01 Draft – Water Use and Preservation General Plan Element

Updated 2025

LEHI CITY

1. Introduction

Lehi City is committed to sustainable water resource management through proactive conservation planning and land use integration. Project 13 in the Implementation chapter of the Land Use Element of the General Plan sets a goal to reduce water usage in order to have sustainable development. As required under SB110 (2022), SB76 (2023), and Utah Code § 73-10-32, this section outlines the City's water conservation goals and municipal policies, aligned with regional targets and local needs. Lehi's strategy focuses on reducing per capita water use, eliminating waste, and promoting water-wise development patterns to ensure long-term supply resiliency.

2. Historical and Future Water Usage

2.1 Historical Water Use Trends

The following section outlines trends in water usage by population (gallons per capita day, or gpcd) and different connection types (residential, industrial, institutional, etc.).

Lehi City operates two water systems: 1) a drinking water system, and 2) and a pressurized irrigation system. This distinction is important for reviewing historical trends and future development. Figure 1 illustrates per capita trends from 2016 to 2024 for both systems.

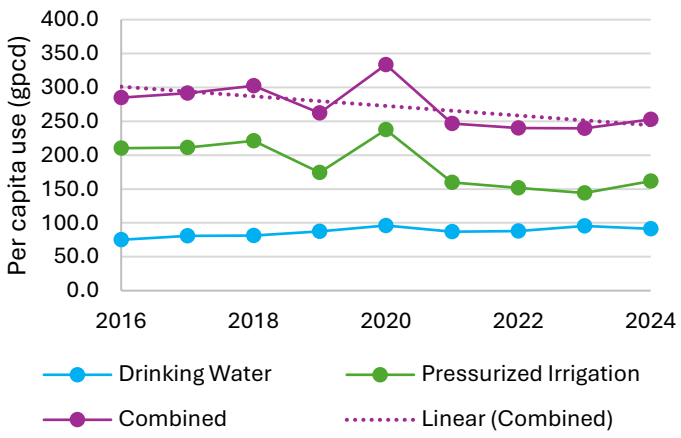

Figure 1. Drinking Water and Pressurized Irrigation per Capita Use

Drinking water usage (blue) has remained fairly consistent, while pressurized irrigation (green) water usage has been trending down. Overall, per capita consumption has been decreasing since 2016. This can be attributed to the City's efforts in promoting water conservation.

Another key consideration is water demands associated with different land uses. Figure 2 shows the number of drinking water connections by type over time. Lehi City has metered and tracked water usage on the drinking water system and is working to do the same for the pressurized irrigation system.

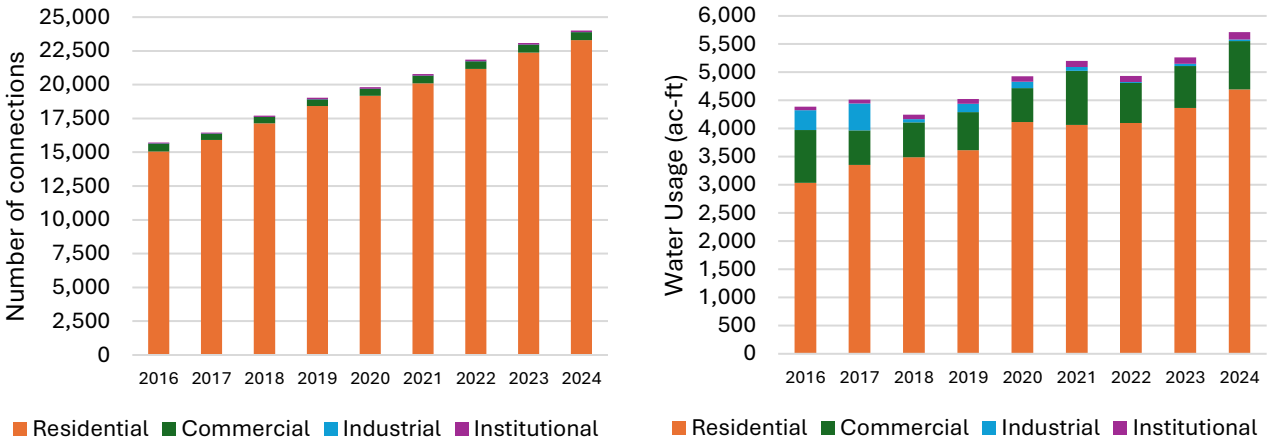

Figure 3. Number of Drinking Water Connections and Total Water Usage

Figure 3 illustrated the significant growth that Lehi City has experienced over the last several years. This growth is important when evaluating impacts on water supply. Lehi City primarily consists of residential connections with some commercial and industrial. However, the other connection types have higher water usage per connection (Figure 3).

