Lehi City Council Meeting
Agenda
April 14, 2020

5:30 PM - This meeting will be held electronically.

Pre-Council, 5:30 p.m.

1. Welcome and Prayer

2. Presentations and Reports

   2.1. Community Development Block Grant (CDBG) Funding Recommendations- Jessica DeLora, MAG
   Lehi City CDBG FY20 Funding Recommendations.pdf

   2.2. Presentation and Discussion of the Hutchings Museum Concept Plan- Daniela Larsen, Hutchings Museum
   2003106-Hutchings Museum concept.pdf

3. Agenda Questions
   The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.

4. Administrative Report

5. Mayor and Council Reports
   Calendar items and outside Committee reports

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Consent Agenda

2.1. Approve the March 31, 2020 City Council Meeting Minutes
033120 CC2- with emailed comments.pdf

2.2. Re-approve Ordinance #08-2020, the Saratoga Spring Boundary Adjustment
Ord 08-2020.pdf

Regular Agenda

3. Consideration of Resolution #2020-24, adopting a Tentative Budget for Lehi City for Fiscal Year 2021.
Petitioner: Lehi City
Res 2020-24.docx
FY 2020-2021 TENTATIVE BUDGET.pdf

4. Consideration of Preliminary subdivision approval for Sunset Farms Phase 2, a 9-lot residential development located at 1900 South Bridle Path Loop.
Petitioner: Mitch McCuistion
CCR Sunset Farms Plat B Preliminary Subdivision 04.14.20.docx
Sunset Farms Plat B Preliminary Subdivsion DRC 2.26.2020.docx
Sunset Farms Plat B Preliminary Subdivision 02.26.20 plans.pdf
aerial.pdf
General Plan.pdf
zoning.pdf

5. Consideration of Ordinance #23-2020, approval of a Development Code amendment to Chapter 12, changing the exception for group homes to allow up to 16 residents.
Petitioner: Avante Recovery Center
CCR Avante Dev Code Amendment 04.14.20.docx
Ch 12 Group Homes DCA DRC 3.11.2020.docx
Ord 23-2020.docx
Ch 12 explanation.pdf
Chapter 12 Group Home Development Code Amendment.pdf
support for code change JA Talbert.pdf

6. General Plan amendment from Low Density Residential to Commercial on 1.4 acres located at approximately 400 West Bull River Road.
a. Consideration to untable the General Plan amendment. (Tabled from the March 31, 2020 meeting.)
b. Consideration of Resolution #2020-22, a Development Agreement for the Creative Learning Academy.
c. Consideration of Ordinance #15-2020, approving a General Plan amendment from Low Density Residential to Commercial on 1.4 acres located at approximately 400 West Bull River Road.
Petitioner: Jessica Lloyd
CCR_Creative_Learning_Academy_Development_Agreement_04.14.20.docx
Development_Agreement_Creative_Learning_Academy_04.14.20.docx
Res 2020-22.docx
CCR Creative Learning Academy General Plan Amendment 04.14.20.docx

Creative Learning Academy GPA DRC 01.15.20.docx
Ord 15-2020.docx
Creative Learning Academy GPA narrative & map.pdf
Creative Learning Academy- Aerial.pdf
Creative Learning Academy- General Plan.pdf
Creative Learning Academy- Zoning.pdf

7. General Plan Amendment on approximately 30-acres of property changing the land use designation on the Lehi Block property from Industrial to Commercial.

a. Consideration of Resolution #2020-23, approval of a Development Agreement for the Lehi Block property.

b. Consideration of Ordinance #24-2020, a General Plan Amendment on approximately 30-acres of property changing the land use designation on the Lehi Block property from Industrial to Commercial.

Petitioner: Gardner and Boyer Companies

CCR_Lehi_Block_Development_Agreement_04.14.20.docx
Development_Agreement-Lehi_Block_4.7.2020.docx
Res 2020-23.docx
CCR Lehi Block General Plan Amendment 04.14.20.docx
Lehi Block General Plan Amendment DRC 3.4.2020.docx
Ord 24-2020.docx
General Plan Amendment Description.pdf
Lehi Block Area.pdf
Lehi Block Aerial.pdf
Lehi Block General Plan.pdf
Lehi Block Zoning.pdf

8. Consideration of a Road Dedication Plat approval for the Micron Middle School, dedicating three roads to Lehi City.

Petitioner: Alpine School District

CCR Micron Middle School Road Dedication Plat 04.14.20.docx
Micron Middle Road Dedication DRC 03.18.20.docx
Micron Middle School Road Dedication Plat Updated 04.09.20.pdf

9. Consideration of Resolution #2020-27, requiring the installation of pressurized irrigation meters under section 9-2B-15 of the Lehi City Code.

Petitioner: Lehi City

Res 2020-27.docx

10. Consideration of Resolution #2020-25, approving the second amended Interlocal Agreement for Joint and Cooperative Action of Central Utah 911.

Petitioner: Lehi City

Res 2020-25.docx
Central Utah Second Interlocal Agr (PG).pdf

11. Consideration of Resolution #2020-26, appointing Committee Members to the Parks, Trails and Trees Advisory Committee.

Res 2020-26.docx

12. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2254.
- This agenda has been properly posted and a copy provided to the local news media.

City Council Agenda Item Report

Meeting Date: April 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Community Development Block Grant (CDBG) Funding Recommendations- Jessica DeLora, MAG

Suggested Action:

Attachments:
Lehi City CDBG FY20 Funding Recommendations.pdf

Lehi City CDBG FY20 Funding Recommendations

Annual Allocation Funding Available: $227,000

Applications:

1. Lehi City Engineering Department – Infrastructure Improvements

   Recommended: $222,000
   Requested: $220,000
   Description:

   a. Street improvements on 300 North from 100 West to 300 West, including installation of curb and gutter, sidewalk, ADA ramps, and pavement along the south side of 300 North.
   b. Replacement of existing undersized and dilapidated pressure irrigation piping on 300 West from 200 North to 300 North.

   This project will be combined with FY19 CDBG funds of $211,877 for the same project area described above.

2. Friends of the Utah County Children's Justice Center – Mental Health Treatment for child abuse victims and their families

   Recommended: $5,000
   Requested: $5,000
   Description:

   a. Specialized, age-appropriate, evidence-based mental health treatment for Lehi residents. These services will be available to victims who do not have access to critically needed therapy. With $2,500 in private matching funds, approximately 60 clients will receive more than 214 hours of treatment.

CARES Act Funding Allocation: $157,142

These CDBG funds are to be used to prevent, prepare for, and respond to the coronavirus pandemic. See attached guide to CDBG eligible activities to support infectious disease response.

Quick Guide to CDBG Eligible Activities to Support Infectious Disease Response
March 19, 2020

Grantees should coordinate with local health authorities before undertaking any activity to support state or local pandemic response. Grantees may use Community Development Block Grant (CDBG) funds for a range of eligible activities that prevent and respond to the spread of infectious diseases such as the coronavirus disease 2019 (COVID-19).

Examples of Eligible Activities to Support Infectious Disease Response

For more information, refer to applicable sections of the Housing and Community Development Act of 1974 (for State CDBG Grantees) and CDBG regulations (for Entitlement CDBG grantees).	
Buildings and Improvements, Including Public Facilities	
Acquisition, construction, reconstruction, or installation of public works, facilities, and site or other improvements. *See section 105(a)(2) (42 U.S.C. 5305(a)(2)); 24 CFR 570.201(c).*	Construct a facility for testing, diagnosis, or treatment.
	Rehabilitate a community facility to establish an infectious disease treatment clinic.
	Acquire and rehabilitate, or construct, a group living facility that may be used to centralize patients undergoing treatment.
Rehabilitation of buildings and improvements (including interim assistance). *See section 105(a)(4) (42 U.S.C. 5305(a)(4)); 24 CFR 570.201(f); 570.202(b).*	Rehabilitate a commercial building or closed school building to establish an infectious disease treatment clinic, e.g., by replacing the HVAC system.
	Acquire, and quickly rehabilitate (if necessary) a motel or hotel building to expand capacity of hospitals to accommodate isolation of patients during recovery.
	Make interim improvements to private properties to enable an individual patient to remain quarantined on a temporary basis.
Assistance to Businesses, including Special Economic Development Assistance	
Provision of assistance to private, for-profit entities, when appropriate to carry out an economic development project. *See section 105(a)(17) (42 U.S.C. 5305(a)(17)); 24 CFR 570.203(b).*	Provide grants or loans to support new businesses or business expansion to create jobs and manufacture medical supplies necessary to respond to infectious disease.
	Avoid job loss caused by business closures related to social distancing by providing short-term working capital assistance to small businesses to enable retention of jobs held by low- and moderate-income persons.
Provision of assistance to microenterprises. *See section 105(a)(22) (42 U.S.C. 5305(a)(22)); 24 CFR 570.201(o).*	Provide technical assistance, grants, loans, and other financial assistance to establish, stabilize, and expand microenterprises that provide medical, food delivery, cleaning, and other services to support home health and quarantine.

Public Services (Capped at 15 Percent of the Grant, With Some Exceptions)[1]	
Provision of new or quantifiably increased public services. *See section 105(a)(8) (42 U.S.C. 5305(a)(8)); 24 CFR 570.201(e).*	Carry out job training to expand the pool of health care workers and technicians that are available to treat disease within a community.
	Provide testing, diagnosis or other services at a fixed or mobile location.
	Increase the capacity and availability of targeted health services for infectious disease response within existing health facilities.
	Provide equipment, supplies, and materials necessary to carry-out a public service.
	Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities.
Planning, Capacity Building, and Technical Assistance	
States only: Planning grants and planning only grants. *See section 105(a)(12).*	Grant funds to units of general local government may be used for planning activities in conjunction with an activity, they may also be used for planning only as an activity. These activities must meet or demonstrate that they would meet a national objective. These activities are subject to the State's 20 percent administration, planning and technical assistance cap.
States only: use a part of to support TA and capacity building. *See section 106(d)(5) (42 U.S.C. 5306(d)(5).*	Grant funds to units of general local government to hire technical assistance providers to deliver CDBG training to new subrecipients and local government departments that are administering CDBG funds for the first time to assist with infectious disease response. This activity is subject to the State's 3 percent administration, planning and technical assistance cap.
Entitlement only. data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement such plans. *See 24 CFR 570.205.*	Gather data and develop non-project specific emergency infectious disease response plans.

Planning Considerations

Infectious disease response conditions rapidly evolve and may require changes to the planned use of funds:

- CDBG grantees must amend their Consolidated Annual Action Plan when there is a change to the allocation priorities or method of distribution of funds; an addition of an activity not described in the plan; or a change to the purpose, scope, location, or beneficiaries of an activity (24 CFR 91.505).
- If the changes meet the criteria for a "substantial amendment" in the grantee's citizen participation plan, the grantee must follow its citizen participation process for amendments (24 CFR 91.105 and 91.115).

Resources

The Department has technical assistance providers that may be available to assist grantees in their implementation of CDBG Funds for activities to prevent or respond to the spread of infectious disease. Please contact your local CPD Field Office Director to request technical assistance from HUD staff or a TA provider.

- Submit your questions to: CPDQuestionsAnswered@hud.gov
- COVID-19 ("Coronavirus") Information and Resources: https://www.hud.gov/coronavirus
- CPD Program Guidance and Training: https://www.hudexchange.info/program-support/

[1] Section 105(a)(8) of the Housing and Community Development Act of 1974, provides a different percentage cap for some grantees.

City Council Agenda Item Report

Meeting Date: April 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Presentation and Discussion of the Hutchings Museum Concept Plan- Daniela Larsen, Hutchings Museum

Suggested Action:

Attachments:
2003106-Hutchings Museum concept.pdf

Events | Exhibits | Education

New 70,000 s.f Exhibit Space

- **Educator Resources**
- **Field Trips**
- **Classes**
- **Outreach Programs**
- **Citizen Science**

Rocks and Minerals
Native American
Veterans Memorial
The Cold War
Fossils
Ocean Life
Live Animals
Birds
Wild West
Art

Preliminary Master Plan

March 16, 2020

PEDESTRIAN FOCUSED STREET.

REVITALIZED MUSEUM ENTRYWAY

RELOCATED SMALL CABIN

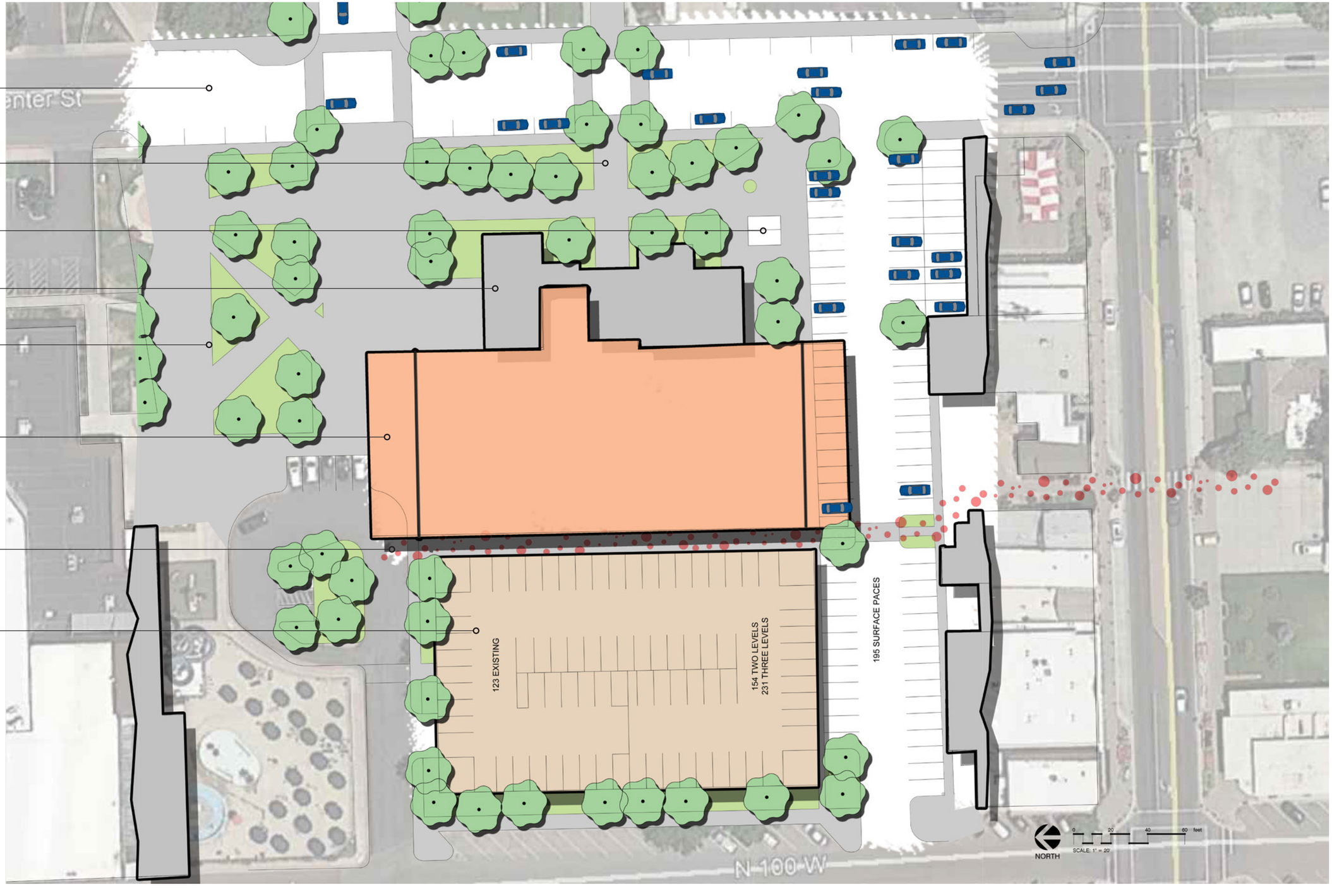
EXISTING MUSEUM

UPDATED REC CENTER PLAZA

MUSEUM EXPANSION

DECORATIVE LIGHTING

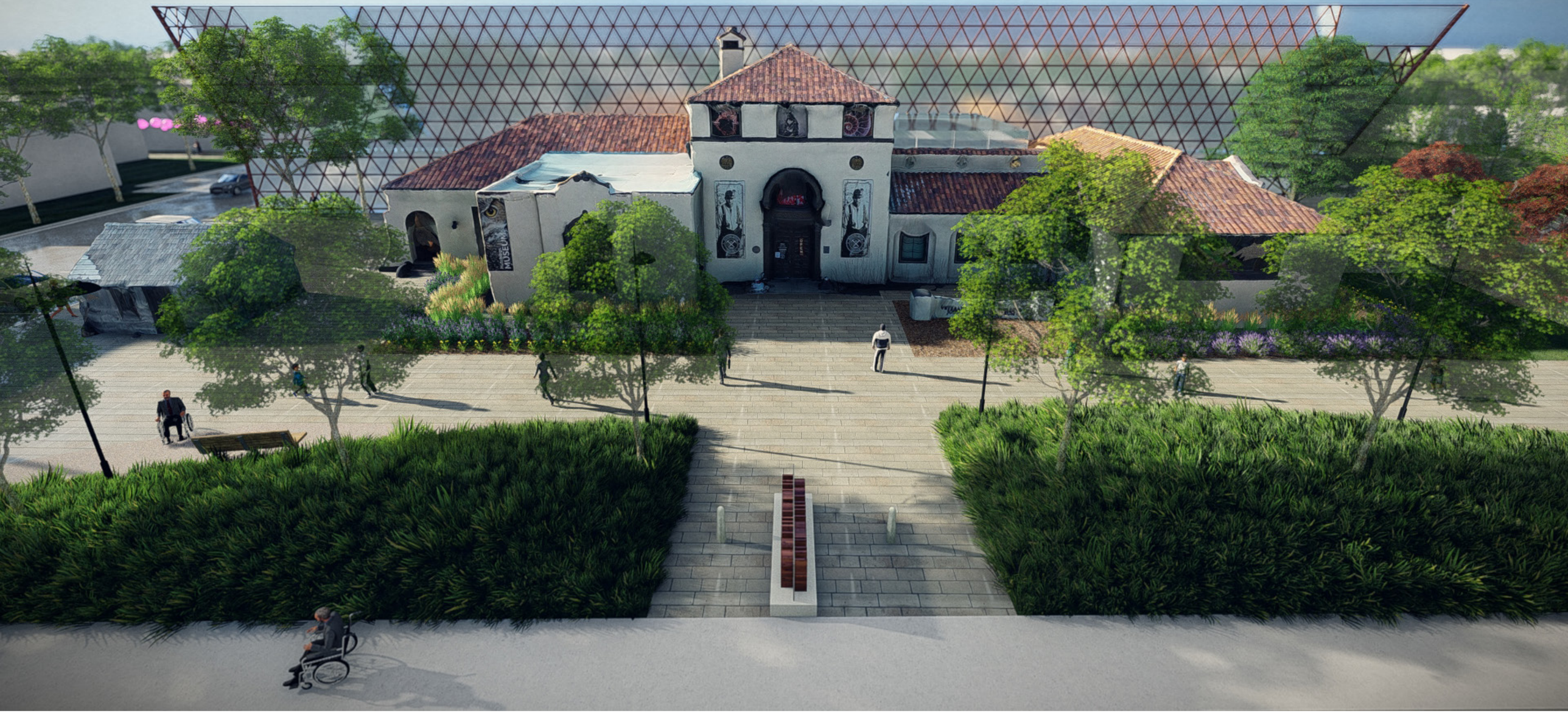
STRUCTURED PARKING



HUTCHINGS MUSEUM EXPANSION

MASTER PLAN // MARCH 17, 2019

epg design
planning + landscape architecture



HUTCHINGS MUSEUM EXPANSION

MASTER PLAN // MARCH 17, 2019

HUTCHINGS MUSEUM EXPANSION

MASTER PLAN // MARCH 17, 2019



HUTCHINGS MUSEUM EXPANSION

MASTER PLAN // MATCH 17, 2019



HUTCHINGS MUSEUM EXPANSION

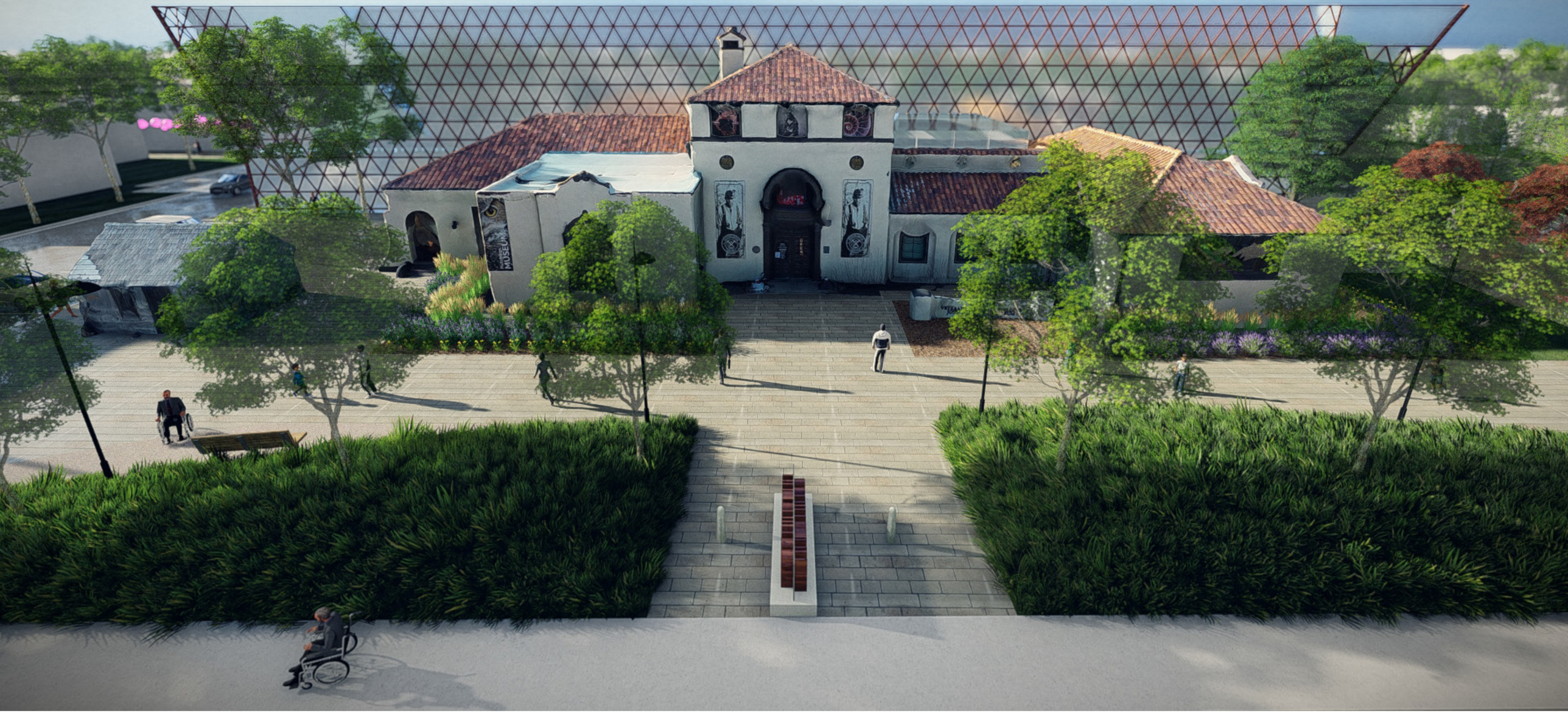


HUTCHINGS MUSEUM EXPANSION



HUTCHINGS MUSEUM EXPANSION

MASTER PLAN // MATCH 17, 2019



HUTCHINGS MUSEUM EXPANSION

MASTER PLAN // MATCH 17, 2019



HUTCHINGS MUSEUM EXPANSION

MASTER PLAN // MATCH 17, 2019

HUTCHINGS MUSEUM EXPANSION

MASTER PLAN // MATCH 17, 2019

HUTCHINGS MUSEUM EXPANSION

MASTER PLAN // MATCH 17, 2019

City Council Agenda Item Report

Meeting Date: April 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve the March 31, 2020 City Council Meeting Minutes

Suggested Action:

Attachments:
033120 CC2- with emailed comments.pdf

LEHI CITY

153 North 100 East
Lehi, UT 84043
(801) 768-7100

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **March 31, 2020,** online at www.lehi-ut.gov.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Chief Jeremy Craft, Fire Department; Steve Marchbanks, Parks and Facilities Manager; Shaye Ruitenbeek, Management Analyst; Melanie Hansen, Events Coordinator; and Teisha Wilson, City Recorder.

Pre-Council, 6:00 p.m.

1. Welcome and Prayer

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Melanie Hansen offered the prayer.

2. Presentations and Reports

2.1 Fraud Risk Assessment Model- Dean Lundell

Dean Lundell, Finance Director, said that the State issued a check list that allows cities to assess their fraud risk based on a point system. He stated that segregation of duties with cash handling is always very important, and that the city is in compliance there. The risk model currently shows the city in a moderate to high risk rate. There are some things the city could implement to improve that score. One would be to create a fraud hotline that would allow employees and the public to call or email someone in the City to report their concern. Also, some cities have an audit committee that would be involved in the audit process. He said that some cities have talked about having a full-time auditor or sharing an auditor. Mayor Johnson stated that there is an employee code of ethics that was created years ago that could increase their score. He suggested they bring that up again for review.

2.2 COVID-19 operation recommendations briefing- Chief Craft

Chief Craft stated that under the EMS Act they are required to operate under a physician's office, which for Lehi City is Dr. Singleton at Mountain Pointe Medical. Chief Craft said their EMS operates under his guidelines and license. Dr. Singleton also has oversite of recertifications and medical procedures. Also, in turn the Fire Department reaches out to him for recommendations and information on how to help our employees stay safe during the pandemic. Chief Craft explained how some of the operation procedures for the employees have changed to limit their exposure.

Cameron Boyle stated that a company inquired about using the Legacy Center parking lot for food trucks. Mayor Johnson was concerned that people would begin to gather there in large groups, and the city may need to be responsible for monitoring it. The Council reached consensus that they do not want food trucks on city property at this time.

2.3 Update on continuing City services- Administration

Jason Walker stated that essential employees continue to work. Employees are being screened every day. City Hall is closed to the public, but services are still available by phone or online. The only services shut down are leisure services like the Library, Legacy Center and Literacy Center.

3. Agenda Questions

The Mayor noted that they received comments from citizens on some of the agenda items that he and the Council have read and will take into consideration.

4. Administrative Report

None.

5. Mayor and Council Reports

Mayor Johnson reported that he believes residents are responding well to the health recommendations. He said that most meetings are being held virtually. Councilor Southwick stated that the Museum and Archives are closed.

The meeting recessed at approximately 6:50 p.m.
The meeting reconvened at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Mayor Johnson led the Pledge.

2. Presentation and Reports

2.1 Arbor Day Proclamation

Mayor Johnson read the Proclamation stating that April 25, 2020 will be Arbor Day in Lehi City.

3. Consent Agenda

3.1. Approve Minutes from the February 25, 2020 Council Meeting.

3.2 Approve Purchase Orders

3.3. Consideration of Resolution #2020-19, an amendment to the Employee Policy Manual for compensation and classification.

3.4 Consideration of Ordinance #12-2020, an Amendment to the Lehi City Code Section 7-1-2, Restricted Vehicles, to conform to the requirements of Utah State Code.

3.5. Consideration of Resolution #2020-14, approving an Amendment to the Option and Lease Agreement with Verizon Wireless.

3.6. Consideration of Ordinance #13-2020, an Amendment to the Lehi City Code Section 4-1-5, Business License Provisions, to clarify term length and renewal time periods.

3.7. Consideration of Resolution #2020-15 approving an Agreement to Create a Fiber Network Feasibility Study between Magellan Advisors and Lehi City.

3.8. Consideration of Resolution #2020-21, approval of an Agreement between Lehi City and Craig F Sorensen Construction for the installation of pressurized irrigation valves.

Motion: Councilor Condie moved to approve the consent agenda items with the exception of item 3.7 which will be removed from the consent agenda and discussed by the Council. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

3.7. Consideration of Resolution #2020-15 approving an Agreement to Create a Fiber Network Feasibility Study between Magellan Advisors and Lehi City.

Councilor Condie wanted to be clear of the intent and what the feasibility study will tell us and what it will accomplish.

Mayor Johnson stated that they received 5 responses to an RFP for this. Mr. Walker stated that they wanted a third party to analyze if the City should proceed with a model like UTOPIA or if it would be better for the City to offer fiber on its own. Both options are compelling, and both are multimillion-dollar operations, so it's a good investment to have a neutral third party recommend what would be best for Lehi. He said that UTOPIA did submit a bid that was at no cost, but he believed there was too much of a conflict of interest with them doing the study because they have something to gain in the outcome. Councilor Albrecht inquired if Magellan would have a financial interest in the outcome of this study. Mr. Walker stated that they are neutral and have no interest in running this type of operation for Lehi.

Laura Lewis is the city's financial advisor on this project and has years of experience with fiber network financing. She stated that she analyzed the proposals and was impressed with Magellan's expertise. Mr. Walker stated that he knows the elected officials have pressure from the public to move quickly on this, but he stated that it's really important to be methodical and careful with this type of investment. Councilor Albrecht stated that she also feels it's important to have a neutral third-party recommendation from someone with expertise in this type of operation. Mayor Johnson stated that having this study and recommendation should reduce the City's risk.

Motion: Councilor Southwick moved to approve Resolution #2020-15, an Agreement to Create a Fiber Network Feasibility Study between Magellan Advisors and Lehi City. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

4. **Consideration of Resolution #2020-20, approval of a Development Agreement with Thanksgiving Point Development for the Dancing Moose Montessori School.**
(Public Comments are attached.)

Mayor Johnson stated that this is a unique proposal so they were willing to entertain this without the completed amended Area Plan.

Mike Washburn was representing Thanksgiving Point. He said that the Montessori School compliments what Thanksgiving Point is offering so to have them together would be a great opportunity for Lehi. He understands there are concerns with traffic and an incomplete amended Area Plan, but felt they have been able to mitigate those concerns with this development agreement. He also stated that a lot of people dropping off their children will already be working in the area, so he feels the traffic impact would be minimal.

Representatives from the Dancing Moose stated that they are a small business that provides quality education for young children and are excited to partner with Thanksgiving Point and believes it will be a great and unique opportunity.

Councilor Southwick inquired about when the new Area Plan will be complete. Mr. Washburn stated that they have a draft that they are continuing to modify but hopes to have that draft presented soon. Councilor Southwick asked if they could wait until that was completed before they approved this proposal. Mr. Washburn replied that the approval process for an amended Area Plan could take more time. Councilor Albrecht agreed that the approved process for the Area Plan could take time because it's likely there will be negotiations through the public process and she would hate for this project to be held up while the City waits for that.

Mayor Johnson wanted to clarify that as he was reading the resident comments submitted, the word moratorium was used and he wanted to make it clear that there was not a moratorium in the Thanksgiving Point Area Plan, but the Area Plan does need to be amended. He stated that they were willing to entertain their proposal based on the uniqueness of the project.

Councilor Koivisto stated that the new Area Plan needs to be completed to address the traffic issues. She was concerned that making an exception to this would present a liability to the City if the City were in the future to deny another development request in the area before the Area Plan is amended. She would prefer to have in the agreement a stipulation that states that Thanksgiving Point not build anymore until the new Area Plan is complete. She was also concerned that another company could take over the lease or property, and that it could be used for something other than a school. She was also concerned about the impact this would have to TSSD. She stated that she didn't feel like she had enough time to review the agreement and still has questions.

Mayor Johnson asked Lorin Powell, City Engineer, to address the questions. Mayor Johnson stated that he had similar questions as they were working through the agreement. Mr. Powell stated that the city's sewage system has capacity for this impact. Mr. Struthers explained the process of their application. Mr. Wood wanted to address Councilor Koivisto's questions about

this opening the door for other applicants. He said they tried to address that in section 3.1.2 and noted that this doesn't set any legal precedent. In section 3.1.1. the agreement is tied to the approval of the project and anyone else that purchases the property can only build an educational facility. He also stated that the criteria is very unique under which they are willing to consider this project. If another entity came in and met that same specific criteria and we said no that would be the only circumstance where there may be some kind of liability. Councilor Albrecht stated that any other school would be a good fit here too. Her biggest concern and the concern of residents that submitted comments was the traffic. She stated that the new Area Plan will have solutions to the traffic and the I-15 corridor will help to mitigate that and also the Mayor has been working on funding for traffic solutions there. Mayor Johnson stated that they will see a significant drop in traffic once I-15 improvements are complete. He stated that he is sensitive to the congestion in Cranberry Farms and has focused on solutions for that. There are some opportunities to relieve congestion and there are plans for new roads. When this school opens, I-15 will be fully operational. Mr. Powell stated that the only way engineering is even supportive of this right now is because of the mitigating factors proposed by the developer to help alleviate traffic.

Councilor Koivisto stated that the Dancing Moose is a wonderful organization, but her concern is that past decisions have kept making exception after exception. She feels like this will still have an impact on traffic and she feels that when the Council said they needed to have a new Area Plan before they approve anything, that they should follow through with that, and she would feel more comfortable moving forward if they had that Area Plan.

Councilor Hancock stated that he has concerns with traffic but felt those could be mitigated with the extended pick up and drop off times and knowing that most of the parents dropping off children are already working in that area or leaving the area. He believes it's a good fit and also gives Thanksgiving Point a sense of what the City would like to see in the area.

Councilor Condie stated that he was concerned about allowing this to move forward without the amended Area Plan; however, after seeing the Development Agreement and hearing Mr. Wood's analysis, he feels like they are on strong footings and that this is truly an exception for a very specific purpose. He thinks it's great for Lehi and for Thanksgiving Point.

Motion: Councilor Koivisto moved to approve Resolution #2020-20, a Development Agreement with Thanksgiving Point Development for the Dancing Moose Montessori School; under the recommendation that first Thanksgiving Point presents an Area Plan amendment before they move forward with the school. Councilor Southwick seconded the motion.

There was discussion about the amount of time the Area Plan Amendment would take to complete. Mr. Struthers stated that it would likely take months to get through the approval process.

The Dancing Moose representatives expressed concerns with waiting that long for approval. Councilor Koivisto stated that this is nothing personal, but she just feels that the City need to stand their ground and have the Amended Area Plan approved first.

Councilor Condie asked to call the question (called for a vote). Councilor Albrecht asked that Councilor Koivisto restate her motion.

Motion (Restated): Councilor Koivisto moved to approve Resolution #2020-20, approval of a Development Agreement with Thanksgiving Point Development for the Dancing Moose Montessori School; under the recommendation that first Thanksgiving Point presents an Area Plan amendment that will address the traffic issues before they move forward with the school. Councilor Southwick's second on the motion still stands.

Mayor Johnson asked for clarification on the motion about the Area Plan amendment being presented or approved. Councilor Koivisto stated that it should be an approved Area Plan amendment.

Roll Call Vote: Councilor Albrecht, No; Councilor Condie, No; Councilor Southwick, Yes; Councilor Hancock, No; and Councilor Koivisto, Yes. The motion failed 2-3.

Mayor Johnson asked for another motion.

Motion: Councilor Condie moved to approve Resolution #2020-20, a Development Agreement with Thanksgiving Point Development for the Dancing Moose Montessori School; with the finding of fact that the reason for the approval is because of the agreement that's specific to the school and because of the limited impact it will have community and the uniqueness of the business being build. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, No; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 3-2.

There was discussion regarding the timing of agenda items being available and agenda packet information.

5. Consideration of Ordinance #14-2020, a zone change from Business Park to Commercial on 35-acres located at approximately 1450 West Innovation Way.

Kent England was representing the applicant. Mr. England stated that he was surprised by the Planning Commission's decision to recommend denial of the zone change even though the Commission unanimously approved the General Plan amendment. He stated that there may have been some confusion about the landscape percentages.

Motion: Councilor Condie moved to approve Ordinance #14-2020, a zone change from Business Park to Commercial on 35-acres located at approximately 1450 West Innovation Way; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

There was discussion about the Planning Commission's decision for a negative recommendation. Mr. Struthers stated that they are eliminating the Business Park Zone and would like to encourage a higher concentration of buildings in that area to capitalize on the

walkability and location. He said their negative recommendation stemmed from the landscaping percentages because the Commercial zone allows for less landscaping.

There was discussion about there not being a second motion by the Planning Commission and that another motion should have been made.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 4-1.

There was discussion about General Plan amendments and zone changes. Mr. Wood stated that if a legislative body were to deny a zone change that matches the General Plan, then there needs to be well founded findings in order to do so. It should be a very high bar and a rare occasion that that happens.

6. **Consideration of Ordinance #15-2020, a General Plan amendment from Low Density Residential to Commercial on 1.4 acres located at approximately 400 West Bull River Road.**
(Public Comments are attached.)

Jessica Lloyd was the applicant. She is the owner of the Creative Learning Academy and has 3 locations in Salt Lake City. She is a resident of Lehi and believes there should be more quality childcare options available to Lehi residents. She likes this location because she can build a building and still have lots of room for the kids to run and play.

Councilor Condie stated that he and Councilor Southwick saw the wall near the property and stated that there were concerns at the Planning Commission meeting. He asked if that wall would have to be extended. Ms. Lloyd stated that she is required to have at least a 6 foot fence, and she would need to consult her engineers about extending the wall beyond that. She would like to go with the natural landscape and not have a 20 foot wall. Councilor Albrecht stated that she had comments from residents that were concerned about the traffic flow and asked the applicant to address that. Ms. Lloyd stated that there would be a drop off zone in front of the building or off to the side of the building with a separate exit so it would be similar to a school drop off zone with parking stalls too. She also noted that access would only be through Bull River Road. There would not be any traffic through the neighborhood.

Councilor Hancock expressed concerns with the traffic impact on Bull River Road, making an eyesore of the cult-a-sac, and opening that property to Commercial. Mr. Struthers stated that if this remained residential, the home on this parcel will need to front Bull River Road.

There was discussion about the steep grade and the retaining wall that may be needed. The applicant stated that she was willing to look into a Development Agreement to addresses concerns with that. Councilor Condie stated that in the Development Agreement he would like to include some stipulations about the grading, wall height, and fence line to help it blend in more with the neighborhood.

Motion: Councilor Koivisto moved to table this item to look at a possible Development Agreement that would include a height limit of the wall to 7 feet and suggested that

the applicant look at doing a walk out basement with the elevation changes. Councilor Condie seconded the motion.

There was further discussion for clarification on the height of the fence. Councilor Condie would like to have the property walked down as you move to the back of the property and not have the wall exceed 7 feet.

Amended Motion: Councilor Koivisto moved to amend her motion to include Councilor Condie's comments. Councilor Condie seconded the amendment to the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

7. **Joyce Jones Annexation, approximately 4.846-acres of property located at approximately 3350 North 1200 West with proposed Commercial and TH-5 (transitional holding) zoning.**
Clayton Preece was representing the applicant. This is currently an island and the intent will be to apply for a telecommunications tower.

a. Public Hearing
No comments were submitted by the public.

b. Consideration of Ordinance #16-2020 approving the Joyce Jones Annexation.

Motion: Councilor Southwick moved to approve Ordinance #16-2020 approving the Joyce Jones Annexation; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

c. Consideration of Resolution #2020-16 approving the Joyce Jones Annexation Agreement.

Motion: Councilor Southwick moved to approve Resolution #2020-16 approving the Joyce Jones Annexation Agreement. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

8. **Consideration of Preliminary subdivision approval of Hunting Farms, an 8-lot residential development located at 143 South 1100 West.**
Adam Albrecht was representing the applicant.

Motion: Councilor Southwick moved to grant Preliminary subdivision approval of Hunting Farms, an 8-lot residential development located at 143 South 1100 West; subject to

the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

9. Street Vacation on a portion of Vialetto Way between Revello Court and Oakridge Drive.

a. Public Hearing

No comments were submitted from the public.

b. Consideration of Ordinance #17-2020, a street vacation on a portion of Vialetto Way between Revello Court and Oakridge Drive.

Councilor Hancock stated that he would like the approval of this to be pending upon the recording of the Area Plan amendment.

Motion: Councilor Hancock moved to approve Ordinance #17-2020, a street vacation on a portion of Vialetto Way between Revello Court and Oakridge Drive; subject to the completion of all Development Review Committee and Planning Commission comments; and also make this conditional upon the recording of the Area Plan amendment. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

10. Consideration of a grading permit for Hidden Canyon Plat C on 27.13 acres of property located off Fox Canyon Road.

Dylan Young was representing the applicant.

Motion: Councilor Southwick moved to grant approval of a grading permit for Hidden Canyon Plat C on 27.13 acres of property located off Fox Canyon Road; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 4-1.

11. Consideration of Final subdivision approval of the New Star Commercial Development, a 3-lot commercial subdivision located at approximately 333 South Millpond Drive.

Aki Miyagi was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval of the New Star Commercial Development, a 3-lot commercial subdivision located at approximately 333 South Millpond Drive; subject to the completion of all

Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

12. Consideration of Resolution #2020-17, a Resolution of intent to annex the Allred B Annexation, approximately .57-acres located at approximately 968 East Mesa Avenue with a proposed RA-1 zone.

Motion: Councilor Condie moved to approve Resolution #2020-17, a Resolution of intent to annex the Allred B Annexation, approximately .57-acres located at approximately 968 East Mesa Avenue with a proposed RA-1 zone. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Condie, Yes; Councilor Albrecht, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

13. Consideration of Ordinance #18-2020, Pine Springs Zone Change, approximately 3.1-acres of property located at 225 South 600 East, changing the zoning from TH-5 (transitional holding) to R-3 (high density residential).
Dan Ford was representing the applicant.

Motion: Councilor Southwick moved to approve Ordinance #18-2020, Pine Springs Zone Change, approximately 3.1-acres of property located at 225 South 600 East, changing the zoning from TH-5 (transitional holding) to R-3 (high density residential); subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 4-1.

14. Jacketta M. Clark Annexation, approximately 12.29-acres of property located at 1300 South 2000 West with proposed R-1-22 (residential/agriculture) zoning.
Scott Dunn was representing the applicant.

a. Public Hearing
No public comments were submitted.

b. Consideration of Ordinance #19-2020 approving the Jacketta M. Clark Annexation

Motion: Councilor Condie moved to approve Ordinance #19-2020 approving the Jacketta M. Clark Annexation; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

c. Consideration of Resolution #2020-18 approving the Jacketta M. Clark Annexation Agreement

Motion: Councilor Southwick moved to approve Resolution #2020-18 approving the Jacketta M. Clark Annexation Agreement; and noted the date needs to be changed to March 31 on the Resolution. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

15. Consideration of Preliminary subdivision approval of Staten Farms Plat B, a 9-lot residential development located at 1340 North 2020 West.

Motion: Councilor Condie moved to grant Preliminary subdivision approval of Staten Farms Plat B, a 9-lot residential development located at 1340 North 2020 West; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

16. Consideration of Ordinance #20-2020, a Development Code amendment to Chapters 5 and 39, adding a Small Breed Dog Care Facility use in certain non-residential zones and a definition for the use.

This item was considered at the end of the agenda.

17. Consideration of Final subdivision approval of Mitchell Grove, a 21-lot residential subdivision located at 1193 West 1500 North.

Motion: Councilor Southwick moved to grant Final subdivision approval of Mitchell Grove, a 21-lot residential subdivision located at 1193 West 1500 North; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

18. Consideration of Final subdivision approval of Hooke Vista, a 13-lot residential subdivision located at approximately 827 West 900 North.

Motion: Councilor Koivisto moved to grant Final subdivision approval of Hooke Vista, a 13-lot residential subdivision located at approximately 827 West 900 North; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

19. Consideration of Ordinance #21-2020 amending the Lehi City Development Code, Chapters 5, 12, 17, 23, 37, and 39.

Mr. Struthers reported that there were conflicts with the Historic District boundaries, so that was clarified for consistency. He also noted there were changes made to short term rentals and bed and breakfasts to better define those.

Motion: Councilor Southwick moved to approve Ordinance #21-2020 amending the Lehi City Development Code, Chapters 5, 12, 17, 23, 37, and 39; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Condie, Yes; Councilor Albrecht, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 4-1.

20. Consideration of Ordinance #22-2020, a Development Code amendment to Chapters 37 and Table 5-030-B, adding more flexibility for exceptions on corner lots in the General Non-Residential Design District, and eliminating a permitted use from the Table of Uses.

Mr. Struthers explained that the Table of Uses was cleaned up for better clarity. He said the Chapter 37 amendment allows for more exceptions to the location of parking stalls on corner lots.

Motion: Councilor Southwick moved to approve Ordinance #22-2020, a Development Code amendment to Chapters 37 and Table 5-030-B, adding more flexibility for exceptions on corner lots in the General Non-Residential Design District, and eliminating a permitted use from the Table of Uses; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

16. Consideration of Ordinance #20-2020, a Development Code amendment to Chapters 5 and 39, adding a Small Breed Dog Care Facility use in certain non-residential zones and a definition for the use.

Motion: Councilor Koivisto moved to approve Ordinance #20-2020, a Development Code amendment to Chapters 5 and 39, adding a Small Breed Dog Care Facility use in

certain non-residential zones and a definition for the use; subject to the completion of all Development Review Committee, including Officer Peterson's comments, and Planning Commission comments. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

21. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:45 p.m.

Approved: April 14, 2020 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Comments for the March 31st City Council Meeting
Dancing Moose Montessori School, Item #4

Please pass this along to the city council.

Please do not approve the Montessori School in the Office Park Area. The mayor just put a hold on building in this area pending traffic issues. This should stand for any business or building. Our city needs to be consistent with decisions and how they are applied or risk lawsuits. The traffic issues needs to be addressed before any building should be approved.

Thank you

--

Karen

I do not approve of moving forward to approve anything while the Thanksgiving Point Area Plan ("Area Plan") has not been approved. Why would you move forward on something when you don't know for sure how the plan will actually work? This sets a precedence for others to apply for things while the plan is not finalized.

Don't put the cart before the horse.

I also want to go on record regarding the traffic by the Cranberry Farms neighborhood. While it's fabulous right now, it will get back to it's obnoxious ways in a month or so. Lehi needs to figure out what to do with the mess at 2100 N and 2300 W. People can't get out of their neighborhoods. It's been complained about for years, yet nothing has been done that has worked. Please, please seriously consider what can be done. Because Lehi has not fixed the issue home prices are declining. Who wants to move to an area where it takes 15-20 minutes to go 4 blocks (during peak hours)?

Thank you for your hard work and stay well!

Jane Rupp

2242 N 2450 W

Lehi

This comment is regarding the approval for to Dancing Moose school. Before the building of a school, or any other large building is considered in the Thanksgiving point area, the traffic problem at 2150 N and 2300 W must be addressed. As a city resident who lives in this area I want to put my voice with all the others who live in this area. Getting out of our neighborhood during peak traffic times is nearly

impossible. With the extension of Triumph Blvd. over I-15 traffic has only increased making it difficult to get out not only during evening rush hour but as early at three in the afternoon. This impacts the daily life of everyone in this neighborhood making it difficult to pick kids up from school, get to necessary appointment on time, attend to recreational activities, and even attend city council meetings. There have been many close calls at this intersection as well as multiple accidents due to the high traffic volume flowing by our neighborhood and the refusal of many drivers to leave the intersection clear. Until the city sees fit to find a solution to the traffic at this intersection then further development in the Thanksgiving point area should be off the table.

While a full traffic light may not be feasible due to the close distance to 2100 N, perhaps a light that runs in conjunction with the 2100 N light could be used. This light would turn red for the 2300 W traffic several seconds before the 2100 N light turns red, thus allowing cars to safely travel out of both sides of 2150N. The intersection of 2100 N and 2300 W should also be treated more fairly for all directions of traffic flow. The light going south on 2300 W is very short causing further back up along this road while traffic on 2100 N barely starts to see a build up with its long light cycles.

Some may argue that if this is a problem then we should just move. Even if this was an option, which for many of us it isn't. Moving just takes the problem from the current residents and transfers it to the new ones. It is time for the city to do its due duty in taking care of all its citizens. Our neighborhood cannot continue to be ignored. Please fix this problem instead of continuing to ignore it and allowing it to get worse.

Thank you for your time.
Anya Oakes
Lehi city resident

The problem with building another school (or any other building) in the Thanksgiving point area is that the traffic on triumph bulvd is already too much. We cannot get out of our neighborhood in the mornings or evenings. Drivers are not keeping the intersection clear when the light at 2100 turns red. If the city would install a traffic light at 2300 it would help. I know it is close to the one at 2100, but it just needs to follow the one at 2100 and turn green with a small delay so drivers on both sides of 2100 have a chance to turn.

Until the traffic has been mitigated the city should not approve any other projects in the area.
--
Tanner

A couple thoughts:

Thank you city council for your attention. I'm writing today as a resident of Cranberry Farms who built here in 2007.

RE: #4 the Montessori school:

1. I've never really heard anyone speak badly about Montessori, ever.
I think it'd be a good asset to the community and the office park is a reasonable location.

However…

1. Months ago, the mayor put a hold on new building in the park pending traffic issues, etc. This has surely frustrated Stack, one of the main developers, and also the folks who wanted to park a thousand

foot long parking garage on the northern side of the Pointe Meadows fence. My totally uninformed suspicion is that if the Moose group is given the go-ahead, Stack will sue and likely win because they don't get the same treatment. Our tax dollars will pay for this fight.

What will the city say when those proposed 1,800 - 3,600 residential units, rumored to be built in the office park as well, are pushed through quickly?

2. This appeared on the agenda MONDAY afternoon March 30. As of Tuesday morning, there are no maps available. Council, I don't feel like you can make good decisions with so little time available for research and discussion. This feels rushed, disorganized and less than transparent. Is this fair to you and your constituents? What precedent is being set tonight? Can this be tabled and researched more?

3. Adding any traffic at all ruins our currently failing intersection at 2150 N 2300 W even more. If the city plans to allow more development, we, the residents, deserve help with traffic. We live here. Everyone else just commutes past the driveways and side streets we're stuck in. We've asked for help for years with zero action. We're tired of 'studies being considered' and 'let's see what staff can do' and 'well UDOT is in charge as well.'

Please, do something. Throw us a bone. Paint 'do not block intersection' on the road in offensively large letters. Add large flashing signs to warn cars as they approach. Park a spare officer or two nearby to harass the selfish, oblivious commuters who clog these roads and fail to yield. The city could make a fortune selling speeding tickets to those heading south under the train bridge during the day. Yes, there's currently one single sign. No, it's not at all obvious in heavy traffic unless you're driving southbound in the far west lane.

Please keep this in mind as well: regardless of how many emails you may hear today, every resident of Pointe Meadows and Cranberry Farms is weary of the traffic and uncontrolled development. We feel like our concerns have been ignored and glossed over for years. Every time a new building is approved, we're reminded that established homes and families are less important than keeping business moving.

Our kids have to be driven across the neighborhood to visit their friends. It's wasteful and embarrassing to need a car for a playdate three blocks away. Many, many of my personal friends have moved away due to traffic frustrations. We've personally considered it more than once. Please be responsible as you consider allowing future growth.

Thanks for your time.

John & Shiloam Chapman

Dear City Council,

I wanted to reach out in support of Dancing Moose's request on Tuesday's City Council Agenda. Our daughter Lia attended Preschool at Dancing Moose – we adopted her from China & were concerned she was behind, so I drove her to their Campus in South Jordan so she could attend. As a Dancing Moose alumni, I can share that they run a world-class program that really enriches kids and flexes their schedule to support the needs of working families. Lehi doesn't have a resource like this – and Dancing Moose will truly fill a critical gap for families in Thanksgiving Point area, workers who come to Thanksgiving Point, and businesses in the area trying to help employees strike a positive work/life balance.

Here are the key issues that I've seen flagged with respect to the project:

1. **Traffic Impact:** Will Dancing Moose negatively impact AM traffic in Thanksgiving Point? The Mayor flagged this issue for them & they've responded with an enhanced traffic study…and a proposal to stagger their AM class start times to stretch out their arrival windows and minimize traffic impact. Their current staggered-start plan will a minimal impact on area traffic in the mornings & no appreciable impact on evening traffic.
2. **Erode Recreational/Open Space in TGP**: Will DM's 1.5 acre campus bring TGP below the 60% threshold for Recreational Use Property required by the TGP area plan. Answer – absolutely not, according to Mike Washburn at TGP… "not even close."
3. **Align with Thanksgiving Point's Technology Architectural Standard**: Dancing Moose has updated their building elevations & they are absolutely beautiful – so main entrance is over 50% glass & exceeds the standard. The class rooms will sit behind iron fencing/hedges to protect student privacy and provide security, so the other parts of the building shouldn't need to adhere to the Technology Architectural Standard standard. (TGP has said this updated design will pass their architectural review committee.)
4. **Set Precedent that Create A Backdoor For More Aggressive Commercial Development In Thanksgiving Point**: Some have expressed concern that making an exception for Dancing Moose to build their campus would create a back door for other developers wanting to start additional Density/Commercial development in advance of an updated TGP Area Plan. **Answer**: Dancing Moose is a unicorn development project that's truly complementary to the existing commercial/residential density, compliments the educational mission of Thanksgiving Point, and fills a critical child care and educational services gap in the community.

While I support the City's current development moratorium in Thanksgiving Point until they update the area plan & resolve the existing traffic issues…. Dancing Moose presents such a unique community resource/opportunity and merits an exception to the moratorium so they can proceed with building their campus, in parallel with Thanksgiving Points efforts to update their area plan and sort out the traffic problem.

Thanksgiving Point had originally planned a HOTEL for this site… Dancing Moose presents a vastly superior alternative to the original plan and fits perfectly with this location by placing PreK to 2nd grade kids near Thanksgiving Point's Dinosaur Museum, Farm Country & the Butterfly emporium...in addition to providing them with a world-class Montessori education. Additionally, Dancing Moose's arrangement creates a long-term lease (revenue stream) with Thanksgiving Point that will directly support ongoing operations at the Thanksgiving Point Museums - which helps place this non-profit Gem on a more sustainable economic footing and minimizes reliance further increasing member dues or requesting additional local government funding for their financial support.

