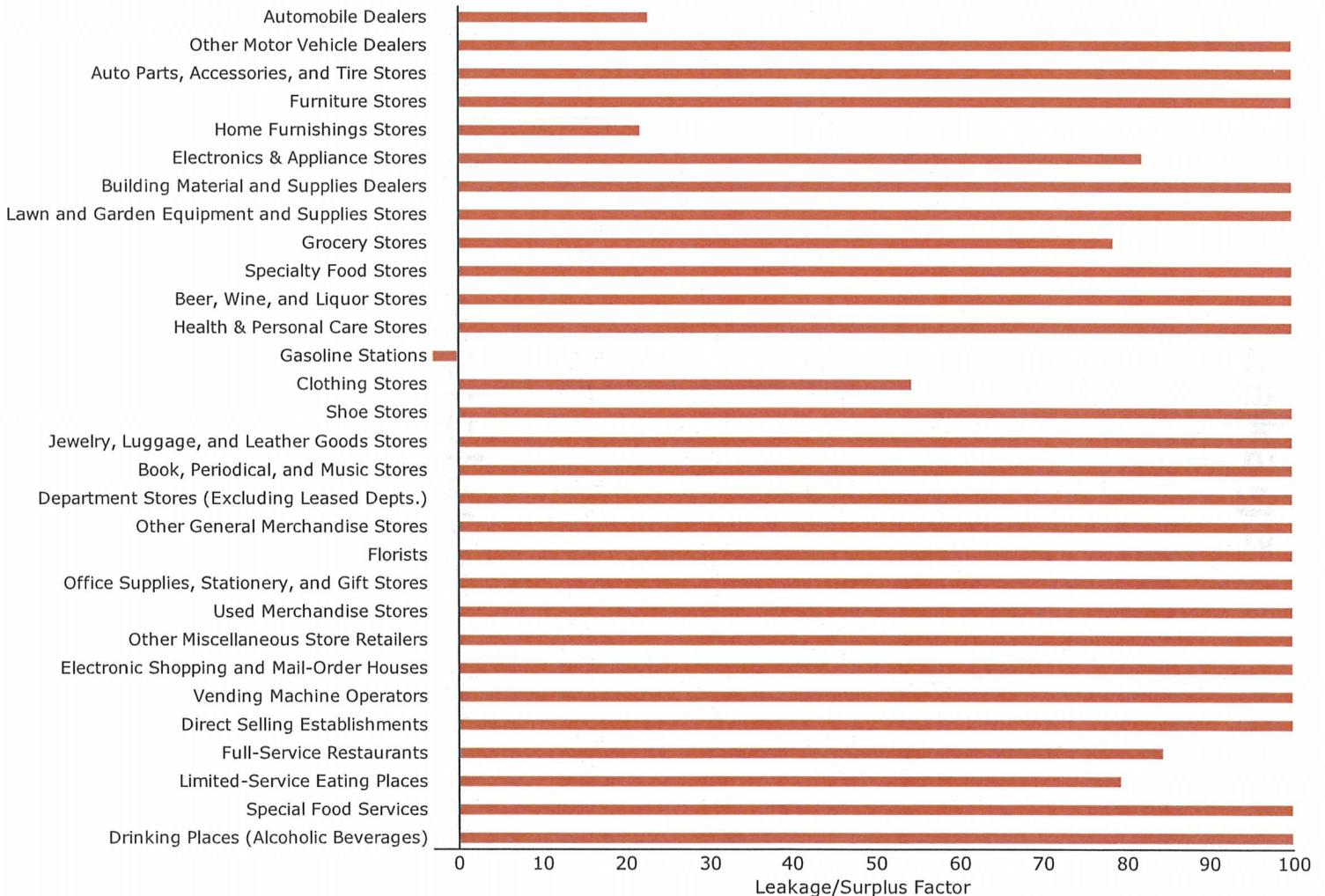
possible retail site  
 26 S 2300 W, Lehi, Utah, 84043  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 40.3877  
 Longitude: -111.8859