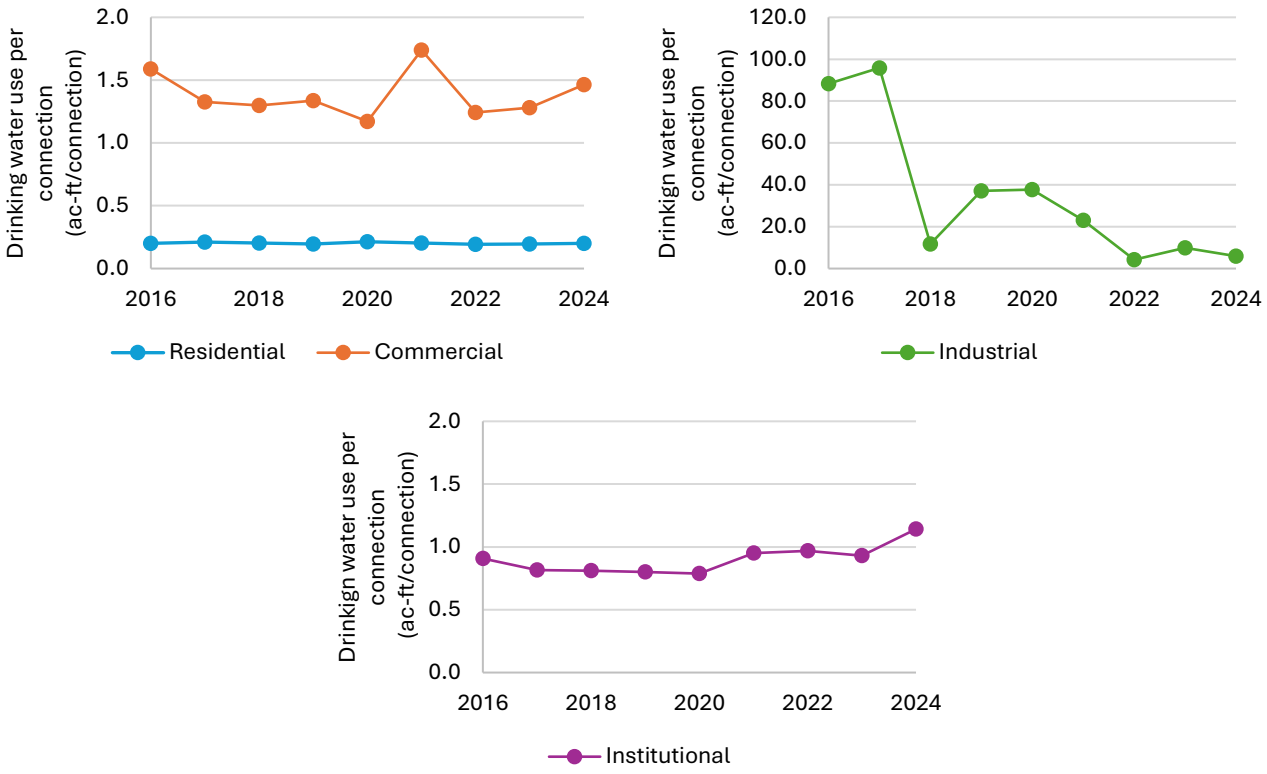

Figure 3. Drinking Water Usage per Connection

Understanding water usage by land use is essential when considering existing and future water demands. Residential water usage has remained fairly constant over time, while commercial, industrial, and institutional has been more variable. Additionally, nonresidential water usage is greater per connection and should be accounted for when evaluating future development plans. Furthermore, this information helps address future conservation strategies.

2.2 Regional & Municipal Conservation Goals

Lehi City is located within Utah's Provo River Region, which has a designated 2030 municipal and industrial (M&I) water conservation goal of 179 gallons per capita per day (gpcd). This represents a 20% reduction from the 2015 baseline of 222 gpcd, as established by the Utah Division of Water Resources in its *Regional Water Conservation Goals Report*. The City has formally adopted this target with its 2025 Water Conservation Plan Update, thereby reinforcing its alignment with the state's long-term planning framework and water efficiency standards.

The Water Conservation Plan functions not only as a foundational document for local water management but also as a compliance tool under Utah Code § 73-10-32, which mandates

that public water systems with more than 500 connections adopt and regularly update a conservation plan. Lehi's plan includes the following required components:

Clearly stated water use reduction goals	179 gpcd by 2030; adopted regional target
Goals for implementing conservation measures	Established clear goals and have made steps to achieve them
Evaluation processes and performance metrics	Regular reporting tied to meter data, audits, and system use efficiency
Public outreach and education strategies	Ongoing communication through utility bills, social media, and city programs

Lehi City has already decreased their per capita water usage by 11% since 2016 (see Figure 1). Through the efforts listed in the table above, Lehi not only complies with state law but also demonstrates proactive leadership in addressing regional growth, climate resilience, and long-term water availability.