Please grant the requested exception and bring a truly world-class Montessori School to Lehi. This is the type of creative, smart Development project that Lehi needs and that creates a truly unique win for Lehi and the individuals who live and work in Thanksgiving Point.

Sincerely,

Rob Ludlow

4811 N. Aspen Wood Loop

Lehi, UT 84043

Council Members and city officials,

I certainly wish we were able to meet to discuss the Dancing Moose Montessori school.

I've been asking for the agendas to be sent or posted as soon as they were available. I am noticing that this has come late to the meeting, where maps and resources are not instituted in the docket. My question is, how can council members discuss an item where not all information has been submitted or processed? It seems that this is a rushed issue. Is it something you think you can pass quickly just because no one is present at the meeting or you won't have large community comments? It almost feels as if it's expected to be a simple, quick vote. And it shouldn't be.

While on the whole, I have no quarrels with the school and feel that it could serve it's community and purpose well, I do have a major issue with the location and timing of the item. I know that Mayor Johnson instituted a moratorium on builds within Thanksgiving Point's office park. This would mean that if you allow this, you are making an exception, allowing a build to move forward. I also know that Stacks has come in and asked for more units to be built, but was told no until the traffic is addressed and/or fixed. If you allow the school to be built, who's to say Stack and other developers won't come at you and say, wait a minute…and then you'll have a lawsuit on your hands, that will cause taxpayers to pay for the lawsuit.

Stop. Think about the ramifications you are potentially creating. Will you be setting the city up for such outcomes? If so, do not vote yes. Do not allow the build/plans to progress.

Now think about the Ashton's and Thanksgiving Point. I've grown up with the Ashton's and extended family my high school years and throughout. Our family has purchased memberships over the course of the many years we have lived in Lehi. We know they do great things for the community. But if they are asking for the build to happen to create gains or to help them, if they are in a pinch, then why is the city trying to bail them out? They're a non-profit organization. They also shot themselves in the foot long ago, by not creating a proper plan that suited their land and company, as soon as they moved it from just a gardens to so much more. They did not have the foresight to accommodate the traffic that would come — and I honestly believe they knew people would come. That was their goal. They built on property out in the middle of nowhere, without secondary, third, or fourth exits and honestly, it was something that didn't meet the growth of the city.

I know that sounds harsh. I'm not trying to put a bad light on Thanksgiving Point or the Ashton's because they have done a great deal to bring consumers, homeowners, businesses, etc. into our city. And they have every right to build on their property(ies) EXCEPT with the moratorium that has been put in place. I think if they were to build, there must be a proper updated area model that specifically addresses or accounts for the businesses (population per site) plus traffic that comes and goes through the community. And an area plan must meet the necessary bylaws and rules the city must follow. No exceptions. No pauses. No, lets just see how this goes… It must be an

approved area plan by all board members, with the knowledge that this city will continue to grow at a rapid pace.

A few months ago, I noticed a few city engineers on site at the corner of 2100 N and 2300 W. It seemed odd, because I hadn't seen it on an agenda or heard about it from the last minutes, so I reached out to a few council members and asked what was up. In their response, it was something that would be addressed at some future meeting. That didn't sit well so I've been watching, waiting and making calls. I've tried to learn more and from conversations and what has been placed on agenda items, it's apparent that the business park has companies wanting to build as soon as possible.

I know that if you allow the school to open, Stack will file a lawsuit. If they win, they've asked to build a 3000 unit within the office park. If that happens, the traffic will dramatically increase. Rumor is that they would offer to widen the roads, which would require homes to be purchased. That then means an entire community - not a few homes- would be directly effected, ours included. Instead of chance crossing the four/ five lane roads, it will be more and you'll force us out. This has nothing to do with representing a community or citizens, but a business. Which makes it feel more about the bottom line dollar then the folks who ask for help living in a live-able area.

We have lived in Cranberry Farms since February/March of 2007. We've watched our quiet neighborhood over the years turn into one of the busiest sections of the city. We have been asking for a break for years to help the Cranberry Farms, Thanksgiving Village, Point Meadows areas by having a light at 2150 N 2300 W as the traffic increases exponentially. We've suggested paint in big bold letters "DO NOT BLOCK" with areas that it has shown successful in Utah, but still nothing. We've asked for flashing lights. Nothing. We've asked for police officers to come ticket citizens that stupidly block this intersection and don't allow residence — not business people — residence a chance to get out of their neighborhood and homes. Still nothing.

Ever since our communities came together to voice our concern about the Family Search building going in (changing resort to business and traffic increase) and another road extension (I can't remember the amount but millions to build a second road north/ south, the concerns weren't fully addressed and the money left, that it left a strained relationship with Mayor Johnson and this area of community; like we're just a bunch of annoying citizens that don't want growth. Well, we do, but we are truly stuck and need help. We need the city to hear our concerns. None who sit on the council today live currently in the community. Katie Koivisto once lived in the pointe meadows community and can probably attest to the struggles residence have here.

We've gone to counsel meetings. We've approached this issue time and time again. We are sick of "studies" that go nowhere. We're sick of broken promises that you'll maintain the infrastructure, improve the commute and traffic. We're tired of not being heard. Your job as council members is to lead the citizens and it's community and now you're giving us a meeting where we can't even have public comment? Will you not even read this aloud and allow the recorder to state our frustrations?

Sometimes I've attended counsel meetings and have heard public comment that gives me a deeper appreciation for dialogue and understanding. By stating we have received emails, and have you read them — then make a vote is not transparent. It is not allowing the public to be heard. I want to know what is happening in other areas, not just by reading an agenda and listening to the minutes. I can't know what's happening face to face with social distancing so I feel as if my information (and everyone) should be approached as if we were there in person to make our comments heard.

But if you make the exception and allow the build to happen, then make the exception and give us a light. I mean, after all, it's just this one exception.

Sincerely,

Shiloam Chapman

The below comments were sent by Russ Duffield with Dancing Moose Montessori School and he asked that they be included in the public comments

From: Brittany Killian
Mon, Mar 16, 2:45 PM
Subject: Please grant an exception for Dancing Moose Montessori School

Dear Mayor Johnson, Distinguished Council Members, and Lehi City Planners,

I write today to provide my perspective on why Lehi City Council should make an exception for Dancing Moose Montessori School to the current construction moratorium. But for #socialdistancing, I would be front and center at tomorrow's originally-planned city council meeting.

I have two daughters (2 and 4-years-old). My husband and I live in Murray and both work at Adobe. As full-time working parents, we had to face the reality of finding childcare for our girls. As any parent knows, making that decision is hard, but even harder than that is finding care that justifies the sacrifice. I spent months visiting day cares and preschools, and interviewing potential nannies. I had all but given up and decided to put my legal career on hold to be at home with my girls. Then, I heard about Dancing Moose. As soon as I walked in the doors, my very anxious/worried mama heart was at peace.

My 4-year-old has attended DM for 3 years and will start kindergarten next year. My 2-year-old is finishing her first year of (pre) preschool. Every day I drop off my girls, my mind is at ease and warmed with gratitude for the school, the curriculum, the teachers, the directors, and the staff.

My girls are fed healthy, whole food meals for lunch and snack, they are loved beyond belief, and the security measures the school has in place (bio-authentication and locked doors, active shooter preparation, panic buttons immediately connecting police and first responders, pandemic planning, etc.) are invaluable. The school is clean… So. Unbelievably. Clean. Quite frankly, I don't know how they do it! I often profess, as I'm certain other parents of DM children do, that my children are their teachers' favorite. And all of the parents that profess that would be telling the truth. The teachers know my girls. They take proactive steps to get to know the parents and older/younger siblings. The staff know all the kids' names AND the parents' names. It's remarkable. The Dancing Moose family is my family and I'm very protective of my family members.

As Lehi City continues to grow, particularly with families moving from out of town to Silicon Slopes, top notch education is a priority. People with young children put that as their top priority when determining where to purchase a home. Several of my Adobe colleagues have children that also attend DM. They all, categorically, will say they are beyond grateful for DM. The flexible drop off and pick up times are a godsend for working parents. Because of the staggered drop off and pick up times, there is never traffic. In fact, I almost always pull straight in to "front row joe" parking, as my daughters refer to it. It is so relieving to know that my kids won't be put in a position where they have to wait for their mom or dad to *finally* drive up after s/he has been waiting in a line of cars, or that they will be in any danger of walking in a parking lot that is chaotic. I've picked my niece and nephew up from their charter school and, well, I feel frustrated and anxious the entire time. Not the case at DM.

I think it is important to let you know the skills DM has fostered in my children. My 2-year-old dresses herself, puts shoes on by herself, is nearly potty trained because DM helps train her, and knows letters/numbers/colors and the solar system. My four-year-old does the dishes, brushes her teeth better than most adults, speaks Spanish, and refuses help most of the time.

But most importantly, my girls are learning the value of kindness, mindfulness, gratitude, creative thinking, cooperation, and confidence.

As Lehi grows into a tech mecca, we need early education schools that focus on 21st century skills more than ever. Parents demand it. Whether parents are entrepreneurs, tech CEOs, athletes, teachers, or like every other parent wanting to raise competent, out-of-the-box-thinking, kind kids….they all want the best. That is Dancing Moose. You have an opportunity to take the lead in providing early education options for your constituents. The ROI in early childhood education for communities can't be overstated.

Please. Invest in the City. Invest in the future. Invest in the community. Make an exception for Dancing Moose.

Sincerely,
Brittany Killian

From: **Justin Hewett** <justin.hewett@me.com>
Date: Sun, Mar 15, 2020 at 11:02 PM
Subject: In Support of Dancing Moose Building in Lehi

Hello Lehi City Council Members,

We've been participating in Dancing Moose events for almost 10 years. We have been so impressed with the organization and the caliber of teachers and leadership that when we heard they might be coming to Lehi we literally jumped for joy. They do a marvelous job creating an environment for all kids and families to experience a variety of things they wouldn't otherwise (magic shows, karate, dance, tumbling, etc). They operate out of beautiful buildings that provide great environments for learning. They host community events like a 1k fun run for kids and Halloween spooky and fun houses. They will be a uniting organization in the Thanksgiving Point area, just like they have in the Riverwoods in South Jordan and in West Valley City.

From being a Lehi home owner for the last 13 years, I understand that we are all concerned about increasing traffic. Traffic will not be worse from this school as the school typically has drop-off and pick-up at times that alternate with the typical busy times from work day commuting traffic.

We will be so much better off for having such a wonderful Montessori school like Dancing Moose and we look forward to enrolling our children in their school and enrichment activities. How much fun to pick up my kids after a long day at work and go to Thanksgiving Point's Farm County, Dinosaur Museum, or the Children's Museum. I can't wait!

Thank you for letting me share my two cents. Go Lehi!

Justin Hewett

2189 N 2600 W
Lehi, UT 84043

Dancing Moose - statement of support

Jared Turner <jturner@youngliving.com> Sat, Jan 18, 2020 at 5:00 AM
To: Russ Duffield <russ@mydancingmoose.com>
Cc: Seffora Goodbar <sgoodbar@youngliving.com>

To the Lehi City Planning Commission:

As President and Chief Operating Officer of Young Living one of my priorities is recruiting and retaining world class employees. A major concern for many of our staff is finding the right place for their children while they are at work. These employees are looking for something more than a simple day care, but a place where their children can thrive and develop into their best selves.

I believe that Dancing Moose will provide an invaluable service to Young Living employees by providing high quality care and education in a convenient location. This will reduce employee time commuting to and from their children's school and give them peace of mind that their children are well cared for.

I hope that this project can move smoothly through the approval process so my staff can benefit from this important business community amenity as soon as possible.

Sincerely,

Jared

Jared S. Turner
President & Chief Operating Officer
3125 Executive Pkwy | Lehi, UT 84045
jturner@youngliving.com | www.youngliving.com

YOUNG LIVING
ESSENTIAL OILS

From: Jenn Earles
Thu, Mar 19, 4:09 PM

Dear Sirs and Madames:
I am a parent who lives in Northern Utah County who is desperately wishing that we had Montessori options for my children. I've lived in Utah County for 7 years, and have looked multiple times for options for my two children. As there is only one, and I can't seem to get off their waiting list, I drive 30 minutes into Salt Lake County to drop my children off each day. While I'm in Salt Lake County, they receive a lot of tax income from me as I purchase gas and stop at stores near the school we currently attend.

Dancing Moose is the best Montessori School in the state. Their philosophy and the way they prepare the children for the world, and even to exit their program and enter a traditional school setting is unmatched. Having those students move into Utah County Schools would bolster classroom environments as the students enter having learned great compassion for others, social skills, and having been given academic tools that will help them throughout their lives no matter where they go. Wouldn't you rather they were in your schools than those in other counties because you didn't provide the option?

I would love to see the proposed campus in Lehi come to fruition. The work that these teachers and staff members do is unmatched. Our children in Utah County deserve to have an option as wonderful as Dancing Moose to thrive in their learning and become strong contributing members of our community. The benefits of having Dancing Moose in our community far outweigh any concerns.

Dancing Moose is an institution that any community would be lucky to have, Lehi would be foolish to turn them away for something as trivial as a little added traffic.

Thank you,

Jennifer Earles
A hopeful parent

Spencer Black <blackspencer24@gmail.com>
Mon, Mar 16, 10:44 PM

Dear Mayor Johnson and Lehi City Council Members,

My name is Spencer Black and I am a husband of one of the teachers and the father of one of the students who hope to teach at and attend the Dancing Moose Montessori School

at Thanksgiving Point in Lehi. I'm writing because I believe that the Dancing Moose Montessori School is just what the community, Lehi city, and Thanksgiving Point needs.

It is not just another school, Montessori is different and amazing. The style of learning is innovative, natural, hands on learning at a student's own pace, and if you haven't researched Montessori learning, please do so you can see the beauty of it. It really makes learning fun and exciting. I took our little family to Thanksgiving Point last month to the butterfly museum and when I saw the style of learning through curiosity and exploration I thought, this is exactly the same as Dancing Moose. The learning experience of Dancing Moose at that location would be incredible if combined with the hands on, curiosity and exploration of Thanksgiving Point. I think we would all hope to have that kind of fun, quality education for all our children. Especially for all those parents who work very near Thanksgiving point and are searching for any childcare remotely close.

The design of this new school would be wonderful for that area. Even the designs of the classrooms with less metal and plastic and more wood give a peaceful feel to learning. Natural light is wonderful in the classroom, but requiring 40% of the glass on the front of the building is too much. My son started attending when he was 18 months and now that he is three, he still needs a nap every day. It is so hard and expensive to close the windows for nap time if there is too much glass. I've seen renderings of the proposed building and it is a single story, low profile building that is beautiful, but requiring that much glass is not practical. It will still add to the beauty of the city and area. Besides the privacy and protection of students, too big of windows become distractions from learning. Dancing Moose is not a commercial building and shouldn't have to follow the same expectations since it can still be a beautiful addition to the community.

I realize that traffic is a big concern when adding a school to an area that already has some traffic problems. I have never seen a traffic problem during drop off or pick up time at the Dancing Moose school in South Jordan. The system is brilliant. They have different programs and classes that kids can participate in before and after school so there is a wide range of times to drop off kids based on parent's work schedules. This flexibility is not only convenient for the parents in the community but is the perfect system to accommodate the problem of irregular traffic delays because of their staggered drop off times. The system that Dancing Moose has for drop off and pick up definitely won't make traffic worse, and it might actually help traffic by getting cars off the roads by shorting the distance between the parent's work and the closest school where they drop off their kids.

Dancing Moose Montessori School would be such a great contribution to the city. Not only is the quality of education amazing, but the teachers and faculty are INCREDIBLE. I have friends from my work who are raising kids and when we talk about education, I am surprised how many of them have looked for quality learning and have looked for Montessori. When I tell them my wife teaches Montessori and has a master's degree in it, they always want to know more and wish there were more Montessori schools available. I have a close friend who is employed at Workfront in Lehi and would love to have more childcare options available in that area. There is a need and a hope for this school from many in the community. We hope and pray that as a city council you can waive these construction setbacks for this amazing project.

Thank you for taking the time to read this letter and I hope you take into consideration the many quality characteristics of Dancing Moose Montessori School and the wonderful asset it would be to the Lehi community.

Sincerely,

Spencer Black

From: Alyse Packer
Tue, Mar 10, 8:37 PM

Dear Mayor Mark Johnson, the Lehi City Council, and Lehi City Planners,

It has come to my attention that the city of Lehi has enacted a construction moratorium on the construction of Dancing Moose's Lehi campus.

As a Lehi resident and parent of two young sons who currently attend Dancing Moose in South Jordan, I am very disappointed that Lehi City has halted the project.

Please consider the following reasons why lifting the construction moratorium will be in the absolute best interest of Lehi City.

1. Dancing Moose is a perfect fit for Lehi's innovative and technological landscape. Rather than emphasizing memorization and arbitrary academic feats, Dancing Moose is focused on teaching young children the love of learning. The teachers and staff act as guides in the classroom to help children learn by following the child's interests. My boys are excelling academically, but not because of rigorous tests, homework, and pressure, instead it's because they have learned to love challenges. They love pushing themselves to explore and to try new things. This method of learning and growth is at the heart of Dancing Moose's purpose and legacy.
2. Lehi desperately needs more full-time, high quality academic childcare facilities. Both my husband and I work full-time and we want to provide full-time care for our young children which not only offers a safe place for them to play, but also offers an enriching academic experience. The reason we drive our kids to Dancing Moose in South Jordan every day for school is because Lehi doesn't offer the type of childcare we want for our children. Lehi has a handful of full-time daycares, but those facilities don't offer the educated staff and intellectual experience we desire. Lehi has a handful of high quality academic preschools, but those preschools don't offer the full-time care required by the growing demographic of two full-time working parents. The only full-time, high quality academic childcare facility in Lehi is Challenger School, but Challenger School only serves a subset of the community who hold specific political and scholastic ideals. If Lehi City

truly wants to be at the heart of technical innovation, they need to provide more high quality academic childcare facilities to support the incoming community of highly successful innovators and their families.

3. The Dancing Moose Lehi campus will be built inside Electric Park next to Thanksgiving Point. Dancing Moose's academic philosophy will align perfectly with Thanksgiving Point's hands on and curiosity-based learning centers.
4. I have been picking up and dropping off my sons at the South Jordan campus for almost 5 years. The traffic is nothing like the lines and traffic seen at a public or charter school. Children are picked up in a staggered timeframe instead of everyone being picked up at the same time. Instead of waiting in long lines, we simply pull into a parking spot, walk into the building to pick up our kids, then walk out and drive away. In all the years my kids have attended Dancing Moose I never once had an issue with traffic. Most of the congested traffic I deal with around the school comes from surrounding businesses, not from Dancing Moose parents.
5. For concerns about Dancing Moose's construction plans not adhering to the 40% glass requirement on the front of the building, please consider this: The directors of Dancing Moose are very concerned about the safety of the children who attend. The plans to have less glass coverage in front of the building will increase the safety for children and teachers inside. However, the building design will still let in a lot of natural light through skylights and high windows. The South Jordan facility has a similar design and it is filled with high ceilings and skylights that let in ample amounts of bright, natural light without exposing children to additional risk. The design is both secure and beautiful.

Dancing Moose will be an incredible addition to the Lehi community and I ask that you lift the construction moratorium and allow Dancing Moose to resume building their Lehi campus.

Sincerely,
Alyse Packer

From: Kiley Black

Mar 16, 2020, 3:09 PM

Dear Mayor Johnson and Lehi City Council Members,

My name is Kiley Black and I am a teacher and a parent at the Dancing Moose River Park location in South Jordan, UT. I live in Pleasant Grove, UT and have been teaching at Dancing Moose Montessori School for the last two years.

The two current Dancing Moose Montessori Schools are both beautiful schools, inside and out. The outside of the schools are aesthetically pleasing, relying on the natural colors that are typically found in the beautiful Utah valleys and mountains. The school relies on a large amount of natural light to light the school. Even on rainy days, the sun shines through the roof into the hallways, providing a peaceful and natural atmosphere to the school. I understand that the proposition for the new school in Lehi is zoned for a commercial building that would typically require 40% glass on the front, however, as a school, placing 40% glass on the front could cause an invasion of privacy for the students and increase distractions in a child's natural learning. Both as a teacher and a parent, I would be uncomfortable knowing that my child's school was mostly windows on the front. Knowing that the current Dancing Moose Montessori School's both have immense amounts of light and natural beauty, requiring a school to meet the same expectations as a commercial building may not be appropriate.

Outside of the windows, there are so many wonderful features that Dancing Moose Montessori School has. It is a high quality education for early childhood in that children are able to learn at their own pace with the direction of not one, but two or three teachers per classroom. The lower student ratios allow children to receive the education that best fits their needs while providing opportunities to learn through critical thinking, discovery, hands-on learning, and creativity. The education that is provided by Dancing Moose is an opportunity to help inspire a love of learning. Having a new school built in such close proximity to Thanksgiving Point would allow students to collaborate with the hands-on learning and exploratory learning that Thanksgiving Point provides to the community. Children learn through exploration! Dancing Moose Montessori School does a wonderful job of providing that for their students, but the added benefit of being so close to the various museums and learning facilities of Thanksgiving Point would be an experience of a lifetime for the students that attend the school.

Dancing Moose would be a wonderful addition to the Lehi community, especially at the location of Thanksgiving Point. The design of Dancing Moose Montessori School is one such that children are able to come to school earlier than the normal start time and stay later than the normal end time. This is in the design that many parents are both working parents. As children are able to come early and stay late and participate in programs such as STEAM (Science, Technology, Engineering, Art, Math), music classes, cooking classes, and many other after school programs, parents are able to continue working with the assurance that their child(ren) are in a safe place, without needing to coordinate picking up or dropping off children with family, friends, or other "daycare" systems during a typical 9-5 work schedule. With the design of the staggered drop-off and pick-up system at the school, there is very rarely, if ever, a large influx of cars or drivers all at one time, such that you would normally see in a "drop-off line" at typical public and many charter schools. Parents are expected to park and bring their children into the school in order to prevent traffic standstills or lines in the streets in front of the schools. The flow of traffic is coordinated, systematic, and very well staggered throughout the morning. As such, it would most likely not create any significant change to the traffic pattern.

Dancing Moose Montessori School not only provides quality early childhood education (typically defined as preschool through third grade), but also quality learning to our youngest and earliest learners, 18 months through 3 years old. Our toddler program is not a daycare. It is a school learning environment. I

can attest to the quality of the toddler program because my son went through it. He participated in circle times where he received short lessons and discussions, learning about topics such as letter sounds, animals of the world, and social and life skills. Dancing Moose Montessori School is not a daycare, it is a quality education for all ages that attend.

The moment I walked into the school, I immediately felt a sense of peace and calm. The atmosphere is inviting. The children are happy. The teachers and staff are happy and you can tell they love their jobs. The entire environment is inviting. The only downside for me was the commute. However, even though I live in Pleasant Grove, I fell in love with the school and the entire faculty and administration. I make the commute because I can tell that there is a difference at Dancing Moose Montessori School than any other school I've ever taught in. In addition, as a teacher and as a parent at Dancing Moose Montessori School, I am able to feel at ease knowing my child is receiving a quality education. And if he needs me, I am a quick walk away. Dancing Moose Montessori School cares for their teachers. They care for their students and the students' families. They care for their community. I look forward to the opportunity to continue doing what I love at a school I love with a significantly shorter commute, ensuring that I can also spend more quality time with my family, instead of driving farther.

Thank you for taking the time to read this letter and I hope you take into consideration the many quality characteristics of Dancing Moose Montessori School and the wonderful asset it would be to the Lehi community.

Best regards,

Kiley Black

--

Kiley Black

Dancing Moose

kiley.black@mydancingmoose.com

www.mydancingmoose.com

From: John Wheeler <john@wheelerhomesanddesign.com>
Mon, Mar 16, 8:25 PM

Dear Mayor Mark Johnson, Lehi City Council, and Lehi City Planners,

I would like you to consider lifting the construction moratorium as it relates to the Dancing Moose Montessori School.

My wife and I are the parents of five children. Four of them have attended Dancing Moose over the last 12 years. When our first child enrolled at the West Valley Dancing Moose in 2008, the Duffield and Sibbett families went above and beyond to make us feel included, informed and welcomed and have continued to do so.

When the South Jordan school was built, we enrolled our younger two daughters. Our son is currently attending that location. As with the West Valley site, we like the clean, sunlit, open feel of the school and appreciate the healthy food served, the talented teachers and use of learning items made from natural materials.

Dancing Moose is not only a school, it is a family. It would be an asset and good fit for Lehi. Over the last 12 years we have seen Dancing Moose raise money for many great causes as well as for families in need or crisis. They also have an annual holiday fundraiser, this year helping 3 community families. Dancing Moose went above and beyond when our own son underwent open heart surgery generously helping us with our large medical bills.

Dancing Moose has a drop off window for the school day hours, meaning there are no idling cars waiting or long traffic lines. There would be minimal impact to current traffic.

As a draftsman in the construction industry, I have seen the renderings of the proposed building. It is well designed, will not block any site lines and will have plenty of natural light while keeping the front of the building secure and safe.

I encourage you to approve the construction of a Dancing Moose school in Lehi.

Thank you,

John Wheeler
Wheeler Design
www.wheelerhomesanddesign.com

From: Chaitanya Prati
Tue, Mar 10, 7:36 PM

Dear Sir/Madam,

I work for Oracle in Lehi and I am eagerly awaiting for Dancing Moose Center to be opened in Lehi. Right now I am on Vacation in India along with entire family and will not be able to attend the meeting. However, I want to include my point of view on the advantages of Dancing Moose Lehi Center to many Oracle and non-Oracle employees.

- Dancing Moose is a great school with a great building structure and the beauty/sun-lit

nature of the school inside and out.

- There are 3 of my friends who are sending their kids to Dancing Moose in South Jordan center. I have always heard great reviews about the Learning curriculum along with the activities they carry out. The Center is always kept clean and hygenic.

- In past 3-4 years, lot of people have moved to Lehi because of Job. Housing has also increased. I work for Oracle and we have strict work from Office policy. Also most of us have late evening shifts (11-8 or 12-9 based on project). With that, it becomes to pick up Kids from South Jordan Center, drop them home and again get back to work till 9 .There are lot many people like me working in Oracle and other companies who need a DayCare/Pre-School near to my office in order to reduce commute time during peak hours. In that perspect, there are no world-class DayCare/Learning Center in and around Lehi. Dancing Moose if added to Lehi Center will be a great addition that would reduce huge stress and time of many employees.

- Dancing Moose does not operate like other Public schools. The timings for pick-up and drop-off are flexible as per requirement of Parents. So there will not be lines of cars and as a result there will be hardly any traffic.

My humble request is to get this Center opened which would be a blessing for many employees like me working in and around Lehi.

Thanks in Advance!!

Regards,
Chaitanya Prati

Comments for the March 31st City Council Meeting
Creative Learning Academy, Item #6

Ms Wilson,

I am in favor of the Creative Learning Academy being permitted to build a day care facility at the proposed location in Lehi. I am a commercial real estate agent specializing in the office sector. With all of the office growth in Lehi and particularly at Thanks Giving Point there is a huge demand for day care for working parents. This location will enable parents the convenience of being able to drop off their children close to work and would provide families more quality time with their children. Thank you for your consideration.

Kindest regards,

Laurie J. Adair | Senior Associate
CBRE | Advisory and Transaction Services
222 S. Main Street, 4th Floor, Salt Lake City, UT 84101
T 801.869.8009 | F 801.869.8080 |
C 801.300.2754 (Direct&Texting)

laurie.adair@cbre.com | www.cbre.com/laurie.adair

Dear Lehi City Council,

I am in writing you in support of the approval of the proposed use of the Creative Learning Academy on Bull River road. I would have presented these points in person, but under the circumstances I hope that this email will be sufficient to communicate our stance for approval. I represent Perry Homes/Perry Commercial as the owner of this property. We have given the right to Jessica LLoyd to pursue the entitlements to build a daycare on our property. We believe that the use of this property as outlined by the proposal submitted by Jessica, would be a quality asset to the surrounding community and an appropriate use for the property.

Consider the adjoining land uses, residential to the west, commercial to the east, we believe this is a perfect soft transition between the residential neighborhoods in the area and the existing commercial uses.

We sold to the city of Lehi property for the bull river sub station a few years ago. This land use was necessary for the continued development in that part of the city but would certainly be considered by the residents a highly commercial/industrial use. This substation is separated from the prospective location of the daycare by a storage facility, again a quasi industrial land use directly adjacent to the property.

As one of the premier home builders in the area, we have assessed this property and don't believe that residential is the best use for the property. This property would only allow for a couple of lots that would face north onto Bullriver and toward SR 92. They would be isolated from any other subdivision. This is not ideal.

There is a significant need for quality daycare in this area. With the continued growth of silicon slopes, families need safe, high quality care for their children while the parents are at work. The residential population continues grow at a rapid rate and there are few options in close proximity to the heart of silicon slopes for childcare.

We hope the council will strongly consider the need for daycare in the area and the reasonable land use that is being proposed. We firmly believe that this will be an asset to the community and perfect buffer from residential and commercial land uses. I appreciate your consideration.

Sincerely,

Matt Swain
Director of Commercial Development
Perry Commercial

Ms. Wilson,

I am sending you this email in support of the Day Care facility submitted by Jessica Lloyd with Creative Learning Academy to be built on the Bull River Road property. I am a commercial real estate agent with CBRE and have been working with many companies in the Lehi area for the past 10 years. There has been an increasing need for Day Care services in Lehi and many of my clients have asked about Day Care facilities coming to Lehi near their work locations. Most companies cannot afford to have Day Care facilities within their office space. Having Day Care located close to their work is necessary to provide working parents the opportunity to provide quality Day Care for their children. Jessica Lloyd operates a well-qualified Day Care business with multiple locations and is a preferred provider. Having her open a Day Care facility at this location will be very well received by the businesses in Lehi.

This location is located on a road that is utilized by many employees to travel to and from work at Innovation Point and other nearby office building locations. This location is very convenient for parents to drop off and pick up their children on the way to and from work. We really need the support from Lehi City to help the working parents in Lehi to have quality Day Care facilities close to their office locations. We appreciate your help with providing this feedback to the City Council for this location.

Best regards,

Eric Smith

Now that there is an intersection with lights (plus schoolguard crossings) at N 1200 W and W 3200 N, traffic on W Bullriver Road between 1200 and N 8000 W has increased significantly from people like me who live in neighborhoods along Bullriver who are trying to get in from the backside after coming off from Timpanagos, rather than sitting at the big intersection at N 1200 W and W 3200 N.

There is of course also traffic from people who use Bullriver to go in the opposite direction to get to the Ivory Ridge Chevron or to get on to Timpanagos at N 8000 W. Use of Bullriver Road in either western or eastern directions will only increase once the new high-density Ivory Ridge townhouses are built at the

location of the former mink farm at W 3200 N and N 300 W intersection, because this will significantly increase the already-high volumes of traffic along W 3200 N. This is on top of other commercial enterprises that are nearing completion along that road, such as the New Hope Academy and the Bellaview Assisted Living facility.

In other words, there is already a lot of traffic that has been pushed onto W Bullriver Road and that will most likely only increase in the future. W Bullriver Road is already a small and often cramped backroad and Lehi City should be doing everything to reduce traffic to it, given heavy pedestrian, cycling, etc. use of the road, including by unsupervised small children. Obviously, none of us in the neighborhood want people going through our residential streets to try to access the daycare via N 425 W. This would be unacceptable given that we all paid to live in a residential area, we have small streets in our neighborhood that are not designed for through traffic, and our neighborhood is full of small children often riding bikes or walking in the roads unsupervised as they visit neighborhood friends.

None of us want the danger, the eyesore, or the traffic of Lehi suddenly dumping a large commercial daycare center in our backyard (in the cases of some of my neighbors, quite literally in their backyard). If Lehi somehow gives a green light to this boneheaded proposal, I will be forced to use my background and connections as an attorney to see what my neighbors and I can legally do to throw as many wrenches into this project as possible

Sincerely,

Nick Wenker

Dear Planning Commission,

I oppose building a childcare facility on Bull River Road. It has a tremendous impact on the neighborhood to box them in like that. They built there because they had views behind them. The area is all residential and tucking in a big box of a place doesn't go with the neighborhood. I realize that it is difficult to know what to do that parcel of land and odd that Perry didn't develop it along with the house there. But please don't take away the character of "neighborhood" with something like that.

What would be amazing there, and a great benefit for the neighborhood, is a park. It would be across the street from Murdock trail so that kids could easily come on their bikes from surrounding neighborhoods. It would not impede the view. It would be pretty.

Please don't amend the general plan for this. Keep the area as it was intended in that plan.

Thanks,

Jennifer Seely

I would like to voice my opposition to rezoning the property on Bullriver Road. My greatest concern is the traffic that is already on this road from people cutting across to go from 1200 West to Center Street. The speeds (yes my neighbors speed too) and volume are incredible. We have asked repeatedly for help in slowing traffic on this road and now adding a day care to the road will only serve to exacerbate the problem. Please consider keeping this low density residential as

was originally planned and also what residents thought it would be when we purchased in this neighborhood. The commission and council are not required to change and approve every application but should look out for the existing residents.

If you do go through with this which based on past history Lehi City will do, I beg you to find a way to slow traffic and reduce the volume cutting through. Perhaps making a Cul-de-Sac west of the proposed property.

Thank you

Matt Shipp

541 West Bullriver Road

I know there is a proposed change to the property from Low Residential to Business. However, I do not think that the Bull River Road with the size it is now would be able to accommodate the additional traffic a daycare or any business would generate. If you are still planning on approving the change it should come with a stipulation to help cover the cost of widening Bull River Road.

Thank you,

Kiersty Loughmiller

To The City Council,

We are the very next door neighbor to the proposed project. We have major concerns with the daycare change in zoning proposal.

1. The size of the daycare in this neighborhood it way to large. 200 kids results in 400 cars at minimum plus employee's per day. Bull river road road cannot support this type of traffic along with normal neighborhood traffic.

2. This is a neighborhood and we realize that the "plan" won't be for children to be dropped off in front of our house in the cul-de-sac then walk into daycare. But when there is alot of traffic and parents can't drop off. We all know we find another way. I feel this will be the access area to murdock trail, accessible from the cul-de-sac increasing the traffic in the neighborhood.

3. Concerned with the slope of the lot. The lot to the east of this one has a enormous brick wall. Which has been a terrible eyesore since it was built. We as direct neighbors DO NOT want to add to the great wall of lehi. Which was planned as a 10' wall. It now stands 22'.

4. The noise issue with that amount of kids along with traffic disrupts the neighborhood.

Which is what the current zoning is, resdential.

5. This size of business will directly impact the value of the homes in our neighborhood.

We as direct neighbors are very opposed to changing zoning and allowing this type of business to be approved.

Thank you.

The McAllisters

425 W 3472 N

Lehi City Council (and Planning Commission):

My family residence is 3459 N 350 W in Lehi. A substantial portion of my backyard abuts the plot (approx 425 W Bull River Road) that is under consideration for a potential zoning change from Residential to Commercial. I have a significant interest in the develop of the land that runs contiguous to my property.

My family and I are opposed to any zoning change away from the current residential status. When we moved in, we had a great view of Lone Peak. However, the commercial storage facility (that was built on the property just to the east of the property currently at issue) hauled in more than 152 triple-axle dump truck loads (we know because our son counted each one) worth of dirt and raised the elevation of the entire storage facility plot to match the topographical elevation of the power sub-station farther to the east. However, the topography of the area slopes downward to the southwest, and the result of bringing in dirt to match the northeast elevation was a 22-ft high cinder-block wall, with about 12 feet of dirt packed behind it (not to mention that the storage facility is graded so that there is a water collection pond that fills up with several feet deep of water right behind that wall) that forms the border fence along a portion of my backyard (see the picture of my wife and daughters attached/below). If the unsightly wall was ever to break (for any reason - earthquakes included), my entire home would be flooded with a deluge of water. The saying “good fences make good neighbors” is typically accurate, but when the fence is 22 feet high, most neighbors (my family included) feel that the wall-building (for a commercial facility) was taken to the extreme.

I share this because if the residential lot in question is re-zoned commercial, my backyard view will look like a prison fortress. In particular, if the topography continues to be matched with Bull River Road, which for commercial-purposes makes the most sense for vehicular access, I estimate the wall on the far end of my back yard will be close to 28-feet tall. That does not make for a good backyard view - nor does it comport with the General Plan for having a good transition from residential to commercial land use. Rather, the transition between commercial and residential would be about as blunt and grotesque as it possibly could be.

The power sub-station and the storage facility that are east of the lot in question do not generate a substantial amount of vehicular traffic. However, once the plot in question is zoned commercial, whether a massive day care facility is built upon it or not, whatever does end-up getting built there in the future could have an unsustainable/dangerous amount of associative vehicular traffic. With particular regard to the day care facility proposal, there is absolutely no way Bull River Road, which is lined with residential houses on one side and bounded by the Murdock Trail on the other, could safely support the traffic - most of which will likely come from the west, where many of the Silicon Slopes employees will be coming when the drop-off/pick-up their children. The intersection of Bull River Road and 1200 West is very dangerous already, because vehicles turning south onto 1200 West off Highway 92 accelerate very quickly down the hill. As a consequence, it is very difficult to pull out of Bull River

Road and turn south onto 1200 W safely, without having to gun the car and accelerate as quickly as possible. Crossing 1200 West directly is very difficult. Additionally, when turning east off of 1200 West onto Bull River road, there is isn't much room for the cars bearing down behind you to get around you while you wait to safely make your turn, and you feel like you are going to get plowed into from the back. That intersection (Bull River Road and 1200 West) barely/frightfully sustains current traffic load and simply will not be able to sustain commercial traffic associated with the plot at issue.

There has been talk of re-zoning the plot at issue to a residential/commercial designation (with the correlative restrictions on commercial use). I would prefer such a re-zoning over a change completely to commercial, if that is what has to occur. Nevertheless, based on the topography of the land, the vehicular capacity of Bull River Road, and the constructs of the General Plan, it is my understanding that the plot at issue should remain zoned Residential. The storage facility already creates a stark commercial contrast between my residential property (see the massive backyard fence), and if further commercial development were to occur, the juxtaposition would stand in contrast to the very reasons for setting-forth and abiding by the General Plan.

Were the property to remain Residential, there could likely be between 1 and 4 subdivided lots that could be developed for residential homes. Perry Homes (the current owner of the property) could make a substantial amount of money building 1-4 homes on that land; and those 1-4 homes would perfectly match the residential nature of the other homes bordering Bull River Road all the way to 1200 West. Moreover, vehicular traffic associated with 1-4 residential homes would not over-burden Bull River Road like a commercial facility would.

I hope this additional information is helpful as the Planning Commission and City Council considered whether to re-zone the plot at issue.

Very truly yours,

Jonathan Madsen



To: Lehi City Council / Planning Commission

RE: Property in Question – 400 W. Bull River, Lehi 84043

From: Alan & Laura Hauley, 3466 N. 425 W. Lehi UT 84043

Here are our concerns for the planning commission and city council meetings regarding the property in question since residents are not currently allowed to attend city meetings.

We, as close neighbors to the property in question, are alarmed by the prospect of having a 15,000 square foot day care installed two properties to the north of us for the following reasons:

1. **Wall**: Due to the grade of the property, if the property is to be back-filled this would result in an enormous wall that would touch or encroach into the cul-de-sac where we live. There has already been a 20+ foot wall erected for the RV storage to the east of this property. That wall has been very disappointing, an eye sore and decreased the property value of the homes around it. It has also blocked much of our views to the north east.
2. **Property Values**: We are concerned that a day care of this size and magnitude will have a detrimental effect on our property values. Our neighbors to the northeast will likely suffer the most with them already having a 20+ foot wall in their back yard from the RV storage. If another wall is to be erected, it could cause an even more invasive obstacle which will reduce our property values and our ability to sell our homes if need be.
3. **Traffic**: This project would cause an enormous surge in traffic on Bull River Road. Bull River is about 2/3 to 3/4 completed as the north side of the road has not been completed. Bull River is not equipped to handle the volume of traffic that would be result from a 15,000 day care. Traffic would have no where to go but into the neighborhood(s). Most traffic would use center street, which cannot handle two cars side by side and cause significant congestion on the intersection of Center street and Bull River as there is no light there.
4. **Easement**: An access easement exists in the cul-de-sac from the south, which was intended to be an easement to allow a resident to access their property (since this is zone as residential). Our personal nightmare would be if that easement was exploited and traffic to the day care would come through our cul-de-sac. This would most definitely compromise our property values as well as the safety of our children and all the other children on the road.
5. **Safety**: We are very concerned about the safety of our neighbors and especially children. Since we have the Murdock Canal Trail to the north, many adults and children access the trail by crossing Bull River Road. People and children are crossing Bull River on a constant basis to access this trail. The increased traffic above would significantly compromise the safety of adults and children alike who access the trail for fitness and commuting purposes. We know many children in the neighborhood who cross Bull River to go to school right about the time people would be dropping their kids off at the day care. This may be our principle concern of this project.

Recommendation

We would recommend that the planning commission and city council leave the zoning as residential the way it was originally intended and encourage Perry Homes to let go of their greed and do the right thing for the community (from which they greatly profited) by splitting the lot into two or three plots and sell two or three homes that face Bull River similar to the homes directly to the west. The neighborhood has already been intruded upon enough with the RV storage with its 20 foot invasive wall. We don't need

any more "light" commercial as a detriment to our community. When only one home should be required to be next to the RV storage (which owners would purchase with eyes wide open), why directly and adversely affect 8-10 homes plus the surrounding neighborhood with the same fate unnecessarily by placing an enormous day care in that spot.

Thank you for your consideration of our concerns.

-Alan & Laura

To whom it may concern,

My name is Sharlane Noyes and I am writing in regards to the land parcel located on Bull River Road and approximately 425 west. It is requested by Jessica Lloyd to change the zoning from Low density residential to Commercial zoning for a Creative Learning facility. I live in the neighborhood immediately south of this property at 3455 North 425 West, it will actually border our cul-de-sac and I am ***against*** this proposal. Our concern is first for the size of the facility. They will have to bring in a lot of fill dirt and build a giant retaining wall, in addition to a huge building. We feel that this will be a major eye sore for our residential area and will reduce the property values of the surrounding homes.

Secondly, we are concerned that even if the property is only accessible to cars on Bull River Road, some may try to access it from our street causing more traffic to the cul-de-sac/425 west as well as 500 west. This would pose as an added danger to the many children that reside there. Also, we worry that Bull River Road is not sufficient to withhold that kind of traffic. It is very narrow with a small bend right at that location. Being a day care and learning facility, they will have drop off/pick up times at various times throughout the day. The Avondale facility by the round about proves the traffic issue in that they have cars parked all along 3200 North waiting to pick up their children. We also do not feel that they would be able to have adequate parking areas or to be able to make it a drive thru area as well with such an even larger building proposed.

Over all, we do not feel that such a commercial development belongs in the middle of a low density residential area and will reduce property value, increase traffic and increase risk of injury/accidents to children and residents in the area.

Thank you for your consideration,
Sharlane Noyes

To whom it may concern,

My name is Devin Noyes and I am writing in regards to the land parcel located on Bull River Road and approximately 425 west. It is requested by Jessica Lloyd to change the zoning from Low density residential to Commercial zoning. I live in the neighborhood immediately south of this property at 3455 North 425 West, it will actually border my cul-de-sac and I am ***against*** this proposal. My first concern is that the property has access to the cul-de-sac that I live in. I do not like the idea of commercial property access through a cul-de-sac in a low density residential area. This would lower the value of my residence, and would increase traffic as well as danger to the children living on our street as well as surrounding roads. Also, in order to develop the property into one large commercial business, I believe

they will have to bring in a lot of fill dirt and build a giant retaining wall, in addition to a huge building. I feel that this will be a major eye sore for our residential area and will reduce the property values of the surrounding homes as well.

Secondly, I am concerned that even if the property is only accessible to cars on Bull River Road, some may try to access it from our street causing more traffic to the cul-de-sac/425 west as well as 500 west. This would pose as an added danger to the many children that reside there. Also, I worry that Bull River Road is not sufficient to support that kind of traffic. It is very narrow with a small bend right at that location. If they build any type of commercial facility, they will have heavy traffic at various times throughout the day.

Over all, I do not feel that a commercial development belongs in the middle of a low density residential area and will reduce property value, increase traffic and increase risk of injury/accidents to children and residents in the area.

Thank you for your consideration,
Devin Noyes

To Whom It May Concern,

I am writing to express my support for a child care center on Bull River Road in Lehi. As a consultant for companies wanting to create child care benefits for their employees, my company (The Utah Child Care Cooperative or UC3), sees a serious lack of options in that area. We acknowledge and respect the many child care providers that are doing their best to offer child care services to your community. They work on thin margins and do a good job! But the kind of child care service my customers (nearby corporations of all sizes) are looking for for their employees is of higher quality. And they are willing to pay for that benefit if it is accessible and convenient for them. There are currently no high quality child care providers in Lehi (as determined by the state quality rating system). A child care center on Bull River Road would be the kind of service we are looking for.

Please allow Creative Learning Academy, which owns three high quality child care centers in Salt Lake County, to expand into Lehi. The owner, Jessica Lloyd, has been wonderful to work with. She is a respectful, honest business owner who puts her love of children, coupled with strong business management knowledge, at the front of everything she does. A Creative Learning Academy Center on Bull River Road will be an asset to the community and provide much needed infrastructure to the workforce.

Respectfully,

Page Checketts

Hi There,

I'm aware that rezoning is being considered for a high quality child care center in Lehi and would like to submit my support. Childcare is a big issue for Workfront since we are currently unaware of any high-quality childcare options within a 5 mile radius of our office. We surveyed our employees and found that most would prefer childcare near work rather than home, which was a surprise!

I have personally invested a lot of time and energy into trying to figure out why childcare is virtually non-existent in this part "Silicon Slopes" considering the high density of workplaces. It truly seems like high quality childcare is an essential part of a healthy office park area and it's a glaring missing link in our ecosystem. I've discovered that there are a lot of uphill battles to fight when it comes to bringing in high quality childcare and I hope the city can consider removing at least one of those by rezoning the site on Bull River Road.

This is an issue our company cares a lot about. Our CEO cares enough about this issue he recently wrote a statement in support of a bill up for committee reviews. A portion of his statement follows:

"We are not large enough as a company to open our own daycare center, but would like to provide benefits to our employees around daycare so that a local daycare could afford to invest in opening a facility or a number of facilities in Lehi. This would give our employees the opportunity to have their children in a well run facility that is near to them while they are at work."

As a parent, I had a difficult time figuring out how to make it work when I returned to work after having my son even though I love my job. I am lucky enough to have found a situation that works well for my family. Access to high quality childcare can be a make it or break it deal when it comes to parenting and working.

Thank you for your consideration!

workfront

Sara Southwick

HR Business Partner

M: 817.807.6088

workfront.com

To Whom It May Concern,

I am writing to express my support for a child care center on Bull River Road in Lehi. As a working mother and advisory board member of UC3 (The Utah Child Care Cooperative or UC3), I am passionate about the need for quality childcare in the state of Utah. This area in particular does not have great childcare options. A child care center on Bull River Road would be the kind of service we are looking for.

I ask that you allow Creative Learning Academy to expand into Lehi. This will be an asset to the community and provide much needed infrastructure to the growing workforce in Lehi.

Respectfully,

Janay Jespersen

Dear Ms. Wilson,

This letter is in regards to the proposed Ordinance 15-20 regarding a change of zoning at the end of 425 W and allow a commercial day care to be constructed. The zone is currently residential and our desire is

that it remains as such. Re-zoning the land as commercial is not in the best interest of the local residents and will result in a de-valuation of the property value in primary residence home we recently purchased on the same street. We do not feel it is the prerogative of Lehi City to ensure the profits of business enterprises at the cost and property value losses of the nearby residents.

Sincerely,

Mike and Cari Nehren

Comments for the March 31st City Council Meeting
Agreement with Magellan Advisors, Consent Agenda Item #3.7

My name is Cory Shelton, I'm an employee of Verisk/Xactware and Lehi City resident. The following statements are my own and not the opinion of my employer or others.

I'm writing this comment regarding Resolution #2020-1:

I will outline the critical points of my comments in a summary below:

1. The proposed contract between Magellan Advisors and Lehi City is wasteful spending and delays the potential implementation of critical fiber internet as part of commercial and residential infrastructure.

2. COVID-19 and related work from home and social distancing efforts have given rise to an immediate need for Fiber Internet options in Lehi.

3. Action planning proposal.

1. The proposed contract between Magellan Advisors and Lehi City.

As stated in the above summary section, I believe the proposed contract between Magellan Advisors and Lehi City is an unnecessary and disruptive step towards the adoption and implementation of a fiber network in Lehi. After reviewing the Scope of Service outlined in "Exibit A" I would argue that several of the core findings of the Magellan study are either unnecessary, already in the public domain, or are the responsibility of a potential fiber network vendor.

For example, the following questions are asked in the scope of service

A. Understanding the infrastructure and market. a. What is a fiber network and how is it used?

B. What is the federal regulatory process for a fiber network?

G. State Requirements

The critical issue with the questions asked in the SoS is that we already have regional examples of successful implementations of fiber networks. I would argue that the findings of such a study are less relevant than actual real-world feedback and historical implementation data of fiber networks in the State of Utah. In terms of State and Federal regulatory requirements, it appears almost inconsequential in the decision-making process. We know that neither the State or Federal government has a legal restriction prohibiting Lehi from installing a fiber network, and other cities have already done so within those legal and regulatory frameworks. I understand that both bodies of government may have certain regulations that need to be considered during implementation, but vendors such as Utopia Fiber already have a proven ability to comply with such regulations during installation.

Finally, I would argue that given the growth of tech-related employment in Lehi over the past decade we are a better-suited community than other municipalities who have already successfully implemented fiber-optic networks in terms of both demographics and demand.

2. COVID-19 and related work from home and social distancing efforts have given rise to an immediate need for Fiber Internet options in Lehi.

Covid-19 has exposed an extraordinary weakness in our infrastructure. I would argue that reliable access to high-speed internet access rivals other critical public services. Not because we need to stream more Netflix or YouTube videos, but because internet connectivity is now the most critical employment resource for a significant portion of Lehi's working population.

When we hear stories of the internet "Buckling" under the stress of higher demand for data, it's not the global infrastructure under duress. Global network trunks are capable of supporting network traffic several times higher than we see today. However last-leg service providers such as Comcast are totally unprepared for the demand provided by their customers due to the inherent nature of legacy cable and DLS network systems. Comcast and other providers have had ample opportunity to upgrade both infrastructure and service offerings but due to a near-monopoly that they've enjoyed for years, they have not.

3. Action planning proposal.

As it's often less than helpful to criticize the current strategy without proposing a solution, I recommend we implement the following action plan.

1. Lehi City Council should request a fiber network installation proposal from Utopia Fiber.

2. Upon reception of the installation proposal, Lehi City should disseminate the potential impacts of a fiber network installation to the public. This should include critical items like target adoption percentages to avoid low-adoption costs and potential taxpayer-funded penalties for missing adoption penalties.

3. Lehi City should enable a citizen-driven campaign using social media and other resources to gauge the potential adoption of a fiber network in Lehi.

4. The results should be shared with the city council and the public to inform a vote on the proposal from Utopia Fiber.

5. Pending the results of the vote, the City should take action on the will of the citizens. This may include efforts to obtain more information as the Magellan proposal affords or a complete rejection of a fiber network.

City Council Agenda Item Report

Meeting Date: April 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Re-approve Ordinance #08-2020, the Saratoga Spring Boundary Adjustment

Suggested Action:

Attachments:
Ord 08-2020.pdf

ORDINANCE NO: 08-2020

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR THE SARATOGA SPRINGS BOUDNARY LINE ADJUSTMENT

WHEREAS, Edge Homes, authorized agent for the owner of properties located at approximately 1400 North and 3800 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as TH-5 (Transitional Holding, R-2 (Medium Density Residential), R-3 (High Density Residential), LI (Light Industrial), C (Commercial), and R-1-8 (Low Density Residential); and

WHEREAS, following a public hearing on January 23, 2020, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on January 28, 2020, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 23, 2020; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to TH-5 (Transitional Holding, R-2 (Medium Density Residential), R-3 (High Density Residential), LI (Light Industrial), C (Commercial), and R-1-8 (Low Density Residential).

PART II:

A. If a provision of this Ordinance 08-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City the 28th day of January, 2020; and Re-approved on this 14th day of April, 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

SARATOGA SPRINGS BOUNDARY LINE ADJUSTMENT ZONE CHANGE
LEGAL DESCRIPTIONS

NEWMAN PROPERTY

COM N 89 DEG 54' 48" E 264.9 FT & S 1735.9 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 9 DEG 58' 15" E .83 FT; ALONG A CURVE TO R (CHORD BEARS: S 13 DEG 32' 11" W 314.7 FT, RADIUS = 394.5 FT); S 37 DEG 2' 37" W 221.27 FT; S 35 DEG 38' 37" W 133.11 FT; S 39 DEG 37' 9" W 205.43 FT; ALONG A CURVE TO L (CHORD BEARS: S 30 DEG 59' 19" W 289.93 FT, RADIUS = 1230.18 FT); ALONG A CURVE TO R (CHORD BEARS: S 35 DEG 58' 6" W 157.43 FT, RADIUS = 597.9 FT); S 42 DEG 25' 27" W 92.85 FT; ALONG A CURVE TO L (CHORD BEARS: S 36 DEG 13' 35" W 202.72 FT, RADIUS = 680.78 FT); S 33 DEG 27' 26" W 10.88 FT; S 12 DEG 1' 40" E 98.8 FT; N 43 DEG 6' 48" E 13.16 FT; N 47 DEG 25' 7" E 358.58 FT; N 53 DEG 9' 5" E 495.38 FT; S 68 DEG 27' 22" E 96.59 FT; N 54 DEG 10' 0" E 57.99 FT; N 39 DEG 41' 0" E 216 FT; N 56 DEG 20' 41" E 487.56 FT; N 0 DEG 13' 17" W 479.32 FT; W 516.1 FT; W 7.14 FT TO BEG. AREA 14.831 AC.