## Leakage/Surplus Factor by Industry Subsector



## Leakage/Surplus Factor by Industry Group





# Retail MarketPlace Profile

possible retail site  
 26 S 2300 W, Lehi, Utah, 84043  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 40.3877  
 Longitude: -111.8859

## Summary Demographics

2015 Population	51,330
2015 Households	13,501
2015 Median Disposable Income	\$55,148
2015 Per Capita Income	\$21,525

## Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$595,755,224	\$387,028,152	\$208,727,072	21.2	183
Total Retail Trade	44-45	\$538,964,390	\$353,277,150	\$185,687,240	20.8	132
Total Food & Drink	722	\$56,790,834	\$33,751,002	\$23,039,832	25.4	52

## Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$127,299,137	\$40,596,705	\$86,702,432	51.6	19
Automobile Dealers	4411	\$106,223,761	\$26,498,436	\$79,725,325	60.1	7
Other Motor Vehicle Dealers	4412	\$12,888,209	\$9,171,495	\$3,716,714	16.8	4
Auto Parts, Accessories & Tire Stores	4413	\$8,187,168	\$4,926,774	\$3,260,394	24.9	7
Furniture & Home Furnishings Stores	442	\$16,741,220	\$6,164,746	\$10,576,474	46.2	10
Furniture Stores	4421	\$11,962,003	\$3,155,422	\$8,806,581	58.3	3
Home Furnishings Stores	4422	\$4,779,217	\$3,009,325	\$1,769,892	22.7	7
Electronics & Appliance Stores	443	\$26,538,277	\$33,675,425	-\$7,137,148	-11.9	12
Bldg Materials, Garden Equip. & Supply Stores	444	\$24,887,720	\$14,274,131	\$10,613,589	27.1	16
Bldg Material & Supplies Dealers	4441	\$21,860,187	\$12,497,172	\$9,363,015	27.3	10
Lawn & Garden Equip & Supply Stores	4442	\$3,027,533	\$1,776,960	\$1,250,573	26.0	6
Food & Beverage Stores	445	\$103,159,901	\$88,033,058	\$15,126,843	7.9	13
Grocery Stores	4451	\$86,403,807	\$75,529,355	\$10,874,452	6.7	8
Specialty Food Stores	4452	\$11,750,548	\$12,503,702	-\$753,154	-3.1	5
Beer, Wine & Liquor Stores	4453	\$5,005,546	\$0	\$5,005,546	100.0	0
Health & Personal Care Stores	446,4461	\$25,761,931	\$13,100,318	\$12,661,613	32.6	11
Gasoline Stations	447,4471	\$37,754,605	\$29,040,135	\$8,714,470	13.0	8
Clothing & Clothing Accessories Stores	448	\$23,911,476	\$6,725,641	\$17,185,835	56.1	14
Clothing Stores	4481	\$17,478,809	\$5,767,676	\$11,711,133	50.4	12
Shoe Stores	4482	\$2,634,830	\$566,685	\$2,068,145	64.6	1
Jewelry, Luggage & Leather Goods Stores	4483	\$3,797,837	\$391,280	\$3,406,557	81.3	1
Sporting Goods, Hobby, Book & Music Stores	451	\$18,327,938	\$6,887,608	\$11,440,330	45.4	12
Sporting Goods/Hobby/Musical Instr Stores	4511	\$15,135,726	\$5,757,535	\$9,378,191	44.9	11
Book, Periodical & Music Stores	4512	\$3,192,212	\$1,130,074	\$2,062,138	47.7	1
General Merchandise Stores	452	\$99,729,978	\$103,538,451	-\$3,808,473	-1.9	5
Department Stores Excluding Leased Depts.	4521	\$73,563,783	\$101,064,477	-\$27,500,694	-15.7	2
Other General Merchandise Stores	4529	\$26,166,195	\$2,473,974	\$23,692,221	82.7	2
Miscellaneous Store Retailers	453	\$26,700,769	\$7,566,751	\$19,134,018	55.8	12
Florists	4531	\$681,214	\$769,418	-\$88,204	-6.1	3
Office Supplies, Stationery & Gift Stores	4532	\$5,343,008	\$2,717,809	\$2,625,199	32.6	5
Used Merchandise Stores	4533	\$2,111,330	\$0	\$2,111,330	100.0	0
Other Miscellaneous Store Retailers	4539	\$18,565,218	\$4,009,487	\$14,555,731	64.5	4
Nonstore Retailers	454	\$8,151,438	\$3,674,181	\$4,477,257	37.9	1
Electronic Shopping & Mail-Order Houses	4541	\$7,304,668	\$3,674,181	\$3,630,487	33.1	1
Vending Machine Operators	4542	\$189,126	\$0	\$189,126	100.0	0
Direct Selling Establishments	4543	\$657,643	\$0	\$657,643	100.0	0
Food Services & Drinking Places	722	\$56,790,834	\$33,751,002	\$23,039,832	25.4	52
Full-Service Restaurants	7221	\$29,998,601	\$14,516,420	\$15,482,181	34.8	28
Limited-Service Eating Places	7222	\$22,819,693	\$19,006,935	\$3,812,758	9.1	23
Special Food Services	7223	\$1,434,417	\$0	\$1,434,417	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$2,538,124	\$227,647	\$2,310,477	83.5	1