2.3 Future Water Use

Water use is expected to grow as future development occurs. Two different future water demand scenarios are illustrated in Figure 4. If conservation efforts continue throughout the City, the gap between supply and demand will be more manageable. The reliable water supply is estimated as the limiting component of water rights, infrastructure capacity, and physical surface water and groundwater supply.

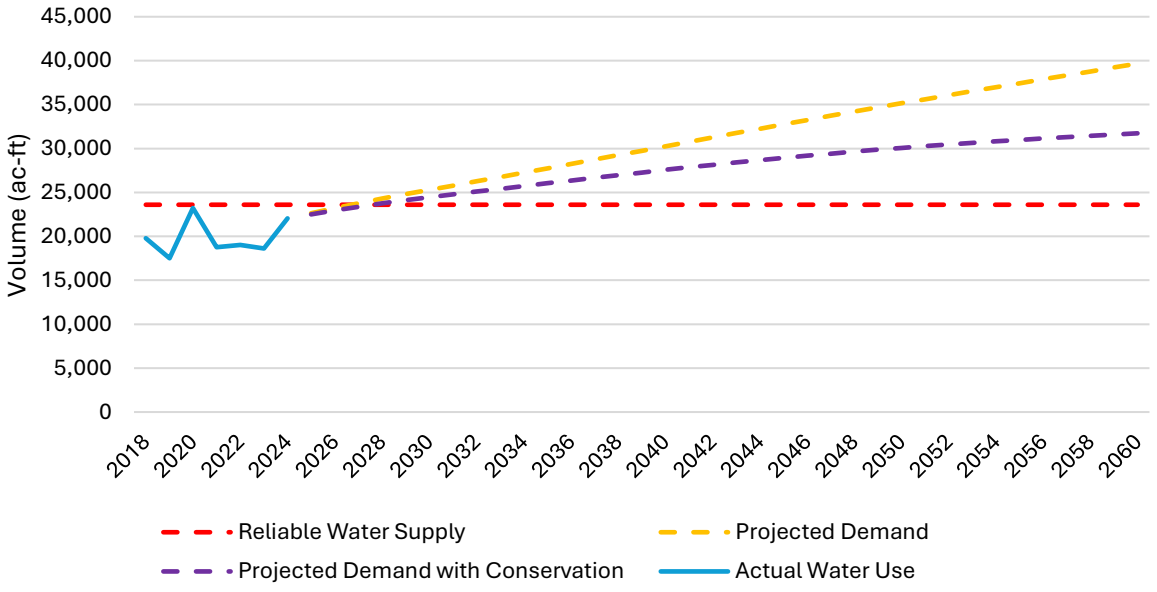

Figure 4. Future Water Demand Estimates

However, additional steps are necessary to ensure that the existing water supply is capable of meeting future demands. Future development will require more water supply than what can be provided by the existing system (see more in Section 4). For that reason, it is important to ensure conservation efforts are continually implemented and future development is compared against the remaining water supply.

2.4 Agriculture

There is still a significant amount of agricultural land in Lehi City. Much of it is part of the low-density residential development with small-scale and hobby farming. These portions of Lehi City should be considered when new development occurs and how they may impact these regions. Water optimization should occur with agricultural water usage to ensure there is sufficient water supply to meet existing and future needs.

Water for agriculture is supplied through a series of canals throughout Lehi City. Other agricultural areas in Lehi City will likely convert to municipal development in order to support future population growth.

2.5 Impacts to Great Salt Lake

Lehi City is working to reduce impacts on Great Salt Lake (GSL) by reducing depletion in the system. Outdoor water demands have a high depletion rate, as most of the water evaporates or is consumed by turfgrass. Reducing outdoor water demands provides an excellent opportunity for mitigating impacts to the GSL. Existing conservation programs can reduce existing outdoor demands and recently adopted ordinances will help reduce the addition of more outdoor demands.

3. Land Use & Development Standards

To support its water conservation objectives and comply with the requirements of SB110 (2022) and SB76 (2023), Lehi City is updating its land use policies, zoning ordinances, and landscaping standards to better reflect principles of water-efficient development. These changes are designed to reduce long-term water demand, promote sustainable growth patterns, and integrate water stewardship into everyday planning and development decisions. By embedding water-conscious design and regulation into the City's land use framework, Lehi can help ensure water availability for future generations while maintaining the aesthetic and ecological quality of its built environment.

These updates are directly aligned with the City's 2025 Water Conservation Plan and the Provo River Region's adopted water conservation goal of 179 gallons per capita per day (gpcd) by 2030, a 20% reduction from 2015 levels. They also reflect best practices recommended in the *Utah Best Management Practices Guide*, the *2025 Water Conservation Plan Guide*, and the *Regional M&I Water Conservation Goals Report*, all of which emphasize land use integration, sustainable landscaping, and demand-side management as central to achieving statewide conservation targets.