MCLACHLAN PROPERTY

COM S 584.1 FT & E 1202.56 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 0 DEG 13' 17" E 1352.8 FT; S 56 DEG 22' 29" W 501.79 FT; N 0 DEG 13' 17" W 479.32 FT; W 516.1 FT; N 10 DEG 53' 58" W 387.62 FT; N 44 DEG 56' 58" W 236.65 FT; N 19 DEG 23' 58" W 516.7 FT; N 43 DEG 17' 58" W 161.69 FT; N 89 DEG 54' 48" E 825.11 FT; ALONG A CURVE TO R (CHORD BEARS: S 22 DEG 22' 35" W 116.85 FT, RADIUS = 887 FT); S 65 DEG 52' 58" E 93.46 FT; S 64 DEG 18' 54" E 63.6 FT; S 63 DEG 36' 44" E 100 FT; ALONG A CURVE TO L (CHORD BEARS: N 20 DEG 8' 22" E 232.85 FT, RADIUS = 1144 FT); N 89 DEG 54' 48" E 286.2 FT; ALONG A CURVE TO L (CHORD BEARS: S 87 DEG 2' 9" E 74.45 FT, RADIUS = 1039 FT) TO BEG. AREA 32.791 AC.

COM N 89 DEG 53' 54" E 781.47 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 409.6 FT; S 0 DEG 12' 38" E 586.02 FT; ALONG A CURVE TO R (CHORD BEARS: N 84 DEG 15' 45" W 156.21 FT, RADIUS = 1039 FT); N 79 DEG 57' 4" W 12.37 FT; N 84 DEG 4' 51" W 88.61 FT; N 79 DEG 57' 4" W 87.61 FT; ALONG A CURVE TO R (CHORD BEARS: S 19 DEG 8' 11" W 272.65 FT, RADIUS = 1144 FT); N 63 DEG 36' 44" W 100 FT; N 64 DEG 18' 54" W 63.6 FT; N 65 DEG 52' 58" W 93.46 FT; ALONG A CURVE TO L (CHORD BEARS: N 17 DEG 38' 29" E 262.52 FT, RADIUS = 887 FT); N 89 DEG 53' 54" E 173.069 FT; N 0 DEG 6' 6" W 440 FT TO BEG. AREA 7.005 AC.

COM N 89 DEG 53' 54" E 581.47 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 200 FT; S 0 DEG 6' 6" E 440 FT; S 89 DEG 53' 54" W 200 FT; N 0 DEG 6' 6" W 440 FT TO BEG. AREA 2.019 AC.

COM S 273.66 FT & E 581.96 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 0 DEG 6' 6" E 165.46 FT; N 89 DEG 53' 53" E 26.92 FT; ALONG A CURVE TO R (CHORD BEARS: S 13 DEG 49' 20" W 144.77 FT, RADIUS = 887 FT); S 89 DEG 54' 48" W 835.75 FT; N 43 DEG 17' 58" W 59.11 FT; N 24 DEG 58' 58" W 592.6 FT; N 89 DEG 55' 2" E 9.77 FT; S 24 DEG 58' 58" E 373.62 FT; N 79 DEG 19' 57" E 222.47 FT; N 89 DEG 57' 9" E 180.97 FT; N 0 DEG 1' 27" W 21.17 FT; N 89 DEG 53' 38" E 100 FT; S 0 DEG 1' 27" E 21.3 FT; N 89 DEG 59' 32" E 148 FT; N 0 DEG 1' 27" W 21.56 FT; N 89 DEG 53' 38" E 200 FT; N 87 DEG 11' 4" E 48.06 FT; N 89 DEG 58' 33" E 70.79 FT TO BEG. AREA 6.217 AC.

COM AT N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 581.47 FT; S 0 DEG 6' 6" E 274.69 FT; S 89 DEG 58' 33" W 70.79 FT; S 87 DEG 11' 4" W 48.06 FT; S 89 DEG 53' 38" W 200 FT; S 0 DEG 1' 27" E 21.56 FT; S 89 DEG 59' 32" W 148 FT; N 0 DEG 1' 27" W 21.3 FT; S 89 DEG 53' 38" W 100 FT; S 0 DEG 1' 27" E 21.17 FT; S 89 DEG 57' 9" W 180.97 FT; S 79 DEG 19' 57" W 222.47 FT; N 24 DEG 58' 58" W 373.54 FT; N 89 DEG 55' 2" E 542.18 FT TO BEG. AREA 7.115 AC.

BOYD BROWN PROPERTY

COM N 20.71 FT & W 200.68 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 55' 1" W 229.16 FT; N 24 DEG 5' 1" W 18.06 FT; N 89 DEG 55' 0" E 8.27 FT; N 12 DEG 1' 31" W 319.05 FT; N 89 DEG 52' 2" E 96.13 FT; N 12 DEG 1' 31" W 1000.01 FT; N 89 DEG 52' 4" E 607.38 FT; S 0 DEG 0' 36" E 664.59 FT; W 200.56 FT; S 643.3 FT TO BEG. AREA 11.822 AC.

COM N 36.88 FT & W 428.93 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 55' 7" W 8.28 FT; N 24 DEG 5' 1" W 341.61 FT; N 89 DEG 52' 3" E 81.2 FT; S 12 DEG 1' 31" E 319.05 FT TO BEG. AREA 0.321 AC.

COM S 89 DEG 55' 2" W 429.85 FT & N 21 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 55' 1" W 794.28 FT; N 12 DEG 1' 39" W 335.32 FT; N 89 DEG 52' 4" E 446.18 FT; S 24 DEG 5' 1" E 341.47 FT; N 89 DEG 55' 1" E 139.61 FT; N 24 DEG 5' 1" W 341.6 FT; N 89 DEG 52' 3" E 131.61 FT; S 24 DEG 5' 1" E 359.78 FT TO BEG. AREA 4.698 AC.

PART LOT 4, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS:; COM N 0 DEG 0' 1" E 591.58 FT & N 89 DEG 59' 59" W 1353.58 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 89 DEG 52' 4" E 902.22 FT; S 12 DEG 1' 30" E 250 FT; S 89 DEG 52' 4" W 894.06 FT; N 13 DEG 50' 38" W 251.81 FT TO BEG. AREA 5.044 AC.

PART LOT 3, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS:; COM N 0 DEG 0' 1" E 836.09 FT & N 89 DEG 59' 59" W 1405.65 FT FR S 1/4 COR. SEC. 2, T5S, R1W,

SLB&M.; N 89 DEG 52' 4" E 902.21 FT; S 12 DEG 1' 30" E 250 FT; S 89 DEG 52' 4" W 902.22 FT; N 12 DEG 1' 20" W 250 FT TO BEG. AREA 5.067 AC.

PART LOT 2, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS:; COM N 0 DEG 0' 1" E 1081.77 FT & N 89 DEG 59' 59" W 954.96 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 89 DEG 52' 4" E 399.43 FT; S 12 DEG 1' 30" E 250 FT; S 89 DEG 52' 4" W 902.21 FT; N 12 DEG 1' 39" W 196.02 FT; N 2 DEG 36' 46" W 52.87 FT; N 89 DEG 52' 4" E 315.44 FT; N 89 DEG 52' 4" E 178.5 FT TO BEG. AREA 5.061 AC.

PART LOT 1, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS:; COM N 1082.68 FT & W 555.53 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 52' 4" W 893.37 FT; N 9 DEG 10' 48" W 247.71 FT; N 89 DEG 52' 4" E 880.79 FT; S 12 DEG 1' 30" E 250 FT TO BEG. AREA 4.982 AC.

PROPERTY EAST OF 3600 WEST

COM S 293.43 FT & E 1.85 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; N 89 DEG 50' 0" E 8.28 FT; N 89 DEG 50' 4" E 298.4 FT; S 89 DEG 49' 25" E 701.63 FT; S 251.73 FT; S 89 DEG 49' 25" E 30 FT; S 121.27 FT; S 36 DEG 7' 50" W 135.53 FT; S 9 DEG 46' 58" E 19.32 FT; N 89 DEG 49' 25" W 958.54 FT; N 0 DEG 21' 39" W 499.92 FT TO BEG. AREA 11.627 AC.

COM S 793.34 FT & E 5 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; S 89 DEG 49' 25" E 958.54 FT; S 9 DEG 46' 58" E 211.85 FT; S 72 DEG 22' 29" E 322.62 FT; S 216.73 FT; S 10.27 FT; S 2 FT; N 89 DEG 39' 12" W 281.13 FT; N 89 DEG 39' 12" W 1017.55 FT; N 0 DEG 21' 39" W 530.52 FT TO BEG. AREA 13.993 AC.

COM S 1335 FT & E 5 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; E 1302 FT; N 160 FT; S 85 DEG 4' 0" E 633.6 FT; N 74 DEG 45' 0" E 529.6 FT; S 60 DEG 44' 0" E 400 FT; S 62 DEG 11' 0" E 136.5 FT; S 32 DEG 6' 0" W 90.6 FT; S 89 DEG 19' 0" W 197.18 FT; N 81.7 FT; W 198 FT; S 121.16 FT; S 69 DEG 19' 0" W 119.72 FT; S 24 DEG 0' 0" W 270 FT; S 2 DEG 50' 0" E 211.11 FT; W 434.52 FT; N 87.6 FT; N 16 DEG 58' 50" W 198.28 FT; N 76 DEG 43' 4" W 331.76 FT; S 13 DEG 13' 25" W 171.36 FT; S 76 DEG 43' 52" E 430.48 FT; S 87.83 FT; W 1823.65 FT; N 632.84 FT TO BEG. AREA 38.073 AC.

City Council Agenda Item Report

Meeting Date: April 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-24, adopting a Tentative Budget for Lehi City for Fiscal Year 2021.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-24.docx

FY 2020-2021 TENTATIVE BUDGET.pdf

RESOLUTION NO. 2020-24

A RESOLUTION ADOPTING A TENTATIVE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2021 (JULY 1, 2020- JUNE 30, 2021)

WHEREAS, the Budget Officer of Lehi City has prepared a tentative budget covering the period July 1, 2020 to June 1, 2021, and;

WHEREAS, Utah State Code 10-6-111 requires the Budget Officer to submit the tentative budget to the governing body on or before their first regularly scheduled meeting in May and,

WHEREAS, Lehi City wishes to comply with this statute.

NOW, THEREFORE, be it resolved by the City Council of the City of Lehi, Utah to adopt the tentative budget for fiscal year 2020 as outlined in Attachment A.

Resolved this 14th day of April, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2021



LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2021

TABLE OF CONTENTS

	Page
Mayor's Letter to Council	1-2
Financial Policies	3-6
General Fund Revenues	7-9
General Fund Department Expenditures	10
Human Resources	11
Justice Court	12
City Recorder	13
Administration	14
Treasury	15
Finance	16
Mayor & City Council	17
Legal Services	18
Emergency Management	19
Information Center	20
Code Enforcement	21
Police	22
Fire	23
Planning & Zoning	24
Animal Control	25
Development Services (Building Inspection)	26
Economic Development	27
Streets	28
Public Works Administration	29
Engineering	30
Parks	31
Community Events	32
Senior Citizen	33
Library	34

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2021

TABLE OF CONTENTS-CONTINUED

	Page
Literacy Center	35
Cemetery	36
Museum	37
Non-departmental	38
Class "C" Roads Summary	39
Liquor Fund Summary	40
Legacy Center Summary	41
Legacy Center Expenses	42-43
Outdoor Pool Summary	44
Capital Projects Summary	45-46
Debt Service	47
Community Development Block Grant	48
Fire Impact Fees Summary	49
Park Impact Fees Summary	50
Police Impact Fees Summary	51
Road Impact Fees Summary	52
Culinary Water Summary	53
Culinary Water Expenses	54-55
Culinary Water Impact Fees	56
Sewer Summary	57
Sewer Expenses	58-59
Sewer Impact Fees	60
Electric Summary	61
Electric Expenses	62-63
Electric Impact Fees	64
Garbage Summary	65
Pressurized Irrigation Summary	66
Pressurized Irrigation Expenses	67-68
Pressurized Impact Fees	69

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2021

TABLE OF CONTENTS- CONTINUED

	Page
Drainage Summary	70
Drainage Expenses	71
Drainage Impact Fees	72
Payment in Lieu	73
IT Summary	74
IT Expenses	75
Fleet Summary	76
Fleet Expenses	77
Risk Management Summary	78
Risk Management Expenses	79
Buildings/Grounds Summary	80
Buildings/Grounds Expenses	81
Budget Requests	82-85
RDA Budget Title Page	86
RDA Mill Pond	87
RDA IM Flash	88
CDA Xactware	89
EDA Thanksgiving Park	90
EDA Adobe	91
CDA Outlets at Traverse Mountain	92

April 14, 2020

Dear City Council members,

I present to you a proposed budget for the upcoming 2020-21 fiscal year. This budget is the culmination of many hours of work which began with the City budget retreat in February. The budget is presented based on priorities identified by the City Council and proposals presented by City staff. The Budget Committee carefully weighed all requests and allocated funding based on need and the City's forecasted revenue growth. Careful consideration was made to maintain growth at a conservative level in order to keep expenditure growth consistent with a growing community.

Lehi continues to be on a path of rapid growth and development. This growth is reflected in both tax revenues and development revenues. Tax revenues have grown at an average of 7.18% over the past five years and total general fund revenues have grown by an average of 8.81% over the same period. In a concerted effort to grow conservatively, general fund expenditures have grown at an average of 4.70% over that time.

At the time this budget is presented, the City, State, and Country are at a time of unprecedented uncertainty. The potential human toll of the COVID-19 virus can be felt everywhere. Year to date (through January 2020) sales tax revenues are well ahead of budget. A period of recession is certainly anticipated, but the duration is anyone's guess. This budget is intended to maintain a high level of service, take care of the City's employees, while remaining able to respond to economic realities. Care taken in previous years to build up healthy reserves could be called upon depending on the length and severity of difficult economic times.

In evaluating the overall city budget, expenditures in all funds for the fiscal year 2021 total $181,197,237. This amount is 1.16% higher than previous year expenditures and represents expenditures for both operating and capital purposes. My goal, in association with the budget committee, was to balance conservative revenue forecasts with ongoing and real city needs as a result of our consistent, rapid development. No increase to taxes is proposed in this budget.

This year's budget includes several infrastructure projects which will improve the quality of life for Lehi residents. Construction continues on Dry Creek Reservoir. This facility will add storage capacity for the City's pressurized irrigation system as well as increased distribution capacity will improve delivery in much of the city. Additionally, several other water storage and distribution projects are continuing. These projects were funded through bonds issued in 2019. $2.68 million is budgeted for park construction and improvements. The largest budgeted project is $1.1 million for Monument Park. Family Park and Mellor Rhodes Park properties are continuing in the planning phase as funding options are considered.

In consistency with a growing city, this budget increases the city staff by 10 full-time positions. Two gardener position to maintain parks and one custodian to care for the City's increasing facilities were added. Additionally, the budget proposes three new police officer positions. Our current part-time emergency manager is budgeted to move to full-time status. To increase

productivity of our current streets and engineering departments, we have added a traffic engineer position. One additional position in water is proposed and finally, an administrative position was added to assist in functions of purchasing, human resources, and communication.

The City is forward thinking in operating and planning city utilities. Keeping these funds financially sound by investing in infrastructure and maintaining high bond ratings is a high priority. In order to focus on long-term needs, the city has recently evaluated rates for culinary water, pressurized irrigation and storm drain. In accordance with these studies and as previously adopted, the culinary and pressurized irrigation fees will each increase three percent over the previous year and the storm drain fee will increase from $4.50 to $4.75 per household. All other utility fees will be held constant.

I believe this budget, as proposed, addresses the needs which will be of greatest benefit to city residents and city employees. As we work closely with the development community, the City's rapid growth can continue in a responsible way. Lehi continues to be on solid financial footing with the aim to secure a high quality of life for current and future Lehi residents.

Respectfully

Mayor Mark Johnson

Guiding Financial Principles

While the City's long-term goals and objectives guide what the budget accomplishes, the accomplishment of these goals and objectives through the budget process is based on following guiding principles:

Budgeting

- Lehi City should finance services rendered to the general public, such as police, fire, streets, and parks, from revenues imposed on the general public, such as property and sales taxes. Special services rendered to specific groups of residents should be financed by user fees, impact fees, license and permit fees, or special assessments.

- Lehi City should balance all budgets annually, in accordance with Utah law, which states the following:
    - The total of the anticipated revenues shall equal the total of appropriated expenditures (Section 10-6-110, U.C.A.)
    - The governing body of any city may not make an appropriation in the final budget of any fund in excess of the estimated expendable revenue for the budget period of the fund (Section 10-6-117, U.C.A.)

- Revenue projections will be based on recent trends and current economic conditions. Projects will be conservative in order to reduce the chance of revenue shortfalls.

- The city will use one time or temporary funds for capital or other nonrecurring purposes. These funds will not be used to fund on-going expenditures.

Taxation

- **Lehi recognizes that Utah property tax regulation do not keep property tax revenue current with inflation. The City will lost purchasing power associated with the certified tax rate and consider adjusting property tax rates every two years. Increases in the property tax rate will primarily increased to make tax revenue consistent with inflation.**

Debt

- Lehi City should strive for inter-generational fairness. Thus, each generation of taxpayers should pay its fair share of the long-range cost of city services.

- Debt will be only issued for capital projects, not on-going operations. Payments for debt service will not extend beyond the useful life of the asset financed.

- **Lehi City will adhere strictly to all bond covenants and strive to maintain the best possible credit rating.**

Reserves

- Lehi City should allow for a reasonable surplus (fund balance) to accumulate for the following purposes:
    - To provide sufficient working capital
    - To provide a cushion to absorb emergencies such as floods, earthquakes, etc.
    - To provide for unavoidable shortfalls in revenues

- Lehi City's targeted general fund reserve is 20% - 25% of annual general fund revenues.

- Due to the high investment in capital assets and risk exposure, all utility funds will maintain an unrestricted cash reserve of 180 days.

Capital Expenditures

- Proprietary funds are intended to recover the full cost of services. These costs include operations, administration, and asset replacement.

- Lehi will maintain long-term capital plans accounting for the construction and replacement of city facilities and infrastructure.

Proprietary Funds

- The city's enterprise funds will cover the full cost of the service, including a reasonable allocation of administration costs.

- Key indicators will be measured annually to monitor reserve balances, capital replacement, and debt levels.

- Internal service funds will accurately allocate costs to individual departments and funds. The city will maintain the following internal service funds :
    - Fleet
    - Information Technology
    - Risk Management
    - Facilities

Financial Planning

- Lehi City exists only to serve the needs of its residents. Since these needs are continually changing, the City should consistently receive resident feedback based on both long-term and current needs.

- **The City will develop multi-year planning and budgeting for personnel: capital projects; equipment and technology replacement; utility rates; and resident tax burden.**

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Taxes							
Current property taxes	$ 9,967,314	$ 9,850,000	$ 10,800,000	$ 10,800,000	25%	$ 950,000	10%
911 Tax (pass through)	-	325,000	325,000	325,000	1%	-	0%
General sales tax	11,860,272	12,371,812	13,121,812	13,121,812	31%	750,000	6%
Franchise taxes	4,702,259	4,550,000	4,900,000	4,900,000	12%	350,000	8%
Cell phone taxes	583,383	550,000	550,000	550,000	1%	-	0%
Innkeeper taxes	225,171	180,000	180,000	180,000	0%	-	0%
Total Taxes	**$ 27,338,400**	**$ 27,826,812**	**$ 29,876,812**	**$ 29,876,812**			
License and Permits							
Business licenses	$ 95,509	$ 115,000	$ 115,000	$ 115,000	0%	-	0%
Building permits	3,404,832	2,905,000	2,905,000	2,905,000	7%	-	0%
Accessory Dwelling Unit	45,200	-	-	-	0%	-	0%
Plan reviews	1,823,516	1,625,000	1,625,000	1,625,000	4%	-	0%
Micron plan review & inspection	75,000	75,000	75,000	75,000	0%	-	0%
Inspection fees	637,503	700,000	700,000	700,000	2%	-	0%
State 1% building permit fees	34,131	20,000	20,000	20,000	0%	-	0%
Total License and Permits	**$ 6,115,691**	**$ 5,440,000**	**$ 5,440,000**	**$ 5,440,000**			
Intergovernmental Revenue							
Library grant	$ 13,800	$ -	$ -	$ -	0%	-	0%
Fire department grants	43,541	268,568	268,568	268,568	1%	-	0%
County recreation grants	18,436	30,000	32,000	32,000	0%	2,000	7%
State grants	24,377	75,000	75,000	75,000	0%	-	0%
Grants	6,500	71,000	70,000	70,000	0%	(1,000)	-1%
Sr citizen building rental income	2,785	5,000	5,000	5,000	0%	-	0%
Senior citizen income	56,347	50,000	50,000	50,000	0%	-	0%

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Intergovernmental Revenue- Continued							
Alpine District / Police reimbursement	68,000	100,000	103,000	103,000	0%	3,000	3%
County fire allocation	8,002	15,000	15,000	15,000	0%	-	0%
Total Intergovernmental	**$ 241,788**	**$ 614,568**	**$ 618,568**	**$ 618,568**			
Charges For Service							
Library receipts	$ 52,636	$ 70,000	$ 70,000	$ 70,000	0%	-	0%
Library video rental fees	22,054	25,000	25,000	25,000	0%	-	0%
Special police revenue	110,085	50,000	50,000	50,000	0%	-	0%
Sale of cemetery lots	191,050	130,000	130,000	130,000	0%	-	0%
Headstone setting fee	4,550	4,500	4,500	4,500	0%	-	0%
Cemetery burial fees	61,350	52,000	52,000	52,000	0%	-	0%
Fire fees	367,189	195,600	195,600	195,600	0%	-	0%
Ambulance fees	1,419,829	1,224,000	1,224,000	1,224,000	3%	-	0%
Passports	96,440	10,000	100,000	100,000	0%	90,000	0%
Total Charges for Service	**$ 2,325,182**	**$ 1,761,100**	**$ 1,851,100**	**$ 1,851,100**			
Fines and Forfeitures							
Court fines & forfeitures	$ 841,894	$ 650,000	$ 732,500	$ 732,500	2%	82,500	13%
Enforcement fees	2,395	5,000	5,000	5,000	0%	-	0%
Total Fines and Forfeitures	**$ 844,289**	**$ 655,000**	**$ 737,500**	**$ 737,500**			
Miscellaneous Revenues							
Interest earnings	$ 476,609	$ 60,000	$ 100,000	$ 100,000	0%	40,000	67%
Traffic school	47,775	33,000	33,000	33,000	0%	-	0%

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Miscellaneous Revenues - continued							
Park rental	32,657	42,000	42,000	42,000	0%	-	0%
Portable stage rental	-	5,500	5,500	5,500	0%	-	0%
Cellular one tower/park fee	46,406	65,000	65,000	65,000	0%	-	0%
Sale of fixed assets	239,306	10,000	10,000	10,000	0%	-	0%
Sale of city property	148,756	-	-	-	0%	-	0%
Sale of materials	57	500	500	500	0%	-	0%
Sale of history books	28	500	500	500	0%	-	0%
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-	0%
Literacy center revenue	100	3,250	3,250	3,250	0%	-	0%
Miss Lehi revenue	12,793	21,000	21,000	21,000	0%	-	0%
Lehi roundup revenue	32,291	64,500	64,500	64,500	0%	-	0%
Misc revenue contractors	60,666	50,000	50,000	50,000	0%	-	0%
Family Week	-	-	-	-	0%	-	0%
Alpine School District Rec Fee	16,924	15,000	15,000	15,000	0%	-	0%
Office building rental fee	63,309	40,000	40,000	40,000	0%	-	0%
Miscellaneous revenue	291,390	80,000	80,000	80,000	0%	-	0%
Total Miscellaneous Revenues	**$ 1,469,066**	**$ 493,000**	**$ 533,000**	**$ 533,000**			
Contributions, Transfers & Admin							
Allocation from water & sewer	$ 465,000	$ 540,500	$ 540,500	$ 590,500	1%	50,000	9%
Allocation from electric	265,920	441,000	441,000	541,000	1%	100,000	23%
Administrative charges RDA	1,242,294	1,500,000	1,500,000	1,600,000	4%	100,000	7%
Fund balance reappropriation	-	1,260,916	-	750,314	2%	(510,602)	-40%
Total Contributions & Transfers	**$ 1,973,214**	**$ 3,742,416**	**$ 2,481,500**	**$ 3,481,814**			
Total General Fund Revenues	**$ 40,307,631**	**$ 40,532,896**	**$ 41,538,480**	**$ 42,538,794**	**100%**	**$ 2,005,898**	**5%**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Justice court	$ 546,424	$ 574,859	$ 565,830	$ 590,830	1%	$ 15,971	3%
City recorder	150,828	283,871	188,562	188,562	0%	(95,309)	-34%
Administration	1,111,406	1,225,433	1,224,323	1,224,921	3%	(512)	0%
Human resources	252,716	275,781	399,742	304,157	1%	28,376	10%
Treasury	462,011	469,532	504,216	504,216	1%	34,684	7%
Finance	616,834	580,061	701,559	602,857	1%	22,796	4%
Mayor & City Council	298,802	357,949	372,522	372,522	1%	14,573	4%
Legal services	550,681	647,051	715,319	673,556	2%	26,505	4%
Emergency management	62,294	86,700	160,079	153,479	0%	66,779	77%
Information Center	53,829	467,706	527,207	527,207	1%	59,501	13%
Code enforcement	140,952	280,186	304,745	304,745	1%	24,559	9%
Police	7,412,956	8,284,656	9,047,656	8,827,711	21%	543,055	7%
Fire	6,016,868	7,581,943	7,972,228	7,782,253	18%	200,310	3%
Planning & zoning	736,683	911,362	957,016	957,016	2%	45,654	5%
Animal control	192,196	209,722	353,058	219,926	1%	10,204	5%
Development Services (Building Dept)	1,098,166	1,366,221	1,378,525	1,375,859	3%	9,638	1%
Economic development	172,830	206,823	222,952	222,952	1%	16,129	8%
Streets & public improvements	1,567,673	1,943,556	2,782,162	1,939,012	5%	(4,544)	0%
Public works admin	155,923	95,547	99,078	99,078	0%	3,531	4%
Engineering	733,461	769,055	791,698	788,198	2%	19,143	2%
Parks	2,383,259	2,682,353	3,618,760	3,119,525	7%	437,172	16%
Community events	385,013	491,700	508,700	490,700	1%	(1,000)	0%
Senior citizen	241,389	333,653	361,358	374,858	1%	41,205	12%
Library	1,325,685	1,367,876	1,477,484	1,420,419	3%	52,543	4%
Literacy center	335,108	360,686	388,649	387,149	1%	26,463	7%
Cemetery	403,065	510,387	546,272	536,472	1%	26,085	5%
Museum	285,231	299,750	299,750	299,750	1%	-	0%
Non-departmental	13,203,800	7,868,477	7,172,042	8,250,865	19%	382,388	5%
Total General Fund Expenditures	**$ 40,896,082**	**$ 40,532,896**	**$ 43,641,491**	**$ 42,538,794**	**100%**	**$ 2,005,898**	**5%**
Surplus/(Deficit)	**$ (588,451)**	**$ -**	**$ (2,103,011)**	**$ (0)**			

HUMAN RESOURCES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	3	3	4	3		0	
Salaries & Wages	$ 147,514	$ 163,451	$ 241,700	$ 183,950	60%	20,499	13%
Employee Benefits	67,048	72,530	115,242	78,407	26%	5,877	8%
Books, Subscriptions, Memberships	1,281	1,500	1,500	1,500	0%	-	0%
Travel & Training	1,858	3,000	6,000	5,000	2%	2,000	67%
Office Supplies	2,430	2,750	2,750	2,750	1%	-	0%
IT Fund Charges	14,004	14,000	14,000	14,000	5%	-	0%
Utilities	-	750	750	750	0%	-	0%
Equipment Maintenance	-	800	800	800	0%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	16,893	15,000	15,000	15,000	5%	-	0%
Miscellaneous	691	1,000	1,000	1,000	0%	-	0%
Total HR Expenditures	**$ 252,716**	**$ 275,781**	**$ 399,742**	**$ 304,157**	**100%**	**$ 28,376**	**87%**

JUSTICE COURT

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	4.3	5.5	5.5	5.5		0	
Salaries & Wages	$ 276,486	$ 300,209	$ 318,046	$ 318,046	54%	$ 17,837	6%
Overtime	22	750	750	750	0%	-	0%
Employee Benefits	138,772	152,240	160,374	160,374	27%	8,134	5%
Books, Subscriptions, Memberships	717	1,000	1,000	1,000	0%	-	0%
Travel & Training	11,033	13,100	13,100	13,100	2%	-	0%
Office Supplies	8,473	11,000	11,000	11,000	2%	-	0%
Building & Grounds	-	-	-	25,000	4%	25,000	0%
IT Fund Charges	20,004	20,000	20,000	20,000	3%	-	0%
Utilities	19,453	6,000	6,000	6,000	1%	-	0%
Equipment Maintenance	603	1,800	1,800	1,800	0%	-	0%
Risk Mgmt Fund Charges	1,186	1,000	1,000	1,000	0%	-	0%
Electricity - Lehi City Power	6,364	5,000	5,000	5,000	1%	-	0%
Professional & Technical	57,944	54,760	19,760	19,760	3%	(35,000)	-64%
Witness & Jury Fees	56	4,000	4,000	4,000	1%	-	0%
Miscellaneous	5,312	4,000	4,000	4,000	1%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Justice Court Expenditures	**$ 546,424**	**$ 574,859**	**$ 565,830**	**$ 590,830**	**100%**	**$ 15,971**	**3%**

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1	1	1	1		0	
Salaries & Wages	$ 79,062	$ 76,596	$ 76,410	$ 76,410	41%	$ (186)	0%
Employee Benefits	38,659	42,625	43,502	43,502	23%	877	2%
Books, Subscriptions, Memberships	1,713	5,000	5,000	5,000	3%	-	0%
Public Notices	1,946	7,500	7,500	7,500	4%	-	0%
Travel & Training	1,839	4,000	4,000	4,000	2%	-	0%
Office Supplies	1,122	2,500	2,500	2,500	1%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	2%	-	0%
Utilities	-	750	750	750	0%	-	0%
Equipment Maintenance	15,535	20,800	20,800	20,800	11%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	1%	-	0%
Professional & Technical	5,808	12,100	12,100	12,100	6%	-	0%
Miscellaneous	152	-	11,000	11,000	6%	11,000	0%
Election Expense	-	107,000	-	-	0%	(107,000)	-100%
Capital Outlay	-	-	-	-	0%	-	0%
Total City Recorder Expenditures	**$ 150,828**	**$ 283,871**	**$ 188,562**	**$ 188,562**	**100%**	**$ (95,309)**	**-34%**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	8	8	9	8		0	
Salaries & Wages	$ 638,597	$ 679,912	$ 651,900	$ 662,900	54%	$ (17,012)	-3%
Overtime	286	-	-	-	0%	-	0%
Employee Benefits	271,621	295,459	300,862	306,960	25%	11,501	4%
Books, Subcriptions, Memberships	8,348	6,500	6,500	6,500	1%	-	0%
Public Notices	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	31,854	27,000	27,000	27,000	2%	-	0%
Office Supplies	9,934	17,500	19,000	17,500	1%	-	0%
Fleet Fund Charges	2,004	19,162	19,162	19,162	2%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	1%	-	0%
Utilities	1,996	12,000	12,000	12,000	1%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Electricity - Lehi City Power	-	10,000	10,000	10,000	1%	-	0%
Professional & Technical	118,793	40,000	40,000	40,000	3%	-	0%
Public Defender	-	100,000	100,000	100,000	8%	-	0%
Miscellaneous	17,966	6,900	26,900	11,900	1%	5,000	72%
Captial	-	-	-	-	0%	-	0%
Total Administration Expenditures	**$ 1,111,406**	**$ 1,225,433**	**$ 1,224,323**	**$ 1,224,921**	**100%**	**$ (512)**	**0%**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	5	4	5	5		0	
Salaries & Wages	$ 254,529	$ 266,746	$ 279,659	$ 279,659	55%	$ 12,913	5%
Employee Benefits	153,807	165,086	177,857	177,857	35%	12,771	8%
Books, Subscriptions, Memberships	150	1,000	1,000	1,000	0%	-	0%
Travel & Training	2,333	4,000	4,000	4,000	1%	-	0%
Office Supplies	4,278	3,200	3,200	3,200	1%	-	0%
IT Fund Charges	15,996	16,000	16,000	16,000	3%	-	0%
Utilities	-	1,000	1,000	1,000	0%	-	0%
Equipment Maintenance	-	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-	0%
Professional & Technical	19,320	1,000	10,000	10,000	2%	9,000	900%
Miscellaneous	1,601	1,000	1,000	1,000	0%	-	0%
Total Treasury Expenditures	**$ 462,011**	**$ 469,532**	**$ 504,216**	**$ 504,216**	**100%**	**$ 34,684**	**7%**

FINANCE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	4	4	5	4		0	
Salaries & Wages	$ 356,662	$ 323,972	$ 398,331	$ 337,331	56%	$ 13,359	4%
Employee Benefits	186,106	169,293	214,031	176,329	29%	7,036	4%
Books, Subscriptions, Memberships	1,288	2,246	2,246	2,246	0%	-	0%
Travel & Training	4,219	6,500	7,700	7,700	1%	1,200	18%
Office Supplies	3,074	10,000	11,200	11,200	2%	1,200	12%
IT Fund Charges	9,996	10,000	10,000	10,000	2%	-	0%
Utilities	-	500	500	500	0%	-	0%
Equipment Maintenance	-	1,500	1,500	1,500	0%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	4,891	5,000	5,000	5,000	1%	-	0%
Yearly audit	48,300	46,000	46,000	46,000	8%	-	0%
Budget award	-	550	550	550	0%	-	0%
Miscellaneous	1,301	3,500	3,500	3,500	1%	-	0%
Total Finance Expenditures	**$ 616,834**	**$ 580,061**	**$ 701,559**	**$ 602,857**	**100%**	**$ 22,796**	**4%**

MAYOR & CITY COUNCIL

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	6	6	6	6		0	
Salaries & Wages	$ 116,306	$ 120,328	$ 124,481	$ 124,481	33%	$ 4,153	3%
Employee Benefits	112,943	130,621	141,041	141,041	38%	10,420	8%
Books, Subscriptions, Memberships	39,634	35,000	35,000	35,000	9%	-	0%
Travel & Training	4,339	15,000	15,000	15,000	4%	-	0%
Office Supplies	70	3,000	3,000	3,000	1%	-	0%
Reimb. Expenses	-	5,000	5,000	5,000	1%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	1%	-	0%
IT Fund Charges	5,004	5,000	5,000	5,000	1%	-	0%
Professional & Technical	9,000	25,000	25,000	25,000	7%	-	0%
Miscellaneous	9,502	17,000	17,000	17,000	5%	-	0%
Total City Council Expenditures	**$ 298,802**	**$ 357,949**	**$ 372,522**	**$ 372,522**	**100%**	**$ 14,573**	**4%**

LEGAL SERVICES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	5.25	5.75	6.25	5.75		0	
Salaries & Wages	$ 356,041	$ 397,250	428,518	415,582	62%	$ 18,332	5%
Employee Benefits	132,724	144,801	179,800	150,973	22%	6,172	4%
Books, Subscriptions, Memberships	7,032	6,500	8,500	8,500	1%	2,000	31%
Travel & Training	1,401	5,500	5,500	5,500	1%	-	0%
Office Supplies	1,282	10,000	10,000	10,000	1%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	1%	-	0%
Utilities	957	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Professional & Technical	11,126	40,000	40,000	40,000	6%	-	0%
Prosecutor Outside Counsel	28,940	30,000	30,000	30,000	4%	-	0%
Miscellaneous	1,170	2,500	2,500	2,500	0%	-	0%
Total Legal Services Expenditures	**$ 550,681**	**$ 647,051**	**$ 715,319**	**$ 673,556**	**100%**	**$ 26,505**	**4%**

EMERGENCY MANAGEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	0.5	0.5	1	1		0.5	
Salaries & Wages	$ 15,670	$ 30,500	$ 61,061	$ 61,061	40%	$ 30,561	0%
Employee Benefits	1,200	1,500	37,718	37,718	25%	36,218	0%
Books, Subscriptions & Memberships	3,175	-	-	-	0%	-	0%
Travel & Training	657	3,500	3,500	3,500	2%	-	0%
Office Supplies	-	500	500	500	0%	-	0%
Professional & Technical	-	10,000	10,000	10,000	7%	-	0%
Miscellaneous	26,074	21,700	28,300	21,700	14%	-	0%
Cert Program	15,518	12,500	12,500	12,500	8%	-	0%
Rehab Program	-	6,500	6,500	6,500	4%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Emergency Mgmt Expenditures	**$ 62,294**	**$ 86,700**	**$ 160,079**	**$ 153,479**	**100%**	**$ 66,779**	**77%**

INFORMATION CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1.5	7	7	7		0	
Salaries & Wages	$ 34,149	$ 305,697	$ 319,621	$ 319,621	0%	$ 13,924	5%
Overtime	-	-	-	-	0%	-	0%
Employee Benefits	19,085	141,409	181,986	181,986	0%	40,577	29%
Books, Subscriptions, Memberships	-	-	1,000	1,000	0%	1,000	0%
Travel & Training	595	3,000	3,000	3,000	0%	-	0%
Office Supplies	-	5,600	5,600	5,600	0%	-	0%
IT Fund Charges	-	3,000	3,000	3,000	0%	-	0%
Professional & Technical	-	-	4,000	4,000	0%	4,000	0%
Miscellaneous	-	9,000	9,000	9,000	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Information Center Expenditures	**$ 53,829**	**$ 467,706**	**$ 527,207**	**$ 527,207**	**0%**	**$ 59,501**	**13%**

CODE ENFORCEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1	2	2	2		0	
Salaries & Wages	$ 68,283	$ 147,990	163,947	163,947	54%	$ 15,957	11%
Overtime	8,064	3,000	3,000	3,000	1%	-	0%
Employee Benefits	47,613	106,902	115,504	115,504	38%	8,602	8%
Office Supplies	-	-	-	-	0%	-	0%
Fleet Fund Charges	12,000	12,000	12,000	12,000	4%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	-	5,000	5,000	5,000	2%	-	0%
Miscellaneous	-	294	294	294	0%	-	0%
Total Code Enforcement Expenditures	**$ 140,952**	**$ 280,186**	**$ 304,745**	**$ 304,745**	**100%**	**$ 24,559**	**9%**

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	60	62	66.5	65		3	
Salaries & Wages	$ 3,838,144	$ 4,351,639	$ 4,680,051	$ 4,542,877	51%	$ 191,238	4%
Overtime	474,665	277,000	277,000	277,000	3%	-	0%
Employee Benefits	2,234,237	2,701,329	2,906,895	2,829,299	32%	127,970	5%
Uniforms	73,005	61,000	57,400	57,400	1%	(3,600)	-6%
Tactical Equipment	11,338	16,000	28,000	24,500	0%	8,500	53%
Books, Subscriptions, Memberships	4,317	4,338	4,338	4,338	0%	-	0%
Travel & Training	64,759	59,250	57,550	57,550	1%	(1,700)	-3%
Office Supplies	25,719	29,000	33,000	31,000	0%	2,000	7%
Fleet Fund Charges	249,996	280,802	276,802	439,102	5%	158,300	56%
Buildings & Grounds O&M	5,004	5,000	5,000	65,000	1%	60,000	1200%
Utilities	40,680	79,134	77,756	77,756	1%	(1,378)	-2%
Equipment Maintenance	74,771	58,074	80,374	74,799	1%	16,725	29%
Miscellaneous Supplies	19,209	38,890	23,890	23,890	0%	(15,000)	-39%
Electricity - Lehi City Power	14,713	20,000	20,000	20,000	0%	-	0%
Professional & Technical	72,503	63,000	63,000	63,000	1%	-	0%
IT Fund Charges	126,204	126,200	126,200	126,200	1%	-	0%
Risk Mgmt Fund Charges	23,004	23,000	23,000	23,000	0%	-	0%
K9 Supplies	10,023	12,000	12,000	12,000	0%	-	0%
Firearms & Supplies	20,505	44,000	44,000	44,000	0%	-	0%
Miscellaneous	25,455	25,000	25,000	25,000	0%	-	0%
Capital Outlay	-	-	216,400	-	0%	-	0%
Youth Court Expenses	715	2,000	2,000	2,000	0%	-	0%
NOVA Expenses	3,990	6,000	6,000	6,000	0%	-	0%
RAD Kids Expenses	-	2,000	2,000	2,000	0%	-	0%
Total Police Expenditures	**$ 7,412,956**	**$ 8,284,656**	**$ 9,047,656**	**$ 8,827,711**	**100%**	**$ 543,058**	**7%**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	66.35	67.35	67.35	67.35		0	
Salaries & Wages	$ 3,343,084	$ 4,116,138	$ 4,082,054	$ 4,016,054	52%	$ (100,084)	-2%
Overtime	295,128	177,729	177,729	177,729	2%	-	0%
Employee Benefits	1,661,436	1,964,988	2,250,557	2,211,757	28%	246,769	13%
Uniforms	85,078	95,107	87,907	87,907	1%	(7,200)	-8%
Books, Subscriptions, Memberships	17,710	20,150	20,150	20,150	0%	-	0%
Travel & Training	31,742	44,462	44,462	44,462	1%	-	0%
Office Supplies	8,677	24,900	24,900	22,400	0%	(2,500)	-10%
Fleet Fund Charges	125,004	583,164	583,164	583,164	7%	-	0%
Buildings & Grounds O&M	13,578	12,675	12,675	25,000	0%	12,325	97%
Utilities	21,509	32,000	32,000	32,000	0%	-	0%
Equipment Maintenance	61,755	74,500	74,500	74,500	1%	-	0%
Electricity - Lehi City Power	49,206	19,000	50,000	50,000	1%	31,000	163%
Professional & Technical	49,158	70,200	70,200	70,200	1%	-	0%
IT Fund Charges	20,004	20,000	20,000	20,000	0%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	0%	-	0%
Education	21,272	26,650	26,650	26,650	0%	-	0%
First Aid Supplies	107,383	102,950	122,950	122,950	2%	20,000	19%
Miscellaneous	95,150	187,330	187,330	187,330	2%	-	0%
Capital Outlay	-	-	95,000	-	0%	-	0%
Total Fire Expenditures	**$ 6,016,868**	**$ 7,581,943**	**$ 7,972,228**	**$ 7,782,253**	**100%**	**$ 200,310**	**3%**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	5.25	6.25	7.25	7.25		1	
Salaries & Wages	$ 401,847	$ 531,340	$ 585,643	$ 585,643	61%	$ 54,303	10%
Employee Benefits	178,655	241,807	262,458	262,458	27%	20,651	9%
Books, Subscriptions, Memberships	2,838	3,000	3,000	3,000	0%	-	0%
Public Notices	5,494	9,000	9,000	9,000	1%	-	0%
Travel & Training	4,737	12,000	13,300	13,300	1%	1,300	11%
Office Supplies	2,884	15,600	12,500	12,500	1%	(3,100)	-20%
Fleet Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Buildings & Grounds O&M	-	-	-	-	0%	-	0%
Utilities	6,932	3,000	3,000	3,000	0%	-	0%
Equipment Maintenance	-	4,295	4,295	4,295	0%	-	0%
Professional & Technical	93,022	62,320	32,320	32,320	3%	(30,000)	-48%
IT Fund Charges	14,004	14,000	14,000	14,000	1%	-	0%
Risk Mgmt Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Recording Fees	4,493	3,500	6,000	6,000	1%	2,500	71%
Standards Update	-	1,000	1,000	1,000	0%	-	0%
Miscellaneous	3,681	2,500	2,500	2,500	0%	-	0%
Capital Outlay	10,105	-	-	-	0%	-	0%
Total Planning Expenditures	**$ 736,683**	**$ 911,362**	**$ 957,016**	**$ 957,016**	**100%**	**$ 45,654**	**5%**

ANIMAL CONTROL

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1	1	2	1		0	
Salaries & Wages	$ 55,111	$ 57,280	$ 110,947	$ 63,097	29%	$ 5,817	10%
Overtime	721	4,000	4,000	4,000	2%	-	0%
Employee Benefits	42,687	46,382	87,551	49,769	23%	3,387	7%
Uniforms	1,200	1,800	1,800	1,800	1%	-	0%
Travel & Training	-	-	-	-	0%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	4,000	2%	-	0%
IT Fund Charges	2,004	2,000	2,000	2,000	1%	-	0%
Equipment Maintenance	205	300	1,300	1,300	1%	1,000	333%
Professional & Technical	86,272	93,960	93,960	93,960	43%	-	0%
Capital Outlay	-	-	47,500	-	0%	-	0%
Total Animal Control Expenditures	**$ 192,196**	**$ 209,722**	**$ 353,058**	**$ 219,926**	**100%**	**$ 10,204**	**5%**

DEVELOPMENT SERVICES (BUILDING INSPECTION)

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	10	13	13	13		0	
Salaries & Wages	$ 626,979	$ 825,576	$ 840,730	$ 840,730	61%	$ 15,154	2%
Overtime	8,042	10,000	10,000	10,000	1%	-	0%
Employee Benefits	319,792	428,634	433,184	430,518	31%	1,884	0%
Uniforms	2,404	2,400	3,100	3,100	0%	700	29%
Books, Subscriptions, Memberships	3,447	9,000	9,000	9,000	1%	-	0%
Travel & Training	9,240	17,000	17,000	17,000	1%	-	0%
Office Supplies	20,149	17,100	9,000	9,000	1%	(8,100)	-47%
Fleet Fund Charges	18,000	24,601	24,601	24,601	2%	-	0%
Buildings & Grounds O&M	-	-	-	-	0%	-	0%
Utilities	4,718	2,500	2,500	2,500	0%	-	0%
Equipment Maintenance	-	2,200	2,200	2,200	0%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	64	-	-	-	0%	-	0%
State 1% Building Fees	28,967	-	-	-	0%	-	0%
IT Fund Charges	18,000	18,000	18,000	18,000	1%	-	0%
Miscellaneous	2,572	4,210	4,210	4,210	0%	-	0%
Capital Outlay	30,788	-	-	-	0%	-	0%
Total Building Inspection Expenditures	**$ 1,098,166**	**$ 1,366,221**	**$ 1,378,525**	**$ 1,375,859**	**100%**	**$ 9,638**	**1%**

ECONOMIC DEVELOPMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1	1	1	1		0	
Salaries & Wages	$ 104,882	$ 118,815	$ 120,810	$ 120,810	54%	$ 1,995	2%
Employee Benefits	48,625	51,233	55,366	55,366	25%	4,133	8%
Books, Subscriptions, Memberships	1,349	1,200	1,200	1,200	1%	-	0%
Public Notices	-	1,200	1,200	1,200	1%	-	0%
Travel & Training	12,173	7,875	7,875	7,875	4%	-	0%
Office Supplies	947	1,500	1,500	1,500	1%	-	0%
IT Fund Charges	2,004	2,000	2,000	2,000	1%	-	0%
Permits & Licenses	-	1,500	1,500	1,500	1%	-	0%
Risk Management Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	773	10,500	20,500	20,500	9%	10,000	95%
Miscellaneous	1,082	10,000	10,000	10,000	4%	-	0%
Total Economic Develop Expenditures	**$ 172,830**	**$ 206,823**	**$ 222,952**	**$ 222,952**	**100%**	**$ 16,129**	**8%**

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	16.75	17.75	19.75	17.75		0	
Salaries & Wages	$ 787,158	$ 884,212	$ 1,063,228	$ 891,428	46%	$ 7,216	1%
Overtime	68,712	50,000	50,000	50,000	3%	-	0%
Employee Benefits	499,650	587,814	577,304	544,754	28%	(43,060)	-7%
Uniforms	10,718	7,600	7,900	7,600	0%	-	0%
Books, Subscriptions, Memberships	-	200	200	200	0%	-	0%
Travel & Training	7,718	25,000	25,000	25,000	1%	-	0%
Office Supplies	2,855	5,500	18,000	5,500	0%	-	0%
Fleet Fund Charges	45,000	274,914	274,914	274,914	14%	-	0%
Buildings & Grounds	-	-	-	25,000	1%	25,000	0%
Utilities	17,086	5,000	5,000	5,000	0%	-	0%
Equipment Maintenance	14,220	25,000	25,000	25,000	1%	-	0%
Risk Mgmt Fund Charges	10,146	10,000	10,000	10,000	1%	-	0%
Electricity - Lehi City Power	24,309	4,000	4,000	4,000	0%	-	0%
Professional & Technical	45,163	25,094	25,094	25,094	1%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	0%	-	0%
Department Supplies	26,936	19,922	19,922	19,922	1%	-	0%
Capital	-	2,500	659,800	8,800	0%	6,300	0%
Landfill Closure/Postclosure	-	8,800	8,800	8,800	0%	-	0%
Total Streets Expenditures	**$ 1,567,673**	**$ 1,943,556**	**$ 2,782,162**	**$ 1,939,012**	**100%**	**$ (4,544)**	**0%**

PUBLIC WORKS ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	2	1	1	1		0	
Salaries & Wages	$ 88,772	$ 42,052	$ 44,107	$ 44,107	45%	$ 2,055	5%
Employee Benefits	52,520	33,395	34,871	34,871	35%	1,476	4%
Books, Subscrip, Memberships	-	-	-	-	0%	-	0%
Travel & Training	1,133	3,000	3,000	3,000	3%	-	0%
Office Supplies	778	2,600	2,600	2,600	3%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	4,000	4%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	6%	-	0%
Utilities	328	-	-	-	0%	-	0%
Equipment Maintenance	-	500	500	500	1%	-	0%
Risk Mgmt Fund Charges	1,852	1,500	1,500	1,500	2%	-	0%
Professional & Technical	368	2,500	2,500	2,500	3%	-	0%
Miscellaneous	178	-	-	-	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Public Works Admin Expenditures	**$ 155,923**	**$ 95,547**	**$ 99,078**	**$ 99,078**	**100%**	**$ 3,531**	**4%**

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	5	5	6	5		0	
Salaries & Wages	$ 459,730	$ 468,336	$ 478,982	$ 478,982	61%	$ 10,646	2%
Employee Benefits	207,899	224,119	231,116	231,116	29%	6,997	3%
Uniforms	513	600	600	600	0%	-	0%
Books, Subscriptions, Memberships	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	5,658	9,500	9,500	9,500	1%	-	0%
Office Supplies	500	6,000	10,000	6,500	1%	500	8%
Fleet Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	1%	-	0%
Utilities	1,658	-	-	-	0%	-	0%
Equipment Maintenance	20,529	24,000	25,000	25,000	3%	1,000	4%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Professional & Technical	19,989	23,000	23,000	23,000	3%	-	0%
Miscellaneous	136	500	500	500	0%	-	0%
Capital Outlay	4,849	-	-	-	0%	-	0%
Total Engineering Expenditures	**$ 733,461**	**$ 769,055**	**$ 791,698**	**$ 788,198**	**100%**	**$ 19,143**	**2%**

PARKS

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	31	31	35	33		2	
Salaries & Wages	$ 951,204	$ 1,073,199	$ 1,304,250	$ 1,229,370	39%	$ 156,171	15%
Overtime	51,742	35,000	50,000	50,000	2%	15,000	43%
Employee Benefits	433,477	525,717	719,583	655,217	21%	129,500	25%
Uniforms	8,648	9,030	9,030	9,030	0%	-	0%
Travel & Training	13,202	8,000	12,000	12,000	0%	4,000	50%
Office Supplies	2,160	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	24,996	81,357	81,357	81,357	3%	-	0%
Buildings & Grounds O&M	99,831	84,500	84,500	84,500	3%	-	0%
Utilities	12,509	7,500	7,500	7,500	0%	-	0%
Equipment Maintenance	42,700	40,000	40,000	40,000	1%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Electricity - Lehi City Power	55,657	48,000	48,000	48,000	2%	-	0%
Professional & Technical	272,986	369,500	419,500	419,500	13%	50,000	14%
IT Fund Charges	6,000	6,000	6,000	6,000	0%	-	0%
Tree Trimming	35,238	20,000	40,000	40,000	1%	20,000	100%
Purchase of Trees	13,446	103,000	103,000	103,000	3%	-	0%
Miscellaneous	15,676	12,850	22,850	12,850	0%	-	0%
Park Maintenance	160,256	196,700	196,700	196,700	6%	-	0%
Park Pavilion & Playground Upgrades	91,993	55,000	87,000	87,000	3%	32,000	58%
Capital Outlay	86,536	-	380,489	30,500	1%	30,500	0%
Total Parks Expenditures	**$ 2,383,259**	**$ 2,682,353**	**$ 3,618,760**	**$ 3,119,525**	**100%**	**$ 437,172**	**16%**