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

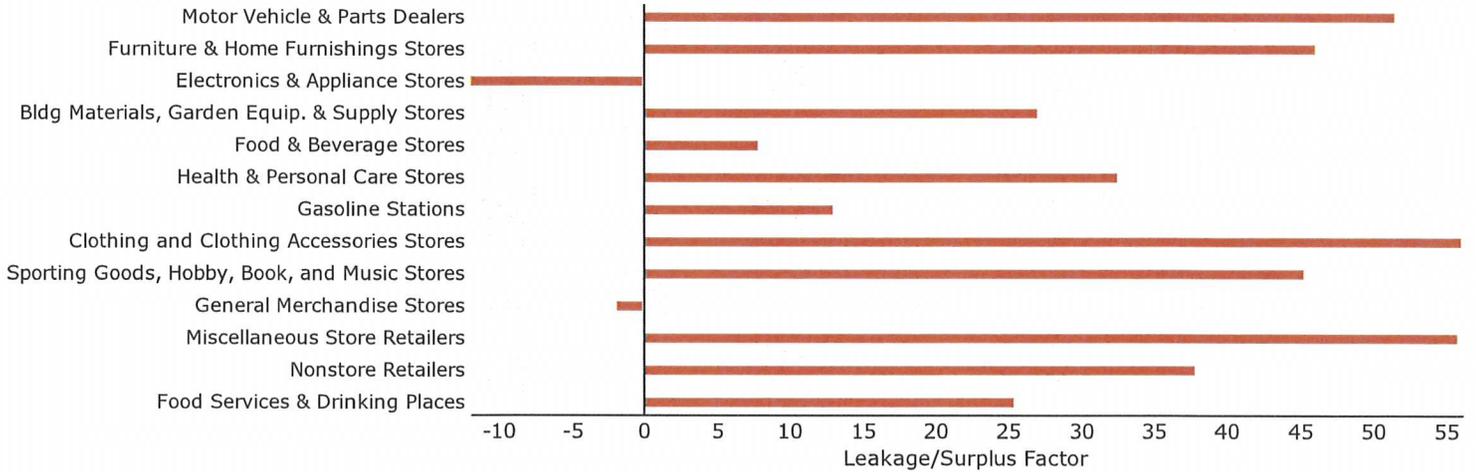
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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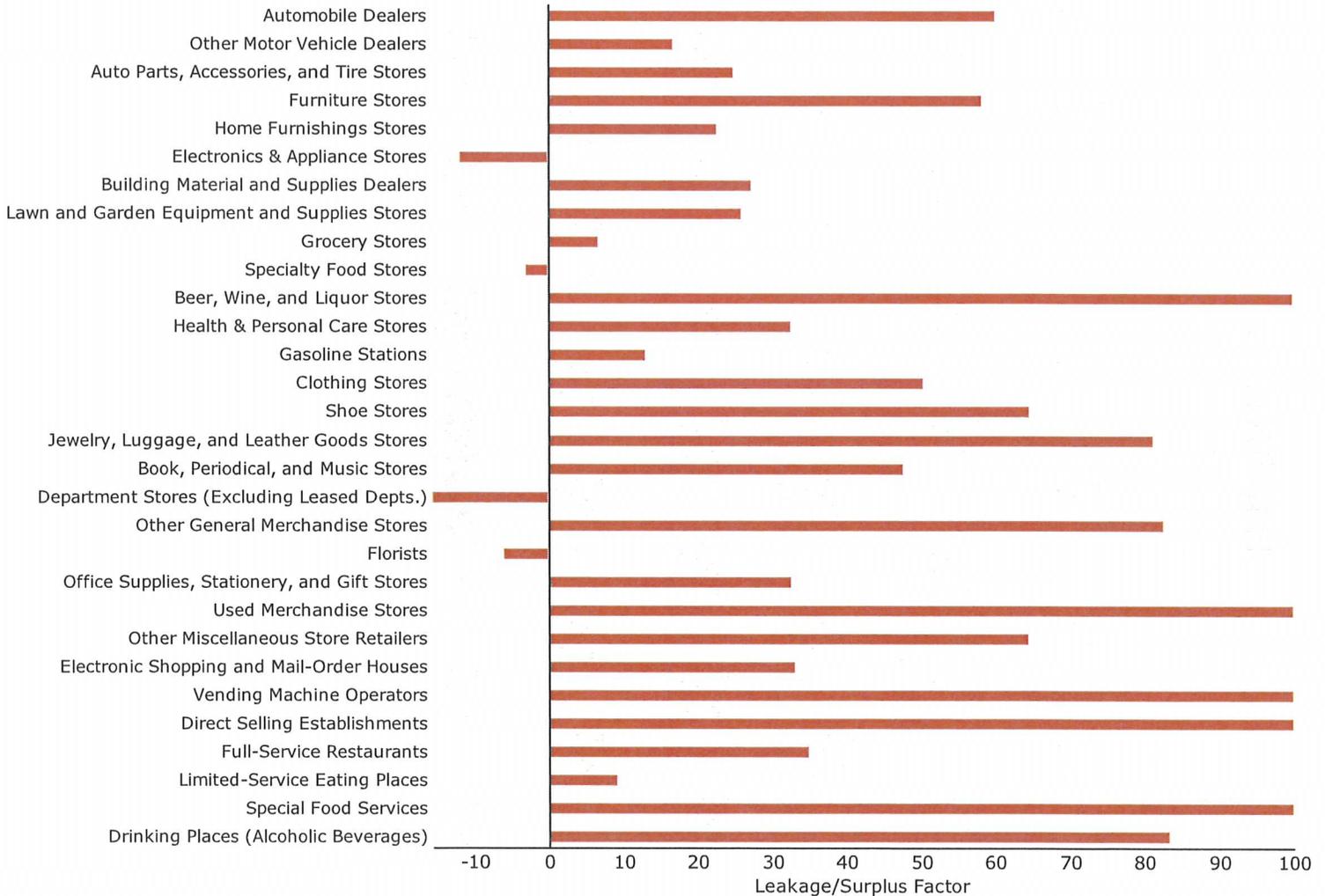
possible retail site  
 26 S 2300 W, Lehi, Utah, 84043  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 40.3877  
 Longitude: -111.8859

## Leakage/Surplus Factor by Industry Subsector



## Leakage/Surplus Factor by Industry Group





# Retail MarketPlace Profile

possible retail site  
 26 S 2300 W, Lehi, Utah, 84043  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 40.3877  
 Longitude: -111.8859

## Summary Demographics

2015 Population	106,666
2015 Households	27,273
2015 Median Disposable Income	\$57,910
2015 Per Capita Income	\$22,612

## Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,298,078,565	\$1,104,901,001	\$193,177,564	8.0	462
Total Retail Trade	44-45	\$1,173,804,737	\$1,017,534,934	\$156,269,803	7.1	334
Total Food & Drink	722	\$124,273,828	\$87,366,067	\$36,907,761	17.4	128

## Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$276,559,482	\$75,726,398	\$200,833,084	57.0	31
Automobile Dealers	4411	\$230,170,567	\$53,852,944	\$176,317,623	62.1	13
Other Motor Vehicle Dealers	4412	\$28,507,923	\$11,933,485	\$16,574,438	41.0	5
Auto Parts, Accessories & Tire Stores	4413	\$17,880,993	\$9,939,969	\$7,941,024	28.5	13
Furniture & Home Furnishings Stores	442	\$36,642,520	\$13,493,993	\$23,148,527	46.2	19
Furniture Stores	4421	\$26,195,199	\$6,568,499	\$19,626,700	59.9	7
Home Furnishings Stores	4422	\$10,447,321	\$6,925,494	\$3,521,827	20.3	12
Electronics & Appliance Stores	443	\$58,065,062	\$64,263,959	-\$6,198,897	-5.1	26
Bldg Materials, Garden Equip. & Supply Stores	444	\$54,988,943	\$48,152,136	\$6,836,807	6.6	34
Bldg Material & Supplies Dealers	4441	\$48,372,887	\$45,705,653	\$2,667,234	2.8	26
Lawn & Garden Equip & Supply Stores	4442	\$6,616,056	\$2,446,483	\$4,169,573	46.0	8
Food & Beverage Stores	445	\$224,057,773	\$150,301,462	\$73,756,311	19.7	27
Grocery Stores	4451	\$187,578,408	\$135,003,614	\$52,574,794	16.3	17
Specialty Food Stores	4452	\$25,541,330	\$15,297,849	\$10,243,481	25.1	10
Beer, Wine & Liquor Stores	4453	\$10,938,035	\$0	\$10,938,035	100.0	0
Health & Personal Care Stores	446,4461	\$56,112,891	\$23,210,610	\$32,902,281	41.5	21
Gasoline Stations	447,4471	\$81,327,868	\$47,236,205	\$34,091,663	26.5	13
Clothing & Clothing Accessories Stores	448	\$52,352,211	\$60,009,304	-\$7,657,093	-6.8	64
Clothing Stores	4481	\$38,195,970	\$45,820,562	-\$7,624,592	-9.1	51
Shoe Stores	4482	\$5,735,080	\$11,759,555	-\$6,024,475	-34.4	8
Jewelry, Luggage & Leather Goods Stores	4483	\$8,421,161	\$2,429,187	\$5,991,974	55.2	5
Sporting Goods, Hobby, Book & Music Stores	451	\$40,254,042	\$64,610,290	-\$24,356,248	-23.2	29
Sporting Goods/Hobby/Musical Instr Stores	4511	\$33,238,475	\$59,377,290	-\$26,138,815	-28.2	26
Book, Periodical & Music Stores	4512	\$7,015,567	\$5,233,000	\$1,782,567	14.6	3
General Merchandise Stores	452	\$217,483,609	\$406,123,187	-\$188,639,578	-30.2	17
Department Stores Excluding Leased Depts.	4521	\$160,665,574	\$224,235,845	-\$63,570,271	-16.5	11
Other General Merchandise Stores	4529	\$56,818,035	\$181,887,342	-\$125,069,307	-52.4	6
Miscellaneous Store Retailers	453	\$58,123,198	\$59,376,091	-\$1,252,893	-1.1	50
Florists	4531	\$1,493,259	\$1,472,201	\$21,058	0.7	4
Office Supplies, Stationery & Gift Stores	4532	\$11,727,704	\$6,560,084	\$5,167,620	28.3	13
Used Merchandise Stores	4533	\$4,609,497	\$562,890	\$4,046,607	78.2	2
Other Miscellaneous Store Retailers	4539	\$40,292,738	\$50,780,915	-\$10,488,177	-11.5	30
Nonstore Retailers	454	\$17,837,137	\$5,031,298	\$12,805,839	56.0	4
Electronic Shopping & Mail-Order Houses	4541	\$15,998,972	\$4,611,407	\$11,387,565	55.3	2
Vending Machine Operators	4542	\$411,380	\$0	\$411,380	100.0	0
Direct Selling Establishments	4543	\$1,426,785	\$419,891	\$1,006,894	54.5	2
Food Services & Drinking Places	722	\$124,273,828	\$87,366,067	\$36,907,761	17.4	128
Full-Service Restaurants	7221	\$65,634,785	\$38,126,173	\$27,508,612	26.5	67
Limited-Service Eating Places	7222	\$49,804,222	\$48,704,018	\$1,100,204	1.1	58
Special Food Services	7223	\$3,177,856	\$0	\$3,177,856	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$5,656,966	\$535,876	\$5,121,090	82.7	3

