



# Lehi City Council Meeting Agenda May 26, 2026

**4:30 PM** - Lehi Civic Center, Council Chambers (131 N. 100 E., Lehi, Utah)

## **Pre-Council, 4:30 p.m.**

1. Welcome and Opening Comment
2. Presentations and Reports
  - 2.1. FrontRunner 2X Presentation and Update
3. Working Discussion Items
  - 3.1. Parks, Trails and Trees Committee Discussion on Proposed Code Amendments  
[lehi city code proposal.docx](#)
  - 3.2. Discussion of the Electric Cost of Service and Rate Design Study- Power Department
  - 3.3. Life Safety Signage Ordinance Discussion- Fire Department  
[life safety signage ordinance.docx](#)
  - 3.4. Neighborhood Exchange Structures Ordinance Discussion- Parks and Facilities Department  
[Cover Page.pdf](#)  
[Ch12 Development Standards.pdf](#)
  - 3.5. Discussion of Budget Amendment for Current Fiscal Year (2025-2026)  
[Budget Adjustment #5.pdf](#)
4. Agenda Questions  
*The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.*
5. Administrative Report
6. Mayor and Council Reports  
*Calendar items and outside Committee reports*

## **Closed Session**

*The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code 52-4-205), including to discuss the purpose, exchange, lease, or sale of real property; pending or reasonably imminent litigation; the character, competence, or physical or mental health of an individual; or any other lawful purpose.*

**Regular Session, 7:00 p.m.**

1. Welcome, Roll Call, Pledge of Allegiance
2. Citizen Input  
*For public comments on items not listed on the agenda. Comments limited to 3 minutes per person, with a time limit not to exceed 20 minutes for this item.*
3. Consent Agenda
  - 3.1. Approve Purchase Orders
  - 3.2. Approve City Council Meeting Minutes
4. Regular Agenda
  - 4.1. Consideration of Resolution #2026-36 approving an agreement with Wilson and Company for Engineering Services for the Pony Express Parkway and Utah Lake Trail.  
[Cover Page for Pony Express Pkwy.pdf](#)  
[Res 2026-36 and Agreement.pdf](#)
  - 4.2. Consideration of Resolution #2026-37 approving an agreement with Willmeng Construction Inc. for the construction of Lakeview Park.  
[Res 2026-37 and Agreement.pdf](#)
  - 4.3. Consideration of Concept approval for the updated Spring Meadow Villas (PUD) Concept, a 71-lot single family residential project located at approximately 1630 South 500 East.  
Petitioner: Windy City Development LLC  
[Spring Meadows Updated Concept 1.pdf](#)
  - 4.4. Consideration of Preliminary subdivision approval of an update to Heritage Meadows, now a 15-lot residential development located at 1250 West 800 North, including density in lieu for connectivity.  
Petitioner: Symphony Development  
[Heritage Meadows Updated Preliminary Subdivision 1.pdf](#)
  - 4.5. Public Hearing for the Executive Municipal Officers Compensation Increases.  
[FY27 Executive Municipal Officers Compensation SB91.pdf](#)
  - 4.6. Consideration of Resolution #2026-39 taking formal action to Pick Up Required Employee Contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier

II Contributory Retirement System.

[Res 2026-39.docx](#)

4.7. Consideration of Resolution #2026-38 adopting the Budget and Consolidated Fee Schedule for the City of Lehi for Fiscal Year 2026-2027 (July 1, 2026- June 30, 2027).

[Res 2026-38.docx](#)

[Interim Budget Adjustments Memo.pdf](#)

[2027 Fee Schedule.pdf](#)

5. Adjournment

Lehi Local Building Authority and Lehi Redevelopment Agency Meetings will be held immediately upon conclusion of the Lehi City Council Meeting.

- Public is invited to attend all open meetings
- In compliance with the Americans with Disabilities Act, the City of Lehi will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 385-201-2269
- This Agenda has been posted in accordance with Utah Code §§ 63G-30-102
- Agendas may be amended up to 24 hours prior to a meeting
- A Closed Meeting may be called to order pursuant to Utah Code §§ 52-4-204 & 52-4-205
- The order of agenda items may change to accommodate the needs of the legislative body, staff, or the public
- Electronic participation may be permitted for one or more members of the legislative body and staff

## **City Council Agenda Item Report**

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Presentation

Agenda Section: Presentations and Reports

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### **Subject:**

FrontRunner 2X Presentation and Update

### **Summary:**

### **Attachments:**

## **City Council Agenda Item Report**

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Discussion

Agenda Section: Working Discussion Items

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### **Subject:**

Parks, Trails and Trees Committee Discussion on Proposed Code Amendments

### **Summary:**

### **Attachments:**

[lehi city code proposal.docx](#)

CHAPTER 4  
PARKS, TRAILS AND TREES ADVISORY COMMITTEE

SECTION:

3-4-1: Established

3-4-2: Duties And Responsibilities

3-4-1: ESTABLISHED:

There is hereby created and established a Lehi City Parks and Trails Advisory Committee (PTAC). The following provisions shall apply to the committee:

A. Appointment: The mayor shall appoint and the city council approve a parks and trails advisory committee consisting of seven (7) voting members, all of whom must be residents of the city. Other nonvoting members of the committee may be appointed by the mayor as needed.

B. Term Of Office:

1. All members shall serve a term of three (3) years.
2. No member may serve more than four (4) consecutive terms.
3. In the event that a vacancy shall occur during the term of any member, a successor shall be appointed for the remaining portion of the term.

C. Chairperson: At an annual organizational meeting, the members of the committee shall elect one of their members as chair and one of their members as vice chair. In the absence of the chair, the vice chair shall act as chair and shall have all powers of the chair. The chair shall serve a term as per the bylaws of the committee.

D. Receipt Of Gifts And Bequests: The PTAC, on behalf of and with the consent of the city council, shall have the authority to receive gifts or bequests for the purchase of amenities and improvements in parks, trails and open space and fund other special events sponsored by the committee. Such gifts or bequests shall be received by the city treasurer and conveyed into a special fund for the purposes set out in this chapter.

E. Compensation: Members of the PTAC may be compensated on a per diem basis, based upon meetings actually attended and reasonable and necessary expenses, as determined by the city council. (2015 Code)

3-4-2: DUTIES AND RESPONSIBILITIES:

The committee shall be an advisory body to the mayor, city council, planning commission, department heads, and other city employees in making decisions regarding the needs and

management of the city parks, open space, trails and trees. The committee shall report to, and is accountable to the mayor and city council. The committee shall have the following duties and responsibilities:

A. To assist in the development and administration of a community parks and trails programs for Lehi City.

B. To adopt bylaws, policies, procedures, and regulations for the conduct of its duties and meetings, for consideration of items brought before the committee, and for any other purposes deemed necessary for the functioning of the committee; provided, that such bylaws, policies, procedures and regulations shall be approved by the city council before taking effect.