COMMUNITY EVENTS

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Cultural Arts Council Expense	$ 76,000	$ 78,000	$ 78,000	$ 78,000	16%	$ -	0%
Boys State Contribution	-	800	800	800	0%	-	0%
Miss Lehi Pageant	31,485	22,000	22,000	22,000	4%	-	0%
Lehi Float	-	16,000	16,000	16,000	3%	-	0%
Lehi Parade & Events Committee	143,224	102,500	102,500	102,500	21%	-	0%
Youth City Council	1,077	4,000	4,000	4,000	1%	-	0%
Family Week	756	5,000	5,000	5,000	1%	-	0%
Foam Day	14,714	13,000	13,000	13,000	3%	-	0%
Lehi Silver Band	-	2,500	2,500	2,500	1%	-	0%
Community Beautification	10,481	11,000	11,000	11,000	2%	-	0%
Historical Preservation Committee	191	-	-	-	0%	-	0%
Brochures Published	-	3,000	3,000	3,000	1%	-	0%
Santa Parade	2,751	1,500	1,500	1,500	0%	-	0%
Special Projects	16,513	90,000	90,000	90,000	18%	-	0%
Summer Splash Party	-	20,000	20,000	20,000	4%	-	0%
Teen Event	1,061	2,500	2,500	2,500	1%	-	0%
National Night Out Event	4,535	5,000	5,000	5,000	1%	-	0%
Outdoor Movies	10,424	12,200	12,200	12,200	2%	-	0%
Archives Donation	2,771	28,000	28,000	28,000	6%	-	0%
Fireworks Show	25,000	25,000	25,000	25,000	5%	-	0%
Parks & Trails Committee	-	1,700	1,700	1,700	0%	-	0%
Christmas in Lehi	-	1,000	1,000	1,000	0%	-	0%
Easter Egg Hunt	6,712	7,000	7,000	7,000	1%	-	0%
Miscellaneous special events	15,266	11,000	28,000	10,000	2%	(1,000)	-9%
Just for Kids	20,000	20,000	20,000	20,000	4%	-	0%
Volunteer Celebration	2,055	4,000	4,000	4,000	1%	-	0%
Veteran's Day Celebration	-	5,000	5,000	5,000	1%	-	0%
Total Comm Events Expenditures	**$ 385,013**	**$ 491,700**	**$ 508,700**	**$ 490,700**	**100%**	**$ (1,000)**	**0%**

SENIOR CITIZEN

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	4.5	4.5	4.5	4.5		0	
Salaries & Wages	$ 126,640	$ 164,182	$ 165,416	$ 165,416	44%	$ 1,234	1%
Overtime	234	-	-	-	0%	-	0%
Employee Benefits	45,057	56,821	58,292	58,292	16%	1,471	3%
Travel & Training	27,652	2,000	2,000	2,000	1%	-	0%
Office Supplies	4,174	4,000	4,000	4,000	1%	-	0%
Senior Citizen - Bldgs & Grounds	1,500	1,500	1,500	15,000	4%	13,500	900%
Utilities	-	2,000	2,000	2,000	1%	-	0%
IT Fund Charges	-	-	-	-	0%	-	0%
Electricity - Lehi City Power	-	6,500	6,500	6,500	2%	-	0%
Professional & Technical	-	1,650	1,650	1,650	0%	-	0%
Program Expenditures	-	63,000	63,000	63,000	17%	-	0%
Meal Management	27,005	23,000	23,000	23,000	6%	-	0%
Miscellaneous	249	9,000	9,000	9,000	2%	-	0%
Capital Outlay	8,880	-	25,000	25,000	7%	25,000	0%
Total Senior Citizen Expenditures	**$ 241,389**	**$ 333,653**	**$ 361,358**	**$ 374,858**	**100%**	**$ 41,205**	**12%**

LIBRARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	21.93	21.93	21.93	21.93		0	
Salaries & Wages	$ 649,223	$ 690,596	$ 700,330	$ 700,330	49%	$ 9,734	1%
Employee Benefits	256,925	290,873	300,683	300,683	21%	9,810	3%
Books	225,948	185,000	237,000	195,000	14%	10,000	5%
Subscriptions	15,678	10,000	10,000	10,000	1%	-	0%
Travel & Training	1,274	7,000	7,000	7,000	0%	-	0%
Office Supplies	25,904	22,000	22,000	22,000	2%	-	0%
Equipment Maintenance	46,413	51,827	51,827	51,827	4%	-	0%
Buildings & Grounds O&M	2,057	2,000	2,000	25,000	2%	23,000	1150%
Utilities	6,031	10,000	10,000	10,000	1%	-	0%
Story Hour Expense	8,267	8,250	8,250	8,250	1%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Electricity - Lehi City Power	18,378	18,000	18,000	18,000	1%	-	0%
Professional & Technical	6,927	5,000	5,000	5,000	0%	-	0%
Collections	2,181	2,000	2,000	2,000	0%	-	0%
IT Fund Charges	50,004	51,500	50,000	50,000	4%	(1,500)	-3%
Miscellaneous	5,470	8,830	10,330	10,330	1%	1,500	17%
Capital Outlay	-	-	38,065	-	0%	-	0%
Total Library Expenditures	**$ 1,325,685**	**$ 1,367,876**	**$ 1,477,484**	**$ 1,420,419**	**100%**	**$ 52,543**	**4%**

LITERACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	6.5	6.5	6.5	6.5		0	
Salaries & Wages	$ 225,237	$ 247,719	$ 250,172	$ 250,172	65%	$ 2,453	1%
Employee Benefits	63,442	84,717	87,227	87,227	23%	2,510	3%
Books, Subscriptions, Memberships	270	500	500	500	0%	-	0%
Travel & Training	-	1,000	1,000	1,000	0%	-	0%
Office Supplies	6,885	5,000	5,000	5,000	1%	-	0%
Buildings & Grounds O&M	1,535	1,500	1,500	15,000	4%	13,500	900%
Utilities	5,152	1,000	4,000	4,000	1%	3,000	300%
Equipment Maintenance	-	750	750	750	0%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	1%	-	0%
Electricity - Lehi City Power	-	-	5,000	5,000	1%	5,000	0%
Professional & Technical	10,296	2,500	2,500	2,500	1%	-	0%
IT Fund Charges	5,004	5,000	5,000	5,000	1%	-	0%
Miscellaneous	7,973	6,000	6,000	6,000	2%	-	0%
Litercay Foundation Expenses	4,309	-	-	-	0%	-	0%
Capital Outlay	-	-	15,000	-	0%	-	0%
Total Literacy Center Expenditures	**$ 335,108**	**$ 360,686**	**$ 388,649**	**$ 387,149**	**100%**	**$ 26,463**	**7%**

CEMETERY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	6	7	7	7		0	
Salaries & Wages	$ 230,080	$ 261,435	$ 273,746	$ 273,746	51%	$ 12,311	5%
Overtime	2,178	3,500	3,500	3,500	1%	-	0%
Employee Benefits	80,526	152,595	141,569	141,569	26%	(11,026)	-7%
Uniforms	1,398	1,800	1,800	1,800	0%	-	0%
Newspaper Expense	-	357	357	357	0%	-	0%
Office Supplies	687	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	9,996	15,000	15,000	15,000	3%	-	0%
Cemetery Maintenance	37,360	24,000	24,000	24,000	4%	-	0%
Utilities	4,899	6,200	6,200	6,200	1%	-	0%
Equipment Maintenance	11,278	16,000	16,000	16,000	3%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Electricity - Lehi City Power	3,212	3,000	3,000	3,000	1%	-	0%
Professional & Technical	3,954	5,000	5,000	5,000	1%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Safety	452	-	-	-	0%	-	0%
Purchase Trees	227	8,500	8,500	8,500	2%	-	0%
Miscellaneous	5,908	5,000	9,000	9,000	2%	4,000	80%
Capital Outlay	4,911	-	30,600	20,800	4%	20,800	0%
Total Cemetery Expenditures	**$ 403,065**	**$ 510,387**	**$ 546,272**	**$ 536,472**	**100%**	**$ 26,085**	**5%**

MUSEUM

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Salaries & Wages	$ -	$ -	$ -	$ -	0%	$ -	0%
Employee Benefits	-	-	-	-	0%	-	0%
Publicity	-	-	-	-	0%	-	0%
Office Supplies	-	-	-	-	0%	-	0%
Lehi Archives Office Supplies	-	-	-	-	0%	-	0%
Vehicle Fuel/Maint/Mileage	-	-	-	-	0%	-	0%
Buildings & Grounds O&M	2,952	2,950	22,950	22,950	8%	20,000	678%
Utilities	2,730	6,800	6,800	6,800	2%	-	0%
Electricity - Lehi City Power	10,299	10,000	10,000	10,000	3%	-	0%
Professional & Technical	260,000	260,000	260,000	260,000	87%	-	0%
IT Fund Charges	-	-	-	-	0%	-	0%
Risk Mgmt Fund Charges	-	-	-	-	0%	-	0%
Miscellaneous	9,250	20,000	-	-	0%	(20,000)	-100%
Museum Contribution	-	-	-	-	0%	-	0%
Total Museum Expenditures	**$ 285,231**	**$ 299,750**	**$ 299,750**	**$ 299,750**	**100%**	**-**	**0%**

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Utilities	$ 258,090	$ 245,000	$ 245,000	$ 245,000	3%	$ -	0%
Credit Card & Bank Charges	12,707	20,000	20,000	20,000	0%	-	0%
Document Imaging	-	30,000	30,000	30,000	0%	-	0%
Contribution to Risk Fund	-	-	-	370,013	4%	370,013	0%
Contribution to Fleet Fund	405,996	229,800	229,800	615,435	7%	385,635	168%
Employee Appreciation	38,776	25,000	75,000	75,000	1%	50,000	200%
Contrib to Legacy Center/Outdoor Pool	1,867,296	1,789,137	1,870,842	1,870,842	23%	81,705	5%
Museum Project Thanksgiving Point	100,000	100,000	100,000	100,000	1%	-	0%
Contribution to Chamber	22,000	17,000	12,000	12,000	0%	(5,000)	-29%
Fox Hollow Golf Course	241,807	275,000	275,000	275,000	3%	-	0%
Contingency	68,873	100,000	100,000	100,000	1%	-	0%
MAG Contribution	35,062	25,000	25,000	25,000	0%	-	0%
Branding	13,092	20,000	20,000	20,000	0%	-	0%
Mayor/Council Special Projects	33,790	50,000	50,000	50,000	1%	-	0%
Contribution to IT Fund	308,496	308,500	308,500	305,500	4%	(3,000)	-1%
Contribution to Capital Projects Fund	7,200,000	1,120,140	-	300,000	4%	(820,140)	-73%
Intergovernmental Relations	55,169	50,000	50,000	50,000	1%	-	0%
Employee Wellness	10,898	60,000	177,000	177,000	2%	117,000	195%
UVSSD dispatch costs	346,870	400,908	400,908	400,908	5%	-	0%
Market Adjustment	-	-	180,000	180,000	2%	180,000	0%
Youth Council	99	5,000	5,000	5,000	0%	-	0%
Information fair	9,627	10,000	10,000	10,000	0%	-	0%
VIPS	1,445	5,000	5,000	5,000	0%	-	0%
Contribution to Bldgs/Grounds Fund	1,043,496	1,043,497	1,043,497	869,672	11%	(173,825)	0%
911 Fees Passthrough to UVDSSD	-	325,000	325,000	325,000	4%	-	0%
Contribution to Police Impact Fees	1,130,210	-	-	-	0%	-	0%
Transfer to Debt Service	-	1,614,495	1,614,495	1,814,495	22%	200,000	0%
Total Non-Departmental Expenditures	**$ 13,203,800**	**$ 7,868,477**	**$ 7,172,042**	**$ 8,250,865**	**56%**	**$ 176,213**	**5%**

CLASS "C" ROADS

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Class 'C" Road Allotment	$ 2,511,008	$ 2,200,000	$ 3,500,000	$ 3,500,000	76%	$ 1,300,000	59%
Interest Earnings	8,779	-	-	-	0%	-	0%
Re-appropriate balance	-	-	-	1,090,000	24%	1,090,000	0%
Total Revenues	$ 2,519,787	$ 2,200,000	$ 3,500,000	$ 4,590,000	**76%**	**$ 1,300,000**	**109%**
Expenditures							
Road Maintenance	$ 1,407,647	$ 1,493,000	$ 1,493,000	$ 1,493,000	33%	-	0%
Snow Removal & Salt	151,471	132,000	132,000	132,000	3%	-	0%
Striping	105,171	200,000	200,000	200,000	4%	-	0%
Equipment rental	22,670	60,000	60,000	60,000	1%	-	0%
Street signs	94,032	85,000	85,000	85,000	2%	-	0%
Traffic Control Updates	6,172	20,000	20,000	20,000	0%	-	0%
Oil Distribtutor	100,510	-	-	-	0%	-	0%
Salt Sander & Dump Body	-	56,000	-	-	0%	(56,000)	-100%
Asphalt Roller	-	45,000	-	-	0%	(45,000)	-100%
Crack Seal Machine	-	70,000	-	-	0%	(70,000)	-100%
Road Reconstruction Projects	-	-	2,600,000	2,330,000	51%	2,330,000	0%
Signal Lights & Signal Development	-	-	200,000	200,000	4%	200,000	0%
Marathon Mastic Melter	-	-	70,000	70,000	2%	70,000	0%
Reserves	-	39,000	-	-	0%	(39,000)	-100%
Total Expenditures	$ 1,887,673	$ 2,200,000	$ 4,860,000	$ 4,590,000	**65%**	**$ 2,390,000**	**109%**
Surplus(Deficit)	**$ 632,114**	**$ -**	**$ (1,360,000)**	**$ -**			

LIQUOR FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Income	$ -	$ -	$ -	$ -	0%	$ -	0%
Liquor fund allottment	58,807	60,000	60,000	60,000	100%	-	0%
Re-appropreiate fund balance	-	-	-	-	0%	-	0%
Total Revenues	$ 58,807	$ 60,000	$ 60,000	$ 60,000	100%	$ -	0%
Expenditures							
Wages > DUI enforcement	$ 44,105	$ 18,000	$ 18,000	$ 18,000	30%	$ -	0%
Benefits	14,702	6,500	6,500	6,500	11%	-	0%
Miscellaneous	-	35,500	35,500	35,500	59%	-	0%
Fund Balance	-	-	-	-	0%	-	0%
Total Expenditures	$ 58,807	$ 60,000	$ 60,000	$ 60,000	100%	$ -	100%
Surplus(Deficit)	**$ 0**	**$ -**	**$ -**	**$ -**			

LEGACY CENTER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 31,507	$ 1,000	$ 1,000	$ 1,000	0%	$ -	0%
Legacy Center Pass Sales	1,763,317	1,550,000	1,550,000	1,550,000	29%	-	0%
Charges For Service	1,267,163	1,200,000	1,200,000	1,229,200	23%	29,200	2%
Merchandise Sales	31,929	30,000	30,000	30,000	1%	-	0%
Offsite Concession Sales	55,775	60,000	60,000	60,000	1%	-	0%
Center Court Receipts	192,675	200,000	200,000	200,000	4%	-	0%
Swim Program Revenue	345,384	325,000	325,000	325,000	6%	-	0%
Contribution From General Fund	1,867,296	1,789,137	-	1,870,842	36%	81,705	5%
Total Revenues	$ 5,555,047	$ 5,155,137	$ 3,366,000	$ 5,266,042	100%	$ 110,905	2%
Operating expenses	$ 5,329,070	$ 5,155,137	$ 5,266,042	$ 5,266,042			
Surplus(Deficit)	**$ 225,977**	**$ -**	**$ (1,900,042)**	**$ 0**			

LEGACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	76.77	76.77	76.77	76.77		0	
Salaries & Wages	$ 2,358,863	$ 2,612,200	$ 2,695,091	$ 2,695,091	51%	$ 82,891	3%
Overtime	348	1,000	1,000	1,000	0%	-	0%
Employee Benefits	460,986	502,479	520,292	520,292	10%	17,813	4%
Uniforms	2,980	3,700	3,700	3,700	0%	-	0%
Fleet Fund Charges	2,004	36,000	36,000	36,000	1%	-	0%
IT Fund Charges	53,004	53,000	53,000	53,000	1%	-	0%
Risk Mgmt Fund Charges	65,004	65,000	65,000	65,000	1%	-	0%
Books, Subscriptions, Memberships	946	2,500	2,500	2,500	0%	-	0%
Recreation Public Notices	2,190	5,000	5,000	5,000	0%	-	0%
Travel & Training	13,476	14,800	18,500	18,500	0%	3,700	25%
Office Supplies	20,566	32,000	32,000	32,000	1%	-	0%
Buildings & Grounds O&M	96,022	92,000	92,000	92,000	2%	-	0%
Utilities	70,656	120,000	120,000	120,000	2%	-	0%
Offsite Concession Expenses	54,723	64,000	64,000	64,000	1%	-	0%
Center Court Expenses	145,578	169,000	165,500	165,500	3%	(3,500)	-2%
Electricity - Lehi City Power	205,257	205,000	205,000	205,000	4%	-	0%
Professional & Technical	105,095	68,100	108,100	108,100	2%	40,000	59%
Program Expenditures	124,941	188,000	148,000	148,000	3%	(40,000)	-21%
Gymnastics	44,738	76,000	76,000	76,000	1%	-	0%
Dance	10,170	11,900	11,900	11,900	0%	-	0%
Itty Bitty Ball	5,790	10,000	10,000	10,000	0%	-	0%
Birthday Parties	7,245	3,500	8,500	8,500	0%	5,000	143%
Facilities Stations	16,569	14,400	19,400	19,400	0%	5,000	35%
Pool Operation & Maintenance	141,092	140,000	140,000	140,000	3%	-	0%
Miscellaneous	5,502	23,000	23,000	23,000	0%	-	0%
Swimming Program	94,996	88,000	88,000	88,000	2%	-	0%
Tennis	642	6,000	6,000	6,000	0%	-	0%

LEGACY CENTER-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Legacy Center - Expenditures continued							
Golf	5,362	6,800	6,800	6,800	0%	-	0%
Soccer Program Expense	28,433	25,000	25,000	25,000	0%	-	0%
Volleyball Expense	6,261	10,200	10,200	10,200	0%	-	0%
Baseball Expense	53,023	66,000	66,000	66,000	1%	-	0%
Girls Softball	11,743	19,000	19,000	19,000	0%	-	0%
Basketball Expense	131,224	134,300	134,300	134,300	3%	-	0%
Flag Football Expense	6,961	8,000	8,000	8,000	0%	-	0%
Wrestling Program Expense	1,898	2,000	2,000	2,000	0%	-	0%
Debt Service	710,000	-	-	-	0%	-	0%
Contribution to Outdoor Pool	135,348	148,258	148,258	148,258	3%	-	0%
Capital Outlay	119,717	94,000	85,000	85,000	2%	(9,000)	-10%
Pool Capital Outlay	9,718	35,000	44,000	44,000	1%	9,000	26%
Total Legacy Center Expenditures	**$ 5,329,070**	**$ 5,155,137**	**$ 5,266,042**	**$ 5,266,042**	**100%**	**$ 110,905**	**2%**

OUTDOOR POOL SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Outdoor Pool Revenue	$ 238,568	$ 204,435	$ 204,435	$ 207,068	58%	$ 2,633	1%
Interest Income	9,555	-	-	-	0%	-	0%
Legacy Center Contribution	135,348	148,258	148,258	148,258	42%	-	0%
Total Revenues	$ 383,471	$ 352,693	$ 352,693	$ 355,326	100%	$ 2,633	1%
Personnel FTEs	4.28	4.28	4.28	4.28		0	
Expenditures							
Salaries & Wages	$ 134,611	$ 157,293	$ 163,493	$ 157,293	44%	$ 0	0%
Employee benefits	10,299	12,033	12,033	12,033	3%	(0)	0%
Outdoor Pool Operation & Maintenance	142,676	133,367	143,000	143,000	40%	9,633	7%
Capital Outlay	18,305	50,000	43,000	43,000	12%	(7,000)	-14%
Total Expenditures	$ 305,891	$ 352,693	$ 361,526	$ 355,326	100%	$ 2,633	1%
Surplus(Deficit)	**$ 77,580**	**$ -**	**$ (8,833)**	**$ (0)**			

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Grant Revenue	$ -	$ 260,000	$ 260,000	$ -	0%	$ (260,000)	-100%
Interest income	206,635	500	500	500	0%	-	0%
Bond Proceeds	16,470,000	-	-	-	0%	-	0%
Appropriation from fund balance	-	20,449,500	18,794,500	1,083,562	60%	(19,365,938)	-95%
Sales tax	853,369	432,500	432,500	432,500	24%	-	0%
Transfer from General Fund	7,200,000	1,120,140	-	300,000	17%	(820,140)	-73%
Sale of Assets	-	1,500,000	-	-	0%	(1,500,000)	0%
Bond Proceeds	1,932,528	-	-	-	0%	-	0%
Miscellaneous	-	-	-	-	0%	-	0%
Total Revenues	$ 26,662,532	$ 23,762,640	$ 19,487,500	$ 1,816,562	100%	$ (21,686,078)	-92%
Expenditures							
Transfer to Debt Service Fund	$ -	$ -	$ -	$ 50,873	3%	$ 50,873	0%
Debt Service - Cabelas	377,863	427,500	427,500	427,500	24%	$ -	0%
Debt Service Interest - Fire Station	243,312	-	-	-	0%	-	0%
Debt Service Principal - Fire Station	232,195	-	-	-	0%	-	0%
Bond Costs	8,250	-	-	-	0%	-	0%
City Hall Addition - Furniture	-	-	-	-	0%	-	0%
City Hall Addition	-	260,000	-	-	0%	(260,000)	-100%
Irrigation Central Control Upgrade	-	138,124	138,124	138,124	8%	-	0%
Sidewalks	214,091	300,000	300,000	300,000	17%	-	0%
Pioneer Sculpture - Legacy Park	30,000	-	-	-	0%	-	0%
Road Widening & Infrastructure	1,186,999	1,600,000	500,000	500,000	28%	(1,100,000)	-69%
Shed @ Vets Ball Park	40,260	-	-	-	0%	-	0%
Sidewalks 500 W & 1900 S	180,243	-	-	-	0%	-	0%
Safe Routes to School	25,944	320,000	260,000	-	0%	(320,000)	-100%
Infant Cemetery Road	-	41,500	-	-	0%	(41,500)	-100%
Heart Monitor	-	32,816	-	-	0%	(32,816)	-100%

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
New Flooring	-	32,000	-	-	0%	(32,000)	-100%
Irrigation Redesign & Renovation	-	30,700	-	-	0%	(30,700)	-100%
Outdoor Pool Playground Replacement	-	120,000	-	-	0%	(120,000)	-100%
Wines Park Bathroom Remodel	-	20,000	-	-	0%	(20,000)	-100%
Replace Bleachers @ Vets Park	-	35,000	-	-	0%	(35,000)	-100%
Repurpose Skate Park Playground	-	35,000	-	-	0%	(35,000)	-100%
Mobile Command Center	-	60,000	-	-	0%	(60,000)	-100%
New Public Safety Building	-	18,000,000	-	-	0%	(18,000,000)	-100%
Nuttal Drive	-	220,000	-	-	0%	(220,000)	-100%
Digital Drive	-	355,000	-	-	0%	(355,000)	-100%
Parks Building	-	1,500,000	-	-	0%	(1,500,000)	-100%
Public Safety Building Design	-	-	-	-	0%	-	0%
Public Safety Building Site Work	-	-	-	-	0%	-	0%
Main Street Property Purchase	-	235,000	-	-	0%	(235,000)	-100%
Electric Charging Station	-	40,000	-	-	0%	(40,000)	-100%
Dry Creek Lake Rescue Equipment	-	-	55,000	55,000	3%	55,000	0%
Wines Park Irrigation Renovation	-	-	35,000	35,000	2%	35,000	0%
Sub-Compact Utility Tractor	-	-	22,000	22,000	1%	22,000	0%
Nuisance Trees & Damaged Sidewalks	-	-	-	250,000	14%	250,000	100%
Library Self Check Out Kiosks	-	-	-	38,065	2%	38,065	200%
Reserves	-	-	-	-	0%	-	0%
Total Expenditures	$ 2,539,156	$ 23,802,640	$ 1,737,624	$ 1,816,562	97%	$ (22,036,951)	-92%
Surplus(Deficit)	**$ 24,123,375**	**$ (40,000)**	**$ 17,749,876**	**$ -**			

DEBT SERVICE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Transfer from Capital Projects	$ -	$ -	$ -	$ 50,873	3%	$ 50,873	0%
Transfer from General Fund	807,252	1,614,495	1,614,495	1,814,495	97%	$ 200,000	12%
Fund Balance Appropriation	-	400,000	400,000	-	0%	$ (400,000)	-100%
Total Revenues	$ 807,252	$ 2,014,495	$ 2,014,495	$ 1,865,368	100%	$ (149,127)	-7%
Expenses							
Debt Service - Interest	$ 489,054	$ 1,151,995	$ 1,151,995	$ 952,868	51%	$ (199,127)	-17%
Debt Service - Principal	-	855,000	855,000	905,000	49%	50,000	6%
Bond Costs	-	7,500	7,500	7,500	0%	-	0%
Total Expenses	$ 489,054	$ 2,014,495	$ 2,014,495	$ 1,865,368	100%	$ (149,127)	-7%
Surplus(Deficit)	**$ 318,198**	**$ -**	**$ -**	**$ -**			

CDBG

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Income	$ -	$ -	$ -	$ -	0%	$ -	0%
CDBG	369,283	160,000	160,000	160,000	100%	-	0%
Re-appropriation of Fund Balance	-	-	-	332,000	100%	332,000	0%
Total Revenues	$ 369,283	$ 160,000	$ 160,000	$ 492,000	100%	$ 332,000	208%
Expenditures							
Project improvements	$ 385,695	$ 160,000	$ 492,000	$ 492,000	100%	$ 332,000	208%
Total Expenditures	$ 385,695	$ 160,000	$ 492,000	$ 492,000	100%	$ 332,000	208%
Surplus(Deficit)	**$ (16,412)**	**$ -**	**$ (332,000)**	**$ -**			

FIRE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Income	$ 9,709	$ 1,000	$ 1,000	$ 1,000	0%	$ -	0%
Impact Fees	369,465	400,000	400,000	400,000	100%	-	0%
Fund balance appropriation	-	-	-	-	0%	-	0%
Bond proceeds	-	-	-	-	0%	-	0%
Total Revenues	$ 379,175	$ 401,000	$ 401,000	$ 401,000	100%	$ -	0%
Expenditures							
Future fire station	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
Cost of Issuance	-	-	-	-	0%	-	0%
Fire Station 83	-	-	-	-	0%	-	0%
Reserves	-	401,000	401,000	401,000	100%	-	0%
Total Expenditures	$ -	$ 401,000	$ 401,000	$ 401,000	100%	$ -	0%
Surplus(Deficit)	**$ 379,175**	**$ -**	**$ -**	**$ -**			

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ (60,905)	$ 30,000	$ 30,000	$ 30,000	1%	$ -	0%
Park Impact Fees	3,461,738	2,050,000	2,050,000	2,050,000	77%	-	0%
Utah State Parks Grant	126,675	-	-	-	0%	-	0%
Developer Contributions	-	-	-	-	0%	-	0%
Proceeds from Sale of Land	-	500,000	-	-	0%	(500,000)	-100%
Reappropriate Fund Balance	-	115,000	-	599,180	22%	484,180	421%
Total Revenues	$ 3,527,508	$ 2,695,000	$ 2,080,000	$ 2,679,180	100%	$ (15,820)	-1%
Expenditures							
Debt Service - Principal	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
Peck Park	-	115,000	250,000	-	0%	(115,000)	-100%
Mellor Rhodes Park	-	718,740	5,718,740	718,740	27%	-	0%
Shadow Ridge	16,280	-	1,840,000	-	0%	-	0%
Monument Park	204,711	-	1,100,000	1,100,000	41%	1,100,000	0%
Storage Building @ Ivory Ridge Park	18,758	-	-	-	0%	-	0%
Sage Vista 3 Acre Park	246,000	-	-	-	0%	-	0%
Parks, Trails, & Open Space Master Plan	-	105,000	105,000	105,000	4%	-	0%
Upsizing Trails	89,862	105,000	155,000	105,000	4%	-	0%
Mountain Bike Trails	122,211	330,440	330,440	330,440	12%	-	0%
Fire83 Park	15,163	1,100,000	-	-	0%	(1,100,000)	-100%
Lights at Sports Park	-	-	220,000	220,000	8%	220,000	0%
Willow Park Upgrades	-	-	100,000	100,000	4%	100,000	0%
Capital & Impact Fee Study	-	-	-	-	0%	-	0%
Reserves	-	220,820	-	-	0%	(220,820)	-100%
Total Expenditures	$ 712,985	$ 2,695,000	$ 9,819,180	$ 2,679,180	100%	$ (15,820)	-1%
Surplus (Deficit)	**$ 2,814,522**	**$ -**	**$ (7,739,180)**	**$ -**			

POLICE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ (18,522)	$ 500	$ 500	$ 500	0%	$ -	0%
Police Impact Fees	286,956	250,000	250,000	250,000	100%	-	0%
Proceeds from Issuance of Debt	-	-	-	-	0%	-	0%
Contribution from General Fund	1,130,210	-	-	-	0%	-	0%
Reappropriate Fund Balance	-	-	-	-	0%	-	0%
Total Revenues	$ 1,398,644	$ 250,500	$ 250,500	$ 250,500	100%	$ -	0%
Expenditures							
Land Purchase	$ 300,000	$ -	$ -	$ -	0%	$ -	0%
Land Purchase	309,258	-	-	-	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
New Police Building Design	1,070,692	-	-	-	0%	-	0%
Reserves	-	250,500	250,500	250,500	100%	-	0%
Total Expenditures	$ 1,679,950	$ 250,500	$ 250,500	$ 250,500	100%	$ -	0%
Surplus(Deficit)	**$ (281,306)**	**$ -**	**$ -**	**$ -**			

ROAD IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ (9,220)	$ -	$ -	$ -	0%	$ -	0%
Road Impact Fees	1,949,661	2,000,000	2,000,000	2,000,000	11%	-	0%
Contributions from Developers	-	-	-	-	0%	-	0%
UDOT Contributions	2,583,853	100,000	100,000	100,000	1%	-	0%
County Contributions	2,816,126	16,300,000	16,300,000	16,300,000	86%	-	0%
Reappropriate Fund Balance	-	215,000	-	465,000	2%	250,000	116%
Total Revenues	$ 7,340,421	$ 18,615,000	$ 18,400,000	$ 18,865,000	100%	$ 250,000	1%
Expenditures							
Interest Expense	$ 1	$ -	$ -	$ -	0%	$ -	0%
Signals	463,447	150,000	400,000	400,000	2%	250,000	167%
Streets Widening	420,090	215,000	215,000	215,000	1%	-	0%
600 E North of Dry Creek	2,568	550,000	550,000	550,000	3%	-	0%
Jordan Willows Conn Rd	-	100,000	100,000	100,000	1%	-	0%
Center Street & SR92	-	50,000	50,000	50,000	0%	-	0%
Acecel/Decel @ SR92 & 500 West	-	20,000	20,000	20,000	0%	-	0%
Traverse Blvd TRAX Xing & Road	1,280,246	400,000	400,000	400,000	2%	-	0%
Triumph (Frontage Rd to TRAX Xing)	991,908	50,000	50,000	50,000	0%	-	0%
Main Street 2300 W to Crossroads	556,009	11,600,000	11,600,000	11,600,000	61%	-	0%
1200 West	2,503,487	1,100,000	1,100,000	1,100,000	6%	-	0%
Ashton Blvd Relocation	2,116,232	50,000	50,000	50,000	0%	-	0%
I15 & 300 W Enhancement	-	50,000	50,000	50,000	0%	-	0%
700 South Cycle Track Project	-	3,600,000	3,600,000	3,600,000	19%	-	0%
1200 East Project	-	480,000	480,000	480,000	3%	-	0%
Road Master Plan & Impact Fee	-	200,000	200,000	200,000	1%	-	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenditures	$ 8,333,988	$ 18,615,000	$ 18,865,000	$ 18,865,000	100%	$ 250,000	1%
Surplus(Deficit)	**$ (993,568)**	**$ -**	**$ (465,000)**	**$ -**			

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 121,233	$ 100,000	$ 100,000	$ 100,000	1%	$ -	0%
Interest Income	262,123	-	-	-	0%	-	0%
Water service charges	5,750,068	5,906,348	5,906,348	6,326,880	54%	420,532	7%
Water hook up fees	574,325	350,000	350,000	350,000	3%	-	0%
CWP Water Revenues	5,250,596	1,000,000	1,000,000	1,000,000	9%	-	0%
Gain/Loss on Sale Fixed Assets	-	-	-	-	0%	-	0%
Contributions from developers	3,436,122	-	-	-	0%	-	0%
As Built Drawing Fees	109,453	135,000	135,000	135,000	1%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Contributions from developers	297,000	-	-	-	0%	-	0%
Reappropriation of fund balance	-	4,530,952	-	3,741,874	32%	(789,078)	-17%
Total Revenues	$ 15,800,921	$ 12,022,300	$ 7,491,348	$ 11,653,754	100%	$ (368,546)	-3%
Total Expenses	$ 10,334,746	$ 12,022,300	$ 11,671,443	$ 11,653,754			
Total Surplus/Deficit	**$ 5,466,175**	**$ -**	**$ (4,180,095)**	**$ 0**			

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	13	13	15	15		0	
Salaries	$ 654,248	$ 795,754	$ 1,058,446	$ 1,008,255	9%	$ 212,501	27%
Overtime	38,957	30,000	40,000	40,000	0%	10,000	33%
Employee Benefits	428,379	468,475	627,378	592,554	5%	124,079	26%
Uniforms	6,676	6,600	7,800	7,200	0%	600	9%
Bond Costs	39,904	-	-	-	0%	-	0%
Books, Subscriptions, Memberships	5,246	10,250	10,250	10,250	0%	-	0%
Travel & Training	20,652	27,000	31,000	29,000	0%	2,000	7%
Office Supplies	5,458	13,500	12,500	11,000	0%	(2,500)	-19%
Fleet Fund Charges	111,247	175,000	175,000	220,500	2%	45,500	26%
Buildings & Grounds O&M	62,034	55,000	55,000	55,000	0%	-	0%
Utilities	40,703	42,000	42,000	42,000	0%	-	0%
Supplies & Maintenance	14,110	83,000	83,000	83,000	1%	-	0%
Water Purchase (Share Rent)	373,541	1,217,500	1,273,000	1,273,000	11%	55,500	5%
Risk Mgmt Fund Charges	60,000	60,000	60,000	60,000	1%	-	0%
Electricity - Lehi City Power	585,193	600,000	600,000	600,000	5%	-	0%
Professional & Technical	141,286	173,000	173,000	173,000	1%	-	0%
IT Fund Charges	37,165	37,000	37,000	37,000	0%	-	0%
Bond Fees	-	6,500	6,500	6,500	0%	-	0%
Billing Expense	83,642	50,000	50,000	50,000	0%	-	0%
Bad Debt Expense	12,286	15,000	15,000	15,000	0%	-	0%
Special Department Supplies	11,503	12,000	12,000	12,000	0%	-	0%
Tools	12,652	20,000	20,000	20,000	0%	-	0%
System Maintenance	217,203	570,480	470,000	470,000	4%	(100,480)	-18%
Meter Replacement	-	100,480	125,000	125,000	1%	24,520	24%
Bond Interest Expense	80,858	-	-	-	0%	-	0%
Debt Service	-	222,549	222,549	283,975	2%	61,426	0%
Allocation to General Fund	174,504	250,000	250,000	300,000	3%	50,000	20%
CWP Water Purchase	5,446,324	1,000,000	1,000,000	1,000,000	9%	-	0%
Meter Annual Maintenance	34,954	37,000	76,825	76,825	1%	39,825	108%

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Water expenses - continued							
Capital	-	-	85,500	-	0%	-	0%
Spring Line Replace	-	300,000	300,000	300,000	3%	-	0%
600 E Tank Replacement	-	1,358,257	1,000,000	1,000,000	9%	(358,257)	-26%
Springs Rehabilitation	-	270,000	350,000	350,000	3%	80,000	30%
Sandpit Transmission Line	-	1,402,695	1,402,695	1,402,695	12%	-	0%
Sandpit Tank/Pump	-	1,800,000	1,800,000	1,800,000	15%	-	0%
2300 W Pioneer Crossing CWP Connectior	-	-	100,000	100,000	1%	100,000	0%
Public Works Facility Site Planning	-	-	50,000	50,000	0%	50,000	0%
Security Equipment	-	-	50,000	50,000	0%	50,000	0%
Subdivision Development	-	-	-	-	0%	-	0%
Depreciation & amoritization	1,636,020	-	-	-	0%	-	0%
Reserves	-	813,260	-	-	0%	(813,260)	-100%
Total Culinary Water Expenses	**$ 10,334,746**	**$ 12,022,300**	**$ 11,671,443**	**$ 11,653,754**	**100%**	**$ (368,546)**	**-3%**

CULINARY WATER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	1%	$ -	0%
Water Impact Fees	1,418,167	1,000,000	1,000,000	1,000,000	34%	-	0%
Contributions from Developers	-	2,450,000	1,500,000	1,500,000	50%	(950,000)	-39%
Reappropriate Fund Balance	-	1,753,118	-	457,000	15%	(1,296,118)	0%
Total Revenues	$ 1,418,167	$ 5,228,118	$ 2,525,000	$ 2,982,000	100%	$ (2,246,118)	-43%
Expenses							
Pipe Oversizing	$ -	$ 72,000	$ 232,000	$ 232,000	8%	$ 160,000	222%
Master plan and impact fee study	1,400	-	-	-	0%	-	0%
Interest Expense	28,033	-	-	-	0%	-	0%
Reserves	-	703,000	-	-	0%	-	0%
Holbrook Upper Tank & Pump	-	1,100,000	200,000	200,000	7%	(900,000)	0%
Traverse Source	-	1,300,000	1,300,000	1,300,000	44%	-	0%
West Side Tank	-	50,000	-	-	0%	(50,000)	0%
600 E Tank	-	1,753,118	1,000,000	1,000,000	34%	(753,118)	-43%
Sandpit Tank/Pump	-	-	-	-	0%	-	0%
TP Booster Pump Station	-	250,000	250,000	250,000	8%	-	0%
Total Expenses	$ 29,433	$ 5,228,118	$ 2,982,000	$ 2,982,000	100%	$ (1,543,118)	-43%
Surplus(Deficit)	**$ 1,388,734**	**$ -**	**$ (457,000)**	**$ -**			

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 32,976	$ 25,000	$ 25,000	$ 25,000	0%	$ -	0%
Interest Income	195,769	-	-	-	0%	-	0%
Sewer charges	9,213,563	9,025,000	9,025,000	9,769,316	91%	744,316	8%
Contributions capital funding	4,715,527	-	-	-	0%	-	0%
Gain/Loss of Fixed Assets	-	-	-	-	0%	-	0%
Reappropriation of Fund Balance	-	468,328	-	942,524	9%	474,196	101%
Total Revenues	$ 14,157,835	$ 9,518,328	$ 9,050,000	$ 10,736,840	100%	$ 1,218,512	13%
Total Expenses	$ 11,111,407	$ 9,515,328	$ 10,970,187	$ 10,736,840	100%	$ 1,221,512	13%
Surplus(Deficit)	**$ 3,046,428**	**3,000**	**$ (1,920,187)**	**$ (0)**			

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	8	8	7	7		0	
Salaries & Wages	$ 469,506	$ 476,014	$ 422,177	$ 378,477	4%	$ (97,537)	-20%
Overtime	38,963	20,000	20,000	20,000	0%	-	0%
Employee Benefits	318,786	326,617	297,626	264,479	2%	(62,138)	-19%
Uniforms	2,707	6,200	6,200	6,200	0%	-	0%
Books, Subscriptions, Memberships	150	1,400	1,400	1,400	0%	-	0%
Travel & Training	3,597	16,200	16,200	16,200	0%	-	0%
Office Supplies	414	5,500	5,500	5,500	0%	-	0%
Fleet Fund Charges	126,792	125,000	125,000	125,000	1%	-	0%
Buildings & Grounds O&M	69,885	60,000	60,000	60,000	1%	-	0%
Utilities	4,162	10,000	10,000	10,000	0%	-	0%
Supplies & Maintenance	19,601	50,000	50,000	50,000	0%	-	0%
Risk Mgmt Fund Charges	50,004	50,000	50,000	50,000	0%	-	0%
Electricity - Lehi City Power	10,571	5,000	5,000	5,000	0%	-	0%
Professional & Technical	11,595	50,000	50,000	50,000	0%	-	0%
IT Fund Charges	6,996	7,000	7,000	7,000	0%	-	0%
Timpanogos Special Service District	7,752,189	7,469,782	9,050,970	9,050,970	84%	1,581,188	21%
Billing Expense	88,072	35,000	35,000	35,000	0%	-	0%
Bad Debt Expense	11,144	30,000	30,000	30,000	0%	-	0%
Department Supplies	882	10,000	10,000	10,000	0%	-	0%
System Maintenance	95,951	98,615	98,615	98,615	1%	-	0%
Interest Expense	-	3,000	3,000	3,000	0%	-	0%
Allocation to General Fund	150,000	150,000	150,000	150,000	1%	-	0%
Amortization Expense	-	-	-	-	0%	-	0%

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2021	INCREASE DECREASE %
Sewer Expenses - continued							
Depreciation	1,879,442	-	-	-	0%	-	0%
Reserves	-	-	-	-	0%	-	0%
Manhole/Main Line Rehab	-	510,000	-	310,000	3%	(200,000)	-39%
Capital	-	-	466,500	-	0%	-	0%
Capital Improvements	-	-	-	-	0%	-	0%
Total Sewer Expenses	**$ 11,111,407**	**$ 9,515,328**	**$ 10,970,187**	**$ 10,736,840**	**100%**	**$ 1,221,512**	**13%**

SEWER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 9,607	$ 10,000	$ 10,000	$ 10,000	1%	$ -	0%
Sewer Impact Fees	1,199,951	400,000	400,000	400,000	23%	-	0%
Contributions From Developers	-	450,000	450,000	450,000	26%	-	0%
Reappropriate Fund Balance	-	345,000	-	895,000	51%	550,000	0%
Total Revenues	$ 1,209,558	$ 1,205,000	$ 860,000	$ 1,755,000	100%	$ 550,000	46%
Expenses							
Oversizing Pipe	$ -	$ 105,000	$ 105,000	$ 105,000	6%	$ -	0%
Allred River Crossing	-	450,000	50,000	50,000	3%	(400,000)	-89%
Jordan Willow Pump Station Addition	-	350,000	500,000	500,000	28%	150,000	43%
Jordan Willow Pump Line	-	300,000	600,000	600,000	34%	300,000	100%
850 E Sewer to 700 S	-	-	500,000	500,000	28%	500,000	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenses	$ -	$ 1,205,000	$ 1,755,000	$ 1,755,000	100%	$ 550,000	46%
Surplus(Deficit)	**$ 1,209,558**	**$ -**	**$ (895,000)**	**$ -**			

ELECTRIC SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Electric sales taxable	$ 31,915,889	$ 30,262,837	$ 33,192,525	$ 33,192,525	82%	$ 2,929,688	10%
Electric sales tax exempt	2,898,406	3,300,000	3,014,342	3,014,342	7%	(285,658)	-9%
Electric hook up fees	475,912	275,000	275,000	275,000	1%	-	0%
Miscellaneous	297,425	175,000	175,000	175,000	0%	-	0%
Temporary power charges	62,009	75,000	75,000	75,000	0%	-	0%
Damage revenue	28,860	25,000	25,000	25,000	0%	-	0%
Salvage revenue	26,438	25,000	25,000	25,000	0%	-	0%
Contribution capital funding	1,633,940	-	-	-	0%	-	0%
Late payment penalties	121,556	185,000	185,000	185,000	0%	-	0%
Pole attachment	62,469	50,000	50,000	50,000	0%	-	0%
Subdivision reimbursement	3,129,616	3,500,000	3,500,000	3,500,000	9%	-	0%
Interest income	591,267	40,000	40,000	40,000	0%	-	0%
Gain/loss on sale of fixed assets	31,658	-	-	-	0%	-	0%
Total Revenues	$ 41,275,446	$ 37,912,837	$ 40,556,867	$ 40,556,867	100%	$ 2,644,030	7%
Total Expenses	$ 32,765,649	$ 37,912,837	$ 38,736,236	$ 40,556,867	169%	2,179,883	7%
Surplus(Deficit)	**$ 8,509,798**	**$ -**	**$ 1,820,631**	**$ (0)**			

ELECTRIC EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	35.5	35.5	35.5	35.5		0	
Salaries & Wages	$ 1,790,754	$ 2,645,599	$ 3,134,050	$ 2,745,838	7%	$ 100,239	4%
Overtime	73,068	155,047	186,887	186,887	0%	31,840	21%
Employee Benefits	1,102,083	1,401,903	1,624,048	1,391,944	3%	(9,959)	-1%
Uniforms	19,295	22,100	22,850	21,100	0%	(1,000)	-5%
Books, Subscriptions, Memberships	217	3,000	3,000	3,000	0%	-	0%
Travel & Training	32,417	62,600	60,100	60,100	0%	(2,500)	-4%
Office Supplies	31,141	25,875	31,000	21,000	0%	(4,875)	-19%
Fleet Fund Charges	455,004	897,000	1,090,000	515,000	1%	(382,000)	-43%
Buildings & Grounds O&M	203,207	150,000	155,000	155,000	0%	5,000	3%
Utilities	34,246	56,000	56,000	56,000	0%	-	0%
Supplies & Maintenance	1,728	3,500	6,500	6,500	0%	3,000	86%
Risk Mgmt Fund Charges	300,000	300,000	300,000	300,000	1%	-	0%
Electricity - Lehi City Power	56,260	50,000	55,000	55,000	0%	5,000	10%
Professional & Technical	154,274	190,850	274,654	274,654	1%	83,804	44%
IT Fund Charges	31,749	23,000	25,000	23,000	0%	-	0%
Computer Maintenance	58	5,000	5,000	5,000	0%	-	0%
Bond Fees	3,300	2,500	2,500	2,500	0%	-	0%
Tree Trimming Expense	35,606	79,000	100,000	100,000	0%	21,000	27%
Internal Generation Maintenance	-	-	10,000	10,000	0%	10,000	0%
Safety	32,455	37,150	39,150	390,150	1%	353,000	950%
Delinquent Collection Expense	(41)	22,031	22,031	22,031	0%	-	0%
Billing Expense	272,017	200,000	200,000	200,000	0%	-	0%
Bad Debt Expense	53,112	65,000	65,000	65,000	0%	-	0%
System Maintenance	530,325	20,000	507,833	507,833	1%	487,833	2439%
Miscellaneous	61,234	29,800	29,800	29,800	0%	-	0%
Resale Power Purchase	23,029,765	26,106,730	26,442,583	26,442,583	65%	335,853	1%
Supplies	75,375	61,000	61,000	61,000	0%	-	0%
Substation Maintenance	70,095	53,500	53,500	53,500	0%	-	0%
Power Locating	7,196	9,000	12,000	12,000	0%	3,000	33%

ELECTRIC EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Expenses - Continued							
Debt Service	682,532	2,056,250	2,056,250	1,253,250	3%	(803,000)	-39%
Allocation to General Fund	265,920	441,000	441,000	541,000	1%	100,000	23%
Depreciation	3,117,432	-	-	-	0%	-	0%
Amorization Cost	243,825	-	-	-	0%	-	0%
Reserves	-	1,383,402	-	3,381,697	8%	1,998,295	144%
Rocky Mtn Power Line Purchases	-	150,000	150,000	150,000	0%	-	0%
Improvements to system	-	400,000	400,000	400,000	1%	-	0%
Street Light Project	-	250,000	250,000	250,000	1%	-	0%
Subdivision Construction	-	300,000	300,000	300,000	1%	-	0%
New Equipment	-	25,000	324,500	324,500	1%	299,500	1198%
Capital outlay	-	150,000	160,000	160,000	0%	10,000	7%
Substation security	-	30,000	30,000	30,000	0%	-	0%
Designated City Projects	-	50,000	50,000	50,000	0%	-	0%
Total Electric Expenses	**$ 32,765,649**	**$ 37,912,837**	**$ 38,736,236**	**$ 40,556,867**	**169%**	**$ 2,179,883**	**7%**

ELECTRIC IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 42,205	$ 35,000	$ 35,000	$ 35,000	1%	$ -	0%
Electric Impact Fees	4,299,416	3,000,000	3,000,000	3,000,000	99%	-	0%
Reappropriate Fund Balance	-	3,988,586	-	-	0%	(3,988,586)	-100%
Total Revenues	$ 4,341,621	$ 7,023,586	$ 3,035,000	$ 3,035,000	100%	$ (3,988,586)	-57%
Expenses							
South Transmission	$ -	$ -	$ -	$ -	0%	$ -	0%
Carter Substation Upgrade	-	4,500,000	-	-	0%	(4,500,000)	-100%
River Crossing & Thanksgiving Point	-	550,000	550,000	550,000	18%	-	0%
West Side Substation	-	50,000	-	-	0%	(50,000)	-100%
1300 East Tie	-	400,000	-	-	0%	(400,000)	-100%
Ashton 6-21 & 6-22 Line Extension	-	303,586	-	-	0%	(303,586)	-100%
Interest Expense	10,403	-	-	-	0%	-	0%
Cost of Issuance	-	-	-	-	0%	-	0%
2300 W Overhead	-	50,000	-	-	0%	(50,000)	-100%
Millpond Improvements	-	530,000	-	-	0%	(530,000)	-100%
3-21 Circuit Reconductor (500W-1100W)	-	90,000	90,000	90,000	3%	-	0%
3-12 Line Extension (Public Safety Bldg)	-	250,000	-	-	0%	(250,000)	0%
Line Extensions (Circuits 9-23 & 3-31)	-	300,000	-	-	0%	(300,000)	0%
311 Line Extension Upgrade	-	-	540,000	540,000	18%	540,000	0%
822 Line Extension	-	-	325,000	325,000	11%	325,000	0%
300 N Rebuild	-	-	115,000	115,000	4%	115,000	0%
900 N Reconductor	-	-	100,000	100,000	3%	100,000	0%
Pine Meadow Blvd Reconductor	-	-	170,000	170,000	6%	170,000	0%
Reserves	-	-	-	1,145,000	38%	1,145,000	0%
Total Expenses	$ 10,403	$ 7,023,586	$ 1,890,000	$ 3,035,000	100%	$ (3,988,586)	-57%
Surplus(Deficit)	**$ 4,331,218**	**$ -**	**$ 1,145,000**	**$ -**			

GARBAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Garbage Service Fees	$ 2,625,982	$ 3,067,000	$ 3,067,000	$ 3,621,648	97%	$ 554,648	18%
Dump pass receipts	20,780	17,000	17,000	21,000	1%	4,000	24%
Appropriate fund balance	-	130,500	-	86,852	2%	(43,648)	-33%
Interest Income	8,166	500	500	500	0%	-	0%
Total Revenues	**$ 2,654,928**	**$ 3,215,000**	**$ 3,084,500**	**$ 3,730,000**	100%	$ 515,000	16%
Expenses							
Garbage Contract Payment	$ 1,815,295	$ 2,325,000	$ 2,325,000	$ 2,800,000	75%	$ 475,000	20%
Operations Exp/Tons Per Month	763,129	825,000	825,000	865,000	23%	40,000	5%
Glass recyling	1,293	10,000	10,000	10,000	0%	-	0%
Billing Expense	7,280	25,000	25,000	25,000	1%	-	0%
Bad Debt Expense	4,836	10,000	10,000	10,000	0%	-	0%
City Cleanup Expense	47,437	10,000	10,000	10,000	0%	-	0%
Reserves	-	-	-	-	0%	-	
Allocation to General Fund	9,996	10,000	10,000	10,000	0%	-	0%
Total Garbage Expenses	**$ 2,649,266**	**$ 3,215,000**	**$ 3,215,000**	**$ 3,730,000**	100%	$ 515,000	16%
Surplus(Deficit)	**$ 5,662**	**$ -**	**$ (130,500)**	**$ -**			

PRESSURIZED IRRIGATION SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 2,010	$ 35,000	$ 35,000	$ 35,000	0%	$ -	0%
Interest Income	190,458	1,500	1,500	1,500	0%	-	0%
Secondary water hook ups	430,337	350,000	350,000	350,000	2%	-	0%
Contributions from developers	14,720,626	-	-	-	0%	-	0%
Pressurized service charges	3,286,278	3,139,972	3,139,972	3,900,000	27%	760,028	24%
Gain/Loss of Fixed Assets	9,450	-	-	-	0%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Transfer from Culinary Water	-	222,549	222,549	-	0%	(222,549)	-100%
Reappropriated fund balance	-	17,387,620	-	10,147,812	70%	(7,239,808)	-42%
Total Revenues	$ 18,639,160	$ 21,136,641	$ 3,749,021	$ 14,434,312	100%	$ (6,702,329)	-32%
Total Expenses	$ 5,424,947	$ 21,136,641	$ 14,706,972	$ 14,434,312	100%	$ (6,702,329)	-32%
Surplus/(Deficit)	**$ 13,214,213**	**$ -**	**$ (10,957,951)**	**$ 0**			

PRESSURIZED IRRIGATION EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	5	5	5	5		0	
Salaries & Wages	$ 244,370	$ 274,769	$ 338,122	$ 287,931	2%	$ 13,162	5%
Overtime	11,254	15,000	15,000	15,000	0%	-	0%
Employee Benefits	157,563	179,402	204,090	169,266	1%	(10,136)	-6%
Uniforms	2,211	3,000	3,600	3,000	0%	-	0%
Books, Subscriptions, Memberships	-	500	500	500	0%	-	0%
Travel & Training	2,498	5,000	7,000	5,000	0%	-	0%
Office Supplies	1,929	7,000	7,000	7,000	0%	-	0%
Fleet Fund Charges	24,996	25,000	25,000	25,000	0%	-	0%
Buildings & Grounds O&M	20,815	20,000	20,000	20,000	0%	-	0%
Utilities	2,184	2,000	2,000	2,000	0%	-	0%
Risk Mgmt Fund Charges	50,004	50,000	50,000	50,000	0%	-	0%
Electricity - Lehi City Power	175,057	300,000	300,000	300,000	2%	-	0%
Professional & Technical	29,074	40,000	40,000	40,000	0%	-	0%
Bond Fees	-	3,000	3,000	3,000	0%	-	0%
Billing Expense	7,724	15,000	15,000	15,000	0%	-	0%
Bad Debt Expense	8,951	15,000	15,000	15,000	0%	-	0%
Supplies & Maintenance	3,298	16,000	16,000	16,000	0%	-	0%
PI Meters	893,187	647,734	-	-	0%	(647,734)	-100%
Water Share Assessments	1,038,220	1,300,000	1,300,000	1,300,000	9%	-	0%
System Maintenance	487,577	400,000	400,000	400,000	3%	-	0%
Interest Expense	249,566	-	-	-	0%	-	0%
Debt Service	-	1,235,681	1,235,681	1,050,636	7%	(185,046)	-15%
Fire Hydrant/Mainline Replace	-	300,000	300,000	300,000	2%	-	0%
SCADA Upgrades	-	20,000	20,000	20,000	0%	-	0%
Reserves	-	-	-	-	0%	-	0%