3.1 Existing Development Standards

Lehi City has implemented a wide array of ordinances aimed at conserving water through careful land use consideration. The following table outlines development codes that work to reduce water usage throughout Lehi City.

Table 1. Summary of Existing Ordinances

Development Code	Title	Description
35.060 (A)	Annual Plan of Work	Annual plan for watering trees.
35.100 (A)	Private Property Owner Responsibility	Obtain a permit and follow current planting restrictions before installing a new waterwise landscape.
35.100 (B)	Private Property Owner Responsibility	Water, fertilize, and prune Public Trees when necessary to maintain clearance of limbs, good structure, health, and vigor.
35.220 (A)	Water Efficiency Standards	The purpose of the water efficiency standards is to conserve the public's water resources by establishing water conservation standards and recommendations for outdoor landscaping and indoor plumbing fixtures.

Development Code	Title	Description
35.220 (B.3)	Water Efficiency Standards	The outdoor landscaping standards in this chapter are not intended to conflict with other landscaping requirements as defined by Utah law, including storm water retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.
35.220 (C.3)	Water Efficiency Standards	Central Open Shape definition: An unobstructed area that functions as the focal point of localscapes and is designed in a shape that allows efficient watering.
35.220 (E.1)	Water Efficiency Standards	Prohibition on restrictive covenants requiring grass. Any homeowners association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable to the degree that they require the use of grass in landscape areas less than 8 feet wide or require grass in other areas that exceed 35% of the landscape area or prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group or have the effect of prohibiting or restricting compliance with this chapter or other water conservation measures.
35.220 (F.1)	Water Efficiency Standards	All irrigation should be appropriate for the designated plant material to achieve high water efficiency. Drip irrigation or bubblers should be used except in lawn areas. Drip irrigation systems should be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components. Water-efficient sprinkler heads and nozzles should also be used.
35.220 (F.2)	Water Efficiency Standards	Each irrigation valve should irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds should be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers should be placed on separate irrigation valves.
35.220 (F.4)	Water Efficiency Standards	At least 3-4 inches of mulch, permeable to air and water, should be used in planting beds to control weeds and improve the appearance of the landscaping.
37.050 (C.6)	Downtown Outdoor Spaces Site	Park strips shall be planted with drought tolerant turf and/or groundcovers.

Development Code	Title	Description
	Design Standards	
37.060 (J.3)	Parking Standards	Landscaping in parking lot islands and peninsulas shall utilize water-wise landscaping which excludes the use of turf grass.

3.1.1 Landscaping Requirements for New Development

Looking ahead, Lehi City will apply enhanced landscape performance standards for all new residential subdivisions, commercial developments, and public or institutional projects. These requirements are consistent with Development Code Chapter 35 (Water Efficiency Standards) and are designed to reduce water use in outdoor environments, while simultaneously improving aesthetics, biodiversity, and site functionality. These standards were developed in coordination with Central Utah Water Conservancy District (CUWCD).

Key elements of these standards include:

- **Plant Selection and Turf Limitations:** Drought tolerant and native plants that require minimal irrigation must be prioritized in all new developments. Turf is prohibited in landscape areas less than eight feet wide and must not exceed 35% of the total landscaped area. HOA governing documents must not prohibit the use of water conserving plants or enforce requirements that prevent compliance with water efficiency standards. Turf is permitted in unobstructed areas designed in a shape that allows efficient watering. Park strips shall be planted with drought tolerant turf and/or ground covers. Landscaping in parking lot islands and peninsulas must utilize waterwise landscaping and exclude the use of turf.
- **Integrated Stormwater Management**: Irrigation systems must be designed to match the water needs of the designated plant materials. Drip irrigation or bubblers should be used except in lawn areas. Drip irrigation systems must include a pressure regulator, filter, flush end assembly, and other appropriate components, and water efficient sprinkler heads and nozzles must also be used. Each irrigation valve must serve landscaping with similar site, slope, and soil conditions, and with plants that have similar watering needs. Lawn areas and plating beds must be irrigated on separate valves, and drip emitters and sprinklers must be placed on separate valves. At least 3-4 inches of air and water permeable mulch must be applied in planting beds to control weeds and improve the appearance of the landscaping design.