C. To review development applications in an advisory capacity that include elements pertaining to parks, trails, open space and provide recommendations to the planning commission and city council regarding the applications.

D. To assist the city's department heads in establishing educational and informational programs related to parks, trails and open space.

E. To assist the city's department heads in scheduling and planning of an annual parks and trails community event.

F. To review proposed city projects related to parks, trails and open space and provide recommendations to the mayor and city council regarding the prioritization of such projects and the expenditures of PARC tax funds.

G. To evaluate all PARC tax funds applications or proposals for park, trail and open space related purposes including but not limited to park improvements, recreational facilities, trail enhancements, open space amenities, community events and parks related educational programs.

H. (2015 Code)

## **City Council Agenda Item Report**

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Discussion

Agenda Section: Working Discussion Items

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### **Subject:**

Discussion of the Electric Cost of Service and Rate Design Study- Power Department

### **Summary:**

### **Attachments:**

## City Council Agenda Item Report

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Discussion

Agenda Section: Working Discussion Items

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### **Subject:**

Life Safety Signage Ordinance Discussion- Fire Department

### **Summary:**

### **Attachments:**

[life safety signage ordinance.docx](#)



**ORDINANCE NO. ??-2026**

**AN ORDINANCE AMENDING LEHI CITY CODE TITLE \_\_\_ CHAPTER \_\_\_ (Life Saving Safety Systems Signage Ordinance)**

WHEREAS, the City desires to add provisions of Lehi City Code specifically Title \_\_ Chapter \_\_ (Life Saving Safety Systems Signage Ordinance); and,

WHEREAS, the City has identified that current fire and life safety codes do not provide consistent minimum requirements or product specifics for life safety system signage, resulting in signs being installed with different materials, colors, wording, and sizes; and,

WHEREAS,, inconsistent signage can delay emergency response because emergency responders benefit from quickly identifying and locating life safety systems and components; and,

WHEREAS, on \_\_\_\_\_, 2026, 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, the City desires to establish an enforceable minimum standard for life safety system identification signage to improve consistency across the City; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) Title \_\_\_ Chapter 1 should be added; 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:

**PART I:**

A. Title \_\_ Chapter \_\_\_ (Life Saving Safety Systems Signage Ordinance) of the Lehi City Code is hereby added.

**PART II:**

A. If a provision of this Ordinance No. ??-2026 conflicts with a provision of a previously adopted ordinance concerning the same subject matter, 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 adjudicated 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, Utah this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

LEHI CITY

ATTEST

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Mark Paul Binns

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Teisha Wilson, City Recorder

## Definitions

For purposes of this Chapter, the following terms shall have the meanings set forth below.

- A. **Approved Sign** means a sign that complies with the specifications of this Chapter and is approved by the Fire Code Official.
- B. **Building Owner** means the legal owner of the building or the owner's authorized agent responsible for the building.
- C. **Contractor** means any person or entity performing construction, installation, or renovation work on a building subject to this Chapter.
- D. **Fire Alarm Control Panel (FACP)** means the fire alarm control panel or other required annunciation/controls serving the building's fire alarm and signaling system.
- E. **Fire Code Official** means the fire code official having authority to enforce the fire code and this Chapter, including authorized representatives.
- F. **Fire Department Connection (FDC)** means the fire department connection serving automatic sprinklers, standpipes, or fire pump connections.
- G. **Fire Prevention Division** means the City division responsible for fire prevention services, including delivery of signs and verification of correct installation as described in this Chapter.
- H. **Fire Sprinkler Riser** means the sprinkler system riser and associated riser room or riser location serving an automatic sprinkler system.
- I. **Impact Font** means the typeface commonly known as "Impact," or a substantially similar typeface approved by the Fire Code Official that provides equivalent legibility and character width.
- J. **Life Safety System** means a fire protection or life safety system or component requiring identification to facilitate emergency response, including (as applicable) fire sprinkler risers/riser rooms, fire department connections, and fire alarm control panels/annunciation.
- K. **Reflective Material** means sign sheeting or coating designed to reflect light to improve visibility under low-light conditions, as approved by the Fire Code Official.
- L. **Substantial Renovation** means a renovation, alteration, or addition for which permits are required and that, as determined by the Fire Code Official, affects life safety systems or their identification needs.

## Applicability; Scope; Transition

- A. **Applicability.** This Chapter applies to buildings equipped with life safety systems and components requiring identification signage.
- B. **New Construction and Substantial Renovations.** Beginning on the effective date, this Chapter shall apply to: (1) new construction; and (2) substantial renovations.
- C. **Existing Buildings (Retrofit).** Existing buildings shall comply when (1) a permit is issued for work affecting a life safety system or its identification, or (2) when otherwise required by the Fire Code Official based on site-specific conditions affecting emergency response.

## General Requirement for Life Safety System Identification Signage

- A. All life safety systems and components shall have signage identifying the type and location of each system.
- B. The installation location for required signage shall be determined by the Fire Code Official or authorized representative.

## Minimum Sign Specifications

- A. Unless otherwise approved in writing by the Fire Code Official, required signs shall meet the following minimum specifications:
  - 1. Metal construction.
  - 2. Reflective.
  - 3. Red background.
  - 4. White lettering.
  - 5. Impact font.
  - 6. For fire sprinkler riser room identification, a minimum four (4) inch letter height (letter rise).

- B. The Fire Code Official may approve equivalent materials, colors, or formats that provide equal or greater visibility and durability, provided the sign remains consistent with the intent of this Chapter.

## System-Specific Requirements; Referenced Standards

- A. **Fire Sprinkler Riser Rooms-Marking of Access Doors.** Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with an approved sign, consistent with the referenced standard identified by the City.
- B. **Fire Department Connections-Location and Signage.**
  - 1. Fire department connections shall be located in a visible location as described in the referenced standard identified by the City.
  - 2. A metal sign with raised letters shall be mounted on all fire department connections serving automatic sprinklers, standpipes, or fire pump connections, consistent with City code.
  - 3. Where applicable, signs shall read automatic sprinklers standpipes test connection or a combination thereof, and where the fire department connection does not serve the entire building, the sign shall indicate the portions of the building served.
- C. **Fire Alarm Control Panel/Annunciation-Accessibility and Location.** Required annunciation means shall be readily accessible to responding personnel and located as required by the authority having jurisdiction to facilitate an efficient response, consistent with City code.