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
PI - expenses continued							
Depreciation	1,779,468	-	-	-	0%	-	0%
Brooks Reservoir Rehab	-	120,467	-	-	0%	(120,467)	-100%
North Lake Repairs	-	27,079	-	-	0%	(27,079)	-100%
Sandpit Transmission Line	-	2,573,809	-	-	0%	(2,573,809)	-100%
Future Connection	-	-	-	-	0%	-	0%
Dry Creek Reservior	-	13,286,220	10,000,000	10,000,000	69%	(3,286,220)	-25%
Seasons Reservoir Repair	-	150,000	200,000	200,000	1%	50,000	33%
Oak Hollow Well Spare Motor	-	40,000	-	-	0%	(40,000)	-100%
Low Hills Zone Pressure Relieft Vault	-	-	75,000	75,000	1%	75,000	0%
Subdivision Development	-	-	-	-	0%	-	0%
Capital	-	-	50,000	50,000	0%	50,000	0%
Cost of Issuance	170,117	-	-	-	0%	-	0%
Allocation to General Fund	64,884	64,980	64,980	64,980	0%	-	0%
Total PI Expenses	**$ 5,424,947**	**$ 21,136,641**	**$ 14,706,972**	**$ 14,434,312**	**100%**	**$ (6,702,329)**	-32%

PRESSURIZED IRRIGATION IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	0%	$ -	0%
PI Impact Fees	1,157,323	900,000	900,000	900,000	15%	-	0%
Appropriated Fund balance	-	100,000	-	935,000	16%	835,000	835%
Contributions From Developers	105,088	4,000,000	4,000,000	4,000,000	68%	-	0%
Total Revenues	$ 1,262,411	$ 5,025,000	$ 4,925,000	$ 5,860,000	100%	$ 835,000	17%
Expenses							
Interest Expense	$ 1,477	$ -	$ -	$ -	0%	$ -	0%
Master Plan & Impact Fee Study	-	-	-	-	0%	$ -	0%
Pipe Oversizing	-	85,000	285,000	85,000	1%	-	0%
Low Hills expansion & piping	-	370,000	370,000	370,000	6%	-	0%
Traverse Booster w/piping	-	200,000	60,000	60,000	1%	(140,000)	-70%
Railroad Well & Piping	-	80,000	80,000	80,000	1%	-	0%
West Side PI Sed Basin	-	300,000	-	-	0%	(300,000)	-100%
Jordan River pump station & piping	-	150,000	20,000	20,000	0%	(130,000)	-87%
Jordan River Reservoir	-	5,000	-	-	0%	(5,000)	-100%
Jordan River Reservoir Well	-	230,000	20,000	20,000	0%	(210,000)	-91%
West Side PI Reservoir	-	1,600,000	2,200,000	2,200,000	38%	600,000	38%
Allred Well w/Booster Pump	-	500,000	500,000	500,000	9%	-	0%
Flight Park Reservoir & Pipeline	-	1,000,000	1,000,000	1,000,000	17%	-	0%
Holbrook Upper PI Reservoir	-	500,000	500,000	500,000	9%	-	0%
Vialetto Reservoir & Pumps	-	-	950,000	950,000	16%	950,000	0%
Brooks Res Expansion & PS	-	-	75,000	75,000	1%	75,000	0%
Reserves	-	5,000	-	-	0%	(5,000)	0%
Total Expenses	$ 1,477	$ 5,025,000	$ 6,060,000	$ 5,860,000	100%	$ 835,000	17%
Surplus(Deficit)	**$ 1,260,934**	**$ -**	**$ (1,135,000)**	**$ -**			

DRAINAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Income	$ 80,530	$ 4,000	$ 4,000	$ 4,000	0%	$ -	0%
Contributed capital	5,340,779	-	-	-	0%	-	0%
Drainage service charges	1,263,529	1,650,000	2,230,000	2,230,000	99%	580,000	35%
Reappropriate Fund Balance	-	1,198,891	-	-	0%	(1,198,891)	-100%
Miscellaneous revenues	-	20,049	20,049	20,049	1%	-	0%
Total Revenues	$ 6,684,838	$ 2,872,940	$ 2,254,049	$ 2,254,049	100%	(618,891)	-22%
Total Expenses	$ 2,544,993	$ 2,872,940	$ 2,165,132	$ 2,254,049	100%	$ (618,891)	-22%
Surplus(Deficit)	**$ 4,139,845**	**-**	**$ 88,917**	**$ 0**			

DRAINAGE EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	**7**	**12**	**12**	**12**		**0**	
Salaries & Wages	$ 317,325	$ 706,105	$ 616,957	$ 616,957	27%	$ (89,148)	-13%
Overtime	16,996	20,000	20,000	20,000	1%	-	0%
Employee Benefits	210,330	434,922	405,261	405,261	18%	(29,661)	-7%
Uniforms	3,006	4,800	7,800	7,800	0%	3,000	63%
Books, Subscriptions, Memberships	-	2,500	3,500	3,500	0%	1,000	40%
Travel & Training	2,692	10,000	22,000	22,000	1%	12,000	120%
Office Supplies	23	800	800	800	0%	-	0%
Fleet Fund Charges	24,996	25,000	25,000	120,000	5%	95,000	380%
Buildings & Grounds	11,085	10,000	10,000	10,000	0%	-	0%
Risk Mgmt Fund Charges	15,000	15,000	15,000	15,000	1%	-	0%
Professional & Technical	75,830	50,000	55,000	55,000	2%	5,000	10%
IT Fund Charges	7,242	7,000	7,000	7,000	0%	-	0%
Bond Fees	1,500	2,750	2,750	2,750	0%	-	0%
Billing Expense	-	7,895	7,895	7,895	0%	-	0%
Bad Debt Expense	2,164	7,000	7,000	7,000	0%	-	0%
Supplies	4,165	10,000	10,000	10,000	0%	-	0%
System Maintenance	30,441	70,000	70,000	70,000	3%	-	0%
Debt Service	45,217	222,657	222,657	213,700	9%	(8,957)	-4%
Detention Basin's Maintenance	86,237	42,000	42,000	42,000	2%	-	0%
Reserves	-	-	-	2,874	0%	2,874	0%
Remedial drainage	-	233,991	233,991	233,991	10%	-	0%
Allocation to General Fund	65,616	65,520	65,520	65,520	3%	-	0%
Capital outlay	-	310,000	-	-	0%	(310,000)	0%
Depreciation	1,625,127	-	-	-	0%	-	0%
Pipe rehabilitation	-	615,000	315,000	315,000	14%	(300,000)	-49%
Total Drainage Expenses	**$ 2,544,993**	**$ 2,872,940**	**$ 2,165,132**	**$ 2,254,049**	**100%**	**$ (618,891)**	**-22%**

DRAINAGE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 5,000	$ 5,000	$ 5,000	1%	$ -	0%
Drainage Impact Fees	388,800	350,000	350,000	350,000	37%	-	0%
Contributions From Developers/Bonds	-	700,000	600,000	600,000	63%	(100,000)	-14%
UDOT Contributions	-	-	-	-	0%	-	0%
Reappropriation fund balance	-	-	-	-	0%	-	0%
Total Revenues	$ 388,800	$ 1,055,000	$ 955,000	$ 955,000	100%	$ (100,000)	-9%
Expenses							
Interest Expense	$ 6,420	$ -	$ -	$ -	0%	$ -	0%
Mainline Upsizing	-	55,000	55,000	55,000	6%	-	0%
West Side Drains	-	700,000	600,000	600,000	63%	(100,000)	-14%
Traverse Mtn Drains	-	50,000	50,000	50,000	5%	-	0%
Jordan River Drain (UDOT)	-	-	-	-	0%	-	0%
Reserves	-	250,000	250,000	250,000	26%	-	0%
Total Expenses	$ 6,420	$ 1,055,000	$ 955,000	$ 955,000	100%	$ (100,000)	-9%
Surplus(Deficit)	**$ 382,380**	**$ -**	**$ -**	**$ -**			

PAYMENT IN LIEU

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 6,811	$ -	$ -	$ -	0%	$ -	0%
Re-Appropriation of Fund Balance	-	-	320,000	320,000	76%	320,000	0%
Payment in Lieu of Detention	75,586	450,000	100,000	100,000	24%	(350,000)	-78%
Total Revenues	$ 82,397	$ 450,000	$ 420,000	420,000	100%	$ (30,000)	-7%
Expenses							
Jordan Narrow detention basin	$ -	$ 100,000	$ 100,000	$ 100,000	24%	$ -	0%
West Side Detention Facilities	-	120,000	120,000	120,000	29%	-	0%
Lambert Detention Basin	-	-	200,000	200,000	48%	200,000	0%
Contribution to fund balance	-	230,000	-	-	0%	(230,000)	0%
Total Expenses	$ -	$ 450,000	$ 420,000	$ 420,000	100%	$ (30,000)	-7%
Surplus(Deficit)	**$ 82,397**	**$ -**	**$ -**	**$ -**			

IT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 661,728	$ 666,200	$ 664,700	$ 664,700	61%	$ (1,500)	0%
Charge to Legacy Fund	53,004	53,000	53,000	53,000	5%	-	0%
Charge to Water Fund	36,996	37,000	37,000	37,000	3%	-	0%
Charge to Sewer Fund	6,996	7,000	7,000	7,000	1%	-	0%
Charge to Electric Fund	23,004	23,000	23,000	23,000	2%	-	0%
Charge to Drainage Fund	6,996	7,000	7,000	7,000	1%	-	0%
Charge to Fleet Fund	2,304	2,300	2,300	2,300	0%	-	0%
Charge to Risk Mgt Fund	4,596	4,600	4,600	4,600	0%	-	0%
Charge to Bldgs & Grounds Fund	5,748	5,750	5,750	5,750	1%	-	0%
Miscellaneous Revenue	30,127	-	-	-	0%	-	0%
Reserves	-	314,705	-	284,292	26%	(30,413)	-10%
Interest Income	21,712	7,500	7,500	7,500	1%	-	0%
Total Revenues	$ 853,210	$ 1,128,055	$ 811,850	$ 1,096,142	100%	$ (31,913)	-3%
IT Operations Expenses	$ 829,791	$ 1,128,055	$ 1,096,142	$ 1,096,142	100%	$ (31,913)	-3%
Surplus(Deficit)	**$ 23,420**	**$ -**	**$ (284,292)**	**$ (0)**			

IT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	4	4	4	4		0	
Salaries & Wages	$ 207,473	$ 270,844	$ 243,917	$ 243,917	22%	$ (26,927)	-10%
Employee Benefits	115,077	161,003	157,517	157,517	14%	(3,486)	-2%
Books, Subscriptions, Memberships	-	2,000	2,000	2,000	0%	-	0%
Travel & Training	13,467	15,000	15,000	15,000	1%	-	0%
Office Supplies	21	1,500	1,500	1,500	0%	-	0%
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-	0%
Utilities	6,581	5,000	5,000	5,000	0%	-	0%
Supplies & Maintenance	206,389	179,983	178,483	178,483	16%	(1,500)	-1%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	16,105	15,000	15,000	15,000	1%	-	0%
Software Maintenance	43,936	45,000	45,000	45,000	4%	-	0%
Miscellaneous	17,286	43,049	43,049	43,049	4%	-	0%
Software Licensing	120,172	41,676	41,676	41,676	4%	-	0%
O & M - Hardware	12,265	200,000	200,000	200,000	18%	-	0%
Hardware Replacement	-	40,000	40,000	40,000	4%	-	0%
Reserves	-	-	-	-	0%	-	0%
Depreciation	63,014	-	-	-	0%	-	0%
Software Upgrade	-	100,000	100,000	100,000	9%	-	0%
Total IT Expenses	**$ 829,791**	**$ 1,128,055**	**$ 1,096,142**	**$ 1,096,142**	**100%**	**$ (31,913)**	**-3%**

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 902,976	$ 1,536,800	$ 1,532,800	$ 2,080,735	53%	$ 543,935	35%
Charge to Legacy Fund	2,004	36,000	36,000	2,000	0%	(34,000)	-94%
Charge to Water Fund	111,240	175,000	175,000	220,500	6%	45,500	26%
Charge to Sewer Fund	125,004	125,000	125,000	125,000	3%	-	0%
Charge to Electric Fund	455,004	897,000	780,000	515,000	13%	(382,000)	-43%
Charge to Drainage Fund	24,996	25,000	25,000	120,000	3%	95,000	380%
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-	0%
Charge to Risk Mgt Fund	5,004	31,000	5,000	5,000	0%	(26,000)	-84%
Charge to PI Fund	24,996	25,000	25,000	25,000	1%	-	0%
Charge to Bldgs & Grounds Fund	15,000	15,000	15,000	15,000	0%	-	0%
Reserves	-	850,005	-	-	0%	(850,005)	-100%
Miscellaneous	-	-	-	-	0%	-	0%
Capital Lease	-	2,200,000	-	830,000	21%	(1,370,000)	-62%
Gain/Loss on Disposal of Fixed Assets	4,920	-	-	-	0%	-	0%
Interest Income	15,121	20,840	20,840	20,000	1%	(840)	-4%
Total Revenues	$ 1,689,265	$ 5,939,645	$ 2,742,640	$ 3,961,235	100%	$ (1,978,410)	-33%
Total Expenses	$ 2,155,837	$ 5,939,645	$ 4,216,076	$ 3,961,235	100%	$ (1,978,410)	-33%
Surplus(Deficit)	**$ (466,573)**	**$ -**	**$ (1,473,436)**	**$ (0)**			

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	3	4	4	4		0	
Salaries & Wages	$ 199,950	$ 221,775	$ 263,142	$ 235,489	6%	$ 13,714	6%
Overtime	34,023	-	-	-	0%	-	2%
Employee Benefits	122,788	141,985	144,219	144,219	4%	2,234	2%
Books, Subscriptions, Memberships	7,428	7,500	7,500	8,190	0%	690	9%
Travel & Training	12,091	10,000	10,000	13,331	0%	3,331	33%
Office Supplies	684	1,200	1,200	1,260	0%	60.00	5%
Operating Expenses	479,607	450,000	450,000	472,500	12%	22,500	5%
Fuel	587,344	560,800	560,800	560,800	14%	-	0%
IT Fund Charges	2,304	2,300	2,300	2,300	0%	-	0%
Utilities	2,514	-	-	-	0%	-	0%
Supplies & Maintenance & Tires	6,642	100,000	100,000	75,000	2%	(25,000)	-25%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	-	-	-	-	0%	-	0%
Miscellaneous	4,599	12,296	12,296	12,911	0%	615	5%
Equipment Replacement	-	2,226,789	2,359,619	1,367,825	35%	(858,964)	-39%
Capital	-	2,200,000	300,000	830,000	21%	(1,370,000)	-62%
Reserves	-	-	-	232,410	6%	232,410	0%
Depreciation	690,858	-	-	-	0%	-	0%
Total Fleet Expenses	**$ 2,155,837**	**$ 5,939,645**	**$ 4,216,076**	**$ 3,961,235**	**100%**	**$ (1,978,410)**	**-33%**

RISK MANAGEMENT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 97,500	$ 97,500	$ 97,500	$ 464,513	42%	$ 367,013	376%
Charge to Legacy Fund	65,004	65,000	65,000	65,000	6%	-	0%
Charge to Water Fund	60,000	60,000	60,000	60,000	5%	-	0%
Charge to Sewer Fund	50,004	50,000	50,000	50,000	4%	-	0%
Charge to Electric Fund	300,000	300,000	300,000	300,000	27%	-	0%
Charge to PI Fund	50,004	50,000	50,000	50,000	4%	-	0%
Charge to Drainage Fund	15,000	15,000	15,000	15,000	1%	-	0%
Charge to IT fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to Fleet Fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to Bldgs & Grounds Fund	2,496	2,500	2,500	2,500	0%	-	0%
Appropriated Fund Balance	-	385,882	-	95,901	9%	(289,981)	-75%
Miscellaneous revenue	29,165	26,000	-	-	0%	(26,000)	-100%
Interest Income	12,618	4,099	4,099	4,099	0%	-	0%
Total Revenues	$ 691,800	$ 1,065,981	$ 654,099	$ 1,117,013	100%	$ 51,032	5%
Total Expenses	$ 916,772	$ 1,065,981	$ 1,117,013	$ 1,117,013	100%	$ 51,032	5%
Surplus (Deficit)	**$ (224,972)**	**$ -**	**$ (462,914)**	**$ 0**			

RISK MANAGEMENT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	1	1	1	1			
Salaries & Wages	$ 86,620	$ 87,810	$ 88,682	$ 88,682	8%	$ 872	1%
Employee Benefits	44,575	45,621	46,781	46,781	4%	1,160	3%
Books, Subscriptions, Memberships	2,459	2,950	2,950	2,950	0%	-	0%
Travel & Training	4,590	5,000	5,000	5,000	0%	-	0%
Office Supplies	70	500	500	500	0%	-	0%
Fleet Fund Charges	5,104	31,000	5,000	5,000	0%	(26,000)	-84%
Damage Repairs	49,791	45,000	45,000	45,000	4%	-	0%
Utilities	107	500	500	500	0%	-	0%
Safety	4,556	20,000	20,000	20,000	2%	-	0%
IT Fund Charges	4,596	4,600	4,600	4,600	0%	-	0%
Electricity - Lehi City Power	-	500	500	500	0%	-	0%
Professional & Technical	10,756	15,500	15,500	15,500	1%	-	0%
Litigation Claims Mgmt	15,010	40,000	40,000	40,000	4%	-	0%
Insurance Expense	679,919	750,000	825,000	825,000	74%	75,000	10%
Miscellaneous	8,620	17,000	17,000	17,000	2%	-	0%
Total Risk Mgmt Expenses	**$ 916,772**	**$ 1,065,981**	**$ 1,117,013**	**$ 1,117,013**	**100%**	**$ 51,032**	**5%**

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 1,153,632	$ 1,172,122	$ 1,172,122	$ 1,172,122	66%	$ -	0%
Charge to Legacy Fund	92,004	92,000	92,000	92,000	5%	-	0%
Charge to Water Fund	54,996	55,000	55,000	55,000	3%	-	0%
Charge to Sewer Fund	60,000	60,000	60,000	60,000	3%	-	0%
Charge to Electric Fund	150,000	150,000	150,000	155,000	9%	5,000	3%
Charge to PI Fund	20,004	20,000	20,000	20,000	1%	-	0%
Charge to Drainage Fund	9,996	10,000	10,000	10,000	1%	-	0%
Interest Income	15,011	-	-	-	0%	-	0%
Reserves	-	195,347	-	205,871	12%	10,524	0%
Total Revenues	$ 1,555,643	$ 1,754,469	$ 1,559,122	$ 1,769,993	100%	$ 15,524	1%
Total Expenses	$ 1,559,398	$ 1,754,469	$ 2,049,156	$ 1,769,993	99%	$ 15,524	1%
Surplus (Deficit)	**$ (3,755)**	**$ -**	**$ (490,034)**	**$ (0)**			

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	14.5	14.5	15.5	15.5		1	
Salaries & Wages	$ 649,582	$ 760,271	$ 853,100	$ 819,820	46%	$ 59,549	8%
Overtime	27,604	5,000	15,000	15,000	0%	10,000	0%
Employee Benefits	391,428	290,888	368,853	336,670	19%	45,782	16%
Uniforms	2,711	6,000	6,000	6,000	0%	-	0%
Books, Subscriptions, Memberships	-	500	500	500	0%	-	0%
Travel & Training	4,866	2,500	2,500	2,500	0%	-	0%
Office Supplies	3,481	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	15,000	15,000	15,000	60,800	3%	45,800	305%
Repairs	246,619	221,600	221,600	221,600	13%	-	0%
Utilities	2,341	4,000	4,000	4,000	0%	-	0%
Supplies	93,863	50,000	95,000	95,000	5%	45,000	90%
IT Fund Charges	5,748	5,750	5,750	5,750	0%	-	0%
Risk Mgmt Fund Charges	2,496	2,500	2,500	2,500	0%	-	0%
Equipment Maintenance	11,174	13,000	91,700	91,700	5%	78,700	0%
Bldg Beautification Expenses	13,213	16,500	16,500	16,500	1%	-	0%
Miscellaneous	44,855	12,653	36,653	20,653	1%	8,000	63%
Capital Outlay	-	346,307	312,500	69,000	4%	(277,307)	-80%
Depreciation	-	-	-	-	0%	-	0%
Reserves	44,418	-	-	-	0%	-	0%
Total Buildings/Grounds Expenses	**$ 1,559,398**	**$ 1,754,469**	**$ 2,049,156**	**$ 1,769,993**	**99%**	**$ 15,524**	**1%**

2021 LEHI CITY BUDGET REQUESTS

4/8/2020 15:24

FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	ADMINISTRATION	1	**DIGITAL COMMUNICATIONS SPECIALIST**	83,104	83,104	
10	ADMINISTRATION	2	**COMMUNITY ENGAGEMENT TOOL**	20,000	15,000	5,000
10	ADMIN-SPEICAL EVENTS		**CULTURAL EVENT**	18,000	18,000	
10	BUILDING INSPECTION	1	**EMPLOYEE ADVANCEMENT**	13,836		13,836
10	BUILDING INSPECTION	2	**UNIFORMS**	2,800		2,800
10	CEMETERY	1	**FENCE LINE**	20,800		20,800
10	CEMETERY	2	**SPACE BUY BACK**	4,000		4,000
10	CEMETERY	3	**AERATOR**	9,800	9,800	
10	EMERGENCY MGMT	1	**FULL TIME EMERGENCY COORDINATOR**	78,779		78,779
10	EMERGENCY MGMT	2	**NEW EOC SUPPLIES**	6,600	6,600	
10	ENGINEERING		**LINE ITEM INCREASES**	2,100		2,100
10	FINANCE	1	**FINANCIAL ANALYST**	99,902		99,902
10	FIRE	1	**TRAINING CAPTAIN - ONGOING**	104,800	104,800	
10	FIRE	1	**TRAINING CAPTAIN - ONE TIME**	42,500	42,500	
10	FIRE	2	**DRY CREEK LAKE RESCUE EQUIPMENT**	55,000		55,000
10	FIRE	3	**FIRST AID SUPPLIES**	20,000		20,000
10	HUMAN RESOURCES	1	**HR ANALYST**	95,585	95,585	
10	HUMAN RESOURCES	2	**TRAVEL & TRAINING LINE ITEM INCREASE**	2,000		2,000
10	HUMAN RESOURCES	3	**NICE MOBILE BENEFITS**	117,000		117,000
10	HUMAN RESOURCES	4	**HEALTHJOY APP**	26,000	26,000	
10	JUSTICE COURT	1	**TRANSFER FUNDS TO PD FOR CAMPUS SECURITY**	-		
10	LEGAL SERVICES	1	**FULL TIME LEGAL SECRETARY (PART TIME TO FULL TIME)**	41,764	41,764	
10	LEGAL SERVICES		**LINE ITEM INCREASE**	2,000		2,000
10	LIBRARY	1	**SELF-CHECK SERVICE**	38,065		38,065
10	LIBRARY	2	**BOOK BUDGET INCREASE**	52,000	42,000	10,000
10	LITERACY CENTER	1	**BOYS RESTROOM**	15,000	15,000	
10	PARKS	1	**FULL TIME MAINTENANCE WORKER - GARDENER - ONGOING**	69,623		69,623
10	PARKS	1	**FULL TIME MAINTENANCE WORKER - GARDENER - ONE TIME**	35,000		35,000
10	PARKS	1	**FULL TIME MAINTENANCE WORKER - GARDENER - ONGOING**	69,623		69,623
10	PARKS	1	**FULL TIME MAINTENANCE WORKER - GARDENER - ONE TIME**	35,000		35,000
10	PARKS	2	**FULL TIME MAINTENANCE WORKER - SPORTS CREW - ONGOING**	69,623	69,623	
10	PARKS	2	**FULL TIME MAINTENANCE WORKER - SPORTS CREW - ONE TIME**	35,000	35,000	
10	PARKS	2	**FULL TIME MAINTENANCE WORKER - TRAILS & OPEN SPACE - ONGOING**	69,623	69,623	
10	PARKS	2	**FULL TIME MAINTENANCE WORKER - TRAILS & OPEN SPACE - ONE TIME**	35,000	35,000	
10	PARKS	3	**IRRIGATION CENTRAL CONTROL UPGRADE - ONE TIME**	138,124		138,124
10	PARKS	3	**IRRIGATION CENTRAL CONTROL UPGRADE - ONGOING**	36,660		36,660
10	PARKS	4	**WINES PARK IRRIGATION RENOVATION**	35,000		35,000
10	PARKS	5	**AUTOMATED LINE PAINTER - LEASE PAYMENT - ONGOING**	10,000		10,000
10	PARKS	6	**CHIPPER**	40,000	40,000	
10	PARKS	7	**SUB-COMPACT UTILITY TRACTOR**	22,000		22,000
10	PARKS	8	**TRACTOR**	35,144	35,144	
10	PARKS	9	**TRUCK AND TRAILER REPLACEMENT**	44,500		44,500
10	PARKS	10	**RIDE-ON AERATOR**	9,500		9,500
10	PARKS	11	**TRAILER REPLACEMENT**	16,000		16,000
10	PARKS	12	**POWER TURF RENOVATOR - TRACTOR ATTACHMENT**	13,345	13,345	
10	PARKS	13	**DRY CREEK PARK MAINTENANCE EQUIPMENT**	5,000		5,000
10	PARKS		**OVERTIME LINE ITEM INCREASE**	15,000		15,000
10	PARKS		**TRAVEL & TRAINING LINE ITEM INCREASE**	4,000		4,000

2021 LEHI CITY BUDGET REQUESTS

4/8/2020 15:24

FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	PARKS		**PROFESSIONAL & TECHNICAL LINE ITEM INCREASE**	50,000		50,000
10	PARKS		**TREE TRIMMING LINE ITEM INCREASE**	20,000		20,000
10	PARKS		**PARK PAVILION & PLAYGROUND UPGRADES**	32,000		32,000
10	PLANNING	1	**PLANNER II SERIES PROMOTION**	10,610		10,610
10	PLANNING	2	**ENVIRONMENTAL SUSTAINABLILITY & RECOVER DIRECTOR BUDGET**	2,500		2,500
10	PLANNING	3	**LINE ITEM INCREASES**	3,800		3,800
10	POLICE	1	**NEW POLICE OFFICER (PATROL) - ONGOING**	96,050		96,050
10	POLICE	1	**NEW POLICE OFFICER (PATROL) - ONE TIME**	65,175		65,175
10	POLICE	2	**NEW POLICE OFFICER (PATROL) - ONGOING**	96,050		96,050
10	POLICE	2	**NEW POLICE OFFICER (PATROL) - ONE TIME**	65,175		65,175
10	POLICE	3	**NEW POLICE OFFICER (CAMPUS SECURITY) - ONGOING**	96,050		96,050
10	POLICE	3	**NEW POLICE OFFICER (CAMPUS SECURITY) - ONE TIME**	65,175		65,175
10	POLICE	4	**NEW POLICE OFFICER (PATROL) - ONGOING**	96,050	96,050	
10	POLICE	4	**NEW POLICE OFFICER (PATROL) - ONE TIME**	65,175	65,175	
10	POLICE/ANIMAL CONTROL	5	**NEW ANIMAL CONTROL OFFICER - ONGOING**	85,632	85,632	
10	POLICE/ANIMAL CONTROL	5	**NEW ANIMAL CONTROL OFFICER - ONE TIME**	58,575	58,575	
10	POLICE/ANIMAL CONTROL		**EQUIPMENT MAINTENANCE LINE ITEM INCREASE**	700		700
10	POLICE	6	**FULL TIME RECORDS CLERK (PART TIME TO FULL TIME)**	57,672	57,672	
10	SENIOR CENTER	2	**ADDITIONAL CHAIRS**	25,000		25,000
10	STREETS	1	**NEW 10-WHEELER SNOWPLOW**	246,000	246,000	
10	STREETS	2	**TRAFFIC ENGINEER - ONGOING**	130,000		130,000
10	STREETS	2	**TRAFFIC ENGINEER - ONE TIME**	52,500		52,500
10	STREETS	3	**4-DOOR PICKUP TRUCK**	45,000	45,000	
11	CLASS C ROADS		**MARATHON MASTIC MELTER**	70,000		70,000
11	CLASS C ROADS		**SIGNAL LIGHTS & SIGNAL DEVELOPMENT**	200,000		200,000
11	CLASS C ROADS		**ROAD RECONSTRUCTION PROJECTS**	2,600,000	270,000	2,330,000
21	LEGACY CENTER	1	**TRAVEL & TRAINING LINE ITEM INCREASE**	3,700		3,700
21	LEGACY CENTER	2	**FACILITY STATIONS LINE ITEM INCREASE**	5,000		5,000
21	LEGACY CENTER		**LINE ITEM INCREASES**	3,100		3,100
22	OUTDOOR POOL	1	**POOL COVER REPLACEMENT**	43,000		43,000
22	OUTDOOR POOL	2	**SALARIES & WAGES LINE ITEM INCREASE**	6,200	6,200	
22	OUTDOOR POOL	3	**OPERATIONS & MAINTENANCE LINE ITEM INCREASE**	9,633		9,633
32	CAPITAL PROJECTS		**NUISANCE TREES & DAMAGED SIDEWALKS**	250,000		250,000
45	CDBG		**PROJECT IMPROVEMENTS**	492,000		492,000
47	PARK IMPACT FEES	1	**LIGHTS AT SPORTS PARK**	220,000		220,000
47	PARK IMPACT FEES	2	**MONUMENT PARK**	1,100,000		1,100,000
47	PARK IMPACT FEES	3	**SHADOW RIDGE PARK**	1,840,000	1,840,000	
47	PARK IMPACT FEES	4	**WILLOW PARK UPGRADES**	100,000		100,000
47	PARK IMPACT FEES	5	**MELLOR RHODES (PLUS $718,740 CARRYOVER FROM FY 2019-2020)**	5,000,000	5,000,000	
47	PARK IMPACT FEES	6	**FAMILY PARK RESTROOM**	250,000	250,000	
49	ROAD IMPACT FEES		**SIGNALS (3200 N & 1200 E)**	200,000		200,000
51	WATER	1	**2300 W PIONEER CROSSING CWP WATER CONNECTION**	100,000		100,000
51	WATER	2	**PUBLIC WORKS FACILITY SITE PLANNING**	50,000		50,000
51	WATER	3	**SECURITY EQUIPMENT**	50,000		50,000
51	WATER	4	**BACKFLOW TECHNICIAN - ONGOING**	87,614		87,614
51	WATER	4	**BACKFLOW TECHNICIAN - ONE TIME**	47,000		47,000
51	WATER	5	**SPRINGS REHAB PHASE 3**	350,000		350,000

2021 LEHI CITY BUDGET REQUESTS

4/8/2020 15:24

FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
51	WATER		**OVERTIME LINE ITEM INCREASE**	10,000		10,000
51	WATER		**WATER SHARE RENT LINE ITEM INCREASE (CWP WATER ASSESSMENT)**	55,000		55,000
51	WATER (METER)	1	**RESIDENTIAL METER REPLACEMENT PROGRAM - ONGOING**	25,000		25,000
51	WATER (METER)	2	**SENSUS CUSTOMER PORTAL - ONGOING**	20,000		20,000
51	WATER (METER)	2	**SENSUS CUSTOMER PORTAL - ONE TIME**	14,825		14,825
51	WATER (METER)	3	**BLUE STAKES PERSONNEL - ONGOING**	87,614	87,614	
51	WATER (METER)	3	**BLUE STAKES PERSONNEL - ONE TIME**	42,750	42,750	
51	WATER (METER)		**METER ANNUAL MAINTENANCE LINE ITEM INCREASE**	5,000		5,000
52	SEWER	1	**TV INSPECTION UNIT**	282,500	282,500	
52	SEWER	2	**WASTEWATER OPERATOR II**	77,700	77,700	
52	SEWER	3	**RETRO-FIT CCTV INSPECTION UNIT**	184,000	184,000	
72	SEWER IMPACT FEES	1	**850 E SEWER TO 700 S**	500,000		500,000
53	POWER	1	**OVERTIME LINE ITEM INCREASE**	31,840		31,840
53	POWER	3	**TREE TRIMMING LINE ITEM INCREASE**	21,000		21,000
53	POWER	5	**FOREMAN UTILITY TRUCK**	60,000		60,000
53	POWER	7	**AMI DEPLOYMENT - ONE TIME**	487,833		487,833
53	POWER	7	**AMI DEPLOYMENT - ONGOING**	55,154		55,154
53	POWER	10	**SCADA SYSTEM - ONE TIME**	150,000		150,000
53	POWER	10	**SCADA SYSTEM - ONGOING**	25,000		25,000
53	POWER	11	**ASHTON SUBSTATION BUILDING**	160,000		160,000
53	POWER	12	**LOAD CAPACITORS**	74,500		74,500
53	POWER	13	**NETWORK ENGINEER - ONGOING**	179,485	179,485	
53	POWER	13	**NETWORK ENGINEER - ONE TIME**	57,000	57,000	
53	POWER	14	**FULL TIME ADMIN ASSISTANT**	75,367	75,367	
53	POWER	15	**FIBER OPTIC TECHNICIAN - ONGOING**	108,375	108,375	
53	POWER	15	**FIBER OPTIC TECHNICIAN - ONE TIME**	165,000	165,000	
53	POWER	16	**FIBER OPTIC CREW (2 POISITIONS) - ONGOING**	181,724	181,724	
53	POWER	16	**FIBER OPTIC CREW (2 POISITIONS) - ONE TIME**	130,000	130,000	
53	POWER	17	**ELECTRIC CHARGING STATION (FLEET DIVISION)**	16,755	16,755	
53	POWER	18	**ELECTRIC CHARGING STATION (PUBLIC WORKS CAMPUS)**	16,755	16,755	
73	POWER IMPACT FEES	2	**3-11 LINE EXTENSION UPGRADE**	540,000		540,000
73	POWER IMPACT FEES	4	**822 LINE EXTENSION**	325,000		325,000
73	POWER IMPACT FEES	6	**300 NORTH REBUILD**	115,000		115,000
73	POWER IMPACT FEES	8	**900 NORTH RECONDUCTOR**	100,000		100,000
73	POWER IMPACT FEES	9	**PINE MEADOW BLVD RECONDUCTOR**	170,000		170,000
55	PI	1	**SEASONS RESERVOIR REPAIRS**	200,000		200,000
55	PI	2	**FULL TIME OPERATOR - ONGOING**	87,800	87,800	
55	PI	3	**LOW HILLS ZONE PRESSURE RELIEF VAULT**	75,000		75,000
55	PI	4	**PI FACILITIES SECURITY**	50,000		50,000
75	PI IMPACT FEES	1	**VIALETTO RESERVOIR & PUMPS**	950,000		950,000
75	PI IMPACT FEES	2	**BROOKS RESERVOIR EXPANSION & PUMP UPSIZE**	75,000		75,000
57	STORM DRAIN		**LINE ITEM INCREASE**	5,000		5,000
78	STORM DRAIN/DETENTION	1	**LAMBERT DETENTION BASIN UPGRADE**	200,000		200,000
60	MILLPOND RDA		**ROAD/PEDESTRIAN W/BRIDGE TO MEADOWS**	1,200,000		1,200,000
64	FLEET	1	**PART TIME OFFICE ASSISTANT**	27,653	27,653	

2021 LEHI CITY BUDGET REQUESTS

4/8/2020 15:24

FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
64	FLEET	1	**FLEET REPLACEMENT**	2,359,619	1,559,619	800,000
64	FLEET	2	**FLATBED TOW TRUCK**	114,000	114,000	
64	FLEET	5	**REFURBISH 09 TOWER**	150,000	150,000	
64	FLEET	5	**REFURBISH 09 ENGINE**	125,000	125,000	
69	BLDGS/GROUNDS	1	**POLICE STATION CLEANING STOCK AND EQUIPMENT**	38,000		38,000
69	BLDGS/GROUNDS	2	**ADDITIONAL HVAC TRUCK**	45,800		45,800
69	BLDGS/GROUNDS	3	**FULL TIME EMPLOYEE - POLICE DEPT CUSTODIAN - ONGOING**	65,463		65,463
69	BLDGS/GROUNDS	4	**INCREASE TO HVAC LINE ITEM (ONGOING FOR NEXT 5 YEARS)**	78,700		78,700
69	BLDGS/GROUNDS	5	**FULL TIME EMPLOYEE - DEEP CLEANING CUSTODIAN - ONGOING**	65,463	65,463	
69	BLDGS/GROUNDS	5	**FULL TIME EMPLOYEE - DEEP CLEANING CUSTODIAN - ONE TIME**	35,000	35,000	
69	BLDGS/GROUNDS	6	**ENERGY MANAGEMENT EQUIPMENT/SOFTWARE (ONGOING 2 YEARS)**	16,000	16,000	
69	BLDGS/GROUNDS	7	**LEGACY CENTER LOCKER ROOM WALL COATING UPDATES**	18,000		18,000
69	BLDGS/GROUNDS	8	**LEGACY CENTER MEN'S LOCKER ROOM LOCKERS**	64,000	64,000	
69	BLDGS/GROUNDS	9	**LEGACY CENTER EAST HALL FLOORING**	7,000		7,000
69	BLDGS/GROUNDS	10	**PAINTING THE POOL**	73,000	38,000	35,000
69	BLDGS/GROUNDS	11	**LIBRARY CURTAIN WALL**	80,000	80,000	
69	BLDGS/GROUNDS	12	**VETERANS BALL PARK CONCESSION EXPANSION**	9,000		9,000
69	BLDGS/GROUNDS	13	**DANCE ROOM FLOORING**	18,700	18,700	
69	BLDGS/GROUNDS		**OVERTIME LINE ITEM INCREASE**	10,000		10,000
69	BLDGS/GROUNDS		**SUPPLIES & MAINTENANCE LINE ITEM INCREASE**	7,000		7,000
69	BLDGS/GROUNDS		**MISCELLANEOUS LINE ITEM INCREASE**	8,000		8,000
				27,164,711	**12,804,452**	**14,360,259**

LEHI CITY CORPORATION

MAYOR'S RDA TENTATIVE BUDGET FY 2021



RDA MILL POND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property taxes	$ 372,366	$ 335,000	$ 335,000	$ 335,000	22%	-	0%
Miscellaneous Revenue	-	-	-	-	0%	-	0%
Reappropriation of Fund Balance	-	-	1,157,500	1,157,500	77%	1,157,500	0%
Interest Income	33,470	7,500	7,500	7,500	1%	-	0%
Total Revenues	$ 405,836	$ 342,500	$ 1,500,000	$ 1,500,000	100%	1,157,500	338%
Expenses							
Millpond RDA engineering	$ 13,500	$ -	$ -	$ -	0%	-	0%
Millpond RDA streets	-	20,000	-	-	0%	(20,000)	0%
Millpond RDA water	-	250,000	300,000	300,000	20%	50,000	20%
Road/Pedestrian w/bridge to Meadows	-	-	1,200,000	1,200,000	80%	1,200,000	0%
Reserves	-	72,500	-	-	0%	(72,500)	-100%
Total Expenses	$ 13,500	$ 342,500	$ 1,500,000	$ 1,500,000	100%	1,157,500	338%
Surplus(Deficit)	**$ 392,336**	**$ -**	**$ -**	**$ -**			

RDA IM FLASH SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property Taxes	$ 8,961,922	$ 13,590,000	$ 13,000,000	$ 13,000,000	100%	$ (590,000)	-4%
Total Revenues	$ 8,961,922	$ 13,590,000	$ 13,000,000	$ 13,000,000	100%	$ (590,000)	-4%
Expenses							
IM Flash	$ 6,273,346	$ 9,510,000	$ 9,100,000	$ 9,100,000	70%	$ (410,000)	-4%
Lehi City	1,188,351	1,803,400	1,723,800	1,723,800	13%	(79,600)	-4%
Alpine School District	1,188,351	1,803,400	1,723,800	1,723,800	13%	(79,600)	-4%
Utah County	207,020	313,900	300,300	300,300	2%	(13,600)	-4%
TSSD	104,854	159,300	152,100	152,100	1%	(7,200)	-5%
Total Expenses	$ 8,961,922	$ 13,590,000	$ 13,000,000	$ 13,000,000	100%	$ (590,000)	-4%
Surplus(Deficit)	**$ 0**	**$ -**	**$ -**	**$ -**			

CDA XACTWARE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property taxes	$ 297,745	$ 332,500	$ 325,000	$ 325,000	100%	$ (7,500)	-2%
Note proceeds	-	-	-	-	0%	-	0%
Total Revenues	$ 297,745	$ 332,500	$ 325,000	$ 325,000	100%	$ (7,500)	0%
Expenses							0%
EDA costs	$ -	$ -	$ -	$ -	0%	$ -	0%
Taxing entities	288,813	322,750	315,250	315,250	97%	(7,500)	-2%
Administration	8,932	9,750	9,750	9,750	3%	-	0%
Redevelopment expenditures	-	-	-	-	0%	-	0%
Total Expenses	$ 297,745	$ 332,500	$ 325,000	$ 325,000	100%	$ (7,500)	0%
Surplus(Deficit)	**$ 0.01**	**$ -**	**$ -**	**$ -**			

EDA THANKSGIVING PARK

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property taxes	$ 256,343	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Interest Income	-	-	-	-	0%	-	0%
Total Revenues	$ 256,343	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Expenses							
EDA Administration Charges	$ 12,817	$ 15,000	$ 15,000	$ 15,000	5%	$ -	0%
Thanksgiving Park	243,526	285,000	285,000	285,000	95%	-	0%
Total Expenses	$ 256,343	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

EDA ADOBE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property taxes	$ 482,669	$ 920,000	$ 675,000	$ 675,000	100%	$ (245,000)	-27%
Total Revenues	$ 482,669	$ 920,000	$ 675,000	$ 675,000	100%	$ (245,000)	-27%
Expenses							
EDA costs	$ -	$ -	$ -	$ -	0%	$ -	0%
Taxing entities	450,475	874,978	629,978	629,978	93%	(245,000)	-28%
Administration	32,194	45,022	45,022	45,022	7%	-	0%
Redevelopment expenditures	-	-	-	-	0%	-	0%
Total Expenses	$ 482,669	$ 920,000	$ 675,000	$ 675,000	100%	$ (245,000)	-27%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

CDA OUTLETS AT TRAVERSE MOUNTAIN

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Sales Tax	$ 442,605	$ 820,000	$ 820,000	$ 820,000	69%	$ -	0%
Property Taxes	145,246	417,500	375,000	375,000	31%	(42,500)	-10%
Total Revenues	$ 587,851	$ 1,237,500	$ 1,195,000	$ 1,195,000	100%	$ (42,500)	-3%
Expenses							
Sales tax reimbursement	$ -	$ 820,000	$ 820,000	$ 820,000	69%	$ -	0%
Property tax reimbursement	145,246	417,500	375,000	375,000	31%	-	0%
Total Expenses	$ 145,246	$ 1,237,500	$ 1,195,000	$ 1,195,000	100%	$ -	-3%
Surplus(Deficit)	**$ 442,605**	**$ -**	**$ -**	**$ -**			

City Council Agenda Item Report

Meeting Date: April 14, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Preliminary subdivision approval for Sunset Farms Phase 2, a 9-lot residential development located at 1900 South Bridle Path Loop.
Petitioner: Mitch McCuistion

Suggested Action:

Attachments:
CCR Sunset Farms Plat B Preliminary Subdivision 04.14.20.docx

Sunset Farms Plat B Preliminary Subdivsion DRC 2.26.2020.docx

Sunset Farms Plat B Preliminary Subdivision 02.26.20 plans.pdf

aerial.pdf

General Plan.pdf

zoning.pdf

SUNSET FARMS PLAT B PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Mitch McCuistion		
Meeting Date	April 14, 2020		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	1900 South Bridle Path Loop		
Existing General Plan Designation	VLDR (Very Low Density Residential)		
Existing Zoning	R-1-15		
Existing Land Use	Agriculture/Undeveloped		
Number of Lots/Units	9 lots		
Adjacent Zoning and Land Use	*North*	R-1-12	Saddle Ridge Subdivision
	South	R-1-12	North Lake Subdivision
	East	R-1-22	Sunset Farms Subdivision
	West	R-1-12	Saddle Ridge Subdivision
Date of DRC Review	February 26, 2020		
Date of Planning Commission Review	March 12, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

Section 11.100. Effect of Preliminary Subdivision Plat Approval.
A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the City Council, the applicant may file an application for final subdivision plat approval.

Section 37.030. Connectivity Standards

A. Residential Connectivity Standards. All new residential subdivisions with ten or more units or more than one acre shall meet the following connectivity index, block length, and cul-de-sac length standards for private and public roads.

1. Required Connectivity Index. The minimum required connectivity index shall be required based on the project density as identified in the following table of minimum connectivity index scores:

Density	Index Score
0-2.5 DU/AC	1.5
2.6-4 DU/AC	1.6
4.1+ DU/AC	1.75

a. Reduction in Required Connectivity Index. The required connectivity index may be reduced if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent
ii. Jordan River;
iii. Utah Lake;
iv. delineated wetlands;
v. other significant natural or historic features;
vi. existing adjacent development;
vii. rail corridors; or
viii. limited access roadways.

b. Reductions in the required connectivity index will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

c. The total allowed reduction to the required connectivity index shall be based on an analysis of existing conditions that prevent connections. As part of the analysis, City staff shall ensure the internal connectivity of the subdivision meets the required connectivity index and that connectivity is provided to adjacent properties where possible.

PROPERTY HISTORY

November 19, 2019: A General Plan amendment was approved on the property from VLDRA to VLDR, which allows for the R-1-15 zoning.

January 28, 2020: The Forrest Annexation was approved by the City Council.

REPORT ANALYSIS

The applicant requests preliminary subdivision approval of Sunset Farms Plat B, a 9-lot residential development located at 1900 South Bridle Path Loop in an approved R-1-15 zone. This report will discuss the proposed layout, connectivity standards, and the DRC comments.

Proposed Layout

The residential subdivision will consist of nine lots on approximately 4.76 acres. The nine proposed lots range in size from 15,000 to 21,431 square feet which meets the minimum lot size requirement for the R-1-15 zone. The proposed preliminary subdivision shows all lots meeting the street frontage requirement of 100 feet. The residential subdivision will have an overall density of approximately 1.89 units per acre. The proposed density for the project is consistent with the current R-1-15 zone which allows a maximum density of 2.5 units per acre.

Connectivity Standards

The proposed project meets the minimum connectivity index of 1.5. The proposed preliminary subdivision shows connections to road stubs on the south, north, and east sides that would connect the property to the Sunset Farms, North Lake Plat A, and Saddle Ridge Plat A subdivisions. The subdivision also meets the superblock connectivity requirements by interconnecting the adjacent road stubs and providing a connection to 1900 South.

DRC Comments

The DRC had 11 comments on the proposed preliminary subdivision, including the following:

1. Show 5' sidewalks on 1900 South cross section
2. Recommend payment in lieu of detention, there is regional detention in North Lake

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** to the City Council for the Sunset Farms Plat B preliminary subdivision including the DRC comments from February 26, 2020. This recommendation is based on the following findings:

1. The proposed lot sizes and density are consistent with the R-1-15 zoning.
2. The proposed subdivision conforms to the goals and policies of the General Plan.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Lehi City Development Code regarding subdivision approvals.
5. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on March 12, 2020. The minutes and motion from this meeting are as follows:

3.3 Public hearing and recommendation of Mitch McCuistion's request for preliminary subdivision review of Sunset Farms Phase 2, a 9-lot residential development located at 1900 South Bridle Path Loop.

Brittney Harris presented information on agenda item.

The applicant was present.

Commissioner Hemmert opened public hearing on agenda item 3.3

Dale Willis was present and stated that there is an existing irrigation box that is piped to another irrigation box that he is currently using and wanted to request that care is taken to preserve the waterway so he could continue to use the water. He would like to make sure that during the construction that the waterway is protected so he can continue to irrigate.

Commissioner Hemmert closed the public hearing on agenda item 3.3
Commissioner Nielsen stated there is a private detention pond that he feels is unnecessary.

The applicant stated the City has offered a cash in lieu and will eliminate the detention pond.
Everett stated that he imagines there was code to keep the irrigation line up and running and functional. Ross stated he would pay special attention to that now that the is aware.

Commissioner Hemmert entertained a motion.

Motion: Commissioner Peterson moved to recommend approval of Mitch McCuistion's request for preliminary subdivision review of Sunset Farms Phase 2, a 9-lot residential development located at 1900 South Bridle Path Loop; including al DRC comments and findings in the report. Commissioner Everett seconded.

Vote: Commissioner Hemmert, yes; Commissioner Nielsen, yes; Commissioner Peterson, yes; Commissioner Everett, yes; Commissioner Hereth, yes; Commissioner Eyre, yes. The motion passed unanimously.

Sunset Farms Subdivision
DRC Redline Comments

Mitch McCuistion - requests preliminary subdivision review of Sunset Farms Phase 2, a 9-lot residential development located at 1900 South Bridle Path Loop.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Mitch McCuistion, Mark Le, Scotty Halls, Austin Whitney
Date of Plans Reviewed: 2/20/2020
Time Start: 1:09
Time End: 1:26

DRC REDLINE COMMENTS:

Glade – Power:

1. Developer responsible for any existing RMP OHP line relocate.
2. Provide/show 10' PUE at all road frontages.
3. Detention high water mark must be outside of the 10' PUE.

Kerry – Fire: No comments

Greg – Water/Sewer:

4. Remove 2' measurement from water main in street section on ALL future plans.
5. I am not aware of any existing 8" Lehi City owned sewer paralleling TSSD's 54" sewer main in 1900 South
6. Suggest connecting to existing SSMH in 1900 South, this sewer main is TSSD owned and maintained, TSSD approval will be required
7. Remove existing blow off and ? ? ?
8. Connection to existing SDMH at proposed depth will likely conflict with existing water mains. Pothole water mains for elevation prior to design approval.

Trent – Parks: No comments

Gary – Building/Inspections: No comments

JD – Streets:

9. CBR of 3 would require 19" of sub base material hauled in. Remove working native in ALL plans in the future.

Ross – Engineering:

10. Recommend payment in lieu of detention, there is regional detention in North Lake

Kim – Planning:

11. Show 5' sidewalks on 1900 South cross section

General note

1. On final plat add lowest floor elevation notes, as on phase 1.
2. Some elements of Plat A have not been done and may impact Plat B
3. Spring Creek Irrigation Co approval will be required for any ditch piping or modification.

PRIOR TO PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.
5. Reimbursement Agreement for any reimbursable improvement items must be in place.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Irrigation Company signature on the construction drawings for the irrigation piping.

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.

10. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
11. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
12. Provide a signed development agreement (prepared by Lehi City Planning Department).
13. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
14. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
15. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
16. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
17. Address any comments or conditions from City Council approval.
18. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
19. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

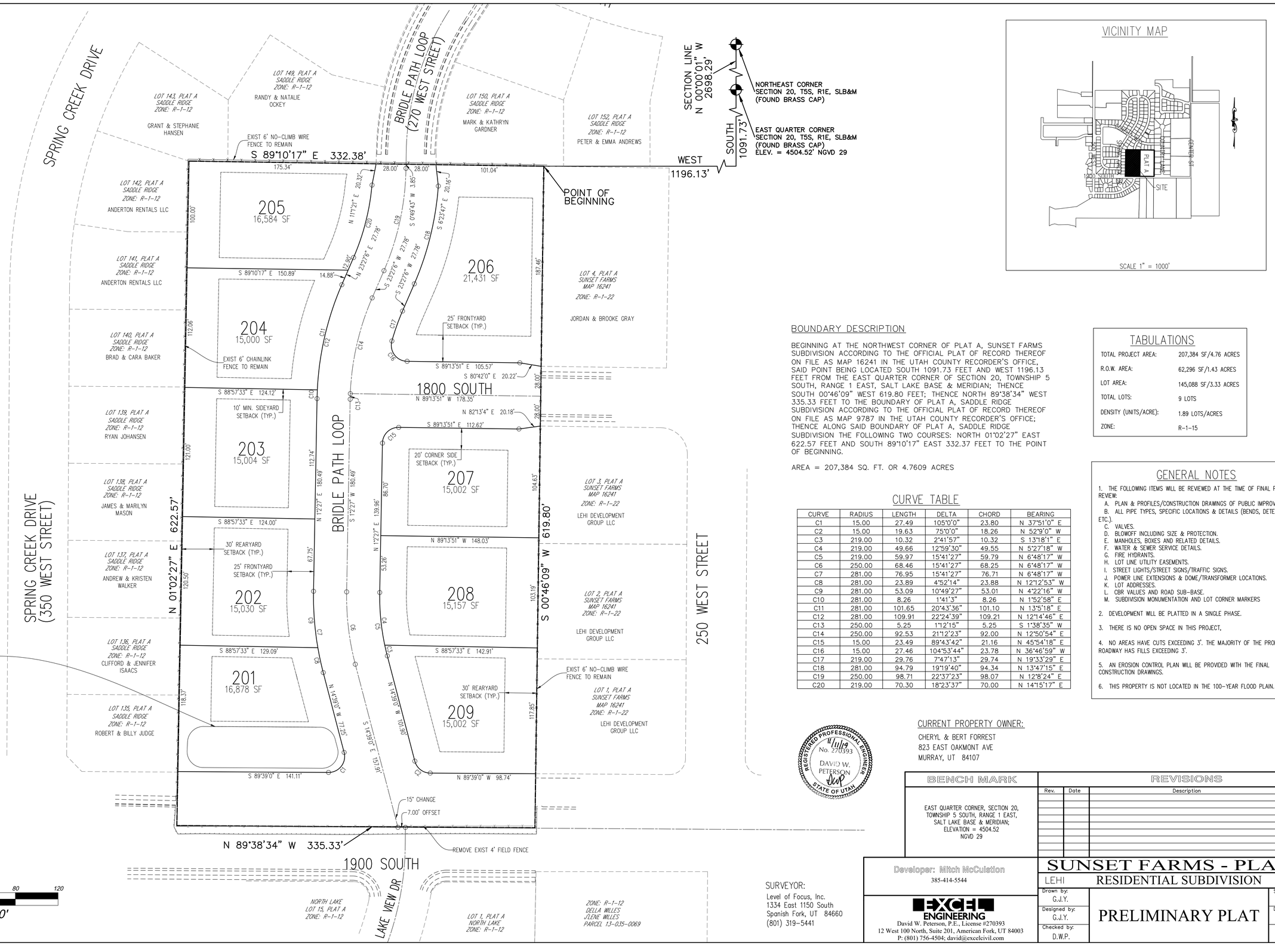
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. Provide a recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

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.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 12th (NEED ENVELOPES BEFORE SCHEDULING)



VICINITY MAP

SCALE 1" = 1000'

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF PLAT A, SUNSET FARMS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD THEREOF ON FILE AS MAP 16241 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED SOUTH 1091.73 FEET AND WEST 1196.13 FEET FROM THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 00°46'09" WEST 619.80 FEET; THENCE NORTH 89°38'34" WEST 335.33 FEET TO THE BOUNDARY OF PLAT A, SADDLE RIDGE SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD THEREOF ON FILE AS MAP 9787 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY OF PLAT A, SADDLE RIDGE SUBDIVISION THE FOLLOWING TWO COURSES: NORTH 01°02'27" EAST 622.57 FEET AND SOUTH 89°10'17" EAST 332.37 FEET TO THE POINT OF BEGINNING.