- **Waterwise Landscape Installation:** Private property owners must obtain a permit and comply with all current planting restrictions before installing a new waterwise landscape.
- **Tree Care and Protection:** Public trees must be watered, fertilized, and pruned when necessary to maintain proper limb clearance, good structure, health, and vigor. No person may deposit, place, store, or maintain materials on any public right of way that could prevent the passage of water, air, or nutrients to the roots of public trees except where decorative rock gardens or other approved landscaping materials are used. Owner shall clean up and remove fallen leaves or other debris so that these do not impede storm drain systems. Tree roots that cause damage to streets, curbs, sidewalks, or public utilities such as sewer, storm drain, gas, water, or electric lines are considered hazardous and declared a public nuisance.
- **Stormwater and Low Impact Development:** The outdoor landscaping standards in Chapter 35 are not intended to conflict with any other landscaping requirements defined by Utah law, including stormwater retention requirements and low impact developing guidelines. When any requirement may conflict with Utah law, the conflicting requirement does not apply.
- **Annual Planning:** An annual plan of work shall be prepared by the Urban Forester in coordination with all departments involved in the care, planting, maintenance, or removal of trees. The plan shall be updated each year and developed to meet the criteria for Tree City USA designation. It may include considerations such as species diversity, planting needs, hazardous trees, insect and disease issues, and regular care practices like pruning and watering. An updated inventory of public trees, work performed, maintenance activities, and future plans shall be maintained by the Urban Forester and Parks Department and may be modified by the Urban Forester at any time. The Lehi city tree selection guide, unacceptable public tree list, and landscape specifications and standards shall also be reviewed annually and may be updated by the Urban Forester.

These policies will be embedded in the City's site plan review process, with checklists and guidance materials provided to developers and landscape designers. The City will also maintain a reference plant list, irrigation standards manual, and sample landscape plans to support consistent and practical implementation.

3.2 Recommended Zoning and Ordinance Updates

To address these gaps and strengthen the City's conservation framework, the following code and policy updates were recommended changes and best practices outlined by the

Utah Division of Water Resources and were informed by successful programs in other Utah communities, such as Vineyard and North Salt Lake.

Lehi has recently implemented these changes to ensure that water-wise landscaping, efficient irrigation, and smart growth principles are fully integrated into Lehi's development regulations. Additional considerations of future policy are included as well.

Table 2. Existing and Recommendation Zoning and Ordinance Updates

Update Category	Policy Direction
Turf in Park Strips and Medians *Development Code 37.050 (C.6)* *Development Code 37.060 (J.3)*	**Existing:** See Table 1 **Additional Considerations:** Turf could be prohibited in new or renovated park strips, medians, and any planting area less than 8 feet wide, unless it serves a clear recreational or civic function.
Water-Efficient Landscaping Standards *Development Code 35.220 (F.2)* *Development Code 35.220 (F.4)* *Development Code 35.100 (A)*	**Existing:** *See Table 1* **Additional Considerations:** All new development and major remodels could apply xeriscape principles, including drought-tolerant/native plants, mulched beds, and hydrozoning (grouping by water need).
Smart Irrigation Requirements Development Code 35.220 (F.1)	**Existing:** See Table 1 **Additional Considerations:** Drip irrigation could require smart controllers, rain sensors, and pressure-regulated heads in all automated systems.
Decorative Water Features Regulation *Development Code 38.060 C* *Development Code 06.090* *Development Code 06.120 B.9* *Development Code 33.080 H*	**Existing:** Planned Communities which provide water features, exclusive of any features provided as part of an entry sign area, such as fountains, streams, ponds, or other similar features that are used commonly and are highly visible in the planned community are eligible for a two percent density increase for each separate feature. All open space except for areas covered by water shall be landscaped by the developer and may contain recreation activity areas, parks, playgrounds, gazebos, plazas, amphitheaters, water features, trails or other landscaped areas. Urbanized open spaces shall include the following; central prominent gathering space with a focal feature such as a statue, water feature, gazebo clack tower or other feature as

	approved by the Planning Commission along with additional features. **Additional Considerations:** Limit or prohibit water features that use water unless they are recirculating and fulfill a cooling or civic benefit.
Tree Canopy with Drought-Tolerant Species *Development Code 12.090 A.1* *Development Code 12.130* *Development Code 35.020 R & V* *Development Code 35.080 H* *Development Code 37.060 J.4*	**Existing** : All proposed new plant materials should complement native species and provide continuity with the surroundings. The use of drought tolerant species and species tolerant to the climatic conditions of Utah County is encouraged. No trees, shrub or vegetation that matures over 24" shall be planted within the clear view area at street intersections, nor shall a tree canopy extend within the clear view area. Trees shall be planted within all landscape islands and peninsulas greater than 150 square feet to contribute towards a canopy at maturity. **Additional Considerations:** Encourage tree planting with low-water species that provide shade and reduce the heat island effect, while minimizing irrigation demand.

Lehi City will continue to review ordinances and development standards to ensure that they are working to preserve water for future development.

4. Water Supply & Infrastructure Planning

Lehi City recognizes that sustainable land development must be closely coordinated with the availability and reliability of its water systems. As such, the City actively integrates land use decision-making with the planning, operation, and expansion of its public water systems.