## ~~Section 6-1-9-9. Procurement; Bond Procedures; Alternative Vendor Signs~~

- ~~A. **Bond Item.** For buildings subject to this Chapter, required life safety system identification signs shall be treated as a bond item, intended to be non-refundable, similar to street signs, as established by City policy and the City's fee/bond schedule.~~
- ~~B. **City Procurement.** Lehi Public Works shall procure the required signs to provide reduced market cost, improved quality, and sign consistency.~~
- ~~C. **Delivery.** The **Fire Prevention Division** shall deliver the signs.~~
- ~~D. **Alternative Vendor Signs.** The Building Owner or Contractor may request approval to purchase signs from an alternative vendor.~~

1. ~~Alternative vendor signs shall not be approved unless they meet all requirements of this Chapter and any additional requirements imposed by the Fire Code Official for consistency and legibility.~~
2. ~~If the Building Owner or Contractor provides approved alternative signage, the bond money originally used to purchase signage shall be released at the time of bond payout, subject to verification and approval under this code~~

## Inspection and Approval

- A. **Approval Condition.** Where signage is required as a condition of final inspection, certificate of occupancy, or other approval, the Fire Code Official may require verification of installation prior to granting such approval.
- B. **Correction of Deficiencies.** If signs are missing, improperly installed, or do not meet the requirements of this Chapter, the Fire Code Official may require correction within a reasonable time specified in a written notice.

## Penalty

- A. **Penalties.** Violations of this Chapter are subject to the penalties contained in Lehi Municipal Code 6-1-9.

## City Council Agenda Item Report

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Discussion

Agenda Section: Working Discussion Items

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### Subject:

Neighborhood Exchange Structures Ordinance Discussion- Parks and Facilities Department

### Summary:

#### Proposed Code Clarification: Placement of Little Free Libraries and Similar Structures on City Property

City staff is proposing a clarification to the municipal code to explicitly prohibit the placement of Little Free Libraries and similar privately installed structures on City-owned property, including parks and the public right-of-way (which includes park strips).

This clarification is prompted by a recent request to install a Little Free Library at a park entrance. While staff denied the request, follow-up inquiries revealed that similar structures have been informally allowed in the past. Staff has since identified multiple existing installations within City parks, as well as a food pantry rack located within the public right-of-way on Main Street.

While these amenities provide clear community value and are appreciated by residents, their presence on City property creates several concerns:

#### Liability and Risk Exposure:

Structures installed and maintained by private individuals on public property create uncertainty regarding responsibility for injuries, damage, or unsafe conditions.

#### Maintenance and Long-Term Stewardship:

These installations rely on voluntary upkeep. If the original installer is no longer able to maintain them, responsibility may default to the City, creating unplanned maintenance obligations.

#### Content and Use Oversight:

The City has limited ability to regulate or monitor materials placed in these structures, which may raise concerns regarding appropriateness, misuse, or unintended purposes.

**Equity and Consistency in Use of Public Space:**

Allowing some private uses of public property without a formal framework can create inconsistency and perceived inequity when similar requests are denied.

**Encroachment into the Right-of-Way:**

Structures within park strips or other right-of-way areas can interfere with utilities, visibility, pedestrian access, and future infrastructure needs.

The proposed code clarification is not intended to discourage Little Free Libraries or similar community amenities, but rather to establish clear and consistent boundaries regarding their placement. These structures remain appropriate and encouraged on private property, where ownership, maintenance, and liability are clearly defined.

If the code amendment is adopted, staff will work to remove existing installations from City property reasonably and respectfully, including outreach to nearby residents to encourage relocation to adjacent private property where feasible.

\*This would still need to go to Planning Commission

**Attachments:**

[Ch12 Development Standards.pdf](#)

school measured from the nearest entrance of the hotel or motel by following the shortest route of ordinary pedestrian travel to the property boundary of the school.

B. Building shall be of a historical nature; or if a new build, the building shall contain architectural features and design reflective of the Pioneer, Victorian, Early Twentieth Century, Period Revival, Early Modern, or Post-War Modern as defined by the Utah Heritage foundation. Different architectural styles can be approved by Planning Commission that are consistent with the vision for the area.

C. The owner or an employee needs to be present at all times on the premise.

D. Each bed and breakfast establishment shall have a sign of sufficient size as to be visible from the street. The sign shall be consistent with the architectural style of the establishment.

E. Every bed and breakfast establishment shall have a current business license; and comply with all other necessary City, State, and Fire Code requirements.

#### **Section 12.240. Short Term Rentals.**

*(New 03.31.20)*

Short Term Rentals (STRs) are an allowed use within all residential zones as long as they meet the following criteria:

A. No STR shall be located within 600 feet of an elementary, middle or junior high school measured from the nearest entrance of the STR by following the shortest route of ordinary pedestrian travel to the property boundary of the school.

B. The home shall be the primary residence of the applicant. Primary residency will be shown by providing the following documentation at the time of application and annually thereafter at the time of business license is renewal.

1. The applicant's most recent state and federal tax returns both listing the property as the applicant's primary residence; and
2. A government issued ID with the address of the applicant listed.

C. The owner, employee, or someone the owner designates as a point of contact shall be able to respond to all calls within one hour while the property is being rented.

D. The number of short-term renters shall be no more than 10 individuals, or as limited by off-street parking availability, whichever is less.

E. Every short-term rental establishment shall have a current business license; and comply with all other necessary City, State, and Fire Code requirements. The business license shall be displayed inside the rental area of the home as to be visible to guests.

F. Business licenses shall be renewed annually. Prior to renewal the applicant must show a resolution to any valid complaints related to the requirements set forth in this Section.

G. All parking for short-term rentals shall be provided off street and must meet the requirements of Table 37.070 of this Code. The required parking may take place in the primary garage or driveway space of a home if the applicant can prove that adequate parking will remain for the owner and other permanent occupants of the home.

H. The owner shall establish and enforce curfew and quiet hours that are reasonable and fit in the context of the surrounding neighborhood. Reasonable conditions may be required to mitigate against noise nuisances to neighbors.

#### **Section 12.250. Neighborhood Exchange Structures**

Neighborhood Exchange Structures are allowed on private property. They are not allowed on public property, including in parks or schools, without written permission and approval by the entity that owns the public property. They shall not be allowed in the public right of way including park strips. They also shall not be constructed in a way that overhangs onto any sidewalks or obstructs view of traffic as determined by the Engineering Department.

**Movie Theater** – An establishment primarily engaging in the presentation of motion pictures.

**Moving and Storage Facilities** – A facility engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the temporary indoor storage of those same items.

**Neighborhood Exchange Structures**- An enclosed or unenclosed semi-permanent structure for the exchange or distribution of items such as books, food, household goods, or other similar items. These items may be for sale or for free. This does not include uses such as temporary lemonade stands.

**Nightclub/Dance Hall** – Any establishment that provides dancing involving a dance floor with 200 square feet of floor area or greater with music or live entertainment and may include the sale, service, or consumption of alcoholic beverages.

**Nonconforming structure** - A structure that does not conform to the yard coverage, height, setback or other physical dimensional requirement of the district but was legal when originally built.

**Nonconforming use** - An activity which is not an allowed use within the Zoning District and which may not conform to the use standards, including parking, regulations in the district in which it is situated but was legal when originally built.

**Nursing Home** - An establishment described also as a "rest home," or "convalescent home," other than a hospital, in which persons are lodged and furnished with care rather than diagnoses and treatment.