AREA = 207,384 SQ. FT. OR 4.7609 ACRES

TABULATIONS

TOTAL PROJECT AREA:	207,384 SF/4.76 ACRES
R.O.W. AREA:	62,296 SF/1.43 ACRES
LOT AREA:	145,088 SF/3.33 ACRES
TOTAL LOTS:	9 LOTS
DENSITY (UNITS/ACRE):	1.89 LOTS/ACRES
ZONE:	R-1-15

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	27.49	105°0'0"	23.80	N 37°51'0" E
C2	15.00	19.63	75°0'0"	18.26	N 52°9'0" W
C3	219.00	10.32	2°41'57"	10.32	S 13°18'1" E
C4	219.00	49.66	12°59'30"	49.55	N 5°27'18" W
C5	219.00	59.97	15°41'27"	59.79	N 6°48'17" W
C6	250.00	68.46	15°41'27"	68.25	N 6°48'17" W
C7	281.00	76.95	15°41'27"	76.71	N 6°48'17" W
C8	281.00	23.89	4°52'14"	23.88	N 12°12'53" W
C9	281.00	53.09	10°49'27"	53.01	N 4°22'16" W
C10	281.00	8.26	1°41'3"	8.26	N 1°52'58" E
C11	281.00	101.65	20°43'36"	101.10	N 13°5'18" E
C12	281.00	109.91	22°24'39"	109.21	N 12°14'46" E
C13	250.00	5.25	1°12'15"	5.25	S 1°38'35" W
C14	250.00	92.53	21°12'23"	92.00	N 12°50'54" E
C15	15.00	23.49	89°43'42"	21.16	N 45°54'18" E
C16	15.00	27.46	104°53'44"	23.78	N 36°46'59" W
C17	219.00	29.76	7°47'13"	29.74	N 19°33'29" E
C18	281.00	94.79	19°19'40"	94.34	N 13°47'15" E
C19	250.00	98.71	22°37'23"	98.07	N 12°8'24" E
C20	219.00	70.30	18°23'37"	70.00	N 14°15'17" E

GENERAL NOTES

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - A. PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
   - B. ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE ETC.).
   - C. VALVES.
   - D. BLOWOFF INCLUDING SIZE & PROTECTION.
   - E. MANHOLES, BOXES AND RELATED DETAILS.
   - F. WATER & SEWER SERVICE DETAILS.
   - G. FIRE HYDRANTS.
   - H. LOT LINE UTILITY EASEMENTS.
   - I. STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS.
   - J. POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS.
   - K. LOT ADDRESSES.
   - L. CBR VALUES AND ROAD SUB-BASE.
   - M. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS
2. DEVELOPMENT WILL BE PLATTED IN A SINGLE PHASE.
3. THERE IS NO OPEN SPACE IN THIS PROJECT,
4. NO AREAS HAVE CUTS EXCEEDING 3'. THE MAJORITY OF THE PROPOSED ROADWAY HAS FILLS EXCEEDING 3'.
5. AN EROSION CONTROL PLAN WILL BE PROVIDED WITH THE FINAL CONSTRUCTION DRAWINGS.
6. THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN.

REGISTERED PROFESSIONAL ENGINEER
11/11/19
No. 270393
DAVID W. PETERSON
STATE OF UTAH

CURRENT PROPERTY OWNER:
CHERYL & BERT FORREST
823 EAST OAKMONT AVE
MURRAY, UT 84107

BENCH MARK

EAST QUARTER CORNER, SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; ELEVATION = 4504.52 NGVD 29

REVISIONS

Rev.	Date	Description

Developer: Mitch McCuistion
385-414-5544

SURVEYOR:
Level of Focus, Inc.
1334 East 1150 South
Spanish Fork, UT 84660
(801) 319-5441

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

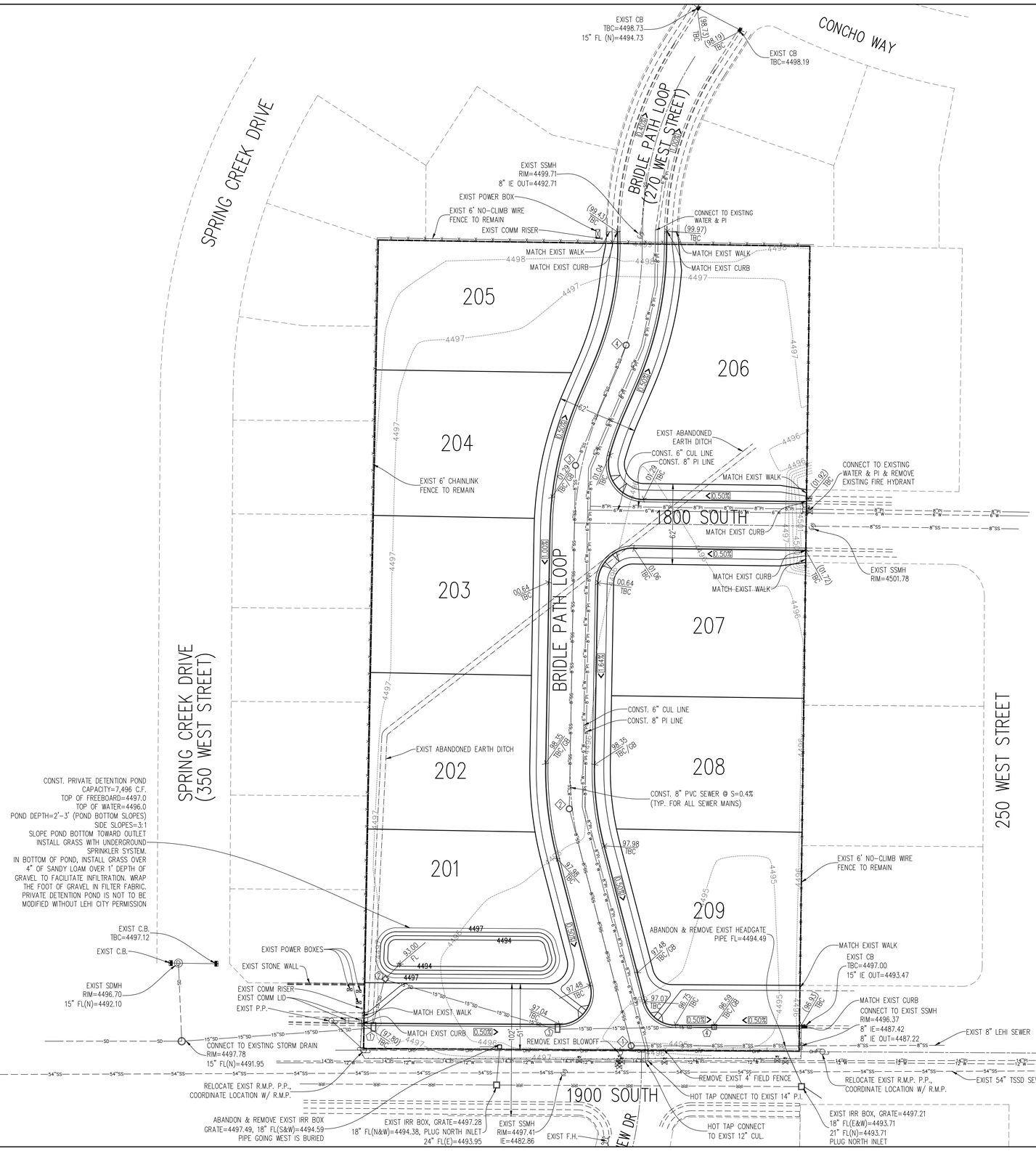
SUNSET FARMS - PLAT B

LEHI RESIDENTIAL SUBDIVISION UTAH

Drawn by:	G.J.Y.
Designed by:	G.J.Y.
Checked by:	D.W.P.
Scale:	1"=40'
Date:	01/30/20

PRELIMINARY PLAT

C1



STORM DRAIN KEYED NOTES

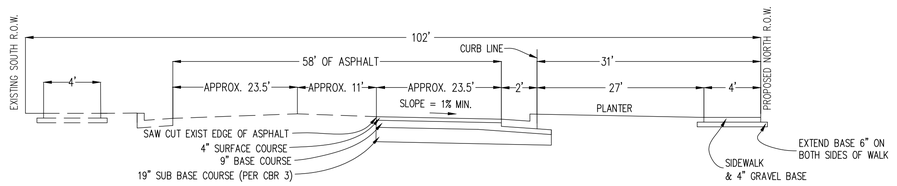
1. CONST. 3'X6' COMBO BOX, TBC=4497.75, GRATE=4497.25, 15" IE THRU=4492.53
2. CONST. 3'X3' SD BOX W/ 4.5" ORIFICE & SNOUT TYPE 18F OVER OUTLET, GRATE=4497.00, 15" IE THRU=4492.67
3. CONST. 3'X6' COMBO BOX, TBC=4497.04, GRATE=4496.54, 15" IE THRU=4493.05
4. CONST. 3'X3' CATCH BASIN, TBC=4496.59, GRATE=4496.09, 15" IE OUT=4493.34

SEWER KEYED NOTES

1. CONST. 4' SSMH, RIM=4496.80, 8" IE IN=4488.13, 8" IE OUT=4487.93
2. CONST. 4' SSMH, RIM=4498.00, 8" IE IN=4489.07, 8" IE OUT=4488.87
3. CONST. 4' SSMH, RIM=4501.10, 8" IE IN=4490.31, 8" IE OUT=4490.11
4. CONST. 4' SSMH, RIM=4500.50, 8" IE OUT=4490.70

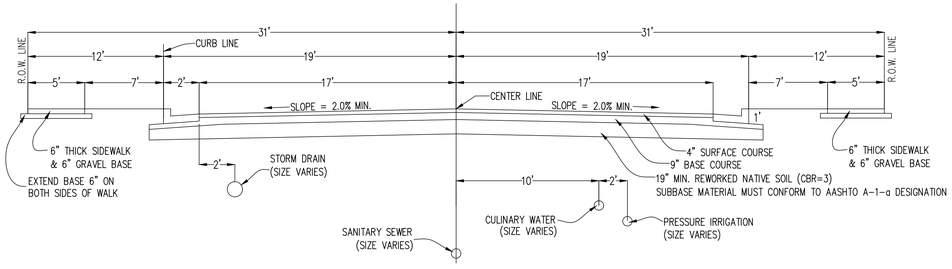
40 20 0 40 80 120

Scale 1" = 40'



1900 SOUTH 102' R.O.W. SECTION

LOOKING WEST - SCALE: NONE



TYPICAL 62' STREET SECTION

SCALE: NONE

BENCH MARK	REVISIONS		
EAST QUARTER CORNER, SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; ELEVATION = 4504.52 NGVD 29	Rev.	Date	Description

Developer: Mitch McCuistion
385-414-5544

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

SUNSET FARMS - PLAT B

LEHI RESIDENTIAL SUBDIVISION UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

PRELIMINARY PLAN

Scale: 1"=40'
Date: 01/30/20
C2

Sunset Farms Plat B Preliminary Subdivision

Aerial

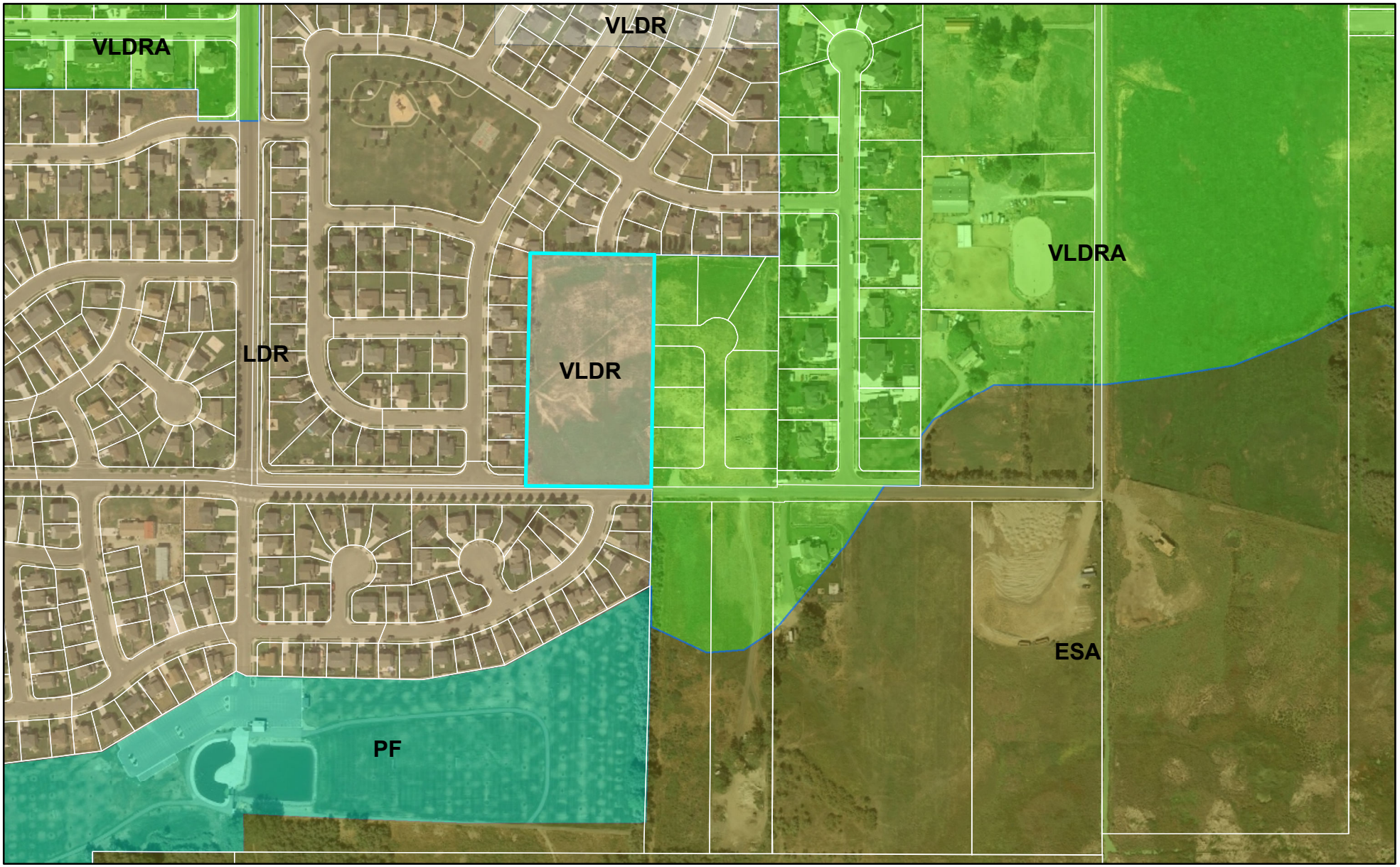


0 440 880 Feet

LEHI CITY

Sunset Farms Plat B Preliminary Subdivision

General Plan

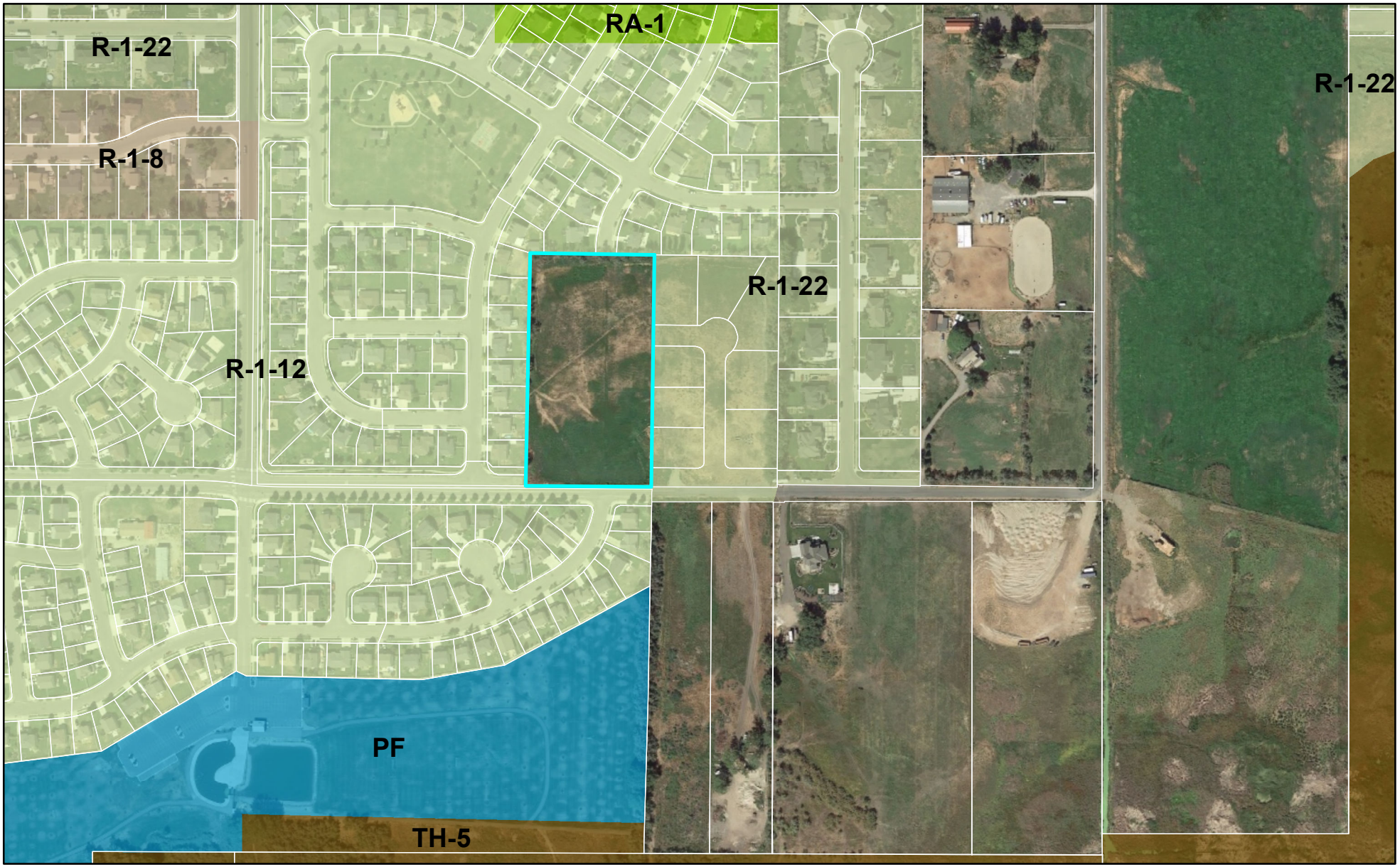


0 440 880 Feet

LEHI CITY

Sunset Farms Plat B Preliminary Subdivision

Zoning



LEHI CITY

City Council Agenda Item Report

Meeting Date: April 14, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #23-2020, approval of a Development Code amendment to Chapter 12, changing the exception for group homes to allow up to 16 residents.
Petitioner: Avante Recovery Center

Suggested Action:

Attachments:
CCR Avante Dev Code Amendment 04.14.20.docx

Ch 12 Group Homes DCA DRC 3.11.2020.docx

Ord 23-2020.docx

Ch 12 explanation.pdf

Chapter 12 Group Home Development Code Amendment.pdf

support for code change JA Talbert.pdf

AVANTE GROUP HOME DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Avante Recovery Center
Meeting Date	April 14, 2020
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	March 11, 2020
Date of Planning Commission Review	March 26, 2020

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may 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 12.160. Supplementary Requirements for Group Homes.

C. Reasonable Accommodation. Reasonable accommodation exceptions may be made to rules, policies, practices, and/or services when the request is reasonable and necessary to afford a person with disability an equal opportunity to use or enjoy a dwelling.

1. A group home may have up to eight unrelated residents if the scope and magnitude of the requested accommodation does not alter the character of the surrounding neighborhood. Such considerations may include impacts on parking, traffic, noise, utility use, architectural compatibility, and other typical concerns of zoning.

2. Exceptions based on reasonable accommodations shall be based on the following factors:
   (a) The residence shall be inhabited by an individual or individuals with disabilities protected under fair housing laws;
   (b) The request shall be necessary to afford persons with a disability equal opportunity to use and enjoy a dwelling compared to similarly situated persons or groups without a disability;
   (c) The request shall not impose undue financial or administrative burden on the City;
   (d) The request shall not fundamentally alter the City's land use, zoning, or building regulations;

(e) The request shall be reasonable;
(f) The request makes a dwelling available to an individual whose tenancy would not result in substantial physical damage to the property of others; and
(g) The request abides by any other relevant considerations under federal or state law.

3. The applicant bears the burden of proof to demonstrate that the requested accommodation is necessary and reasonable under the standards and definitions set forth in federal and state law, including federal and state case law.

D. Approval Process.

1. The applicant shall provide evidence of compliance with all applicable requirements to the City, as well as regulations and standards of the Department of Human Services of the State of Utah governing the licensing and operation of the facility.

2. The Reviewing Departments shall be the final approving authority, subject to the applicant's right of appeal pursuant to Section 12.190. Upon determination of compliance with all of the requirements of this section, the Reviewing Departments shall provide notice of approval for the proposed facility. However, where, in the opinion of the Reviewing Departments, the information provided by the applicant is insufficient or the facility is not in compliance with the requirements of this section, the application may be denied.

3. A permit to operate a group home is nontransferable.

4. The operator of the facility will provide assurances that the residents of the facility will be properly supervised on a 24-hour basis.

5. The applicant shall obtain and maintain all licenses from the State of Utah Department of Human Services required to operate the facility and shall provide the City with proof of such licenses.

REPORT ANALYSIS

The applicant requests approval of a Development Code Amendment to Chapter 12 adding an additional exception allowing up to 16 unrelated residents in addition to the existing exception for up to eight. They also propose to change Table 37.070 Off-Street parking requirements to reduce parking requirements for group homes that do not allow residents to bring their own car.

Currently the Development Code only allows for four unrelated individuals in the same group home. However, an exception to provide reasonable accommodation allows for up to eight. The proposed amendment will provide additional qualification for an exception up to 16. The applicant originally proposed 18 as the maximum number; however, DRC members clarified that the International Building Code (IBC) only allows up to 16 residents without upgrading to an institutional designation. The applicant supports DRC's recommendation for the maximum exception at 16.

Table 37.070 currently requires one stall per four residents and one stall for every two employees. The applicant proposes to reduce this for group homes where the residents cannot bring their own vehicles. The proposed reduction would change the requirement to one stall per eight residents and one stall for every two employees.

The rest of this report will review the current and proposed qualifications for the exception, the applicant's justification, and the DRC comments.

Qualifications for Exceptions
Currently a reasonable accommodation exception can be made allowing up to eight individuals in a group home. The Development Code also lists requirements for granting the exception. The requirements include not altering the character of the neighborhood including impacts on traffic, parking, noise, utility use, etc. The Code also lists what the

exceptions shall be based on including things like: accommodating people with disabilities; not imposing a financial or administrative burden on the City; not altering the City's zoning, land use or building regulations; constitutes a reasonable request; will not result in substantial physical damage to the property of other; and adherence to other State and Federal laws. The last requirement puts the burden of proof on to the applicant to show that they meet all applicable Code as well as Federal and State law.

The applicant proposes these existing requirements remain as well as adding some additional ones. They proposed a requirement of a minimum 8,000 square foot house to be considered for an exception of up to 16 individuals. DRC recommends increasing that to 10,000 square feet. The applicant also proposes a minimum of 60 square feet per resident in a multi-occupant room. DRC commented that the IBC requires a minimum of 120 square feet per bedroom. This number represents total requirement for the room, not per occupant. Planning staff recommends combining these to clarify the requirement.

The applicant also proposes including consideration if residents can park at the home or not. Their group home does not allow residents to bring their own cars, reducing the needed parking spaces and limiting the traffic to and from the site. They also propose including that the building will have to meet commercial fire code and having adequate space for dining and common areas. These new requirements place the burden of proof on the applicant at the time of request for the exception. Approval of this Development Code Amendment will not represent approval for this project to increase maximum occupancy to 16. They will need to submit a new conditional use permit to receive the exception up to 16.

Confusion over the proposed exception replacing the existing exception of eight came up during Planning Commission. The applicant does not propose to eliminate the existing exception of up to eight. They wish to add an additional exception, with additional requirements for up to 16 residents. In other words, if future applicants meet the other requirements, they can still qualify for an exception to allow for greater residents. However, only those meeting the additional requirements mentioned above will qualify for 16 residents.

Justification for Greater Occupancy
In support of their proposed Development Code Amendments, the applicant also submitted a letter from JeanAnne Talbert stating that research exists showing group therapy is more effective with more individuals in the home. The full letter is included in the City Council packet.

DRC Comments
The DRC reviewed the proposed Development Code Amendments and had eight comments. In addition to those previously mentioned they included:

1. Note, resubmit building plans for review for code compliance for the added people.
2. Planning Commission will determine whether or not this maintains the neighborhood feel similar to other structures in the zone.
3. Add an additional sentence to the code amendment stating that: No outpatient service can be allowed as part of a group home with person's with disability

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed amendment to Chapter 12.150 Supplementary Requirements for Group Homes of the Development Code, including the DRC comments from March 11, 2020. This recommendation is based on the following findings:

1. The applicant provided evidence that the proposed amendment to the Development Code may enhance a group home's effectiveness.
2. The proposed amendment to the Lehi City Development Code provides qualifications for the exception.
3. The proposed amendment to the Lehi City Development Code is not significantly detrimental to the public health, safety, and welfare of Lehi City.

4. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on March 26, 2020. The minutes and motion from this meeting are as follows:

Jacob Curtis presented information on agenda item. Commissioner Everett inquired whether the exception was for new facilities or current facilities. Jacob stated it would only apply to new facilities, not rebuilds, and clarified that it was restricted and would not include outpatient per City Code.

Commissioner Hemmert clarified that this was the only residential facility of this type.

The applicant was present and did not have any questions or comments.

Commissioner Hemmert opened public hearing on agenda item 2.3

Commissioner Hemmert advised that there were two comments that were received and reviewed via email.

Ricky Evans submitted public comment that read "Hi Teisha I understand that avanta recovery is applying for more residents. I have a few concerns for the planning commission. First I understand that they want to increase to 18 residents which the code I believe only allows 16 and if they go over that it changes to an institution and they would have to make changes to the building. Second I am concerned about the parking for staff and visitors. We are in a cul-de-sac and parking is a mess as it is as I have had people park in front of my residence to visit them. Third thing are they going to increase the staff that stays there at night or is it going to stay status quo? I want to make sure our concerns are addressed so if there is anything else I need to do please let me know. Thanks".

Ellis Bodily submitted public comment that read "Adding additional residents to this facility is not a gain to the public health, safety and welfare of our neighborhood. It actually adds an increase in the safety concern for residents who live in our neighborhood. Allowing the number of residents housed at this facility to be doubled will directly affect the number of cars coming into the cul-de-sac. Physicians, clinicians, healthcare workers as well as visitors for 16 residents will double the amount of traffic than was originally proposed by Avante. I see no positive benefit to the community by increasing the number of residents allowed at this facility. The obvious issue with increasing the number of residents in this facility is directly related to the parking requests listed above. 1 stall per 4 residents equals 4 stalls to be available at all times for anyone who is at the facility to visit or care for said residents. On street parking only allows for 2-3 cars, without blocking any mailboxes, and on-site parking is limited to the same amount or less. There is also a concern for enough space for cars to either turn around in the parking lot to exit back onto the street and/or backing out onto the street. This is a direct safety issue to any children or residents of the neighborhood who may be

nearby. The bedrooms in this facility are not large enough to be considered for a "multi-occupant" status. The privacy allowed residents in a "multi-occupant" room will not be conducive for optimal rehabilitation. There is also the question of whether the "cost" of treatment for each resident will decrease due to a shared bedroom? If Avante reduces treatment costs per resident, so they can house 16 people, will the "high end" clientele, they promised the neighborhood, participating in their rehab facility decline? The "feel" in our neighborhood will be directly affected by the addition of 8 more residents! Avante handed out pamphlets at the "neighborhood open house" which clearly stated that they will be offering various types of "outpatient" services including "Partial Hospitalization" (20 hours per week), "Intensive Outpatient" (9-19 hours per week) and "General Outpatient" (1-8 hours per week). Where will all these people be parking? All of these "outpatient" services will additional neighborhood traffic as well as parking issues to the already limited space.
Our neighborhood has not been provided with any data or statistics which validate the claim that that research exists showing group therapy is more effective with more individuals in the home. This claim needs to be backed up with more evidence-based data than just "1 letter from 1 individual" who may very well be a stakeholder in this facility. I've been a resident in Lehi for over 27 years and have lived in 3 different areas of this city. I have also been a Registered Nurse for 15 years working in the area of Public Health. I take the health and safety of all individuals very seriously. Having this facility in my neighborhood is not the optimal choice for me but I do see the great need for rehabilitation services in our state.
I've worked in the Long-Term Care setting and watched owners admit many residents that did not meet facility requirements. This was done to increase the income of the facility when actual qualified applicants were not available.
The owners of Avante have promised our neighborhood that they will only admit residents that would be considered "high end clientele" yet that is a very subjective term. If the number of residents is increased from 8 to 16, I can see all kinds of rule bending happening to keep this facility making profits. The bottom line here is all about the money and income this facility will provide for the owners, not the actual rehabilitation of its residents.
I petition you to uphold the initial accommodations that were approved for The Avante Recovery Center and help to maintain as much normalcy as possible in our neighborhood.
Thank you so much for your service to Lehi City and its residents. It's been a wonderful place to live for our family and for our neighbors as well. Please feel free to contact me with any questions or concerns you may have.

Commissioner Hemmert closed public hearing on agenda item 2.3

Commissioner Hemmert stated he used to be a medical courier as part of the medical group at Provo Canyon District. He stated that these facilities can do great things and are needed. He stated after reviewing all material and operations and the character of the surrounding area that an impact will be felt by adjoining properties. He was unsure of the gain of the public's welfare and safety. He expressed that he did see a community benefit, but the applicant bears the burden and that this is a necessity to the exiting accommodations. Commissioner Everett echoed Commissioner Hemmerts statements. Commissioner Nielsen stated he was concerned about parking and increased traffic and whether the burden of proof had been met. Commissioner Hereth stated he felt like it was two pieces but did not feel like with the code

amendment that a burden of proof was met. Kim Struthers stated that it was an important distinction, but that the applicant was asking for a specific amendment and if there were general concerns it could still be part of the consideration and accommodation allowance. Commissioner Ellis stated that maybe the size of the footprint be taken into consideration and will be more acceptable. Commissioner Hemmert stated that the applicant needed to demonstrate a need or a gain. Commissioner Nielsen stated he felt there was a justification for the benefit of the community by providing resources for those that need them.
Commissioner Hemmert stated there is already an existing code for the and there is nothing that prohibits these provisions under the current code. Commissioner Eyre stated there was nothing that prohibits the development, but with the current code he felt that he would be alright with the footprint. Commissioner Hemmert stated the code does come into play, but it is existing and will need a conditional use permit and is larger than what the current code allows. Commissioner Bunker stated he has reviewed the material and that it is a large footprint. He thinks that it could be beneficial. Commissioner Nielsen stated there could be more people in the facility and wasn't sure if the item was grandfathered in, and if so, would they be able to accommodate the increased traffic and other issues that may arise. Commissioner Nielsen asked if that would need to apply for conditional use and may need general code change. Commissioner Hemmert stated that the comments the Commissioner have made have been persuasive. Commissioner Everett stated homes can be larger and smaller in each neighborhood and opportunities need to be presented and taking it at code only is taking the wrong direction. Commissioner Nielsen asked for clarification of the code. Kim Struthers stated it could be drafted in the language of the City Code and that it was something that could be amended with a tiered system. Ross Dinsdale asked if you could specify square footage per person. Commissioner Nielsen asked the Commission could forward a positive recommendation with amendments. Commissioner Ellis stated he would rather see a tiered system. Commissioner Everett stated the language in the code and DRC comments should be considered for this item. Commissioner Nielsen asked about resident to staff ratio and if this would be within reason. Craig Chambers stated that even if it passes it still must be safe and pass through other avenues for safety. Commissioner Everett asked about other developments and if other cities had encountered this issue. Jacob stated that no other cities were looked at. Craig Chambers mentioned that the comments in Teams needed to be part of the record.

Motion: Commissioner Nielsen moved to forward a positive recommendation to City Council of Avante Recovery Center's request for review of a Development Code amendment to Chapter 12 changing the exception for group homes to allow up to 16 residents.; including all DRC comments and findings stated in the report.

Vote: Commissioner Ellis, yes; Commissioner Everett, no; Commissioner Hemmert, no; Commissioner Nielsen, yes; Commissioner Bunker, yes; Commissioner Hereth, yes; Commissioner Eyre, yes. The motioned passed 5-2.

Avante Group Home Development Code Amendment to Chapter 12
DRC Redline Comments

Dwayne Nielson- requests review of a proposed Development Code Amendment to Chapter 12 increasing the exception for the number of residents in group homes.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Dwayne Nielson
Date of Plans Reviewed: 3.03.2020
Time Start: 1:07
Time End: 1:24

DRC REDLINE COMMENTS:
Glade – Power:
1.
Kerry – Fire:
2. This would be an R-4 occupancy which allows up to 16
3. IBC 207.3 Room area. Every dwelling unit shall have not less than one room that shall have not less than 120 square feet (11.2 m2) of net floor area. Other habitable rooms shall have a net floor area of not less than 70 square feet (6.5 m2)

Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections:
4. Note, resubmit building plans for review for code compliance for the added people.

JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:
5. Under item C 4 and D1, keep the eight maximum persons and handle the over eight in the exceptions section.
6. Recommend requiring 10,000 square feet of livable space or whatever the nearest 1,000 square feet of the actual home size of Avante Group Home for up to 16 unrelated individuals. This way we can tailor future exceptions more narrowly.
7. Planning Commission will determine whether or not this maintains the neighborhood feel similar to other structures in the zone.
8. Add an additional sentence to the code amendment stating that: No outpatient service can be allowed as part of a group home with person's with disability

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 26th

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.

ORDINANCE NO: 23-2020

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTERS 12 AND TABLE 37.070 INCREASING THE EXCEPTION FOR GROUP HOMES

WHEREAS, the applicant desires to amend Chapter 12 and Table 37.070 of the Lehi City Development Code, updating the exceptions for Group Homes Residents and the required parking, and;

WHEREAS, this amendment seeks to provide greater capacity for qualifying group homes, and;

WHEREAS, following a public hearing on March 26, 2020, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on April 14, 2020 the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of March 26, 2020, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 12 and Table 37.070 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

Chapter 12 and Table 37.070 of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance 23 -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be

updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 14th day of April 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

March 3, 2020

Lehi City Planning and Zoning department
153 N 100 East
Lehi UT 84043

RE: Requested changes to Lehi City Municipal Code for group homes

To the Planning and Zoning Department and Planning Commission:

Avante Recovery Center, LLC. respectfully submits an expansion of the municipal code which currently allows an exemption for a recovery center of up to eight (8) clients in a group home. Avante received the increased exemption in 2019 and is currently the only approved center in Lehi. As part of the approval process the residence was required to meet commercial standards for fire suppression - installing an alarmed sprinkler system throughout the residence and a commercial backflow preventor at the water meter.

Our facility is housed in a residence which has 10,770 square feet. It has 9 very large bedrooms, dining capacity to seat 22 people and two large common areas. We have garages for up to 6 cars and off-street parking for another 8 cars. Additionally, we have 5 full bathrooms, 1 three quarters bathroom and 3 half bathrooms.

The owners of Avante all have family members and close friends who have struggled with Alcohol or Drug addiction. We are committed to pioneering and providing the leading recovery methodologies to the people of Lehi and Utah in a facility which closely resembles a family setting. We specifically chose the residence because of the opportunity to fill that need and help as many people as we can.

We have proposed a change to the code to suggest two exemption levels; an exemption of up to 8 people in homes greater than 5,000 square feet and an exemption of up to 18 people in homes greater than 8,000 square feet. We have also suggested an addition to the parking requirements including changes when the patients are not allowed to have vehicles at the residence. The current exemption is not based upon size of the home. We propose the square footage requirement will be in the best interest of the city and its residents by providing more stringent requirements for an exemption.

Our request is for an exemption of up to 18 clients, based on the following:

1. Numerous studies have concluded group therapy is most effective with groups larger than 8 people. (Please see the attached recommendation letter from JeanAnne Johnson Talbert).
2. Our services will include more than existing recovery centers and the economies of scale will allow us to provide a more complete treatment:
    a. Avante will have more therapists and medical personnel which increases the cost of service.
    b. In the last three years insurance companies are paying less for this valuable service and limiting the number of days a client can be treated. Our desire is to provide the services if the client needs them; often twice as long as insurance will reimburse the client.

    c. Our costs to remodel the house were extensive to meet commercial fire standards.
3. A home with over 8,000 square feet provides the bedroom and meeting space that allows 18 people. The size of the home will allow sufficient room for patient privacy, more than adequate meeting space and will not give the indication to the public that a large gathering is occurring.
4. Although we would be approved for 18 clients, the timing of clients arriving and leaving the facility will likely result in an average of 16 clients at any one time, which is an ideal therapy group size.
5. Adding a provision to parking that recognizes a policy where a client cannot have a vehicle on the premises will ensure the nature and character of the neighborhood will not be disturbed.
6. Our ownership team is a group of seasoned CEO's and business owners who understand safety and will ensure professional operation of the center.
    a. Dwayne Nielson – former CEO of Envirocare of Utah, now Energy Solutions
    b. Tim Hoj – Owner and CEO of Hoj Engineering
    c. Rob Mansfield – Equity Partner of Mitchell, Barlow and Mansfield, a Salt Lake City law firm.
    d. Gentry Boswell – Owner of Commander Concrete
    e. Glen Thomas – Partner, Cascade Energy
    f. Melissa Cheng, MD

We look forward to the opportunity to discuss this with the planning commission at their next meeting.

Highest regards,

Dwayne Nielson
Managing member
Avante Recovery Center

Section 12.150. Supplementary Requirements for Group Homes

A. Purpose. (No Changes Proposed)

B. Definitions. (No Changes Proposed)

C. Use.

1. A group home is a permitted use in any zoning area where residential dwellings are allowed.

2. Group homes will be regulated according to the standard residential zoning requirements applicable to the subject property.

3. A permitted group home use may be revoked under the following circumstances:

   a. The facility is devoted to a use other than a group home as approved by the Reviewing Departments; or
   b. Any license or certification issued by the Utah Department of Health or the Department of Human Services for such a facility is revoked or terminated; or
   c. The facility fails to comply with the requirements set forth in this chapter.

4. A group home is limited to up to four unrelated persons (see the definition of "Family," Chapter 39), with the allowance of up to ~~eight~~ eighteen unrelated persons with a reasonable accommodation exception in the case of a Group Home for Persons with Disabilities.

5. Any group home facility shall provide off-street parking as per Table 37.090: Tble of Off-Street Parking Requirements. The creation of a parking area shall not change the residential character of the property.

6. Any group home facility shall comply with development standards, design standards, and building, safety, and health regulations applicable to similar residential structures within the zone in which the facility is located.

7. Any group home facility shall not fundamentally alter the structure's residential character or the character of the neighborhood where the facility is located.

D. Reasonable Accommodation. Reasonable accommodation exceptions may be made to rules, policies, practices, and/or services when the request is reasonable and necessary to afford a person with disability an equal opportunity to use or enjoy a dwelling.

1. A group home may have up to ~~eight~~ eighteen unrelated residents if the scope and magnitude of the requested accommodation does not alter the character of the surrounding neighborhood. Such considerations may include impacts on the

number of residents occupying each bedroom, parking, traffic, noise, utility use, architectural compatibility, and their typical concerns of zoning.

2. Exceptions based on reasonable accommodations shall be based on the following factors:

   a. The residence shall be inhabited by an individual or individuals with disabilities protected under fair housing laws;
   b. The group home facility must be a minimum of 5,000 square feet to accommodate eight unrelated residents and a minimum of 8,000 square feet in order to accommodate up to eighteen unrelated residents;
   c. A minimum of sixty square feet per client shall be provided in a multiple occupant bedroom. Storage space will not be counted.
   d. Whether the group home does or does not permit the residents to have automobiles parked at the group home;
   e. The residence will be subject to the commercial building code for fire suppression and be charged commercial utility rates.
   ~~a.~~f. The residence will have adequate space for dining and common areas.
   ~~b.~~g. The request shall be necessary to afford persons with a disability equal opportunity to use and enjoy a dwelling compared to similarly situated persons or groups without a disability;
   ~~c.~~h. The request shall not impose undue financial or administrative burden on the City;
   ~~d.~~i. The request shall not fundamentally alter the City's land use, zoning, or building regulations;
   ~~e.~~j. The request shall be reasonable;
   ~~f.~~k. The request makes a dwelling available to an individual whose tenancy would not result in substantial physical damage to the property of others; and
   ~~g.~~l. The request abides by any other relevant considerations under federal and state law~~.~~

3. The applicant bears the burden of proof to demonstrate that the requested accommodation is necessary and reasonable under the standards and definitions set forth in federal and state law, including federal and state case law.

E. Approval Process. (No Changes Proposed)

F. Non-Compliance. (No Changes Proposed)

Formatted: Font color: Red

Formatted: Font: (Default) Times New Roman

Formatted: Font: (Default) Times New Roman, Font color: Red

Formatted: Font color: Red

Formatted: Font color: Red

Formatted: Font: (Default) +Headings CS (Times New Roman)

TABLE 37.070
TABLE OF OFF-STREET PARKING REQUIREMENTS

USE	PARKING SPACES REQUIRED
RESIDENTIAL USES	
(No changes other than to Group Homes)	
Group Homes	1 stall per each 4 residents plus 1 for each 2 employees during regular hours or 1 stall per each 8 residents plus 1 for each 2 employees during regular hours for those group home facilities greater in size than 8,000 square feet and where residents are not permitted to have automobiles at the group home

March 3, 2020

Dear Lehi City

I am writing this letter in support of Avante Recovery Center which will soon begin benefiting so many people in our community in need of substance abuse treatment. I understand there is some opposition to the number of clients receiving treatment at one time in the facility. I ask that you reconsider this as numerous studies have shown that larger rehabilitation facilities offer more opportunities for clients to exchange positive support, better treatment outcomes and longer abstinence rates.

The Oxford house model of community-based recovery has shown that individuals recovering from addictions should be surrounded by a community in which they feel they belong and are able to obtain sobriety goals. In fact, successful treatment has often been related to fellowship with similar peers and abstinent specific social support networks. These networks can add needed structure and discipline to the lives of people with substance use disorders who often enter treatment with their lives in chaos.

While no single treatment approach is effective for all persons with substance use disorders, group therapy offers the experience of closeness, sharing of painful experiences, communication of feelings and helping other who are struggling with control over substance abuse. The Substance Abuse and Mental Health Services Administration (SAMHSA), the agency within the U.S. Department of Health and Human Services provides treatment centers, providers and the general public with Treatment Improvement Protocols (TIPs) that highlight the advantages of group therapy. Multiple other studies supporting group therapy can also be provided by myself if you would like.

Avante Recovery Center is looking forward to contributing to our community and providing a much needed service. I currently work for three different residential treatment centers, all having at least 16 clients. I have found that 16- 18 clients together is optimal for the different relationships to form and be successful. I highly recommend that Avante is granted the ability to serve up to 18 clients. Please don't hesitate to contact me if you have further questions or need further information. Thank you very much.

Sincerely,



JeanAnne Johnson Talbert, DHA, PhD, APRN-BC, FNP, CARN-AP
jeanannetalbert@yahoo.com
(801)669-3425

City Council Agenda Item Report

Meeting Date: April 14, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
General Plan amendment from Low Density Residential to Commercial on 1.4 acres located at approximately 400 West Bull River Road.
a. Consideration to untable the General Plan amendment. (Tabled from the March 31, 2020 meeting.)
b. Consideration of Resolution #2020-22, a Development Agreement for the Creative Learning Academy.
c. Consideration of Ordinance #15-2020, approving a General Plan amendment from Low Density Residential to Commercial on 1.4 acres located at approximately 400 West Bull River Road.
Petitioner: Jessica Lloyd

Suggested Action:

Attachments:
CCR_Creative_Learning_Academy_Development_Agreement_04.14.20.docx

Development_Agreement_Creative_Learning_Academy_04.14.20.docx

Res 2020-22.docx

CCR Creative Learning Academy General Plan Amendment 04.14.20.docx

Creative Learning Academy GPA DRC 01.15.20.docx

Ord 15-2020.docx

Creative Learning Academy GPA narrative & map.pdf

Creative Learning Academy- Aerial.pdf

Creative Learning Academy- General Plan.pdf

Creative Learning Academy- Zoning.pdf

CREATIVE LEARNING ACADEMY DEVELOPMENT AGREEMENT

CITY COUNCIL REPORT

Applicant	Jessica Lloyd		
Meeting Date	April 14, 2020		
Requested Action/Purpose	Approval of a proposed development agreement		
Location	Approximately 400 West Bull River Road		
Existing General Plan Designation	Low Density Residential (LDR)		
Existing Zoning	R-1-10		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	PC	Murdock Canal Trail
	South	R-1-10	Single Family Homes
	East	C	Apex Storage
	West	R-1-10	Single Family Homes
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

PROPERTY HISTORY

May 27, 1999 Northern part of the property annexed into the City as part of the Low Hills Annexation

March 28, 2007 Remainder of the property annexed with the Eagle Ridge Phase 2 Annexation

March 31, 2020 General Plan Amendment to Commercial was tabled by City Council

REPORT ANALYSIS

The applicant requests approval of the proposed Creative Learning Academy Development Agreement. This agreement was requested by City Council members to ensure that the future development will meet criteria in harmony with the surrounding neighborhood. The development agreement includes an agreement that any wall or fence along the south property line will not exceed seven feet.

Council member Koivisto also included in her motion that the Council would like to see the future building have outdoor access from the lower level. Encouraging the building to incorporate the existing slope into the design. Because this was a recommendation, it was not included in the Development Agreement. If the Council would like to include that as a necessary element in the Development Agreement, they can include that in their motion. Council member Koivisto also mentioned having the curb and gutter match the grade of the street. This could also be included in the motion, but also will be considered in future site plan review.

This development agreement does not necessitate the approval of the General Plan Amendment or future Zone Change. They are individual and separate items that do not bind the City Council to approval of any other proposal on this site.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Creative Learning Academy Development Agreement.

This recommendation is based on the following findings:

1. The proposed development agreement restricts the future fence to seven feet on the south side of the property.
2. The proposed development agreement protects the existing neighborhood while allowing a compatible commercial use.
3. The proposed development agreement is not detrimental to the public health, safety, and welfare of Lehi City.
4. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
5. Other findings based upon information presented at the public meeting.

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") effective as of the date the last Party signs below ("Effective Date") by and among Lehi City, a political subdivision of the State of Utah ("City") and Jessica Lloyd, owner of Creative Learning Academy ("Developer"). The City and the Developer are hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. City, acting pursuant to its authority under Municipal Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, -803, as amended, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations of Lehi City, in the exercise of its legislative discretion, has elected to approve and enter into this Agreement.

B. Developer has a legal interest in certain real property, as described in Exhibit A attached hereto (Exhibit "A") and has applied for a general plan amendment ("Amendment") to the property, changing the land use designation from Low Density Residential to Commercial.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1

1.1 Developer agrees that, as shown on the Creative Learning Academy concept grading plan map attached as Exhibit A, Developer will limit the height of any wall or fence along the south property line to a height of no greater than seven feet.

1.2 As a condition precedent to the obligations of the Parties hereunder, this Agreement is contingent upon and shall only become effective at such time, and in the event that, the City Council, in the independent exercise of its legislative discretion, elects to approve the Amendment. This Agreement is not intended to and does not affect or in any way bind or supersede the independent exercise of legislative discretion by the City Council in deciding whether to approve or deny the Agreement.

ARTICLE 2

2.1 Breach and Cure. Any material failure by any Party to perform any term or provision of this Agreement, which breach continues uncured for a period of ten (10) days following written notice of such failure from the non-defaulting Party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged breach and, where appropriate, the manner in which said breach satisfactorily may be cured. If the nature of the alleged breach is such that it cannot reasonably be cured within such 10-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion

of the cure thereafter, shall be deemed to be a cure within such 10-day period. Upon the occurrence of an uncured breach or default under this Agreement, this Agreement shall be terminated and the non-defaulting Party may pursue any and all available legal or equitable remedies.

ARTICLE 3

3.1 Indemnification. Developer agrees to indemnify, hold harmless and defend the City from and against any and all loss, damage, or expense which the City may suffer or for which the City may be held liable by reason of any injury (including death) or damage to any property to the extent arising out of the conduct of the Developer related to the matters referred to herein. This indemnity provision shall not apply to claims arising from or attributable to the negligence or intentional conduct of the City.

3.2 No Agency, Joint Venture or Partnership. It is specifically understood and agreed to by and between the Parties that this Agreement does not create any form of agency relationship, joint venture, or partnership expressed or implied between them.

3.3 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties.

3.4 Other Necessary Acts. Each Party shall execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement.

3.5 Construction/Interpretation. The Parties acknowledge that each has had the opportunity to have this Agreement reviewed and revised by legal counsel and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

3.6 Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; “shall” is mandatory; “may” is permissive.

3.7 Waiver. No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement shall not operate or be construed as a waiver by such Party of any subsequent breach, except as outlined in Article 4.1 above.

3.8 Utah Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

3.9 Covenant of Good Faith and Fair Dealing. Each Party shall use its best efforts and take and employ all necessary actions in good faith consistent with this Agreement to ensure that the rights secured by the other Parties through this Agreement can be enjoyed.

3.10 Representations. Each Party hereby represents and warrants to each other Party that the following statements are true, complete and not misleading as regards the representing warranting Party;

(a) Such Party is duly organized, validly existing and in good standing under the laws of the state of its organization.

(b) Such Party has full authority to enter into this Agreement and to perform all of its obligations hereunder. The individual(s) executing this Agreement on behalf of such Party do so with the full authority of the Party that those individual(s) represent.

(c) This Agreement constitutes the legal, valid and binding obligation of such Party enforceable in accordance with its terms, subject to the rules of bankruptcy, moratorium and equitable principles.

3.11 No Third-Party Beneficiaries. This Agreement is between the City and the Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

3.12 Force Majeure. No liability or breach of this Agreement shall result from delay in performance or nonperformance caused, directly or indirectly, by circumstances beyond the reasonable control of the Party affected ("Force Majeure"), including, but not limited to, fire, extreme weather, terrorism, explosion, flood, war, power interruptions, the act of other governmental bodies, accident, labor trouble or the shortage or inability to obtain material, service, personnel, equipment or transportation, failure of performance by a common carrier, failure of performance by a public utility, or vandalism.

3.13 Notices.

Any notice or communication required hereunder between the parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the City:
The Honorable Mayor Mark Johnson
Lehi City
153 North 100 East
Lehi, UT 84043

With Copies to:

Ryan Wood
Lehi City Attorney
153 North 100 East
Lehi, UT 84043

If to Developer:
[contact name]
[address]
[address]

3.14 Entire Agreement, Counterparts and Exhibits

Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer

3.15 Non-Assignability. This Agreement shall not be assignable by Developer except upon the express written consent of the City in its sole discretion; provided however, that Developer may fully assign this Agreement to its corporate parent, a corporate affiliate or a subsidiary.

IN WITNESS WHEREOF, this Agreement has been entered into by and between City, and Developer as of the Effective Date.

LEHI CITY CORPORATION

By: Mark Johnson
Its: Mayor

ATTEST:

Teisha Wilson
City Recorder

JESSICA LLOYD – CREATIVE LEARNING ACADEMY

By: _____
Its: _____

STATE OF UTAH)
ss:
COUNTY OF _____)

On this_____ day of _____, 2020 before me, _____ a notary public, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the _____ of _____ and that said document was signed by him in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said Corporation executed the same.