This approach ensures that both culinary and pressurized irrigation water needs are addressed in parallel with residential, commercial, and institutional growth.

In compliance with Utah Code § 19-4-114, Lehi maintains and regularly reviews new development's impacts on the water systems. This strategy helps guide investments, assess infrastructure capacity, and evaluate the long-term sustainability of the City's water sources, storage, and distribution systems.

4.1 Summary of Existing System

Lehi's drinking water system currently serves over 24,000 connections and is supplied by a combination of groundwater wells, springs, and water from CUWCD. Additional wells are being constructed and CUWCD capacity is being acquired to meet future demands. Furthermore, additional transmission capacity and booster pump stations are being developed to support future development and provide additional redundancy.

Storage for the culinary system is provided by eleven storage tanks, over nine pressure zones, with a combined capacity of 18.4 million gallons (MG). These facilities are essential for balancing daily system demands, ensuring pressure stability, and providing reserves emergency events. Additional elevated storage is being constructed in the upper pressure zones of the system to serve future development.

In parallel, the pressurized irrigation system is supplied by wells, water diverted from canals, and CUWCD. The pressurized irrigation system serves over 18,000 connections and is a significant conservation asset. There is a total of 229 ac-ft of storage capacity split between thirteen different storage facilities. Additional source and storage capacity is being constructed to meet future demands.

Table 3 summarizes Lehi's water supply and infrastructure.

Table 3. Lehi City Water Supply & Infrastructure Summary

Category	Current Assets / Status	Future Needs / Planned Improvements
Water Sources (Drinking Water)	Wells and CUWCD	Additional deep wells and CUWCD capacity to meet future demands
Water Sources (Pressurized Irrigation)	Wells, canals, and CUWCD	Obtain additional supply and ensure redundancy throughout the system
Storage Capacity (Drinking Water)	11 tanks totaling 18.4 MG	New elevated storage tanks in future upper pressure zones; expanded equalization storage
Storage Capacity (Pressurized Irrigation)	13 reservoirs totaling 229 ac-ft	New elevated storage reservoirs in upper pressure zones; expanded equalization storage
Distribution System (Drinking Water)	24,000+ culinary connections	Transmission main upgrades; additional booster pump station capacity between pressure zones
Distribution System (Pressurized Irrigation)	18,000+ PI connections	Transmission main upgrades; additional booster pump station capacity between pressure zones
Pressure Zones	Multiple culinary and PI zones; zones maintained with booster stations and PRVs	Reconfiguration of zones to improve pressure control and provide additional redundancy. Creation of additional pressure zones to serve future development
Asset Management	SCADA system, scheduled pipe replacement, meter calibration program	Continued investment in automation, real-time monitoring, and preventative maintenance
Impact Fees	Assessed based on ERCs for culinary and PI systems	Fees tied to Capital Facilities Plan to fund new sources, tanks, and pipelines
Capital Projects	System modeling updated; key CIP projects underway (transmission, storage, booster pump stations)	Well development, east bench tank, pressure zone optimization, major pipeline extensions

4.2 Infrastructure Improvements & Asset Management

To support reliable water service delivery and accommodate future development, Lehi has adopted a proactive asset management strategy informed by its water master plans. These strategies are critical to extending the lifespan of infrastructure assets, minimizing water loss, and ensuring that system capacity aligns with growth projections.

Hydraulic modeling has been developed and maintained for both culinary and PI systems. These models are used to simulate peak demand scenarios, identify undersized distribution lines, and prioritize capital improvements in pressure-deficient areas. As residential development expands into east bench and hillside areas, booster pump stations and pressure zone adjustments are needed to maintain service reliability.

The City is also implementing system upgrades that include:

- Upsizing transmission mains in key growth corridors.
- Constructing new storage tanks to increase available capacity and equalization reserves.
- Reconfiguring pressure zones to optimize pump station operation, reduce system head loss, and improve energy efficiency.

Leak detection and maintenance are prioritized through ongoing investments in SCADA (Supervisory Control and Data Acquisition) systems, meter calibration, and a scheduled pipe replacement program. These efforts reduce non-revenue water loss and extend the useful life of existing assets while improving operational efficiency.

Planned projects identified in the City's capital planning documents include:

- A new deep groundwater well to meet future source demands.
- An additional elevated storage tank to serve the higher pressure zones east of the existing service area.
- Expansion of pressure-regulated zones and looped transmission improvements to increase system redundancy.

4.3 Impact Fee & Financing Strategy

Lehi finances system expansion and upgrades in part through the use of impact fees, which are assessed in accordance with the Utah Impact Fees Act. These fees are calculated based on projected Equivalent Residential Connections (ERCs) and reflect the proportional demand that new development places on the system.