**Offices, Professional** - A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communication equipment.

**Office Warehouse** - A commercial building, no larger than 100,000 square feet designed for office and warehouse uses. Usable office space shall comprise a portion of the total square footage.

**Oil & Gas Transmission Lines**- Utility lines used to transport oil and natural gas from their respective gathering systems to refining, processing, or storage facilities, as well as refined products to customers.

**Open Space** - means and refers to the following:

1. Active open space, or any park and recreational facility that is not dependent upon a specific environmental or natural resource, which is developed with recreation and support facilities that can be provided anywhere for the convenience of the user. Activity-based recreation areas include, but are not limited to, baseball or softball fields, football or soccer fields, basketball courts, tennis courts, picnic areas, playgrounds, and trails; and
2. Passive open space, or areas in and located due to the presence of a particular natural or environmental setting and which may include conservation lands providing for both active and passive types of resource-based outdoor recreation activities that are less formalized and more program-oriented than activity-based recreation. Resource-based outdoor recreation means and refers to activities requiring a natural condition that cannot easily be duplicated by man and includes, but is not limited to, boating, fishing, camping, enhancement areas, nature trails, nature study, and view areas.
3. Roadway areas including rights of way, parking lots, lawns, setback areas or other undisturbed portions of building lots shall not constitute open space.

**Outdoor Sales and Display** – The display of goods and materials, incidental to an allowed use, on the premises of the existing business. Items must be placed on a hard-surface and outside of public right-of-way. For the purposes of this definition, occasional sidewalk sales shall not be considered as outdoor sales and display.

**Outdoor Storage** – The keeping, in an unroofed area, of any goods, supplies, equipment, or materials, in the same place for more than 24 hours.

**Owner** - Any person, or group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be developed or subdivided under these regulations.

**Parking Lot** - An unenclosed area, other than a road or right-of-way, devoted to parking spaces for four or more motor vehicles.

**Parking Lot, Commercial** - A parking lot used for

**TABLE 05-030-A**  
**TABLE OF USES – AGRICULTURE AND RESIDENTIAL DISTRICTS**

(Amended 10/10/00; 3/27/01; 04/09/02; 07/09/02; 11/18/03; 09/25/07; 09/09/08; 12/09/08; 04/27/10; 12/14/10; 05/22/12; 11/13/12; 02/24/15; 01/26/16; 05/24/16; 09/13/16; 01/16/18; 09/25/18; 01/22/19; 03/31/20; 01/10/23; 02/28/23; 09/19/23; 02/11/25)

USE	DISTRICT											
	TH-5	A-5	A-1	RA-1	R-1-22	R-1-15	R-1-12	R-1-10	R-1-8/ R-1-Flex	R-2	R-2.5	R-3
<b>RESIDENTIAL DWELLING TYPES</b>												
Single-Family Dwelling	P <sup>1</sup>	P	P	P	P	P	P	P	P	P	P	P
Twin Home										P	P	P
Two-Family Dwelling (Duplex)										P	P	P
Three-Family Dwelling										P	P	P
Four-Family Dwelling										P	P	P
Internal Accessory Dwelling Unit (see Sec. 26.030)	P <sup>1</sup>	P	P	P	P	P	P	P	P	P	P	P
Detached Accessory Dwelling Unit [>15,000 square foot lot; See Sec. 26.040]	P <sup>1,4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>
Group Homes	P <sup>1</sup>	P	P	P	P	P	P	P	P	P	P	P
Modular Home	P <sup>1</sup>	P	P	P	P	P	P	P	P	P	P	P
Multi-Family Dwellings [>4 dwelling units]										P	P	P
Townhouses/Condominiums [See Sec.37.040]										P	P	P
<b>PUBLIC/CIVIC USES</b>												
Churches (places of worship)		P	P	P	P	P	P	P	P	P	P	P
<u>Neighborhood Exchange Centers (see Section 12.250)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Parks, Playgrounds, Sports Fields, Open Space, Golf Courses, Trails and Greenways	P <sup>1</sup>	P	P	P	P	P	P	P	P	P	P	P
Public/Civic Buildings		P	P	P	P	P	P	P	P	P	P	P
Schools, Private & Public		P	P	P	P	P	P	P	P	P	P	P

Notes: Section 12.120 or Table 12.260 of this Code has information for Animal Rights, which are primarily determined by lot size.

P = Uses allowed as a Permitted Use.

C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.

<sup>1</sup> Permitted to the extent that such use can occur without city culinary or pressurized irrigation water services. However, a building permit will not be issued without compliance with Table 12-060. Such compliance may require a zone change and water dedication pursuant thereto;

<sup>2</sup> Use conditioned upon a finding by the Planning Commission that such use is compatible with surrounding uses.

<sup>3</sup> Requires Site Plan approval by the Planning Commission.

<sup>4</sup> Detached Accessory Dwelling Units require a minimum lot size of 15,000 square feet. May require a conditional use permit based on year built.

**TABLE 05-030-B**  
**TABLE OF USES – NONRESIDENTIAL ZONES**

(Amended 01/09/01; 08/07/01; 04/09/02; 07/09/02; 04/27/04; 04/12/05; 05/10/05; 06/14/05; 08/09/05; 11/15/05; 07/10/07; 05/22/08; 04/14/09; 06/09/09; 07/28/09; 12/08/09; 11/15/11; 12/13/11; 04/24/12; 09/11/12; 07/22/14; 02/24/15; 03/24/15; 01/12/16; 01/26/16; 02/13/18; 08/28/18; 09/25/18; 11/13/18, 01/08/19; 01/22/19; 03/12/19; 07/30/19; 08/27/19; 03/31/20; 11/10/20; 12/08/20; 02/09/21; 11/15/22; 01/10/23; 04/11/23; 08/22/23; 03/26/24)

USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
<b>RESIDENTIAL USES</b>											
Dwelling Unit for caretaker/security guard (For caretaker and immediate family only)	P	P	P	P		P	P	P	P		P
Group Home (See Section 12.150)							P	P			
Juvenile Group Facility (See Section 12.160)							C				
Vertical Mixed Use (Residential Above Commercial)								P <sup>2</sup>			
Rehabilitation and Treatment Facilities [See Sec. 12.180]							C				
Nursing Home, Assisted Living, or Retirement Home/Center	P	P						P			
Single-Family Dwelling								P <sup>1</sup>			
Multi-family Residential (See Section 37.010.B.1)								P <sup>2</sup>			
Accessory Dwelling Unit (see Sec. 26.030)								P			
<b>PUBLIC/CIVIC USES</b>											
Cemetery										P	
Churches (places of worship)	P	P	P	P	P	P	P	P	P	P	P
Cultural and Artistic uses, such as Museums, Galleries, Libraries, Performing Arts Centers	P	P		P		P	P	P		P	P
Golf Courses, Country Clubs, Driving Ranges, and Putting Greens		P	P	P		P	P		P	P	
Marina (public/private)										P	
<u>Neighborhood Exchange Structures (see Section 12.250)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>		<u>P</u>			

Notes:

P = Uses allowed as a Permitted Use.