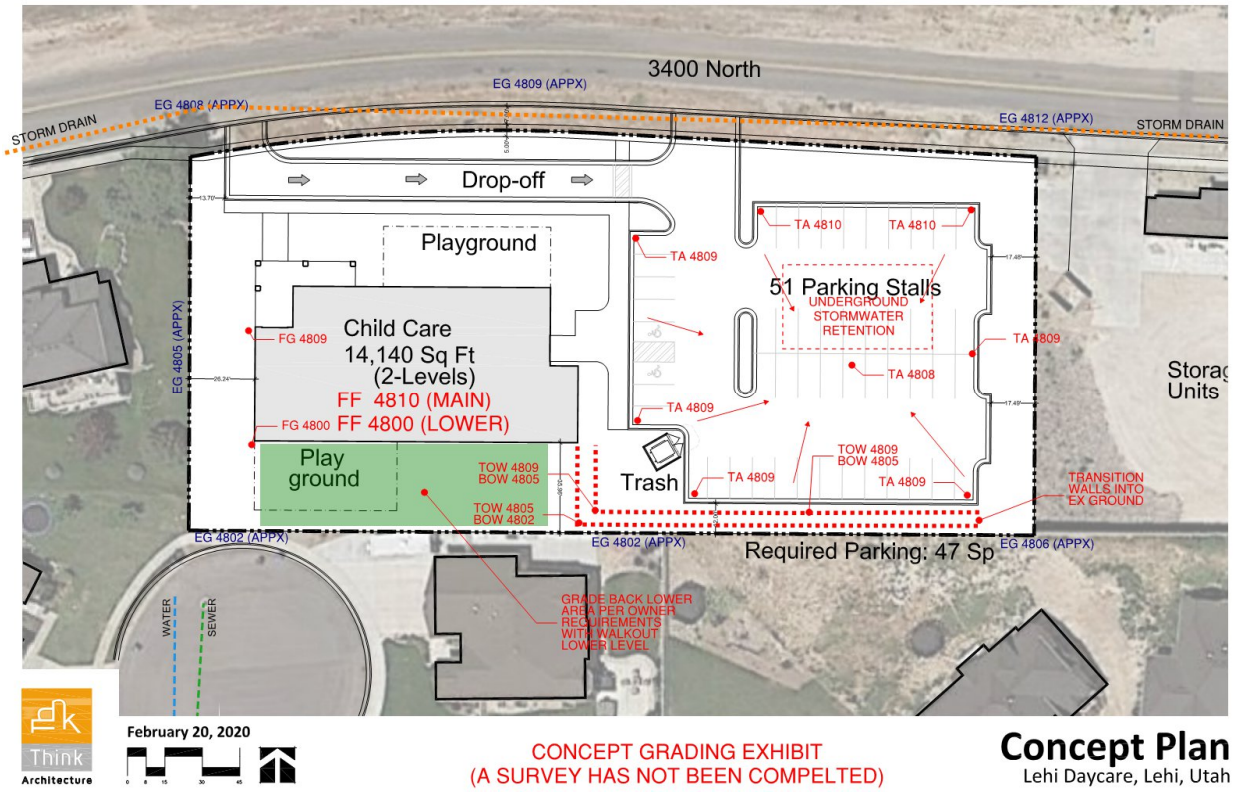
Witness my hand and official seal.

_____
Notary Public

(notary seal)

Exhibit "A"

Creative Learning Academy conceptual grading plan



LEHI CITY

RESOLUTION NO. 2020-22

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN JESSICL LLOYD AND LEHI CITY

WHEREAS, Jessica Lloyd ("Developer") is currently developing a parcel of property in Lehi City for a Creative Learning Academy;

WHEREAS, Developer has submitted an application for a general plan amendment ("Amendment"), changing the land use designation from Low Density Residential to Commercial;

WHEREAS, the Lehi City Council's consideration of the Amendment is conditioned upon the approval of a development agreement that sets forth the terms and conditions upon which the Developer's project will proceed;

WHEREAS, on April 14, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Development Agreement; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Development Agreement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 14th day of April, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

CREATIVE LEARNING ACADEMY GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Jessica Lloyd		
Meeting Date	April 14, 2020		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	Approximately 400 W Bull River Road		
Acreage	1.4 acres		
Existing Zoning	R-1-10		
Existing General Plan Land Use Designation	Low Density Residential		
Proposed Land Use Designation	Commercial		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	PC	Murdock Canal Trail
	South	R-1-10	Single Family Homes
	East	C	Apex Storage
	West	R-1-10	Single Family Homes
Date of DRC Review	January 15, 2020		
Date of Planning Commission Review	February 13, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval
The Planning Commission should consider the following factors, among others, when reviewing a General Plan amendment:

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.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Economic Development Goal 1:

Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.

Best Practice 1.4: Promote variety in commercial spaces, densities, and locations.

A variety of commercial spaces, densities, and locations provides options that appeal to a wider range of businesses. A wider range of businesses creates a healthier and more sustainable business environment for the City since the City and its residents are not dependent on one scale or type of business for tax revenue or employment. Providing a variety of shopping opportunities ensures that the needs of some looking to make major shopping trips for a variety of goods are met, as well as others simply needing a quick convenience item or a recreational shopping experience. As the City plans for and encourages a variety of commercial districts, densities and types within its boundaries, it should ensure that these new developments do not jeopardize existing commercial areas.

Low Density Residential (LDR)



The Low Density Residential (LDR) classification provides for predominantly single-family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.

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.

An estimation of how land may develop in Commercial areas is as follows:

Retail – 65%
Office/employment – 15%
Residential – 5%
Roads & institutional – 15%

PROPERTY HISTORY

May 27, 1999	Northern part of the property annexed into the City as part of the Low Hills Annexation
March 28, 2007	Remainder of the property annexed with the Eagle Ridge Phase 2 Annexation
March 31, 2020	City Council tabled item so it could return with a Development Agreement.

REPORT ANALYSIS

The applicant requests approval to amend the General Plan Land Use Designation at approximately 400 West Bull River Road from Low Density Residential to Commercial on 1.4 acres of undeveloped land. The applicant intends to build a commercial daycare facility on these two lots.

The General Plan Land Use defines an Economic Development goal to bring various scales of commercial throughout the City. Best Practice 1.4 further defines this goal. This proposed commercial designation would provide more commercial services for the surrounding neighborhoods and is adjacent to existing commercially zoned parcels and uses. The intended daycare use would provide a transition from the existing commercial uses to the surrounding neighborhoods and would cause minimal disruption to the neighborhood. Access will only be provided from Bull River Road and would not connect to the residential cul-de-sac to the south.

This item previously came to City Council on March 31st. The Council decided to table the item in order for a Development Agreement restricting the future fence height to under 7 feet to be put in place with the general plan amendment. This Development Agreement has been prepared and included on this agenda.

DRC reviewed the proposed general plan amendment and only had one comment which was a recommendation to change to neighborhood commercial instead of commercial. However, the applicant proposes closer to a 15,000 square foot building size, and the current definition for neighborhood commercial limits building size to 5,000 square feet without Planning Commission approval for something larger. Due to this size restriction, the applicant requests the Commercial land use designation. Based on this site's location and the buffering requirements, the proposed Commercial designation meets the goals, policies, and intent of the General Plan.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed Creative Learning Academy general plan amendment from LDR to Commercial. This recommendation is based on the following findings:

1. The proposed amendment to the Lehi City General Plan is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed General Plan amendment furthers Best Practice 1.4 of the general plan economic development goal to provide diverse scales of commercial developments.
3. The proposed General Plan amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. The proposed General Plan amendment is consistent with the land uses and zoning of nearby and adjoining properties.
5. The proposed General Plan amendment will not have a substantial adverse effect on surrounding property.
6. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
7. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on February 13, 2020. The minutes and motion from this meeting are as follows:

Applicant Jessica Lloyd stated her whole purpose is trying to meet the need for childcare for employees in businesses in the surrounding area.

Chairman Hemmert opened the public hearing for public comment.

Jonathan Madsen- Noted the traffic concern. He also discussed a concern with the topography, and he's hoping it won't go up to 40 feet. The other concern is the cul-de-sac easement in the left corner and parking.

Melissa McAllister- felt that the retaining wall next to this business is the biggest eye sore and her concern is that she doesn't want people to be driving on her property. She doesn't feel Bull River Road is wide enough for people to be driving there and driving both directions. She is also concerned about the storage place next to a childcare facility. She felt this would make the property values go down.

Allan Holladay- He was worried about similar concerns especially about the cul-de-sac where he lives to have parking in that area. He was extremely disappointed with the retaining wall. He doesn't want the same thing to happen with another retaining wall.

Devin Noise- his concern is about the eyesore and the cul-de-sac and doesn't feel like Bull River could handle the traffic.

Chairman Hemmert closed public comment.

Chairman Hemmert stated that he had concerns with this area. He did not like the idea of continuing a retaining wall.

Commissioner Peterson stated that there weren't certain items that they could discuss because it isn't a site plan. His concern that they aren't looking at a site plan that if they change it to commercial, they are opening up to the entire table of the commercial.

Mr. Dinsdale noted that they could require the access and not let it go through the neighborhood. Chairman Hemmert asked Mr. Dinsdale to discuss topography. Mr. Dinsdale said that they haven't seen any proposed grading, but Bull River is higher than the cul-de-sac and doesn't think that it would get bigger.

Commissioner Nielsen asked about the plans to widen Bull River road. Mr. Dinsdale stated that there is no timeline on Bull River road, but it is a city project. Commissioner Nielsen asked about curb and gutter. Mr. Dinsdale said that he thought that they would have to complete the curb and gutter.

Motion: Commissioner Peterson moved that this be sent to the Council with a negative recommendation of Jessica Lloyd's request for review of a proposed General Plan amendment from Low Density Residential to Commercial on 1.4 acres located at approximately 400 West Bull River Road including the DRC comments, with the findings stated in the staff report. Also with the finding that the commercial is not compatible in this neighborhood and without a proposed site plan and elevations and knowing exactly what's going in there they are opening up that area to more than just a building and adding that neighborhood commercial is a better fit for this property as mentioned by DRC. Commissioner Bunker seconded the motion.

Vote: Commissioner Eyre, Yes; Commissioner Everett, Yes; Commissioner Peterson, Yes; Commissioner Hemmert, Yes; Commissioner Nielsen, Yes; Commissioner Bunker, Yes; and Commissioner Hereth, Yes. The motion passed with all in favor.

Creative Learning Academy General Plan Amendment
DRC Redline Comments

Jessica Lloyd- requests review of a general plan amendment for Creative Learning Academy of Utah, approximately 1.4-acres of property located at approximately 400 West Bull River Road., changing the land use designation from LDR to C

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Jessica Lloyd
Date of Plans Reviewed: 1/9/20
Time Start: 2:59
Time End: 3:05

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire: No comment
Greg – Water/Sewer: No comment
Kim – Planning:
1. Recommend Neighborhood Commercial instead of Commercial to increase compatibility of potential uses next to existing residential. However building size in NC is 5K sq. ft. and the City would need to also consider increasing the building size limitations to accommodate the 15K building size being proposed.

Gary – Building/Inspections: No comment
JD – Streets: No comment
Ross – Engineering: No comment
Trent – Parks: No comment

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.

Low Density Residential (LDR)



The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.

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.



An estimation of how land may develop in Commercial areas is as follows:

Retail – 65%
Office/employment – 15%
Residential – 5%
Roads & institutional – 15%

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 13th

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.

20E

ORDINANCE NO: 15-2020

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR 400 WEST BULL RIVER ROAD

WHEREAS, on March 17, 2020, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 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 February 13, 2020, to review and make a recommendation on the General Plan Amendment located at 400 West Bull River Road changing the land use designation from Low Density Residential to Commercial, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on March 17, 2020, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Business Park to Commercial;

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended changing the properties at 400 West Bull River Road from Low Density Residential to Commercial on 1.4 acres, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

A. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

B. The City Council hereby directs that the official copy of the Lehi City General Plan be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published a s

required by law.

Approved and Adopted by the City Council of Lehi City this 14th day of April 2020.

ATTEST

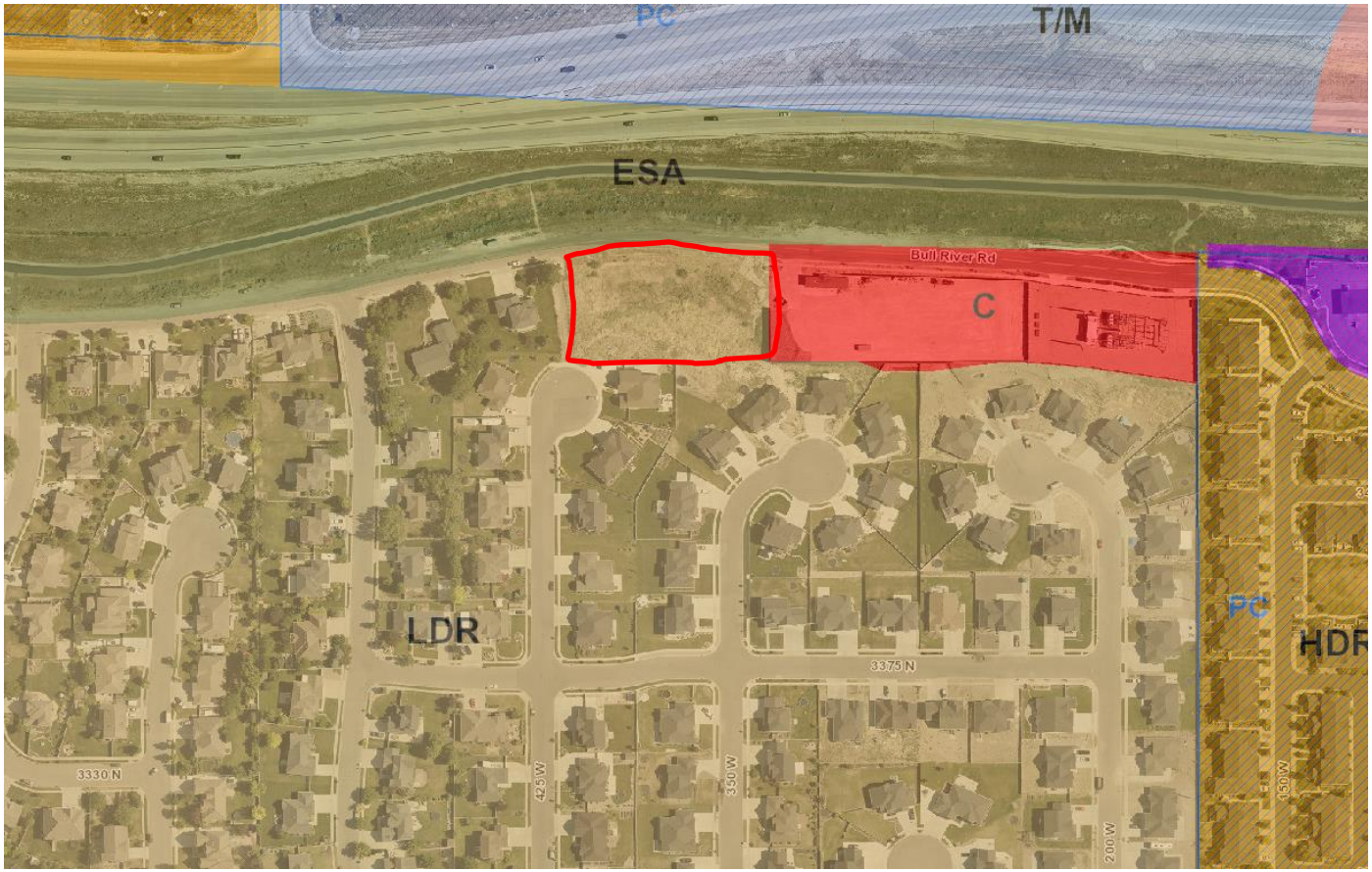
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

PARCEL NUMBERS AND MAP OF 400 WEST BULL RIVER ROAD GENERAL PLAN AMENDMENT

Parcels: 11:034:0075, 11:034:0009

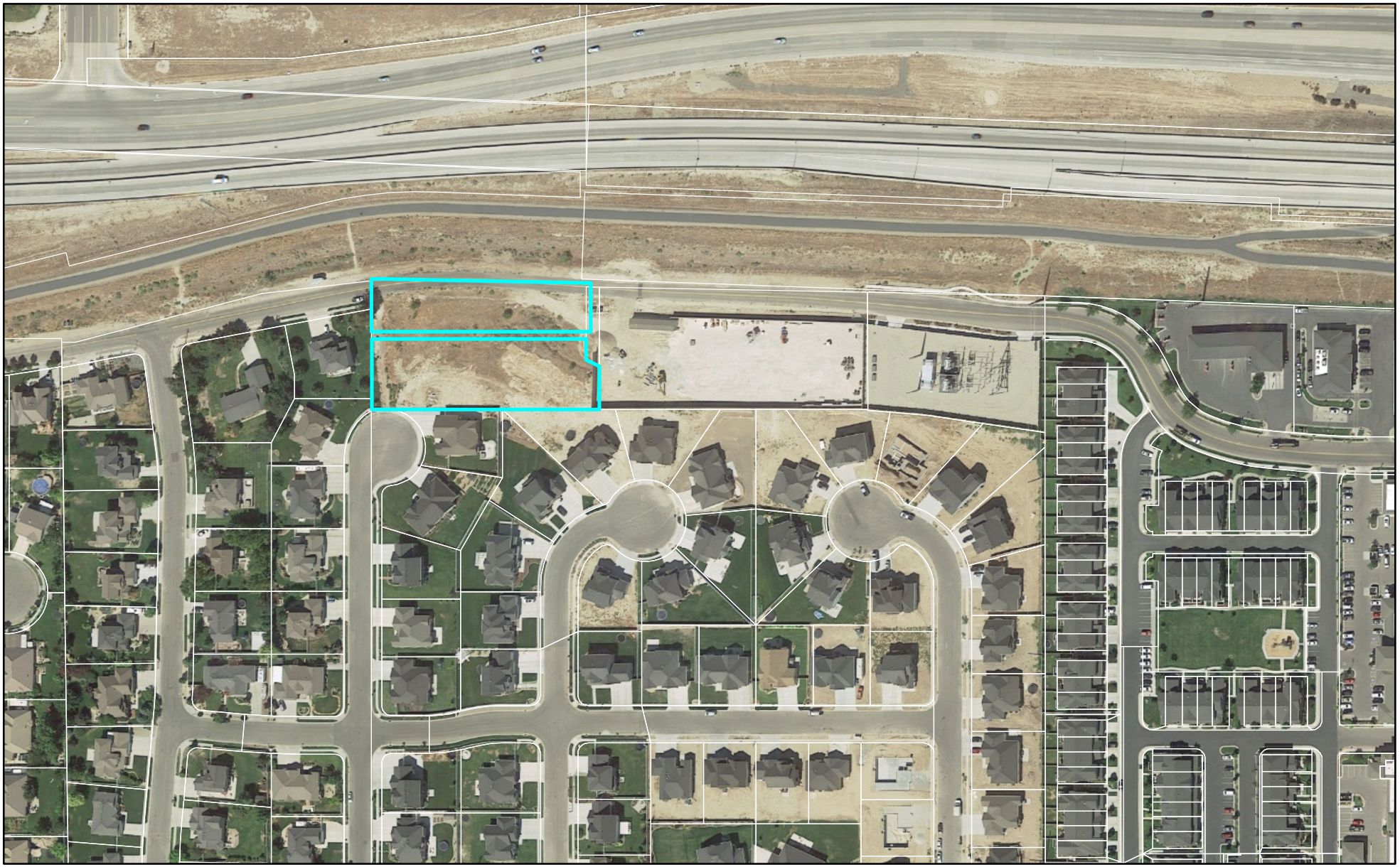




Creative Learning Academy of Utah, LLC (CLA) is requesting a general plan amendment to the current low-density residential general plan. CLA is an established child care business, with 3 locations in Salt Lake City Utah. We are looking to expand our reach to Utah County, and have identified the above selection of land for that expansion. We would like to build a new childcare/preschool center, at approximately 15,000 square feet on this land, and begin offering quality childcare to parents and potentially employees of nearby businesses. There is a shortage of quality childcare options in Utah County, and we would like the opportunity to help fill that need. We are currently under contract to purchase the land, but understand that a general plan amendment is necessary to use this property for our intended use. Our intended use would be compatible with low-density residential housing because the center would add value to the community by offering childcare options for members of the community. The business operation hours would be Monday-Friday from 7am-6pm, with no consistent night or weekend use. This property, being visible and easily accessible to SR-92 is very conducive to commercial use. Similar properties to the East are also being used commercially.

Creative Learning Academy GPA

Aerial

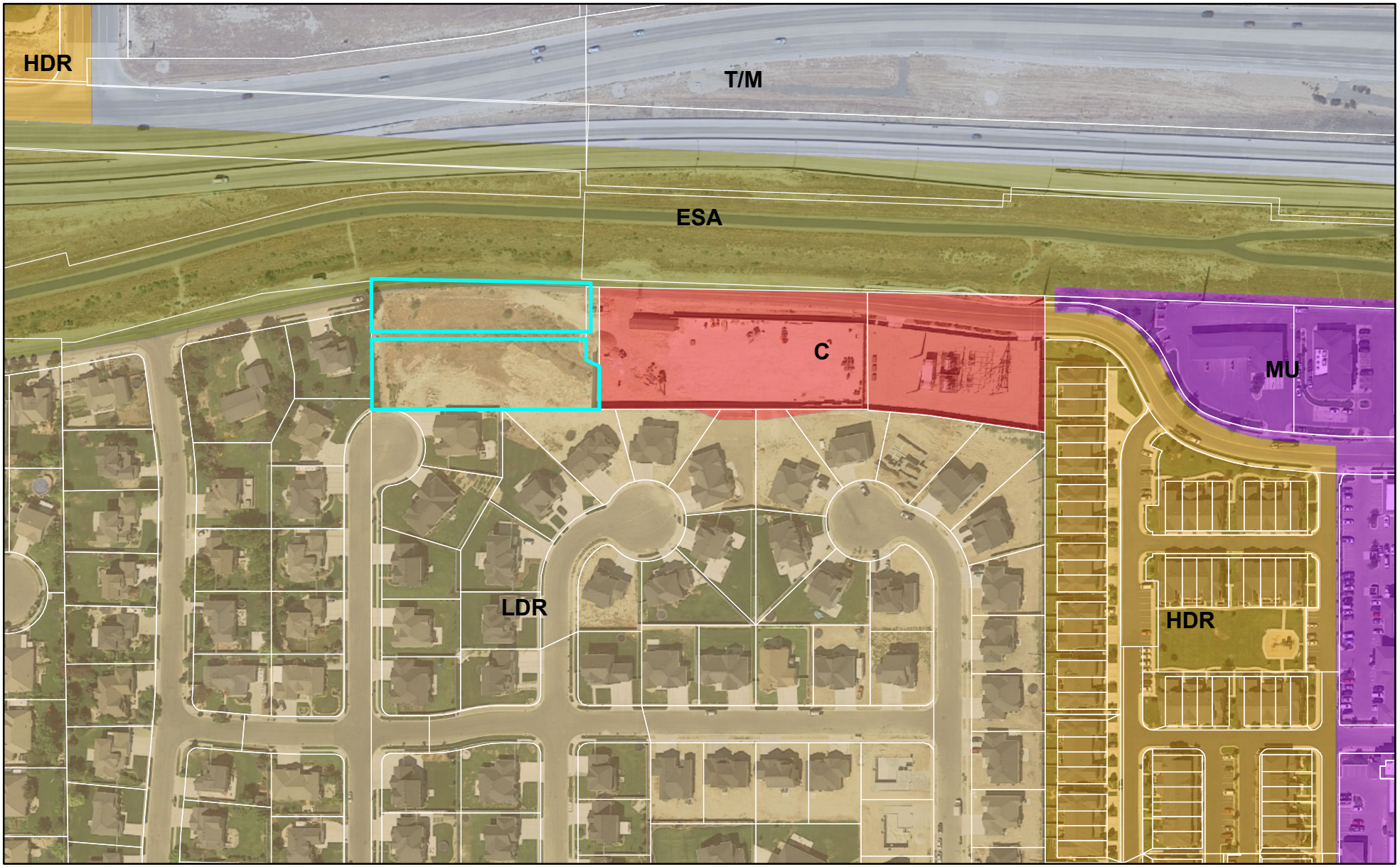


0 240 480 Feet

LEHI CITY

Creative Learning Academy GPA

General Plan

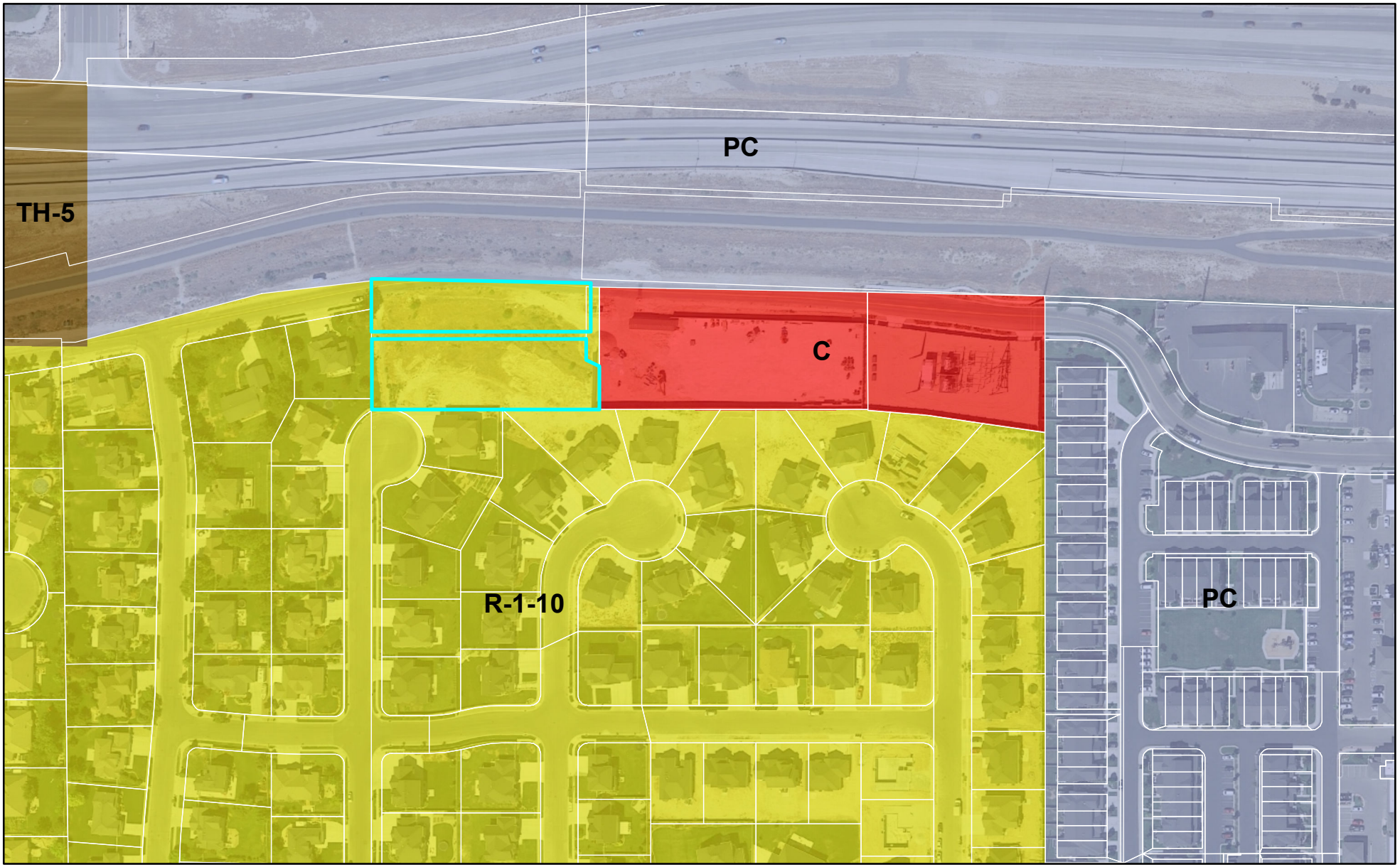


0 240 480 Feet

LEHI CITY

Creative Learning Academy GPA

Zoning



0 240 480 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: April 14, 2020
Submitted by: Brittney Harris
Submitting Department: City Council
Item Type: Ordinance
Agenda Section:

Subject:
General Plan Amendment on approximately 30-acres of property changing the land use designation on the Lehi Block property from Industrial to Commercial.
a. Consideration of Resolution #2020-23, approval of a Development Agreement for the Lehi Block property.
b. Consideration of Ordinance #24-2020, a General Plan Amendment on approximately 30-acres of property changing the land use designation on the Lehi Block property from Industrial to Commercial.
Petitioner: Gardner and Boyer Companies

Suggested Action:

Attachments:
CCR_Lehi_Block_Development_Agreement_04.14.20.docx

Development_Agreement-Lehi_Block_4.7.2020.docx

Res 2020-23.docx

CCR Lehi Block General Plan Amendment 04.14.20.docx

Lehi Block General Plan Amendment DRC 3.4.2020.docx

Ord 24-2020.docx

General Plan Amendment Description.pdf

Lehi Block Area.pdf

Lehi Block Aerial.pdf

Lehi Block General Plan.pdf

Lehi Block Zoning.pdf

LEHI BLOCK DEVELOPMENT AGREEMENT

CITY COUNCIL REPORT

Applicant	Boyer and Gardner Companies		
Meeting Date	April 14, 2020		
Requested Action/Purpose	Approval of a proposed development agreement		
Location	2300 North 1200 West		
Existing General Plan Designation	Industrial (proposed commercial)		
Existing Zoning	Industrial		
Existing Land Use	Approved Office Building under Construction		
Adjacent Zoning and Land Use	*North*	Commercial	Wrecking Yard
	South	Industrial	I-15
	East	C/unincorporated	Industrial (Utah Refractories)
	West	Commercial	I-15
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

PROPERTY HISTORY

February 10, 1998 Annexed into Lehi City as part of the Lehi Block Plant Annexation

March 12, 2019 City Council approved a concept plan for Lehi Block including office, housing, and retail uses.

November 19, 2019 City Council denied the Lehi Block General Plan Land Use request for TOD designation. And instead requested a development agreement be put in place.

December 10, 2019 City Council approved the final subdivision for the Lehi Block Site. Separating it into parcels and designating private roadways.

December 12, 2019 Planning Commission approved the Lehi Block Office Phase 1 Site Plan.

REPORT ANALYSIS

The applicant requests approval of the proposed Lehi Block Development Agreement, specifying multi-family as a permitted use on their site located at 2300 North 1200 West. A General Plan Amendment from Industrial to Commercial is also on the April 14th City Council agenda. These two items though related, do not necessitate the acceptance of the other one. However, this development agreement is contingent on City Council approve a future zone change application to commercial on this site. If City Council adopts this Development Agreement, it does not guarantee their later adoption of the zone change.

The development agreement has three main parts. The designation for multi-family as an allowed use, the variances from the Development Code, and the conceptual building elevations.

Multi-Family Allowed Use

The development agreement allows for multi-family use if this property is later zoned Commercial. The agreement also limits the number of units to 250. This quantity of units has been reviewed by the Engineering Department and they have determined this site can service that many. This limitation of units does not prohibit the future potential

for more units if high capacity rail infrastructure or other improvements are made. Any additional units would require future City Council approval.

Variances from the Development Code
The future site plans on this site shall comply with the Urban Tech Mixed Used Design District and the Multi-Family Design Standards. However, the developer is asking for some variances from the requirements in the Multi-Family Design Standards. These variances are listed in Exhibit A of the Development Agreement. Planning Staff is in favor for most the requested variances with a few exceptions with a few exceptions listed below. If the City Council would like to change any of these variances, they should include it in their motion.

The applicant requests up to 50 percent stucco, where the development code only allows up to 20 percent. Their conceptual site plan shows previous buildings they have constructed with this amount of stucco. Planning Staff fears stucco will not hold up as long as other exterior finishes and may lead to the building looking run down sooner. Planning Staff is not in favor of this exception.

Similarly, the Development Code says stucco and EIFS shall only be allowed as an accent or secondary material. The applicant requests for stucco to be the primary finish. Again, Planning Staff does not support this as it may reduce the exterior life of the building.

Though not opposed, Planning Staff invites Councilmembers to review and consider the applicants' request for two monument signs and two wall signs, in addition to the other variances requested. If City Council desires to change any of these variances they should be included in the motion.

Conceptual Building Elevations
The applicant provided some elevations and pictures that represent the conceptual style of the multi-family housing they propose. The building may differ and will require full review with future site plan(s) submittal. Acceptance of this Development Agreement represents a general acceptance of this style and corresponds with the variances mentioned above but does not replace future review.

As illustrated the design includes lots of variation in the façade, tuck under garages, and balconies. These features are in harmony with the Development Code requirements in Chapter 37. The concept elevations show closed off patios for the ground floor units. Planning Staff discussed with the applicant having sidewalk access to these units to provide a more walkable, connected development.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Lehi Block Development Agreement. This recommendation is based on the following findings:

1. The proposed development agreement allows for multi-family residential in an ideal location within the City.
2. The proposed development agreement allows for the Lehi Block site to develop in a transit friendly way without having the TOD designation.
3. The proposed development agreement is not detrimental to the public health, safety, and welfare of Lehi City.
4. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
5. Other findings based upon information presented at the public meeting.

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") effective as of the date the last Party signs below ("Effective Date") by and among Lehi City, a political subdivision of the State of Utah ("City") and Boyer NW Quadrant, L.C., a Utah Limited Liability Company ("Developer"). The City and the Developer are hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. City, acting pursuant to its authority under Municipal Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, -803, as amended, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations of Lehi City, in the exercise of its legislative discretion, has elected to approve and enter into this Agreement.

B. Developer is developing a subdivision known as Lehi Block located at approximately 2300 N 1200 W in Lehi City ("Project"). The property is currently zoned Industrial and Developer has submitted a General Plan amendment application for the property to be designated Commercial ("Application").

C. Given the location of the Project, the Parties desire that multi-family apartment or condo uses, which are not permitted uses in the Commercial Zone, be added to the allowable uses per the terms and conditions of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1

1.1 Allowable Uses. Upon approval of the Agreement, allowable uses within the Lehi Block subdivision shall be uses allowed in the Commercial Zone and multi-family residential.

If multi-family residential is constructed, the type of units shall be condominiums or apartments, and the total density shall not exceed 250 units. All construction shall comply with the Lehi City Development Code standards, the variances included in Exhibit A and Exhibit A-1, and the comments from the Reviewing Departments included in Exhibit B.

Water Rights. Additional water rights shall be required for any multi-family development as a condition of site plan approval per Section 27.070 of the Lehi City Development Code.

1.2 Vested Rights. Developer is vested with the right to develop and locate on the property the uses, densities and intensities in accordance with this Agreement as allowed by City's current laws (as amended by this Agreement).

1.3 Approval. As a condition precedent to the obligations of the Parties hereunder, this Agreement is contingent upon and shall only become effective at such time, and in the event that, the City Council, in the independent exercise of its legislative discretion, elects to approve the Agreement. This Agreement is not intended to and does not affect or in any way bind or supersede the independent exercise of legislative discretion by the City Council in deciding whether to approve or deny the Agreement.

1.4 Covenant Running with the Land. This Agreement constitutes a covenant running with the land and shall be recorded against the property.

1.5 Interpretation. The modifications outlined in Exhibit A shall supersede Lehi City Code. Lehi City Code shall be the default when a code provision is not specifically outlined in Exhibit A.

ARTICLE 2

2.1 Breach and Cure. Any material failure by any Party to perform any term or provision of this Agreement, which breach continues uncured for a period of ten (10) days following written notice of such failure from the non-defaulting Party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged breach and, where appropriate, the manner in which said breach satisfactorily may be cured. If the nature of the alleged breach is such that it cannot reasonably be cured within such 10-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 10-day period. Upon the occurrence of an uncured breach or default under this Agreement, this Agreement shall be terminated and the non-defaulting Party may pursue any and all available legal or equitable remedies.

ARTICLE 3

3.1 Indemnification. Developer agrees to indemnify, hold harmless and defend the City from and against any and all loss, damage, or expense which the City may suffer or for which the City may be held liable by reason of any injury (including death) or damage to any property to the extent arising out of the conduct of the Developer related to the matters referred to herein. This indemnity provision shall not apply to claims arising from or attributable to the negligence or intentional conduct of the City.

3.2 No Agency, Joint Venture or Partnership. It is specifically understood and agreed to by and between the Parties that this Agreement does not create any form of agency relationship, joint venture, or partnership expressed or implied between them.

3.3 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties.

3.4 Other Necessary Acts. Each Party shall execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement.

3.5 Construction/Interpretation. The Parties acknowledge that each has had the opportunity to have this Agreement reviewed and revised by legal counsel and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

3.6 Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

3.7 Waiver. No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement shall not operate or be construed as a waiver by such Party of any subsequent breach, except as outlined in Article 4.1 above.

3.8 Utah Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

3.9 Covenant of Good Faith and Fair Dealing. Each Party shall use its best efforts and take and employ all necessary actions in good faith consistent with this Agreement to ensure that the rights secured by the other Parties through this Agreement can be enjoyed.

3.10 Representations. Each Party hereby represents and warrants to each other Party that the following statements are true, complete and not misleading as regards the representing warranting Party;

(a) Such Party is duly organized, validly existing and in good standing under the laws of the state of its organization.

(b) Such Party has full authority to enter into this Agreement and to perform all of its obligations hereunder. The individual(s) executing this Agreement on behalf of such Party do so with the full authority of the Party that those individual(s) represent.

(c) This Agreement constitutes the legal, valid and binding obligation of such Party enforceable in accordance with its terms, subject to the rules of bankruptcy, moratorium and equitable principles.

3.11 No Third-Party Beneficiaries. This Agreement is between the City and the Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

3.12 Force Majeure. No liability or breach of this Agreement shall result from delay in performance or nonperformance caused, directly or indirectly, by circumstances beyond the reasonable control of the Party affected ("Force Majeure"), including, but not limited to, fire, extreme weather, terrorism, explosion, flood, war, power interruptions, the act of other

governmental bodies, accident, labor trouble or the shortage or inability to obtain material, service, personnel, equipment or transportation, failure of performance by a common carrier, failure of performance by a public utility, or vandalism.

3.13 Notices.

Any notice or communication required hereunder between the parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the City:
The Honorable Mayor Mark Johnson
Lehi City
153 North 100 East
Lehi, UT 84043

With Copies to:
Ryan Wood
Lehi City Attorney
153 North 100 East
Lehi, UT 84043

If to Developer:
The Boyer Company
Nathan Boyer
101 S 200 E #200
SLC, UT 84111

3.14 Entire Agreement, Counterparts and Exhibits

Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer. The exhibits attached hereto and hereby incorporated into and made a part of this Agreement.

IN WITNESS WHEREOF, this Agreement has been entered into by and between City, and Developer as of the date the last party signs blow.

LEHI CITY CORPORATION

_____

By: Mark Johnson
Its: Mayor
Date:

ATTEST:

_____

Teisha Wilson
City Recorder

Boyer N.W. Quadrant, L.C.

_____

By: _____
Its: _____
Date:

STATE OF UTAH)
ss:
COUNTY OF _____)

On this_____ day of _____, 2020 before me, _____ a notary public, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the _____ of Boyer N.W. Quadrant, L.C. and that said document was signed by him in behalf of said Company by Authority of its Articles of Organization, Operating Agreement, or (Resolution of its Manager(s)), and said _____ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

_____

Notary Public

(notary seal)

Exhibit A – Development Standards

Exhibit A-1 – Concept Site Plan and Elevations

Exhibit A- Development Standards

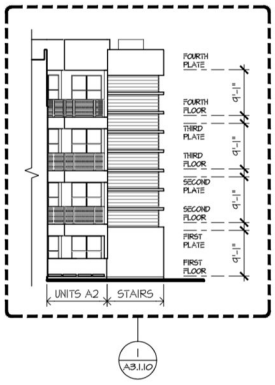
None	Note	The multi-family buildings are going to be an original design. The Conceptual Elevations provided in Exhibit A-1.
37-54	Stucco and EIFS may be used up to 20 percent of each wall area as a secondary material only. Stucco and EIFS shall not be used on hierarchal architectural features, pop-outs in a facade, or for wainscots, but shall be allowed on recessed wall areas, walls between entrances, and between hierarchal architectural features (see Figure 110).	-All buildings shall utilize 3 material types (stucco, cement board, brick, etc.) on all elevations. -Building elevations shall have not more than 50% stucco and at least a minimum of 16% cement board and 17% brick or synthetic stone, not including openings %. Each material % may be adjusted up or down by 1% to match architectural planes/features. -See conceptual elevations
37-66	If a development contains more than one building, structures shall be varied to prevent repetitive design. □	No structural variation shall be required
37-66	Building Materials. The majority of each facade, meaning 51 percent or more of the wall area excluding windows and doors, shall be constructed of brick, stone, architectural textured concrete, fiber cement siding, wood, or other durable building material as approved by the Planning Commission. Stucco, EIFS, or untreated concrete block (CMU) shall be allowed only as an accent or secondary material. Stucco and EIFS shall not be used on hierarchal architectural features, pop- outs in a facade, or for wainscots, but shall be allowed on recessed wall areas, walls between entrances, and between hierarchal architectural features. □	Not applicable – see modification for 37-54. The architectural scheme of the buildings is contemporary and will utilize 3 material types including stucco as a primary. Project - shall have two stucco color schemes.
37-67	Color. All buildings within a development shall have a coordinating color scheme; however not every building should be constructed from the same color scheme. Building colors should be	Project shall have two stucco schemes.

	varied to give diversity and variety to the project. □	
37-71	Open Space.	Not applicable. Open space location and building location will be based on conceptual site plan.
37-71	Amenities. (Table 37.060) Rough equivalent would be: -750 sq. ft. clubhouse -no fitness center required -10 picnic areas -2 sport courts -4 playgrounds	Given the Urban style site plan, Residential amenities substantially similar to those shown in the Conceptual Site plan shall be acceptable: 1 clubhouse with a clubroom, a kitchen, and a fitness center, pool deck with 1 pool, 1 spa and 1 cabana. 1 outdoor kitchen area with 2 BBQs, counter space and tables with seating. 1 plaza will be required for each livable residential building. Each plaza will have seating plus 1 of the following elements: raised planter, water feature or public art.
37-103	Off-Street parking (37.070)	The parking counts shall equal those required in section 37.070. Parking stalls from onsite parking and through a recorded cross parking agreement with the adjacent Office parcels shall be counted towards the total required. The total number of garages required shall be greater than or equal to 30% of the total number of units.
23-1	Sign Ordinance.	Permanent signage. The multi-family project shall be allowed the following: 2 monument signs 8'x10' and 2 wall mounted signs up to 40 sq. ft. per sign total for the project
	Setbacks	Footings for residential buildings shall be built at least 12 feet from property line.

Exhibit A-1 Concept Site Plan and Elevations



1 Front Elevation
SCALE: 1/16"=1'-0"



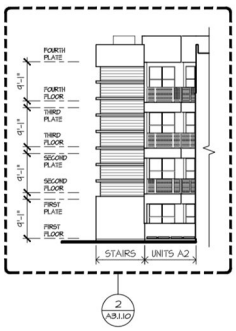
3/5 Partial Left Elevation
SCALE: 1/16"=1'-0"



2 Left Elevation
SCALE: 1/16"=1'-0"



3 Right Elevation
SCALE: 1/16"=1'-0"



3/6 Partial Right Elevation
SCALE: 1/16"=1'-0"



4 Rear Elevation

SCALE: 1/8"=1'-0"







LEHI CITY

RESOLUTION NO. 2020-23

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN BOYER NW QUADRANT, L.C. AND LEHI CITY

WHEREAS, Boyer NW Quadrant, L.C. ("Developer") is currently developing a subdivision known as Lehi Block and the property is currently zoned Industrial;

WHEREAS, Developer has submitted an application for a general plan amendment ("Amendment"), changing the land use designation from Industrial to Commercial;

WHEREAS, the Lehi City Council's consideration of the Amendment is conditioned upon the approval of a development agreement that sets forth the terms and conditions upon which the Developer's project will proceed;

WHEREAS, on April 14, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Development Agreement; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Development Agreement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 14th day of April, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

LEHI BLOCK GENERAL PLAN AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Boyer and Gardner Companies		
Meeting Date	April 14, 2020		
Requested Action/Purpose	Approval of an amendment to the General Plan		
Location	2300 N 1200 W		
Acreage	30 acres		
Existing Zoning	Industrial		
Existing General Plan Land Use Designation	Industrial		
Proposed Land Use Designation	Commercial		
Existing Land Use	Approved Office Building under Construction		
Adjacent Zoning and Land Use	*North*	Commercial	Wrecking Yard
	South	Industrial	I-15
	East	C/unincorporated	Industrial (Utah Refractories)
	West	Commercial	I-15
Date of DRC Review	March 4, 2020		
Date of Planning Commission Review	March 26, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval
The Planning Commission should consider the following factors, among others, when reviewing a General Plan amendment:

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.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Goal 1: Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.
Lehi City is poised to take advantage of its location, history, and emerging technology base for sustainable economic

development. The City's proximity to major transportation corridors in the region (I-15, FrontRunner, and TRAX) makes it a natural hub for congregation and exchange. As the City continues to encourage and strengthen its local businesses, it also becomes important that the City expand its tax base by taking advantage of regional connections to serve an ever-expanding regional market. Specific Best Practices are discussed below:

Best Practice 8.4: ***Create high density development incentives to form neighborhood clusters around transportation hubs.***

Transportation hubs benefit the largest number of people when surrounded by high density development. There are several options available to Lehi City for encouraging the formation of neighborhood clusters around transportation hubs. Those options include Station Area Plans, TOD zoning overlays, design guidelines, and developer investment incentives. Incentives include district improvement financing, tax increment financing, Fannie Mae location efficient mortgages, reduced parking requirements, density bonuses, property tax abatements, etc. Refer to appendix of this document for other potential development incentives available to Lehi.

PROPERTY HISTORY

February 10, 1998	Annexed into Lehi City as part of the Lehi Block Plant Annexation
March 12, 2019	City Council approved a concept plan for Lehi Block including office, housing, and retail uses.
November 19, 2019	City Council denied the Lehi Block General Plan Land Use request for TOD designation. And instead requested a development agreement be put in place.
December 10, 2019	City Council approved the final subdivision for the Lehi Block Site. Separating it into parcels and designating private roadways.
December 12, 2019	Planning Commission approved the Lehi Block Office Phase 1 Site Plan.

REPORT ANALYSIS

The applicant requests approval of the proposed Lehi Block General Plan Land Use designation change from Industrial to Commercial. This proposed General Plan Land Use Designation coordinates with a proposed Development Agreement that also is on the City Council Agenda for April 14, 2020. Neither the General Plan Amendment or the Development Agreement represents an acceptance or necessitates the adoption of the other.

The applicant desires to place office, retail, and multi-family residential on this site. With the current Industrial zoning, the applicant can build office buildings and some limited retail. Changing the zoning to Commercial will allow more retail uses and will limit the necessary exceptions if the development agreement is approved. City Staff feels that even if the development agreement is not adopted, the Commercial designation better fits their vision for this area. With this site's close access to the freeway it provides a visual representation of Lehi to commuters; the allowed uses in the Commercial zone in general provide more visually appealing land uses, and better fit the City's vision for the area. Changing the land use designation will help ensure that industrial uses do not return to this site. Ultimately if adopted, the Development Agreement will dictate the land uses on this site above and beyond the Development Code.

DRC reviewed this General Plan Amendment and had one clarifying comment:

1. This General Plan Amendment corresponds to a Development Agreement going to City Council on March 17th (postponed to the 31st due to covid-19).

This comment does not need to be included in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed Lehi Block general plan amendment. This recommendation is based on the following findings:

1. The proposed amendment will encourage development that reflects Lehi's role as an economic and social hub.
2. The proposed amendment to the Lehi City General Plan is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed General Plan amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. The proposed General Plan amendment is consistent with the land uses and zoning of nearby and adjoining properties.
5. The proposed General Plan amendment will not have a substantial adverse effect on surrounding property.
6. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
7. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on March 26, 2020. The minutes and motion from this meeting are as follows:

Jacob Curtis presented information on the agenda item.

Commissioner Hemmert had a question on the concept plan and the development agreement that is tied to it. Kim Struthers, Planning Director, stated the plans could both be viewed independently and both items would need approval from the City Council.

Commissioner Hemmert asked if the Commission had any questions for Staff.

The applicant was present and did not wish to add anything.

Commissioner Hemmert opened public hearing on agenda item 2.2

Commissioner Hemmert closed public hearing on agenda item 2.2

Commissioner Hemmert stated he would entertain a motion.

Motion: Commissioner Nielsen recommended approval for Gardner and Boyer Companies' request for review of a General Plan Amendment on approximately 30-acres of property changing the land use designation on the Lehi Block property from Industrial to Commercial; including all DRC comments and findings stated in the report. Commissioner Everett seconded.

Vote: Commissioner Hemmert, yes; Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Ellis, yes; Commissioner Bunker, yes; Commissioner Hereth, yes; Commissioner Eyre, yes. The motion passed unanimously.

Lehi Block General Plan Amendment
DRC Redline Comments

Gardner and Boyer Companies- request review of the Lehi Block General Plan Amendment on approximately 30-acres of property located at 2303 North 1200 West, changing the land use designation from Industrial to Commercial.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Ryan Simmons and Mark Murdock
Date of Plans Reviewed: 2/24/2020
Time Start: 11:42
Time End: 11:55

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
1. This General Plan Amendment corresponds to a Development Agreement going to City Council on March 17th.

Kim – Planning: No comments

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.

Insert Definitions for existing and proposed land uses from the General Plan pages 21-26

THIS ITEM (NEED ENVELOPES BEFORE SCHEDULING)

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.

E

ORDINANCE NO: 24-2020

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR LEHI BLOCK LOCATED 2300 NORTH 1200 WEST

WHEREAS, on April14, 2020, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 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 March 26, 2020, to review and make a recommendation on the General Plan Amendment located at 2300 North 1200 West changing the land use designation from Industrial to Commercial, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on April 14, 2020, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Industrial to Commercial;

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended changing the Lehi Block site from Industrial to Commercial. The total amendment will include 30-acres of property located at 2300 N 1200 W, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 24 -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

A. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

B. The City Council hereby directs that the official copy of the Lehi City General Plan be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published a s

required by law.

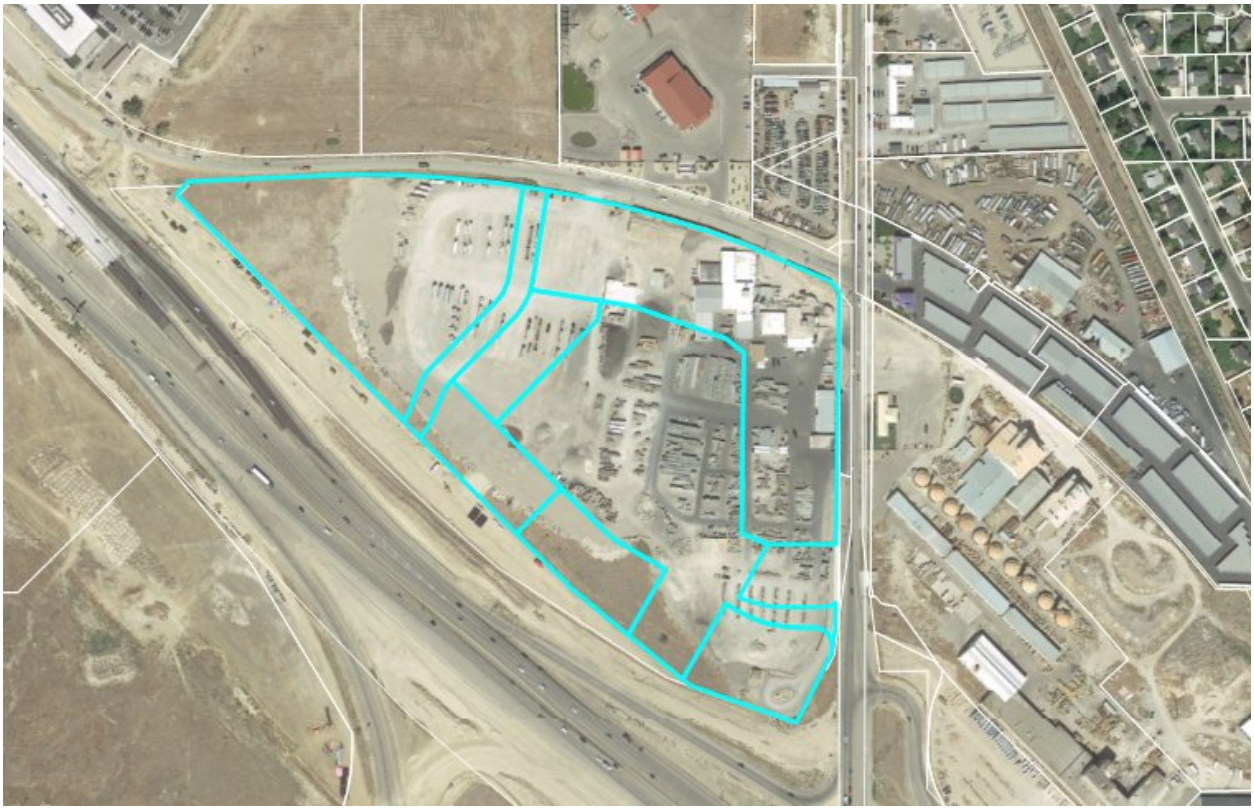
Approved and Adopted by the City Council of Lehi City this 14h day of April 2020.

ATTEST

Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

Lehi Block Site and Parcel Numbers



12:029:0057
45:703:0004
45:703:0009
45:703:0003
45:703:0005
45:703:0006
45:703:0001
45:703:0002
45:703:0007
45:703:0008

General Plan Amendment Description

The Boyer Company and The Gardner Company request that the General plan be modified for the property located at 2303 N 1200 W from Industrial to Commercial.

A) Reason and Justification:

The property is a good candidate for uses such as office, multi-family and retail given the natural boundaries of freeway, railway, and commercial use.