The City currently assesses culinary and pressurized irrigation impact fees to fund capacity-increasing projects such as new wells, tanks, and major pipeline improvements. These fees are based on cost-per-ERC models developed in the City’s Impact Fee Facilities Plan (IFFP) and are regularly reviewed to ensure they remain proportional and justifiable. Revenues are restricted to system expansion—not maintenance—and are used exclusively to serve new growth.

The City follows a “fair share” financing approach, ensuring that existing ratepayers are not burdened by growth-related infrastructure costs. Impact fee schedules are aligned with the Capital Facilities Plan (CFP), which includes a 20-year horizon of needed projects, prioritized by timing, location, and coordination with land use approvals.

By using data-driven planning and equitable cost-recovery methods, Lehi is well-positioned to fund the infrastructure needed to accommodate future growth while maintaining high levels of service and ensuring fiscal responsibility.

5. Water Conservation, Demand Management, & Implementation

To complement core water conservation strategies required by SB110 (2022), Lehi City has identified a range of optional water demand reduction measures that go beyond compliance to proactively manage long-term water use. These strategies reflect a forward-thinking approach to land and water integration, resource stewardship, and climate adaptation. They are informed by guidance from the *2025 Water Conservation Plan Guide*, the *Best Management Practices for Water Conservation* by the Utah Division of Water Resources, and the.

By adopting voluntary yet impactful programs, Lehi aims to support sustainable development patterns, incentivize retrofits in existing neighborhoods, and ensure the City's water infrastructure can support anticipated growth without compromising system integrity or environmental resilience.

5.1 Existing Water Conservation Strategies

The following sections detail existing water conservation efforts by Lehi City.

5.1.1 Municipal Policies for Water Conservation

In support of its adopted conservation targets, Lehi has established a range of local policies designed to reduce demand, increase system efficiency, and promote conservation across residential, commercial, and institutional sectors. A full list of water conservation efforts is included in the *2025 Water Conservation Plan*.

The following table summarizes key policies that have bene implemented that represent a blend of operational best practices and behavior-based strategies.

Table 4. Existing Water Conservation Efforts

Municipal Policy	Description & Intended Impact
Tiered Water Pricing	Graduated water rates for both culinary and pressurized irrigation water that charge more for higher usage tiers. This encourages responsible consumption and rewards efficiency. Tiered pressurized irrigation rates will be implemented after all services are metered before Utah State deadline of 7/1/2030.
Water Management Plan	Enforced restrictions during dry years against watering during the heat of the day and irrigation system overspray or runoff. These are outlined in the Water Shortage Management Plan. This reduces unnecessary loss and promotes equity across users.
Public Education & Incentive Programs	City-led initiatives including seasonal watering guidelines, rebates through CUWCD for WaterSense fixtures and smart controllers, and education campaigns tied to statewide "Slow the Flow" messaging. Rebates from CUWCD include the following: • Smart controller rebates • Landscape incentive program (turf replacement and switch to drip) • Toilet replacement
Full System Metering	All residential and commercial connections are required to be metered. Most of the City connections are now metered and measures are under way to ensure that all will be metered in the future.
Leak Detection and Repair	Tracking water production against metered usage in an attempt to reduce leaks and waste of water.

These programs reflect the City's dual commitment to equity and effectiveness: encouraging voluntary compliance through education while backing it with robust enforcement and infrastructure management.

5.1.2 Landscaping Restrictions & Streetscape Policy

Outdoor irrigation is one of the largest components of municipal water use, particularly during summer months. Lehi has adopted a progressive approach to landscape water efficiency that balances aesthetics, function, and sustainability in Development Code Section 35.230.

To target reductions in non-functional water use, the City has adopted and will further strengthen landscape standards, particularly in narrow rights-of-way and high-visibility public corridors (see Table 5).

Table 5. Landscaping Restrictions

Landscaping Standard	Policy Description
No Turf in Park Strips	Turf is prohibited in all new and redeveloped park strips. These areas must use water-wise plantings and mulch.
Adoption of Localscapes™ Principles	All new development and public projects shall implement Localscapes design elements to reduce water demand while maintaining visual appeal.
Public Demonstration Landscapes	City facilities, parks, and street corridors will include xeriscape demonstration areas with interpretive signage to promote public understanding.
Turf Replacement Incentives	Lehi will explore the creation of a local "Flip Your Strip" rebate program, potentially co-funded with regional or state conservation grants.

These efforts are designed not only to meet water conservation goals but also to improve community livability. Water-wise landscaping reduces maintenance costs, minimizes stormwater runoff, and enhances the urban tree canopy—all of which support broader sustainability and public health objectives.

Lehi's water conservation goals and policies form the foundation of its integrated land and water planning approach. By aligning regional goals with local implementation tools, the City ensures that conservation is embedded in daily operations, development decisions, and future planning. These strategies support a sustainable and resilient water future for current and future residents alike.