P<sup>1</sup> = Single family homes that existed at the time this code was adopted (9/11/12) shall continue; however new single-family dwellings shall only be permitted in areas with remaining density per Map 05.010 Maximum TOD and Mixed Use Density Map.

P<sup>2</sup> = Allowed provided there is remaining density as allocated per Map 05.010 Maximum TOD and Mixed Use Density Map.

P<sup>3</sup> = Only permitted for Financial Services and Pharmacy uses that: 1) are on a parcel adjacent to a UDOT Principal Arterial or along the 2100 North Corridor, 2) incorporate pedestrian-oriented design elements into the site plan (such as pedestrian walkway or trail), and 3) are designed to shield headlights from adjacent properties.

C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.

\* All uses in the Planned Community and Resort Community Zones must be authorized through an Area Plan pursuant to Chapter 15 or through a Land Use Plan pursuant to Chapters 38 and 39. All uses in the Transit Oriented Development Zone must be authorized by a Land Use Plan pursuant to Chapter 38 and 39.

Parks, Playgrounds, Open Space, Trails and Greenways	P	P	P	P		P	P	P	P	P	P
Public/Civic Buildings or Structures	P	P	P	P		P	P	P	P	P	P
USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
Schools	P	P	P	P	P	P	P	P	P	P	P
Sporting Facilities, Arenas		P	P	P		P	P	P	P	P	
Sports Fields and Courts		P	P	P		P	P	P	P	P	
Transit Station	P	P	P	P	P	P	P	P	P	P	P
COMMUNICATION & UTILITIES											
Communication Facilities and Towers [See Sec.12.140]		C	C	C		C	C	C	C	P	
Electrical Substations and Power Transmission Lines, Municipal	P	P	P	P	P	P	P	P	P	P	P
Electrical Substations and Power Transmission Lines, Non-Municipal		C	C	C		C	C	C	C	C	
Oil & Gas Transmission Lines	C	C	C	C	C	C	C	C	C	C	C
Public and Private (with franchise agreement) Utility Underground Lines, and Rights of Way	P	P	P	P	P	P	P	P	P	P	P
Public and Private (with franchise agreement) Utility Buildings and Other Above Ground, Structures	C	C	C	C	C	C	C	C	C	C	C
Renewable Energy System (Solar and Small Wind Energy Systems – see Chapter 19)	P	P	P	P	P	P	P	P	P	P	P
Wind Energy Facility – see Chapter 19										C	
COMMERCIAL/NONRESIDENTIAL USES											
Accessory uses incidental to an authorized use	P	P	P	P	P	P	P	P	P	P	P
Adult Daycare	P	P	P	P		P		P			
Artisan Shop	P	P	P	P		P	P	P			
Athletic Instruction	P	P	P	P		P	P	P			
Automobile Accessories Installation and Service		P	P	P		P	P	P			

Notes:

P = Uses allowed as a Permitted Use.

P<sup>1</sup>= Single family homes that existed at the time this code was adopted (9/11/12) shall continue; however new single-family dwellings shall only be permitted in areas with remaining density per Map 05.010 Maximum TOD and Mixed Use Density Map.

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\* All uses in the Planned Community and Resort Community Zones must be authorized through an Area Plan pursuant to Chapter 15 or through a Land Use Plan pursuant to Chapters 38 and 39. All uses in the Transit Oriented Development Zone must be authorized by a Land Use Plan pursuant to Chapter 38 and 39.

**Neighborhood Exchange Structures DCA  
DRC Redline Comments**

*Lehi City- requests review of Development Code amendments to Table 05.030-A, Table 05.030-B, Chapter 12 and Chapter 39, adding a use for "Neighborhood Exchange Structures".*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelby Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur

Assigned Planner: Brittney Harris

Representatives of the Applicant Present: Trent Dyer

Date of Plans Reviewed: 4/14/26

Time Start:

Time End:

**DRC REDLINE COMMENTS:**

**Glade – Power:** No comments.

**Brad – Fiber:** No comments.

**Garion – Fire:** No comments.

**Ryan – Water/Sewer:** No comments.

**James – Parks:** No comments.

**Gary S. – Building/Inspections:** No comments.

**Shelbey – Public Works:** No comments.

**Gary E. – Engineering:**

1. ... or blocks the view of traffic as determined by the Engineering Department.
2. Would it be good to replace "lemonade" with something else like product, food or beverage, etc... to allow more than lemonade?

**Luke – Traffic:** No comments.

**Kim – Planning:**

3. Do we need to specify if it's enclosed or not?

THIS ITEM NEEDS TO GO TO CITY COUNCIL FOR WORK SESSION/ PRECOUNCIL DISCUSSION

**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.

## **City Council Agenda Item Report**

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department: Finance

Item Type: Discussion

Agenda Section: Working Discussion Items

---

### **Subject:**

Discussion of Budget Amendment for Current Fiscal Year (2025-2026)

### **Summary:**

### **Attachments:**

[Budget Adjustment #5.pdf](#)



***ANNUAL  
OPERATING AND CAPITAL  
BUDGET***

**Budget Amendment #5  
*FISCAL YEAR 2025-2026***

Lehi City  
Budget Amendment #5  
Fiscal Year 2025-26  
June 2026

**Amendment 5a – Carnegie Donation**

- The library received a donation from the Carnegie Corporation to purchase books for the new library.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
GF - Library	Books	295,000	10,000	305,000	Donation

**Amendment 5b – JAG Grant**

- Receipt of Justice Assistance Grant for the purchase of drone software.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
GF – Police	Equipment Maintenance	266,350	6,990	273,340	Grant

**Amendment 5c – 2025 Water Bond Payments**

- Bonds were issued October 2025 for the construction of a new facility. This is the first payment on those bonds. Cost will be shared between the four public works utility funds.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Water	Debt Service	638,817	273,234	912,051	Reserves
PI	Debt Service	1,141,197	273,234	1,414,431	Reserves
Sewer	Debt Service	0	273,234	273,234	Reserves
Storm Drain	Debt Service	0	273,324	273,234	Reserves

**Amendment 5d – 600 E Home Demolition**

- A home currently owned by the City is beyond repair and is schedule to be demolished.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
GF – Non-Departmental	Contingency	100,000	75,000	175,000	Reserves

**Amendment 5e – 2025 Sales Tax Bond Payment**

- Bonds were issued December 2025 for the construction of a science and technology building on the Thanksgiving Point campus. This is the first payment on those bonds. Funding for the payments will be paid via Lease to Thanksgiving Point.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Debt Service	Interest	803,813	597,968	1,401,799	TPI Lease

**Amendment 5f – Civic Center Construction**

- Several items were added to the Civic Center above the main contract. This does not impact the construction by the contractor. The items include: security adjustments, lounge configuration outside council conference room, and related furniture.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
LBA	Civic Center Construction	16,175,000	100,000	16,275,000	Bond Interest