The site is located on I-15 with more than ½ mile of frontage on the freeway. There is a potential Trax station to the north and to the south within .3 miles on either side. The site touches only commercial properties. Those commercial properties are separated from any residential but either a freeway or railway. The modification would allow for multiple uses and would help fulfill housing, transportation, and employment needs by promoting walking, biking, and taking transit.

By amending the General Plan and rezoning the property, we can help to reduce automobile traffic in Lehi city neighborhoods by increasing density in this highly transit oriented site.

B) Consistency of Proposed Amendment with Goals and Policies of General Plan

It is our understanding that Lehi City would like to create a pedestrian- and transit-oriented, commerce, retail and housing driven area near transit that will not impact current residential neighborhoods.

C) Compatibility of proposed land use with the existing land uses of nearby and adjoining properties

All adjacent properties are zoned commercial or are intended to be zoned commercial.

D) The effect of the proposed amendment on the character of the surrounding area

The area is home to office buildings, UDOT facilities, junkyards, kilns, and should be redeveloped. The neighborhood is vastly zoned commercial. The amendment would enhance the character of the surroundings by allowing for uses that would share parking and increase visual interest with more types of buildings rather than just office buildings that are currently allowed.

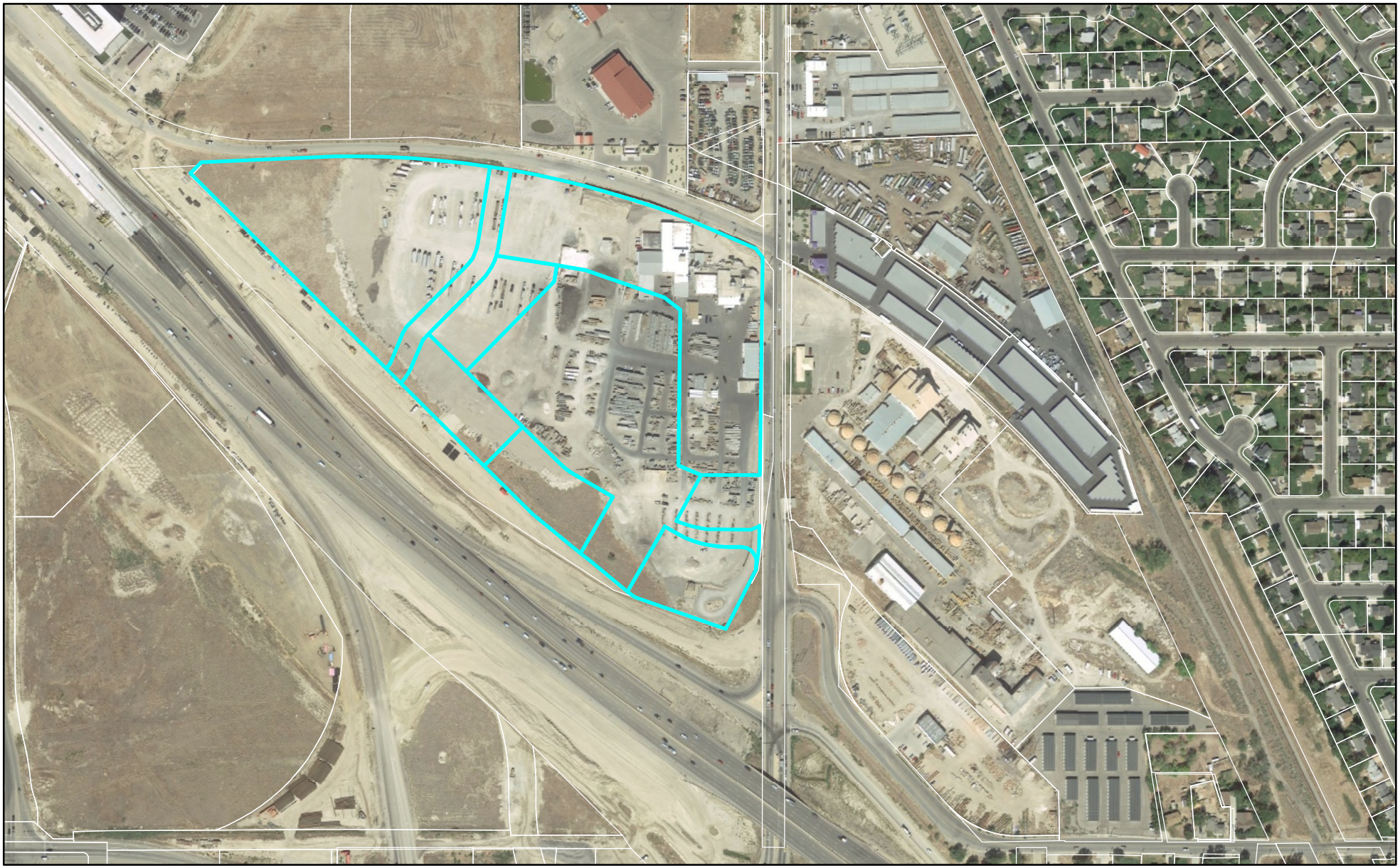
E) The gain to the public health, safety and welfare and overall community benefit from the existing classification to the proposed amendment

The gain would be that there would be higher trafficked uses near I-15 and near future train transit. That would help reduce traffic within Lehi.


East Frontage Rd
2500 N
Sunset Dr
900 W
I-15 SB
I-15 NB
I-15 EB
Frontage Rd
2100 N
EB

Lehi Block General Plan Amendment

Aerial

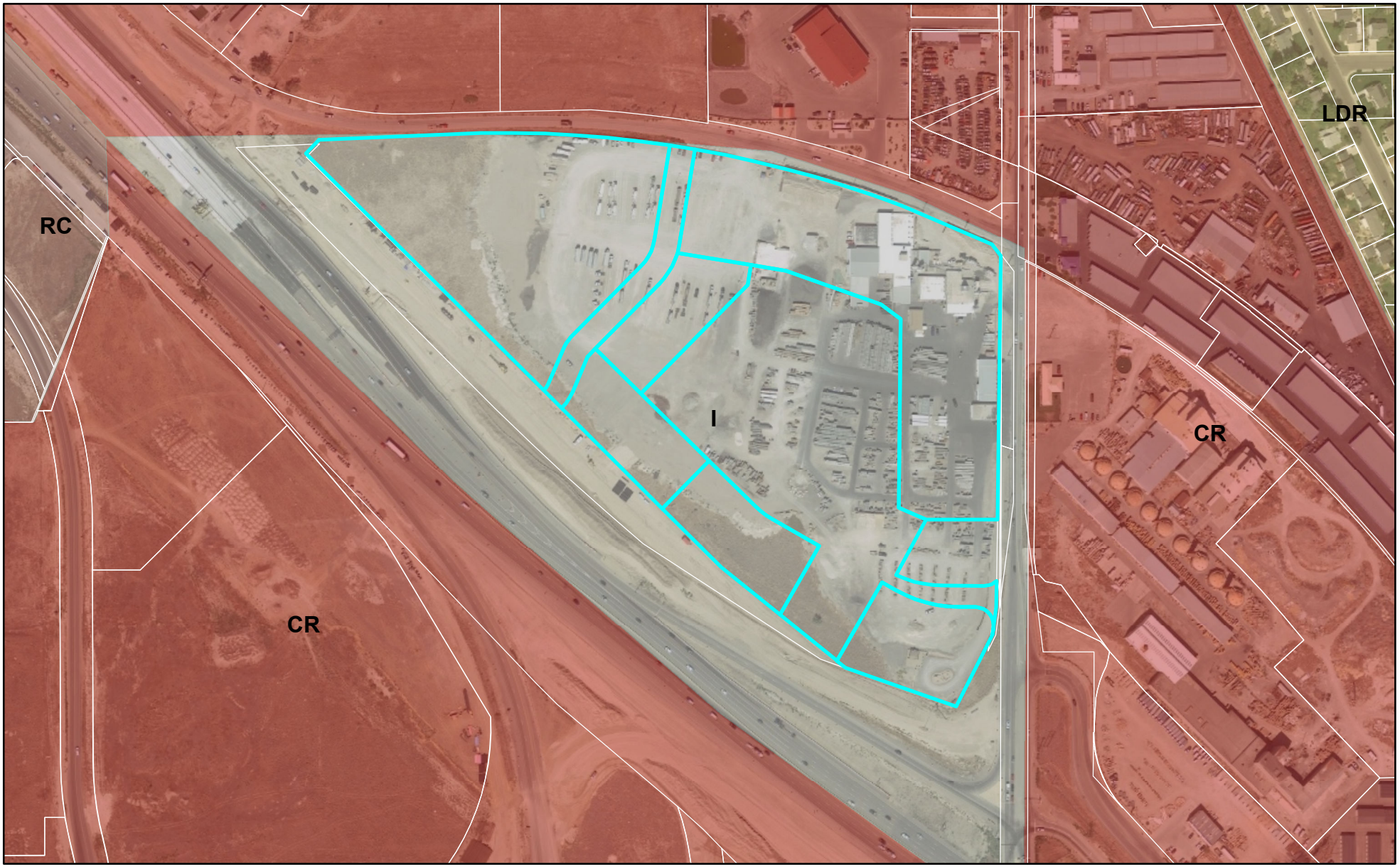


0 490 980 Feet

LEHI CITY

Lehi Block General Plan Amendment

General Plan



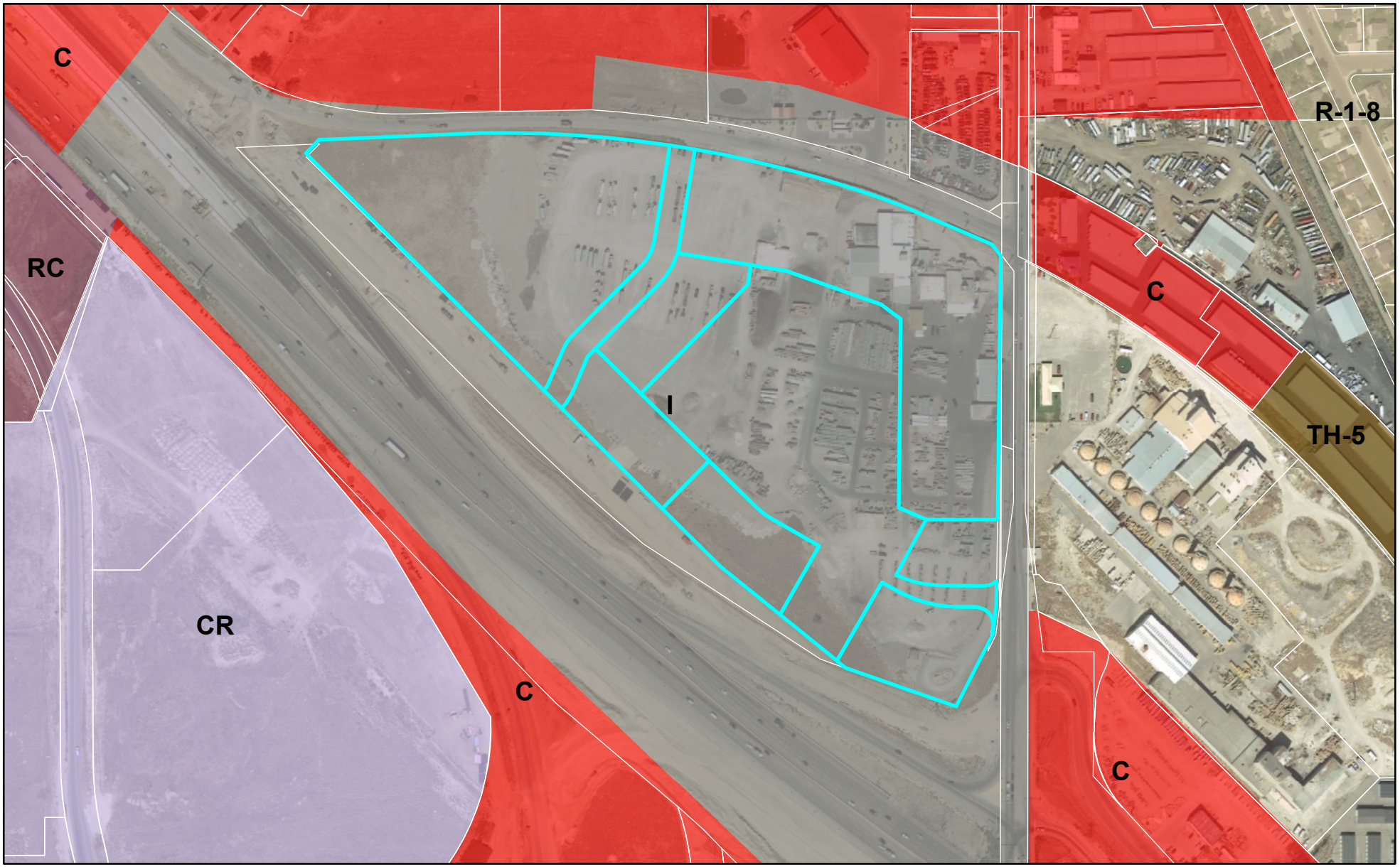
0 400 800 Feet

250

LEHI CITY

Lehi Block General Plan Amendment

Zoning



0 400 800 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: April 14, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of a Road Dedication Plat approval for the Micron Middle School, dedicating three roads to Lehi City.
Petitioner: Alpine School District

Suggested Action:

Attachments:
CCR Micron Middle School Road Dedication Plat 04.14.20.docx

Micron Middle Road Dedication DRC 03.18.20.docx

Micron Middle School Road Dedication Plat Updated 04.09.20.pdf

MICRON MIDDLE SCHOOL ROAD DEDICATION PLAT

CITY COUNCIL REPORT

Applicant	Alpine School District		
Meeting Date	April 14, 2020		
Requested Action/Purpose	Approval of a road dedication plat		
Location	3950 North Maple Hollow Blvd		
Existing Land Use	Undeveloped, approved middle school		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	Medium Density Residential and Environmentally Sensitive Area		
Adjacent Zoning and Land Use	*North*	PC	Belmont Elementary
	South	PC	Undeveloped
	East	PC	Undeveloped
	West	PC	Single Family Residential
Date of DRC Review	March 18, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 37.030. Connectivity Standards

A. Nonresidential Connectivity Standards. All new nonresidential subdivisions containing the dedication of public roads shall meet the following connectivity index and block length standards. Private roads shall meet the requirements of this section; however, a public road may be required to prevent a private road in a subdivision from stubbing into a future or existing public road.

1. Required Connectivity Index. The minimum required connectivity index score shall be a minimum of 1.5 for nonresidential developments and a minimum of 1.75 for stacked and horizontal mixed use and transit-oriented developments.

2. Cross Access. Nonresidential and multi-family residential site plans shall provide pedestrian and vehicular cross-access to adjacent developments to allow auto and pedestrian trips to occur between developments (see Figure 158).

Lehi City Design Standards Section 2.02 Streets
All subdivisions shall abut on and have access to at least one paved public street and as a minimum, allowance for one or more future accesses as developments adjacent hereto proceed. If the development exceeds 50 equivalent residential units, a second paved city street must be incorporated in the subdivision unless otherwise approved by the Planning Commission.

PROPERTY HISTORY

May 27, 1999 Brought into the City as part of the Low Hills Annexation

December 11, 2012	City Council approved the Micron Area Plan
August 9, 2016	City Council approved the ASD Northeast School Subdivision
February 13, 2020	Planning Commission approved the Micron Middle School Site Plan

REPORT ANALYSIS

The applicant requests approval of the proposed Micron Middle School Road Dedication Plat, dedicating three road sections to Lehi City. This includes: Traverse Terrace Drive, Center Street, and 3950 North Street. This site requires a road dedication plat in addition to the site plan for the roads to be dedicated to the City. A previous subdivision was recorded that created a lot for the new middle school; however, it did not dedicate the roads required by the Micron Area Plan.

Both Chapter 37 of the Development Code and the Lehi City Design Standards require connection to public roads. The Design Standards specify that 50 ERU's or the equivalent require access to two public streets. These proposed road dedications help meet that requirement. Having additional connectivity will help reduce congestion, provide greater access to the school for safety personnel, and provide greater access to students.

DRC reviewed the proposed road dedication plat and provided 4 comments:

1. Add PUE behind property line, along roadways. Label as "Public Utility and Roadway Construction Easement". PUE is required along frontages that are being developed, or where utilities are needed. Not required along undeveloped frontages, but it would be a good idea to take care of it now with the plat.
2. Can add detention easements to plat, but not required
3. Include a note stating that the roads will be dedicated to Lehi City.
4. Update owner's dedication to Lehi City not Utah County

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Micron Middle School Road Dedication Plat including the DRC comments from March 18, 2020. This recommendation is based on the following findings:

1. The proposed road dedication will provide greater access and connectivity to the future Micron Middle School.
2. The proposed road dedication plat is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed road dedication plat meets the requirements of the Development Code and Lehi City Design Standards.
4. The proposed road dedication plan is consistent with the Micron Area Plan.
5. Other findings based upon information presented at the public meeting.

Micron Middle School Road Dedication Plat
DRC Redline Comments

Alpine School District- requests review of the Micron Middle School Road Dedication Plat located at 3950 North Maple Hollow Blvd.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Online DRC due to Coronavirus
Date of Plans Reviewed: **03/09/20**
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
1. Add PUE behind property line, along roadways. Label as "Public Utility and Roadway Construction Easement". PUE is required along frontages that are being developed, or where utilities are needed. Not required along undeveloped frontages, but it would be a good idea to take care of it now with the plat.
2. Can add detention easements to plat, but not required

Kim – Planning:
3. Include a note stating that the roads will be dedicated to Lehi City.
4. Update owner's dedication to Lehi City not Utah County

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
6. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
7. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.

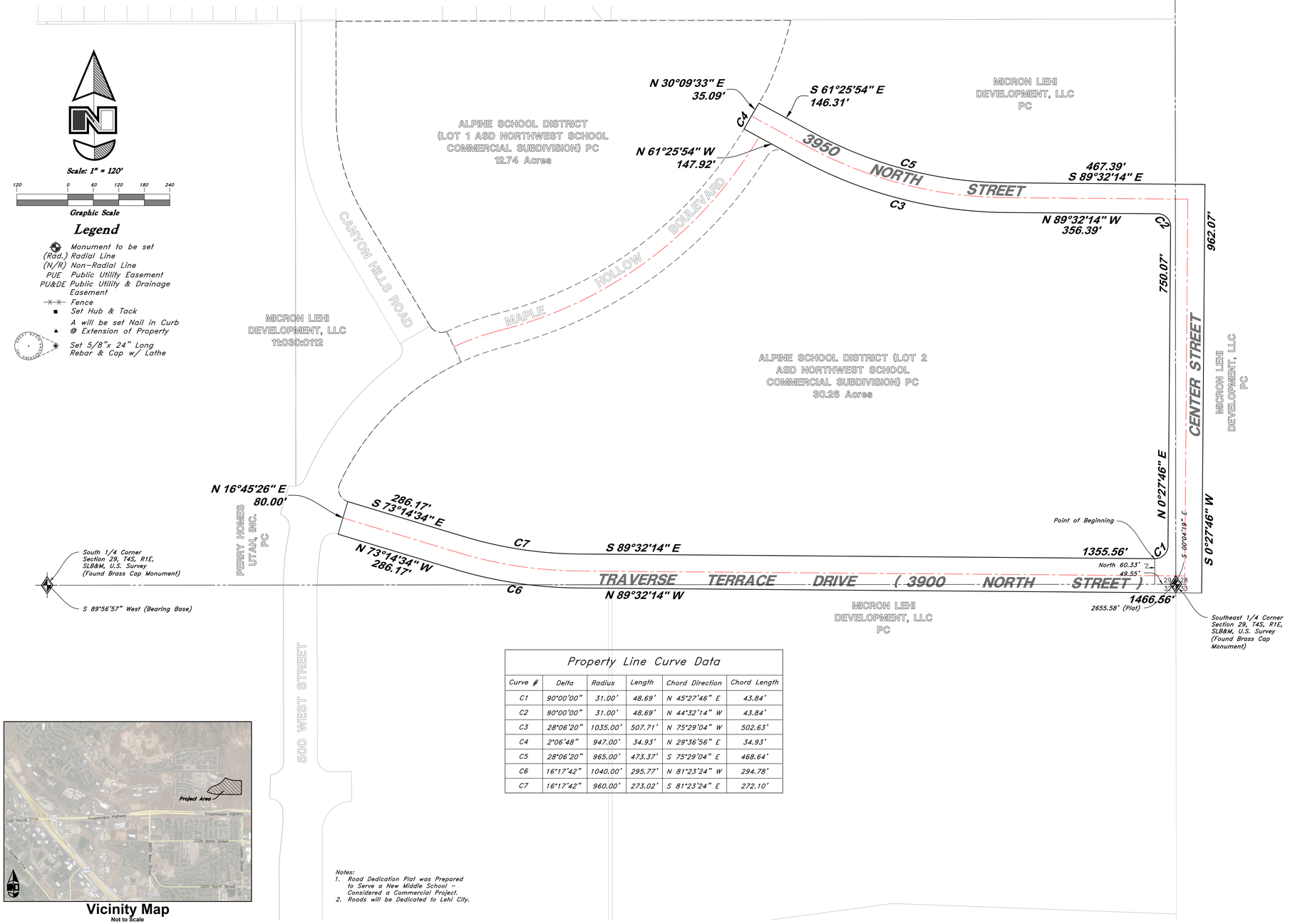
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM NEEDS ENVELOPES AND WILL BE SCHEDULED FOR CITY COUNCIL ON APRIL 14th

Traverse Terrace Drive, Center Street, and 3950 North Street Road Dedication

A part of the Southwest Quarter of Section 28, the Northeast Quarter of Section 32, and the Northwest Quarter of Section 33, Township 4 South, Range 1 East, Salt Lake Base & Meridian, U.S. Survey



Property Line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°00'00"	31.00'	48.69'	N 45°27'46" E	43.84'
C2	90°00'00"	31.00'	48.69'	N 44°32'14" W	43.84'
C3	28°06'20"	1035.00'	507.71'	N 75°29'04" W	502.63'
C4	2°06'48"	947.00'	34.93'	N 29°36'56" E	34.93'
C5	28°06'20"	965.00'	473.37'	S 75°29'04" E	468.64'
C6	16°17'42"	1040.00'	295.77'	N 81°23'24" W	294.78'
C7	16°17'42"	960.00'	273.02'	S 81°23'24" E	272.10'

Vicinity Map
Not to Scale

Notes:
1. Road Dedication Plat was Prepared to Serve a New Middle School – Considered a Commercial Project.
2. Roads will be Dedicated to Lehi City.

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Traverse Terrace Drive, Center Street, and 3950 North Street Road Dedication in Utah County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said road dedication, based on data compiled from records in the Utah County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2020.

166484 — License No.

_____ — Mark E. Babbitt

DESCRIPTION

A part of the Southwest Quarter of Section 28, the Southeast Quarter of Section 29, The Northeast Quarter of Section 32, and the Northwest Quarter of Section 33, Township 4 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point on the South line of ASD Northeast School, Commercial Subdivision, Lehi City, Utah County, Utah, which is 49.55 feet South 89°56'57" West and 60.33 feet North from the Southeast Corner of said Section 29; and running thence Northerly and Easterly for eight (8) courses along the East and Northerly line of said subdivision as follows: 1) Northeasterly along the arc of a 31.00 foot radius curve to the left (Central Angle is 90°00'00" and Long Chord bears North 45°27'46" East 43.84 feet), 2) North 00°27'46" East 750.07 feet to a point of tangency, 3) Northwesterly along the arc of a 31.00 foot radius curve to the left 48.69 feet (Central Angle is 90°00'00 and Long Chord bears North 44°32'14" West 43.84 feet), 4) North 89°32'14" West 356.39 feet to a point of tangency, 5) Northwesterly along the arc of a 1035.00 foot radius curve to the right 507.71 feet (Central Angle is 28°06'20" and Long Chord bears North 75°29'04" West 502.63 feet), 6) North 61°25'54" West 147.92 feet to a non-tangent point on the Westerly side of Maple Hollows Boulevard, 7) Northeasterly along the arc of a 947.00 foot radius curve to the left 34.93 feet (Central Angle is 02°06'48" and Long Chord bears North 29°36'56" East 34.93 feet); and 8) North 30°03'33" East 35.09 feet; thence South 61°25'54" East 146.31 feet to a point of tangency; thence Southeasterly along the arc of a 965.00 foot radius curve to the left 473.37 feet (Central Angle is 28°06'20" and Long Chord bears South 75°29'04" East 468.64 feet); thence South 89°32'14" East 467.39 feet; thence South 00°27'46" West 962.07 feet; thence North 89°32'14" West 1466.56 feet to a point of tangency; thence Northwesterly along the arc of a 1040.00 foot radius curve to the right 295.77 feet (Central Angle is 16°17'42" and Long Chord bears North 81°23'24" West 294.78 feet); thence North 73°14'34" West 286.17 feet to the Easterly line of Maple Hollows Boulevard; thence North 16°45'26" East 80.00 feet along said Easterly line to the South line of said ASD Northwest School Commercial Subdivision; thence three (3) courses along said South line as follows: 1) South 73°14'34" East 286.17 feet to a point of tangency, 2) Southeasterly along the arc of a 960.00 foot radius curve to the left 273.02 feet (Central Angle is 16°17'42" and Long Chord bears South 81°23'24" East 272.10 feet), and 3) South 89°32'14" East 1355.56 feet to the Point of Beginning.

Contains 7.02 Acres

Basis of Bearing From the Monuments at the Southeast 1/4 to the South 1/4 Corner of Section 29: South 89°56'57" West

OWNERS DEDICATION

We, the undersigned, Owners of the hereon described tract of land, hereby set apart a dedicated public street, as shown on this plat and name said tract of land Traverse Terrace Drive, Center Street, and 3950 North Street Road Dedication and hereby dedicate, grant and convey to Lehi City, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Lehi City those certain strips designated as Slope Easements for construction of said street, as shown hereon, the same to be used for construction of said street, as may be authorized by Lehi City.

Signed this _____ Day of _____, 2020.

Micron Lehi Development, LLC

By: _____ _____
Manager

LIMITED LIABILITY ACKNOWLEDGEMENT

State of Utah } ss
County of _____ }

On the __ day of _____ A.D., 20__, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the state of Utah, who after being duly sworn, acknowledged to me that ___ is the _____, and that ___ signed the Owner's Dedication for the purposes therein mentioned and that said _____ executed the same.

My commission expires: _____ _____
Notary Public

ACCEPTANCE OF LEGISLATIVE BODY

The City of Lehi, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public this ___ day of _____, A.D. 20__.

_____ _____
Mayor — Chief Building Official

_____ Attest: _____
City Engineer (See Seal Below) — City Recorder (See Seal Below)

PLANNING COMMISSION APPROVAL

Approved this __ day of _____, A.D. 20__ by the Lehi City Planning Commission.

_____ _____
Director – Secretary — Chairman, Planning Commission

Traverse Terrace Drive, Center Street, and 3950 North Street

A Road Dedication Plat
Located in the Southwest Quarter of Section 28, the Northeast Quarter of Section 32, and the Northwest Quarter of Section 33, Township 4 South, Range 1 East, Salt Lake Base & Meridian, U.S. Survey

LEHI, UTAH COUNTY, UTAH
SCALE: 1" = 120 FEET

GREAT BASIN ENGINEERING
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C.(801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

ACKNOWLEDGEMENT

State of Utah } ss
County of _____ }

On the __ day of _____ A.D., 20__, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the state of Utah, who after being duly sworn, acknowledged to me that ___ is the _____ of _____, and that ___ signed the Owner's Dedication freely and voluntarily for and in behalf of said _____ for the purposes therin mentioned and acknowledged to me that said _____ executed the same.

My commission expires: _____,

_____ Residing In _____
Notary Public

CORPORATE SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

City Council Agenda Item Report

Meeting Date: April 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-27, requiring the installation of pressurized irrigation meters under section 9-2B-15 of the Lehi City Code.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-27.docx

RESOLUTION NO. 2020-27

A RESOLUTION OF THE LEHI CITY COUNCIL REQUIRING THE INSTALLATION OF PRESSURIZED IRRIGATION METERS UNDER SECTION 9-2B-15 OF THE LEHI CITY CODE

WHEREAS, the Lehi City Design Standards and Public Improvements Specifications Manual requires the installation of pressurized irrigation meters ("PI Meters") on all new construction,

WHEREAS, beginning in 2016, the Lehi City Council approved budgetary funds for the installation of pressurized irrigation meters on residential and commercial properties built prior to 2016;

WHEREAS, under Section 9-2B-15 of the Lehi City Code, the City Council may require the installation of PI Meters if it determines that it is necessary to monitor water use through any secondary water connection or combination of secondary water connections;

WHEREAS, on April 14, 2020, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record;

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should require the installation of PI Meters on all residential and commercial properties in Lehi City; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. As budgetary funds and operational constraints allow, PI Meters shall be required on all residential and commercial properties in Lehi City.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 14th day of April, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

City Council Agenda Item Report

Meeting Date: April 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-25, approving the second amended Interlocal Agreement for Joint and Cooperative Action of Central Utah 911.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-25.docx

Central Utah Second Interlocal Agr (PG).pdf

LEHI CITY

RESOLUTION NO. 2020-25

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING THE SECOND AMENDED INTERLOCAL AGREEMENT FOR JOINT AND COOPERATE ACTION OF CENTRAL UTAH 911 ("AGREEMENT")

WHEREAS, the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens;

WHEREAS, the parties to the Agreement share a common interest in providing dispatching emergency services for public safety agencies in unincorporated Utah and Juab Counties, as well as various cities identified therein located in Utah and Juab Counties;

WHEREAS, the parties to the Agreement have found that prompt and efficient dispatching of emergency services can best be achieved by sharing resources, thus achieving economies of scale, minimizing duplication of costs, and eliminating artificial boundaries;

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Second Amended Interlocal Agreement for Joint and Cooperative Action of Central Utah 911; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Second Amended Interlocal Agreement for Joint and Cooperative Action of Central Utah 911 attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 14th day of April, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

SECOND AMENDED INTERLOCAL AGREEMENT FOR JOINT AND COOPERATIVE ACTION OF CENTRAL UTAH 911

This Interlocal Agreement for Joint and Cooperative Action Amending the Central Utah Regional Dispatch Agency (the "Agreement") is made by and among Utah County (Utah), Juab County (Juab), Alpine City (Alpine), American Fork City (American Fork), Cedar Fort Town (Cedar Fort), City of Cedar Hills (Cedar Hills); Eagle Mountain City (Eagle Mtn), Elk Ridge City (Elk Ridge), Fairfield Town (Fairfield), Genola Town (Genola), Town of Goshen (Goshen), Highland City (Highland), Lehi City (Lehi), Payson City (Payson), Pleasant Gove City (Pleasant Grove), Salem City (Salem), Santaquin City (Santaquin), City of Saratoga Springs (Saratoga Springs), Spanish Fork City (Spanish Fork), Vineyard Town (Vineyard), City of Woodland Hills (Woodland Hills), and Nephi City (Nephi) (sometimes referred to herein individually as a "Party" and collectively as the "Parties"), pursuant to the provisions of the Interlocal Cooperation Act, Utah Code Ann. §11-13-101 et seq. (1953, as amended) (the "Act"). This Agreement is signed by the Parties on the dates indicated and is effective upon completion of the filing requirements of the Act.

RECITALS

A. The Act allows public agencies to jointly exercise any power, privilege, or authority exercised or capable of exercise by a Utah public agency for the betterment of itself and its constituents.

B. The Act provides that the public agencies may create a legal entity to exercise such powers, privileges, or authority.

C. The Parties share a common interest in providing dispatching emergency services for public safety agencies in unincorporated Utah and Juab Counties, as well as various cities identified herein located in Utah and Juab Counties.

D. The Parties recognize that the health and safety of residents and visitors of the Parties depend on prompt and efficient dispatch of emergency services and the Parties will exercise the powers, privileges, and authority granted through the laws of the State of Utah to achieve this purpose.

E. The Parties have found that prompt and efficient dispatching of emergency services can best be achieved by sharing resources, thus achieving economies of scale, minimizing duplication of costs, and eliminating artificial boundaries.

F. The Parties have determined that joint and cooperative action of the Parties in operating through a separate legal entity established under authority of the Act will help

implement the desired economies of scale; promote the objectives stated above as well as the health, safety, and welfare of their residents and visitors, and provide other benefits.

H. The Parties hereto desire to jointly enter into this Agreement to accomplish the purposes set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto hereby contract, covenant, and agree as follows:

SECTION 1 - AMENDMENT

The Parties hereby amend that separate legal and administrative interlocal entity known as "Central Utah 911," empowered under the authority of the Act to be a public agency and political subdivision of the State of Utah (the "Agency") by adding Pleasant Gove as a member of the Agency and modifying how new members in Utah and Juab Counties may be added.

SECTION 2 - DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them in this Section, as well as such other meanings as are clear from the context:

Act: the Utah Interlocal Cooperation Act, Utah Code Ann. §11-13-101 et seq.

Alternate Director: an individual appointed as an alternate to a Director as provided in this Agreement.

Agency: the Central Utah 911 Agency as amended pursuant to this Agreement.

Agency Service Area: that area serviced by the Agency, as shown on the map attached hereto as Exhibit A.

Board: the Board of Directors of the Agency, which is the governing body of the Agency.

Director: an individual appointed by a Member to serve on the Board as provided herein.

Dispatch: the act of receiving and calling out emergency services, including 911 calls, generally related to police, fire, ambulance (EMT, paramedic, etc.), or search and rescue. The events require dispatch to stay in contact with the emergency services until the incident is completed.

Facility: any property or works owned, operated, or used by the Agency in connection with the advancement of the purposes for which the Agency was created,

including, without limitation, buildings and other structures, wherever such facilities may be located, computer equipment and radios used to dispatch, relay devices and towers, and other real or personal property deemed necessary to fulfill the purposes of the Agency.

Member(s): public agencies consisting of Utah County, Juab County, Alpine City, American Fork City, Cedar Fort Town, City of Cedar Hills, Eagle Mountain City, Elk Ridge City, Fairfield Town, Genola Town, Town of Goshen, Highland City, Lehi City, Nephi City, Payson City, Pleasant Grove City, Salem City, Santaquin City, City of Saratoga Springs, Spanish Fork City, Vineyard Town, and the City of Woodland Hills, which currently constitute all of the Parties to this Agreement, and any additional Members admitted as provided in this Agreement.

Non-Member Contracting Entity: a public entity which provides emergency services that elects, by contract, to have the Agency provide dispatch services for it.

Public Entity: a political subdivision of the State of Utah or any agency of the federal government.

SECTION 3 – AGENCY PURPOSES

A. The purposes of the Agency are to:
    1. dispatch emergency services for the public safety departments of its Members;
    2. operate, administer, manage, repair, and replace equipment necessary to dispatch emergency services;
    3. enjoy economies of scale and other benefits made possible through the joint and cooperative action of the Members;
    4. train dispatchers to promptly and efficiently dispatch emergency services, to work with emergency services personnel through the conclusion of an incident, and to calm and direct members of the public who make 911 or other emergency calls to the dispatch center.

B. The Parties recognize that the accomplishment of such purposes are in the best interests of and promote the health, safety, and general welfare of the Parties and their respective residents and visitors.

SECTION 4 – POWERS

A. In order to accomplish the purposes of the Agency, it shall, without limitation, have the power to:
    1. Own, acquire, finance, operate, maintain, repair, and replace Facilities and lease and/or dispose of such Facilities;
    2. Employ and train dispatchers to work with emergency services personnel to provide emergency services to the public;

3. Enter into contracts with public and private entities, as deemed beneficial by action of the Board;
4. Prepare, update, and implement capital improvement plans;
5. Consult and participate with the State of Utah, and other government entities on issues relating to emergency services, dispatching, allocation of funding and resources, and otherwise cooperate to provide prompt and efficient dispatching of emergency services;
6. Acquire, possess, lease, encumber, and dispose of personal and real property;
7. Contract with Non-Member Contracting Entities that wish to have the Agency dispatch for them;
8. Contract for the provision of services to or from the Agency;
9. Contract for professional services consultants;
10. Employ such persons as it deems necessary;
11. Borrow money or incur indebtedness, including the issuance of revenue and other bonds, notes, and other obligations as permitted by law;
12. Pledge, assign, or otherwise convey as security for the payment of any indebtedness, the Agency's revenues and receipts;
13. Exercise the power of eminent domain as authorized under the Act;
14. Take such other actions, engage in such other transactions, enter into such contracts and agreements, and do all other things as may be necessary, convenient, or appropriate to accomplish its purposes or carry out any of its purposes or powers;
15. Contract for property, liability, and other insurance coverages and contracts as needed to protect the Agency, its Members, Directors, officers, and employees from and against any claim and/or loss; and
16. Exercise all powers now or hereafter granted to an Interlocal entity pursuant to the Act.

SECTION 5 – GOVERNANCE

A. **Board of Directors**.

1. The Agency shall be governed by a Board of Directors consisting of one director appointed by each Member ("Directors").
2. Each Director shall serve at the pleasure of the Member who appointed them and continue to serve until his or her successor is appointed and qualified. If a Director resigns, dies, is removed, or is otherwise unable to finish their service, the Alternate Director shall act in the stead of the Director who is no longer available. Thereafter the Member shall appoint a new Director or a new Alternate Director in accordance with Section 5(A)(1) and 5(B)(2).

B. **Transaction of Board Business; Alternate Directors**.

1. Votes Required for Board Action. It requires a majority weighted vote of the Board, as set forth in the by-laws, to pass any measure.

2. Alternate Directors. Each Member making an appointment to the Board shall also appoint an Alternate Director for each Director it appoints to the Board, following the procedure set forth in Section 5(A)(1). The Alternate Director shall have no vote, except in the absence of the Director for whom he/she is an alternate, in which event the Alternate Director shall be authorized to cast a vote in place of the absent Director.

C. **Board Meetings**. The Board shall hold a regular Board meeting on a monthly basis, as scheduled by the Board, and may call and convene such other special Board meetings as shall be necessary to accomplish its work.

D. **Committees**.
   1. Committees. The Board may appoint such committees and sub-committees as necessary for the Agency to exercise its powers in the accomplishment of its purposes.

SECTION 6 – OFFICERS

A. **Board Officers**. The Board shall appoint from among its Directors a chair, vice chair, and secretary/treasurer. The chair and vice chair shall be appointed to serve one year terms, and may serve up to three consecutive terms. The secretary/treasurer may be appointed to serve up to a three-year term, but may not serve consecutive terms. Except for the initial terms, all terms shall commence and end with the beginning and ending of the Agency's fiscal year. The initial chair and vice chair may serve the balance of the initial fiscal year, plus the next full fiscal year. The initial secretary/treasurer may serve the balance of the initial fiscal year, plus the next two full fiscal years. At least one of the Board Officers shall represent Juab or Nephi until June 30, 2021 after which officers may be elected from any of the Members' directors.

B. **Executive Director**. The Board may appoint an executive director, who shall be a paid employee of the Agency. The executor director shall be employed at the discretion of the Board and shall be responsible to the Board for the proper and efficient administration of the Agency. The executive director shall plan, organize, and direct Agency activities as directed by the Board, appoint and, subject to applicable law, remove employees, authorize expenditures within the budget approved by the Board, and take such other actions which are authorized from time to time by the Board.

SECTION 7 – FISCAL YEAR

The fiscal year for the Agency shall be from and including July 1 through the following June 30.

SECTION 8 – BUDGET AND FINANCING

A. **Budgets**. The budget for the Agency shall be established and maintained by the Board. Tentative budgets shall be prepared by the Board on or before March 1 each year and submitted to each Director. The final budget shall be adopted by the Board during June of each year.

B. **Funding and Assessments**. 911 monies from each Member will be assigned to the Agency. In addition, the Agency shall make assessments to the Members to make up for the difference between the 911 monies and the costs to operate the Agency. Such assessments shall be apportioned among the Members on such basis as the Board determines proper, in its sole discretion. The Agency will notify Members of its proposed budget by March 1 of each year and invoice for the same on or about July 1 each year. Each Member shall pay the assessment within thirty (30) days of being invoiced. Any Member which does not pay assessments will subject them to expulsion from the Agency, or such other sanctions as the Board determines equitable under all the circumstances. A Director representing a Member or other entity which has not paid its assessment may not vote on any matter during any period in which the Member or other entity is delinquent on payment of any assessment.

C. **Advances of Funds; Contributions**. Contributions or advances of funds or of personnel, supplies, equipment, or property may be made to the Agency by any Member or Non-Member Contracting Entity to accomplish the purposes of the Agency. Any such advance may be made subject to reimbursement as agreed by the Member, any Non-Member Contracting Entity, and the Agency.

D. **Project Financing**. A Project may be financed in whole or in part by the issuance of bonds and/or notes of the Agency payable from or secured by the revenues and receipts derived from the ownership and operation of such Project. No Member, nor any entity represented on the Agency Board, shall be liable for any bond, note, indebtedness, or other obligation incurred by the Agency, nor liable for the indebtedness of any other Member, nor liable for any indebtedness or other obligation with respect to a Project, other than the obligations of such Member arising under its contracts with the Agency related to each separate Project.

SECTION 9 – TERM

The Agency shall exist for the later of fifty (50) years from the effective date of this Agreement, or five years after it has fully paid or otherwise discharged all of its indebtedness, as authorized by §11-13-204(3)(a) and (b) of the Act. Existing or future provisions of the Act allowing for a longer term automatically extend the term of this Agreement to the longest term allowed by the Act. An amendment to this Agreement may extend the term. The term shall commence when this Agreement is adopted by each Member and approved by an attorney for each Member, as provided in the Act, placed

with the keeper of records of each Member, and provisions of the Act required for initial formation of the Agency have been completed.

SECTION 10 – ADDING FUTURE MEMBERS

Governmental entities operating public safety departments that are located in Utah or Juab Counties may join the Agency by following the procedures in this section without the necessity of amending this Agreement. Future members are admitted when the Board has approved an application by an entity seeking admission to the Agency, the entity has adopted a resolution accepting the interlocal agreement, as it may have been amended at the time of admittance of the future member, executed the appropriate interlocal agreement, and paid the required membership fee.. Newly admitted members to the Agency will be assessed a membership fee equal to the pro-rata portion of the value of assets owned by the Agency at the time of admittance. The membership fee shall be determined by taking the value of the Agency assets and dividing that number by the proportion of each Member=s contribution to the total Agency budget for the previous fiscal year, along with what the New Member's contribution would have been. Newly admitted members shall have equal footing with all Members upon being added as Members.

SECTION 11 – WITHDRAWAL

A Member may withdraw from the Agency subject to such terms and conditions as shall be specified in a withdrawal agreement between the Member and the Agency. Such withdrawal shall not affect any contractual liability of such Member to the Agency or to other Members. No Member shall be permitted to withdraw if such withdrawal would cause the Agency's existence to terminate, or otherwise cause the Agency to be in violation of any contract or bond obligation set forth in any indenture, contract, or other agreement with any third party, except upon consent of the Board. A withdrawing Member is not entitled to receive any of the assets of the Agency upon its withdrawal. One year's notice of intent to withdraw must be given prior to the end of a fiscal year.

SECTION 12 – TERMINATION

A. The Agency shall be terminated and dissolved upon a unanimous vote of the Board.

B. Upon termination, the Members are entitled to receive a distribution of Agency assets, based upon their individual capital contributions to the Agency. If capital contributions cannot be determined, the Members may distribute the assets in an equitable manner, as shall be determined by the Board in its discretion.

C. If the Members cannot agree on an equitable distribution, they shall resort to mediation to resolve the conflict. If mediation does not resolve the disagreement, an arbiter shall be

chosen by the Board, who shall hear arguments of the Parties and make a distribution. The distribution made by the arbiter shall be final and non-appealable.

SECTION 13 – MISCELLANEOUS

A. This Agreement is governed by the laws of the State of Utah.

B. The Members and any Non-Member Contracting Entity shall not be deemed to be partners, joint venturers, or associated in any manner which obligates them for the debts, defaults, or mistakes of any other party, or which renders them liable for the debts or obligations of the Agency.

C. Should any part, term, or provision of this Agreement be held by a court of proper jurisdiction as void, illegal, in conflict with any law, or otherwise rendered unenforceable, the validity of the remaining portions shall not be affected, unless the purposes of the Agency are thwarted thereby.

D. Directors shall have no liability to any Member for any act or omission in the performance of his/her duties as a Director.

E. The Agency shall defend, indemnify, and hold harmless the Directors, officers, and employees for any action taken within the scope of the authority of the Agency.

F. The Agency is entitled to the protections, obligations, and responsibilities conferred on public agencies by the Utah Governmental Immunities Act.

G. This Agreement is unique to the Members hereof, and is, therefore, not assignable, though qualified public entities may be added according to the procedure set forth herein.

H. This Agreement shall only be amended, in writing, upon the unanimous approval of the Members hereof.

SECTION 14 – NOTICE TO THE LIEUTENANT GOVERNOR

The governing body of each Party to this Agreement shall: (i) within 30 days after the date of the Agreement, jointly file with the Lieutenant Governor of the State of Utah a copy of a notice of an impending boundary action, as required in the Act; and submit to the recorders of Utah County and Juab County mylar plats showing the new boundaries of the Agency..

SECTION 15 – FILING OF THIS AGREEMENT

This Agreement shall take effect upon the filing of a fully-executed copy of this Agreement with the keeper of records of each of the Parties hereto.

NEPHI CITY

Authorized by Resolution No. _____, adopted on _____, 2018

NEPHI CITY by:

_____
GLADE NIELSON, Mayor

Attest:

_____
Lisa E. Brough, City Recorder

Approved as to form and compliance
with applicable law:

_____
KASEY WRIGHT, City Attorney

JUAB COUNTY

Authorized by Resolution No. _____, adopted on _____, 2018

JUAB COUNTY by:

_____
RICK CARLTON,
County Commission Chair

Attest:

_____
Clinton Painter, County Clerk

Approved as to form and compliance
with applicable law:

_____
AnnMarie Howard, Deputy County Attorney

SPANISH FORK CITY

Authorized by Resolution No. _____, adopted on _____, 2018

SPANISH FORK CITY by:

_____
STEVE LEIFSON, Mayor

Attest:

_____
KENT R. CLARK, City Recorder

Approved as to form and compliance
with applicable law:

_____
S. JUNIOR BAKER, City Attorney

PAYSON CITY

Authorized by Resolution No. ____, adopted on _____, 2018

PAYSON CITY by:

_____
BILL WRIGHT, Mayor

Attest:

_____
Sara Hubbs, City Recorder

Approved as to form and compliance
with applicable law:

_____
Mark Sorenson, City Attorney

SALEM CITY

Authorized by Resolution No. _____, adopted on _____, 2018

SALEM CITY by:

_____
KURT L. CHRISTENSEN, Mayor

Attest:

_____
Jeffrey D. Nielson, City Recorder

Approved as to form and compliance
with applicable law:

_____
S. Junior Baker, City Attorney

UTAH COUNTY

Authorized by Resolution No. _____, adopted on _____, 2018

UTAH COUNTY by:

_____
NATHAN IVIE,
County Commission Chair

Attest:

_____
Bryan Thompson, County Clerk

Approved as to form and compliance
with applicable law:

_____
JEFFREY R. BUHMAN
By Deputy

SANTAQUIN CITY

Authorized by Resolution No. ____, adopted on _____, 2018

SANTAQUIN CITY by:

_____
KIRK HUNSAKER, Mayor

Attest:

_____
Susan Farnsworth, City Recorder

Approved as to form and compliance
with applicable law:

_____
Brett Rich, City Attorney

GENOLA TOWN

Authorized by Resolution No. ____, adopted on _____, 2018

GENOLA TOWN by:

_____
MARTY LARSON, Mayor

Attest:

_____
Lucinda Daley, Town Clerk

Approved as to form and compliance
with applicable law:

_____
, City Attorney

AMERICAN FORK CITY

Authorized by Resolution No. _____, adopted on _____, 2018

AMERICAN FORK CITY by:

_____
BRAD FROST, Mayor

Attest:

_____
TERILYN LURKER, City Recorder

Approved as to form and compliance
with applicable law:

_____
TIM MERRILL, City Attorney

ALPINE CITY

Authorized by Resolution No. _____, adopted on _____, 2018

ALPINE CITY by:

_____
TROY STOUT, Mayor

Attest:

_____
CHARMAYNE WARNOCK, City Recorder

Approved as to form and compliance
with applicable law:

_____
DAVID CHURCH, City Attorney

LEHI CITY

Authorized by Resolution No. _____, adopted on _____, 2018

LEHI CITY by:

_____
MARK JOHNSON, Mayor

Attest:

_____
MARILYN BANASKY, City Recorder

Approved as to form and compliance
with applicable law:

_____
RYAN WOOD, City Attorney

CITY OF SARATOGA SPRINGS

Authorized by Resolution No. _____, adopted on _____, 2018

CITY OF SARATOGA SPRINGS by:

_____
JIM MILLER, Mayor

Attest:

_____
CINDY LoPICCOLO, City Recorder

Approved as to form and compliance
with applicable law:

_____
KEVIN THURMAN, City Attorney

CITY OF CEDAR HILLS

Authorized by Resolution No. _____, adopted on _____, 2018

CITY OF CEDAR HILLS by:

_____
JENNEY REES, Mayor

Attest:

_____
COLLEEN MULVEY, City Recorder

Approved as to form and compliance
with applicable law:

_____
DAVID CHURCH, City Attorney

EAGLE MOUNTAIN CITY

Authorized by Resolution No. _____, adopted on _____, 2018

EAGLE MOUNTAIN CITY by:

_____
TOM WESTMORELAND, Mayor

Attest:

_____
FIONNUALA KOFOED, City Recorder

Approved as to form and compliance
with applicable law:

_____
JEREMY COOK, City Attorney

ELK RIDGE CITY

Authorized by Resolution No. _____, adopted on _____, 201_

ELK RIDGE CITY by:

_____
TY ELLIS, Mayor

Attest:

_____
ROYCE SWENSEN, City Recorder

Approved as to form and compliance
with applicable law:

_____
, City Attorney

CITY OF WOODLAND HILLS

Authorized by Resolution No. _____, adopted on _____, 2018

CITY OF WOODLAND HILLS by:

_____
WENDY PRAY Mayor

Attest:

_____
JODY STONES, City Recorder

Approved as to form and compliance
with applicable law:

_____
DAVID CHURCH, City Attorney

HIGHLAND CITY

Authorized by Resolution No. _____, adopted on _____, 2018

HIGHLAND CITY by:

_____
ROD MANN, Mayor

Attest:

_____
CINDY QUICK, City Recorder

Approved as to form and compliance
with applicable law:

_____
, City Attorney

CEDAR FORT TOWN

Authorized by Resolution No. _____, adopted on _____, 2018

CEDAR FORT TOWN by:

_____
DAVID GUSTIN, Mayor

Attest:

_____
CARA LYON, City Recorder

Approved as to form and compliance
with applicable law:

_____
DAVID CHURCH, City Attorney

FAIRFIELD TOWN

Authorized by Resolution No. _____, adopted on _____, 2018

FAIRFIELD TOWN by:

_____
MICHAEL J. BURCH, Mayor

Attest:

_____
CHYANNE SOFFEL, City Recorder

Approved as to form and compliance
with applicable law:

_____
, City Attorney

TOWN OF GOSHEN

Authorized by Resolution No. _____, adopted on _____, 2018

TOWN OF GOSHEN by:

_____
FRED JENSEN , Mayor

Attest:

_____
RACHEL PENA, Town Clerk

Approved as to form and compliance
with applicable law:

_____
, City Attorney

VINEYARD TOWN

Authorized by Resolution No. _____, adopted on _____, 2018

VINEYARD TOWN by:

_____
JULIE FULLMER, Mayor

Attest:

_____
PAMELA SPENCER, City Recorder

Approved as to form and compliance
with applicable law:

_____
DAVID CHURCH, City Attorney

PLEASANT GROVE CITY

Authorized by Resolution No. _____, adopted on _____, 2020

PLEASANT GROVE CITY by:

_____
GUY L. FUGAL, Mayor

Attest:

_____
KATHY T. KRESSER, City Recorder

Approved as to form and compliance
with applicable law:

_____
CHRISTINE PETERSEN, City Attorney

City Council Agenda Item Report

Meeting Date: April 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-26, appointing Committee Members to the Parks, Trails and Trees Advisory Committee.

Suggested Action:

Attachments:
Res 2020-26.docx

LEHI CITY **RESOLUTION NO. 2020-26**

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING COMMITTEE MEMBERS TO THE LEHI CITY PARKS, TRAILS AND TREES ADVISORY COMMITTEE

WHEREAS, the Lehi City Municipal Code Title 3, Chapter 4, outlines the qualification for membership, terms and vacancies for the Lehi Parks, Trails, and Trees Advisory Committee; and

WHEREAS, in accordance with that section, committee members Jeff Shoop and Brooklyn Wild have resigned, and those positions need to be filled; and

WHEREAS, in accordance with that section, the terms of Michael Corbett, Bailey Homes, Lee Adamson, Lori Le, and Jennifer Davis have expired; and

WHEREAS, in accordance with that section, the Mayor may appoint non-voting members as needed; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individuals to the Parks, Trails and Trees Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lehi, Utah, as follows:

1. Re-appoint Michael Corbett and Lee Adamson as Committee Members. Their terms will begin immediately and expire May 31, 2022.

2. Re-appoint Lori Lee as a Committee Member. Her term will begin immediately and will expire May 31, 2023

3. Appoint non-voting members Skyler Beltran and Janel Stewart as voting Committee Members, whose terms will begin immediately and will expire December 31, 2021.

4. Appoint Jason Oviatt and Nicole Kunze as Committee Members whose terms will begin immediately and will expire May 31, 2023.

5. Appoint Scott Thayne as a non-voting member whose term will begin immediately and will expire Mary 31, 2023.

6. The provisions of this resolution shall take effect immediately upon passage.

Approved and Adopted by the City Council of Lehi City this 14th day of April, 2020.

LEHI CITY	Attest:
_____	_____
Mark Johnson, Mayor	Marilyn Banasky, City Recorder