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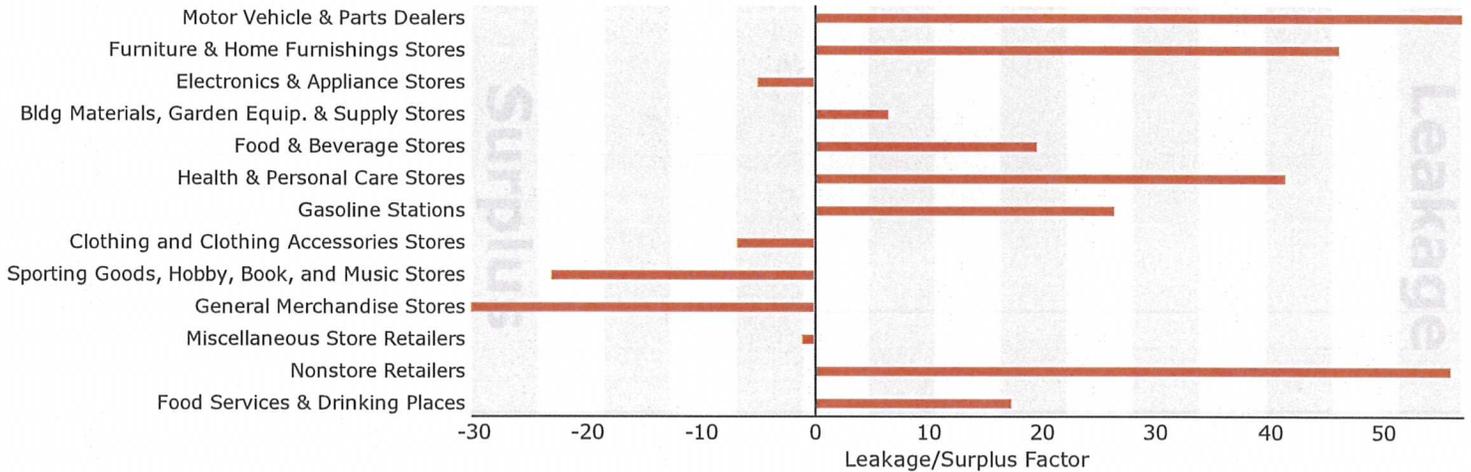
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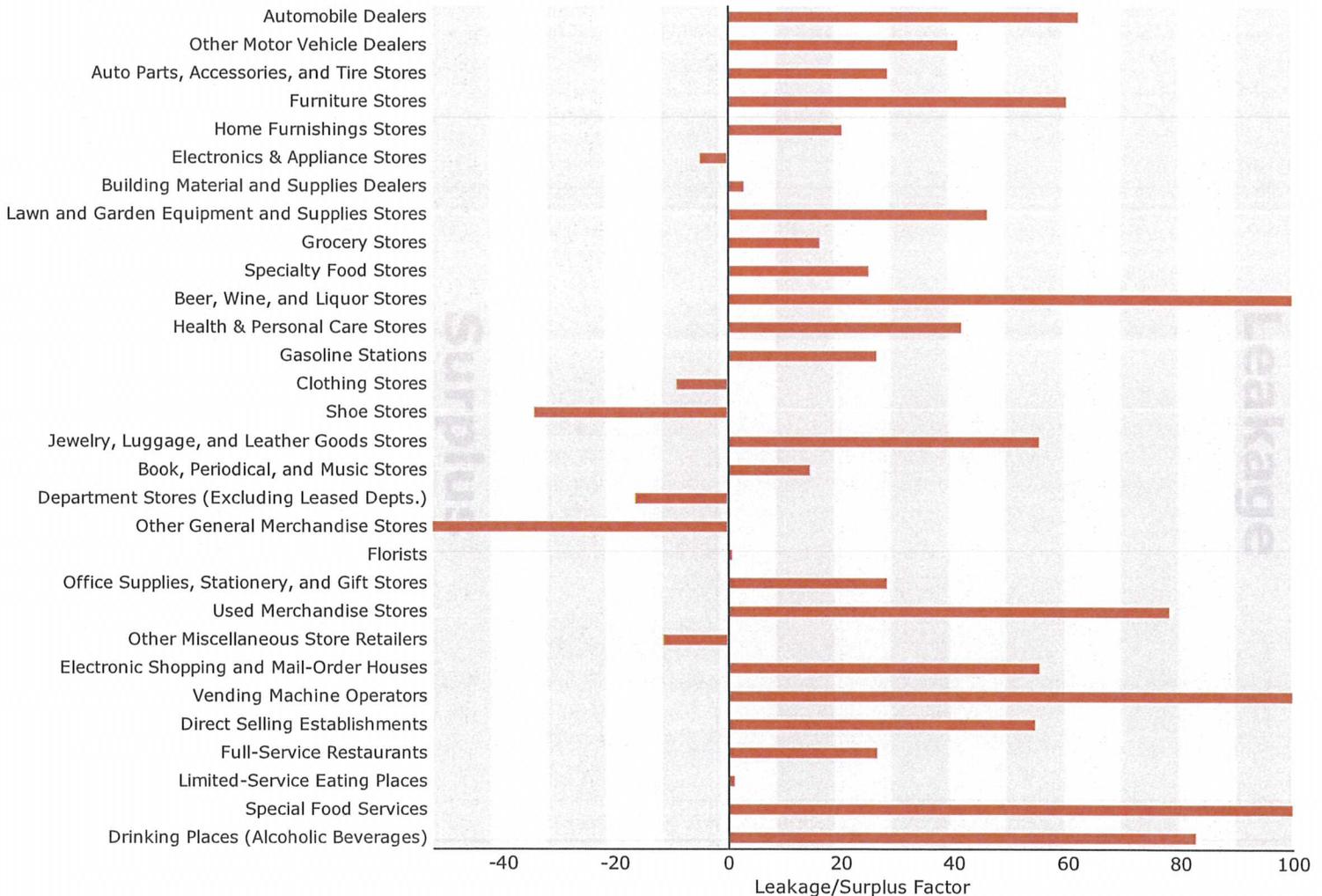
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 Latitude: 40.3877  
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## Leakage/Surplus Factor by Industry Subsector



## Leakage/Surplus Factor by Industry Group





**ORDINANCE NO. 14-2016**

**ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY  
GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR EDGE HOMES  
(2300 West Main Street)**

WHEREAS, on February 23, 2016, following all necessary public hearings, the Lehi City Council adopted a comprehensive amendment to the Lehi City General Plan which included the 2016 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on January 28 2016, to review and make a recommendation on the General Plan Amendment located at 2300 West Main Street from C (Commercial) to HDR (High Density Residential) as shown on Exhibit “A” and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public hearing on February 23, 2016 pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map and desires to amend the plan from C to HDR;

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

SECTION 1: The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the land use designation from C to HDR on 7.32 acres of property located at 2300 West Main Street and more specifically shown on Exhibit “A” attached hereto.

SECTION II: This ordinance shall take effect immediately upon its passage by the City Council and publication, as required by law.

PASSED AND ADOPTED by the Lehi City Council this 23<sup>rd</sup> day of February, 2016.

ATTEST:

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Bert Wilson, Mayor

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Marilyn Banasky, City Recorder