**Amendment 5g – Medical Supplies**

- The fire department needs to add new medical supplies related to transports to/from Primary Childrens Hospital.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
GF – Fire	Medical Supplies	135,450	29,000	164,450	Ambulance Fees

**Amendment 5h – Fiber 26 Bond Payment**

- The first payment on the 2025 fiber bonds is paid this year. Payment will be paid from the capital interest fund.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Fiber	Debt Service	3,088,550	568,097	3,656,647	Capital Interest

**Amendment 5i – Outdoor Pool Repair**

- The liner on the outdoor pool needs to be repaired in order to be used this Summer.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Recreation – Outdoor Pool	Pool Capital Outlay	46,000	15,000	61,000	Fund Balance

**Amendment 5j – Wildland Fire Return**

- Funds related to wildland fire grant from 2021 are required to be returned.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
GF – Fire	Miscellaneous	2,500	5,000	7,500	Fund Balance

**Amendment 5k – Police Overtime**

- Police overtime budget has been used heavily this year due to external overtime requested by the State at Utah Valley University as well as internal pressures. Each year, wage and benefits budgets are evaluated and adjusted based on actual results. Most of the overtime will be reimbursed by the State.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
GF – Police	Overtime	633,166	130,000	763,166	State Grant
GF – Police	Overtime	763,166	50,000	813,166	Rebalance
GF – Planning	Wages	822,260	50,000	772,260	Rebalance

**Amendment 5I – PARC Tax**

- The PARC fund budget each year is based on generic forecasts. Actual grants may vary, but will not exceed available funds.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
PARC	Programs	540,000	25,000	565,000	PARC

## **City Council Agenda Item Report**

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Action Item

Agenda Section: Consent Agenda

---

### **Subject:**

Approve Purchase Orders

### **Summary:**

### **Attachments:**

## **City Council Agenda Item Report**

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Action Item

Agenda Section: Consent Agenda

---

### **Subject:**

Approve City Council Meeting Minutes

### **Summary:**

### **Attachments:**

## City Council Agenda Item Report

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department: Engineering

Item Type: Resolution

Agenda Section: Regular Agenda

---

### Subject:

Consideration of Resolution #2026-36 approving an agreement with Wilson and Company for Engineering Services for the Pony Express Parkway and Utah Lake Trail.

### Summary:

Over the past few months the Lehi City Engineering Department as worked to select a Design Engineer for the Pony Express Parkway & Utah Lake Trail project. A Request for Letter of Qualifications (RFQ) was sent to six qualified roadway and environmental engineers from the UDOT Preconstruction Engineering pool. Three of those six submitted a proposal for this project, from which a selection committee representing Utah County, MAG, A.F. City and Lehi City staff selected Wilson & Company to perform these roadway/trail design services.

Though \$1.92M is a very sizable contract, it is important to remember that Lehi's responsibility (match) is only 3.39% of those costs (Lehi and American Fork are splitting the required 6.77% match cost equally). All told, we estimate that Lehi's contributing portion for the design of this project is under \$65k.

Attached is the resulting Agreement and Scope of Work for the Design Engineering Services related to this project.

### Attachments:

[Cover Page for Pony Express Pkwy.pdf](#)

[Res 2026-36 and Agreement.pdf](#)

## City Council Agenda Item Report

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department: Engineering

Item Type: Resolution

Agenda Section: Regular Agenda

---

### Subject:

Consideration of Resolution #2026-36 approving and agreement with Wilson and Company for Engineering Services for the Pony Express Parkway and Utah Lake Trail.

### Summary:

Over the past few months the Lehi City Engineering Department as worked to select a Design Engineer for the Pony Express Parkway & Utah Lake Trail project. A Request for Letter of Qualifications (RFQ) was sent to six qualified roadway and environmental engineers from the UDOT Preconstruction Engineering pool. Three of those six submitted a proposal for this project, from which a selection committee representing Utah County, MAG, A.F. City and Lehi City staff selected Wilson & Company to perform these roadway/trail design services.

Though \$1.92M is a very sizable contract, it is important to remember that Lehi's responsibility (match) is only 3.39% of those costs (Lehi and American Fork are splitting the required 6.77% match cost equally). All told, we estimate that Lehi's contributing portion for the design of this project is under \$65k.

Attached is the resulting Agreement and Scope of Work for the Design Engineering Services related to this project.

### Attachments:

[Res 2026-36 and Agreement.pdf](#)



**RESOLUTION NO. 2026-36**

**A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT BETWEEN LEHI CITY AND WILSON AND COMPANY FOR ENGINEERING SERVICES FOR THE PONY EXPRESS PARKWAY AND UTAH LAKE TRAIL**

WHEREAS, Lehi City (“City”) City desires to hire an engineer to provide design engineering services for the Pony Express Parkway and Utah Lake Trail projects;

WHEREAS, on May 26th, 2026, 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 Agreement with Wilson and Company; 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 Agreement attached hereto as Exhibit “A” is hereby approved and the Mayor is authorized to execute the agreements and take all other such action as is necessary to make them effective.
2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of May, 2026.

LEHI CITY

ATTEST

---

Paul Binns, Mayor

---

Teisha Wilson, City Recorder

Exhibit "A"

# AGREEMENT FOR DESIGN ENGINEERING SERVICES

## PONY EXPRESS PARKWAY AND UTAH LAKE TRAIL

**THIS AGREEMENT** is made and entered into and effective as of the date the last party signs below (“Effective Date”) between Lehi City, 153 North 100 East, Lehi, Utah 84043 (“City”) and Wilson & Company (“Engineer”).

**WHEREAS**, City desires to hire an engineer to provide Design Engineering services for its Lehi City Pony Express Parkway and Utah Lake Trail project (“Work”); and

**WHEREAS**, Engineer is willing to provide engineering services on the terms and conditions described below;

**NOW, THEREFORE**, in consideration of the premises, the covenants and conditions set forth in this Agreement, and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Engineer agree as follows:

- 1. Scope of Work.** City hereby hires Engineer and Engineer agrees to be bound to the City to perform the Work as described in Engineer’s Project Proposal dated and attached hereto as Exhibit A, referred to as the “Scope of Work” and by this reference is incorporated herein and made a part hereof.
- 2. Term.** This Work shall commence immediately upon the Effective Date. The Work shall be completed no later than December 31, 2027.
- 3. Payment.** Based on the invoiced rates contained in the Scope of Work, City shall pay Engineer no more than \$1,920,305.00 (“Payment”) to complete the Scope of Work. Engineer shall submit invoices monthly for completed work and City shall pay Engineer’s invoice within 30 days of receipt and verification of work completed. The Payment shall not be exceeded without prior written approval as described in this Agreement.
- 4. Changes in Performance.** All changes in performance of this Agreement shall be described in detail on a change order request form, provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance. Engineer shall not be entitled to any additional consideration for changes in performance which were not authorized as contemplated by this section, nor for the correction of any mistakes attributable to the failure of Engineer to exercise the Standard of Care.