5.2 Future Water Conservation and Demand Reduction Strategies

Lehi City will pursue a suite of voluntary programs and planning tools to reduce per capita water use, particularly in high-consumption sectors. These include measures tied to development patterns, landscape design, and economic growth policies:

- **Water Conservation Policies:**
  - Expansion of landscape rebate/incentive programs
  - Continued investment in smart meters and leak detection
  - Adoption of allocation-based rate structures
  - Ongoing updates to public education campaigns
- **Smart Growth and Zoning Flexibility:** The City will explore zoning incentives that promote water-smart urban form, including:
  - Smaller average lot sizes to reduce irrigable landscape area.
  - Clustered development with shared low-water-use open space.

    - Density bonuses or height variances for projects that incorporate water-saving features like rainwater harvesting, green infrastructure, or high-efficiency landscape design.
- **Retrofit Incentives for Existing Properties:** To support water savings in legacy developments, Lehi will seek grant funding and explore municipal programs that offer:
    - Rebates for turf conversion to xeriscaping.
    - Incentives for installing WaterSense-labeled indoor fixtures.
    - Support for smart irrigation controllers, soil moisture sensors, and other water-saving technologies.
- **Water-Conscious Economic Development:** Lehi will revise its economic development incentives to avoid subsidizing high-water-use industries (e.g., bottling plants, evaporative cooling-dependent data centers) unless they implement on-site water conservation or reuse strategies. Incentives will instead be prioritized for businesses with a low water footprint or those implementing onsite recycling, reuse, or graywater systems.
- **Concurrency Requirement:** In order to protect long-term infrastructure capacity, the City will explore adoption of a "water concurrency review" as part of the land use approval process. Developers may be required to demonstrate adequate system capacity—source, storage, and distribution—prior to final plat approval or issuance of a building permit.

5.2.1 Low-Water Landscaping Standards

Lehi City will apply tailored landscaping standards to development types with higher irrigation potential. These measures ensure that water-intensive practices are minimized and that all new developments integrate water-conscious landscape design.

Commercial, Industrial & Institutional Sites:

- Turf limited to functional or publicly used spaces only (e.g., courtyards, event lawns).
- Minimum 75% of all plantings must be drought-tolerant or native.
- All planting beds must be mulched with non-organic or biodegradable materials.
- Irrigation must be subsurface or drip-based in non-turf zones.

Common Interest Communities (HOAs):

- Turf is prohibited in park strips, medians, and other narrow landscaped zones.
- HOA CC&Rs should promote xeriscaping principles and discourage artificial turf unless approved under specific City guidelines.

- Shared water meters must be installed and tracked annually to monitor common area water use.

Multifamily Housing Projects:

- Landscaping plans must apply hydrozoning, grouping plants by water need.
- Smart irrigation technology (weather-based controllers and rain shutoff devices) is required.
- Incorporation of green infrastructure, such as bioswales, rain gardens, or permeable pavers, is strongly encouraged to manage runoff and reduce irrigation needs.

5.3 Implementation & Monitoring

To ensure effectiveness and accountability, Lehi City will embed these water-saving measures into planning, policy, and operational frameworks, supported by staff training, stakeholder outreach, and data-driven evaluation.

- **Zoning & Site Plan Updates:** Required water budgeting, hydrozoning, and smart irrigation design elements will be codified through updates to the Lehi Municipal Code and integrated into site plan review checklists and subdivision regulations.
- **Design Standards & Guidance Materials:** The City will develop and publish landscape design guidelines, including acceptable plant lists, sample water budgets, and diagrams demonstrating hydrozoning and irrigation best practices. These will be made available to developers, builders, and the public.
- **Stakeholder Engagement & Education:** The City will regularly engage HOAs, developers, landscape architects, and utility partners to promote adoption of these standards. Training sessions and public workshops may be conducted to demonstrate technologies such as smart controllers or Localscapes™ principles.
- **Monitoring & Reporting:** The City will track water use by land use type, analyzing trends annually to measure progress toward the regional conservation goal of 179 gpcd. Ordinances and guidelines will be reviewed at least every five years and updated based on observed performance, emerging technologies, and changes in water supply conditions.

Table 5. Summary of Voluntary Water Demand Management Tools

Strategy	Target Sector	Intended Outcome
Water Budget Requirements	Commercial, Multifamily	Reduced landscape demand and irrigation system efficiency
Smart Growth Incentives	Residential, Mixed-Use	Smaller irrigated areas, shared green space
Retrofit Incentives	Existing Residential & Business	Turf removal, fixture upgrades, irrigation efficiency
Economic Incentive Prioritization	Industrial, Commercial	Promote low-water-use business models
Water Concurrency Review	New Development	Ensure infrastructure capacity before growth approval
Landscape Design Standards	All Development Types	Enforce xeriscaping, mulch use, smart irrigation