5. **Disputing Payment for Defective Performance.** The City may dispute and withhold any portion of any of the Payment to the extent that the City reasonably determines such withholding is commensurate with any amount attributable to negligently defective or incomplete performance by Engineer, including but not limited to negligently defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.
6. **Termination.** The City may terminate this Agreement at any time if, in the sole discretion of the City, Engineer's performance under this Agreement is not consistent with the Standard of Care, Engineer fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein, or Engineer has otherwise materially breached this Agreement.
  - 6.1. Before terminating this Agreement if Engineer's performance is inconsistent with the Standard of Care unsatisfactory, the City shall first provide written notice to Engineer of the City's intention to terminate this Agreement. The notice of termination must be provided by City to Engineer at least seven (7) calendar days prior to termination. After receiving such notice of termination from City, Engineer shall have the next five (5) working days in which to cure any deficiency caused by Engineer's failure to exercise the Standard of Care noted by the City. If Engineer adequately cures any such negligent deficiency, this Agreement shall continue. However, in the event Engineer fails to adequately cure any such negligent deficiency, this Agreement shall terminate and Engineer shall be liable for any resulting damages associated with the negligent deficiency and breach of this Agreement to the extent it is determined by a court of competent jurisdiction or through settlement that such damages were caused by Engineer's failure to exercise the Standard of Care. The City may pursue any such damages through all available means, whether in law or in equity, or both.
  - 6.2. The City may, in its sole discretion, terminate, suspend, or abandon this Agreement without cause at any time by providing written notice to Engineer of the City's intention to terminate this Agreement without cause. The notice of termination shall be provided by the City to Engineer at least seven (7) calendar days prior to termination.
  - 6.3. Any Work which Engineer has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible or electronic copies of the Deliverables shall be transferred to, and upon payment therefore become the property of, the City in accordance with

the work product ownership provisions herein. If the City has terminated this Agreement without cause, then subsequently requests Engineer to recommence its performance of the scope of service after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto.

If City terminates this Agreement without cause, Engineer shall be paid a pro rata portion of the Payment for the reasonable value of the Work that Engineer has completed or performed prior to the date of termination.

**7. Taxes.** Each party shall be solely responsible for any tax liability which it may incur as a result of this Agreement.

**8. Indemnification and Insurance.**

8.1. Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City, its officers, directors and employees (collectively, City) against third party claims (“Claims”) and the damages, liabilities and costs arising from such Claims but only to the extent caused by the negligent acts of Engineer in the performance of professional services under this Agreement. Engineer shall not be obligated to indemnify the City for the City’s own negligence or for the negligence of others.

8.2. Engineer, at its own expense, shall provide for the payment of workers’ compensation benefits to its employees employed on or in connection with the performance of this Agreement, and in accordance with applicable State and Federal laws.

8.3. Engineer, at its own expense, shall maintain commercial general liability insurance in amounts of \$1,000,000 per occurrence and \$4,000,000 general aggregate.

8.4. Engineer, at its own expense, shall maintain business auto liability insurance with bodily injury and death limits of \$1,000,000 combined single limit, each accident . It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Engineer must maintain business auto liability insurance in amounts satisfying applicable Utah law.

- 8.5. Engineer, at its own expense, shall maintain professional liability/errors and omissions insurance appropriate to Engineer's profession, with a limit of \$4,000,000.00 per claim. Engineer shall, likewise, require its subcontractors, if any, to provide for such benefits and to maintain such insurance at no expense to the City.
- 8.6. Before commencing the Work, and at any time thereafter upon written request by the City, Engineer shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect.
- 8.7. All insurance required by this Agreement, with the exception of worker's compensation and employer's liability and professional liability/errors and omissions policies, shall include the City, its directors, officers, and employees as additional insured persons with respect to the activities of Engineer in the performance of this Agreement, or that of its employees, agents, subcontractors, independent contractors, and the like. Any certificate presented as evidence of insurance shall specify the date when such benefits and insurance expire. Unless a different length of time is expressly set forth in this Agreement, Engineer shall maintain any insurance required by this Agreement until after the Work has been fully performed by Engineer, and subsequently approved and accepted by the City. Engineer shall provide the City with written notice at least thirty (30) days in advance of any cancellation, termination, or material alteration of said policies of insurance or ten (10) days due to nonpayment of premium.

**9. Representations and Warranties.**

- 9.1 Each party represents that:
  - 9.1.1 Its signatory has the authority to the party to this Agreement.
  - 9.1.2 It has not sold, assigned, or otherwise transferred any interest in the claims or subject matter contemplated by this Agreement.
- 9.2 Engineer represents that:
  - 9.2.1 Engineer has sufficiently and reasonably researched the requirements of this Agreement, understands the same, and is able to competently perform each of its duties and obligations required hereunder.

9.2.2 In providing services under this Agreement, Engineer shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality (the “Standard of Care”). Engineer makes no warranty, express or implied, as to its professional services rendered under this Agreement. Provided it receives written notice thereof one year of completing the Work, Engineer shall correct any failure to meet this Standard of Care at no additional cost to the City. Upon request by the City, Engineer must be able to summarize and concisely report pertinent information associated with this Agreement and the performance thereof to the City in a timely manner. Engineer shall not make any alterations or variations in or additions to, or omissions from, its duties and obligations contemplated by this Agreement, without the prior written consent of the City.

9.2.3. Engineer’s licensure or authority to transact business issued by the Utah Division of Corporations and Commercial Code and the Utah Division of Occupational and Professional Licensing, as well as any other required licensure, is currently active, and shall remain active throughout the performance of this Agreement.

**10. Confidentiality and Work Product Ownership.**

10.1 The parties acknowledge that this Agreement may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, et seq., as the same may be amended from time to time.

10.2 Notwithstanding Section 10.1 Engineer agrees that, except as directed by the City, Engineer shall not at any time during or after the term of this Agreement for three (3) years disclose to any person or entity any information or document provided by the City which the City has designated as “confidential” “private” or “protected.” Upon the conclusion or termination of this Agreement, Engineer shall turn over to the City all documents, papers, and other matter, including copies thereof, which are in Engineer’s possession or control, and which are designated “confidential” “private” or “protected.” Notwithstanding the foregoing, Engineer may retain a copy of the City’s confidential information, subject to the obligations of this Agreement, if Engineer determines such retention is necessary for the sole

purpose of documenting the use of such confidential information in the preparation of any work product to which professional liability might attach. Notwithstanding the obligation to return or destroy the Confidential Information and corresponding copies: (i) there shall be no obligation to return or destroy Confidential Information maintained electronically on networks or email servers provided the electronic data is maintained in confidence and not readily accessible to third parties; and (ii) derivative information, consisting of notes, analyses, compilations, studies or other documents which contain or reference Confidential Information need not be returned or destroyed, provided it is at all times held and kept confidential pursuant to the terms of this Agreement. Engineer further agrees to make its employees and any sub-contractors aware of their obligations under the terms and conditions of this Section 10.2.

- 10.3 Any reports, studies, audits, models, tools, code, materials or other work product prepared under this Agreement by Engineer or Engineer's personnel (collectively, "Work Product") shall remain the property of Engineer. Upon receipt of payment by Engineer, the City shall gain ownership of all tangible or electronic versions of any Work Product prepared under this Agreement with the intent of being furnished to, and ultimately delivered to, the City ("Deliverables"). The City shall not gain ownership of any intellectual property of Engineer that was used to create or is otherwise embodied in the Work Product or Deliverables, which may include certain design details, features and concepts from Engineer's own practice detail library, which collectively may form portions of the design for work under this Agreement, but which separately, are, and shall remain, the sole and exclusive property of Engineer. Nothing herein shall be construed as a limitation on Engineer's right to re-use such component design details, features and concepts on other projects, in other contexts or for other clients. Engineer shall grant to the City a nonexclusive, perpetual, royalty-free, world-wide, limited license under copyright to use solely for its own benefit, for internal purposes only, and only with its own personnel and without rights to sublicense, such Engineer intellectual property as is necessary for the City to make the agreed use of the Deliverables as contemplated by this Agreement. The City acknowledges that Engineer's Work Product is comprised of instruments of service for use solely with respect to the project for which they were developed or created, and if the City uses such Work Product or Deliverables other than on projects for which Engineer has been retained to provide

services, the City shall do so at its own risk and shall indemnify, defend and hold Engineer harmless from any claims or damages arising therefrom.

- 11. Equal Opportunity.** Neither Engineer, nor any sub-contractor of Engineer, shall discriminate against any employee, applicant for employment, or recipient of services on the basis of race, religion, color, sex, age, disability, or national origin.
- 2. Record Keeping and Audits.** Engineer shall maintain accurate accounting records for all goods and services provided in the performance of this Agreement, and shall retain all such records for a period of at least three (3) years following the termination or completion of this Agreement. Upon forty-eight (48) hours written notice and during normal business hours, the City shall have access to and the right to audit any records or other documents pertaining to this Agreement. Engineer shall furnish copies of any records requested by the City at Engineer's expense.

**13. Relationship of the Parties, and Immunity.**

13.1 The relationship between the parties shall be that of independent contracting parties. Each party shall be responsible for the manner of its own performance of this Agreement. Nothing herein shall be construed to create an employer-employee, principal-agent, or other similar relationship. Neither party is authorized to, nor shall either party, enter into any contract or commitment on behalf of the other party. Neither party shall be considered an affiliate or subsidiary of the other party. It is expressly understood that this Agreement, including the performance thereof, is not a joint venture, partnership, or any other relationship other than that of independent contracting parties.

13.2 Nothing in this Agreement, nor the performance hereof, shall adversely affect any immunity from suit, or any right, privilege, claim or defense, which the City or its employees, officers, and directors may assert under State or Federal law, including (but not limited to) The Governmental Immunity Act of Utah, UTAH CODE ANN. § 63G-7-101, et seq. All claims against the City or its employees, officers, and directors are subject to the provisions of the aforementioned act, which controls all procedures and limitations in connection with any claim of liability.

**14. Notice.**

14.1 If any notice is required to be provided pursuant to the terms and conditions of this Agreement, said notice must be provided as follows:

To the City:

Lehi City Corporation

Attn: Brad Kenison, P.E., P.L.S.

153 North 100 East

Lehi, Utah 84043

To the Engineer:

Wilson & Company

Attn: Craig Friant, P.E., VMA

10813 S. River Front Parkway, Suite 475

South Jordan, Ut. 84095

- 14.2 If notice is sent via regular mail, commercial courier, and the like, receipt thereof shall be presumed on the third Calendar Day thereafter.
- 14.3 The designation of any address or individual contemplated by this Section 14 may be changed by notice given in the same manner as provided in this Section 14, and shall not be subject to the restrictions contemplated by Section 19.
- 15. Attorneys' Fees and Costs.** Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled. The "Prevailing Party" is the party who recovers greater than 67% of its total claims in the action or who is required to pay no more than 33% of the other party's total claims in the action when considered in the totality of claims and counterclaims, if any. In claims for monetary damages, the total amount of recoverable attorney's fees and costs shall not exceed the net monetary award of the Prevailing Party.
- 16. Non-Waiver.** No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

17. **Binding Effect.** This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, and assignees.
18. **Assignment.** Neither party may assign this Agreement nor delegate any responsibilities under this Agreement without prior written consent. Any purported assignment or delegation in violation of this Section without prior written consent from the non-assigning party, shall be void and will be considered a material breach of this Agreement.
19. **Amendments.** This Agreement may not be modified, amended, or terminated, except by an instrument in writing.
20. **Time.** Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.
21. **Force Majeure.** Neither party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, pandemics, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180 days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party.
22. **Severability.** If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.
23. **Governing Law.**
  - 23.1 This Agreement shall be construed in accordance with the laws of the State of Utah, regardless of any choice or conflict of law rules.
  - 23.2 Each party agrees that any legal action or proceeding with respect to this Agreement may only be brought in the Fourth District Court of Utah County, in the State of Utah. Consequently, each party hereby submits itself unconditionally to the jurisdiction and venue of the aforementioned courts. Each party hereby waives, and agrees not to assert by way of motion, as a defense, counterclaim, or otherwise, in any action associated with this Agreement that:

23.2.1 Any party hereto it is not personally subject to the jurisdiction of the aforementioned courts for any reason other than the failure to properly serve process.

23.2.2 Any party or its property is exempt or immune from jurisdiction of the aforementioned courts, or from any legal action commenced in said courts (whether before or after judgment).

23.2.3 To the fullest extent allowed by law, that:

23.2.3.1 The action in any such court set forth above is brought in an inconvenient forum.

23.2.3.2 The venue of any such action is improper.

23.2.3.3 This Agreement, or the subject matter hereof, may not be heard by said courts.

23.3 Notwithstanding the foregoing, other Federal, State, and municipal laws, regulations, rules, orders, and ordinances may be applicable to this Agreement. Engineer shall exercise the Standard of Care regarding compliance with any such applicable law, including (but not limited to) assisting City in obtaining any permits required to perform the Scope of Service.

23.4 Any and all disputes, controversies or claims between the parties to this Agreement, not settled within twenty (20) days following written notice of such dispute, shall be referred to senior management of the parties for resolution. In the event that the parties are unable to settle the dispute through senior management negotiations as set forth above, all remaining controversies or claims shall then be submitted to mediation within ten (10) days from written notice by either party to the other of the conclusion of senior management negotiations. The parties shall share equally the costs and fees of the mediator and each party shall pay its own costs and attorneys' fees incurred in mediation. This agreement to mediate and any other agreement or consent to mediate entered into in accordance with this Agreement shall be specifically enforceable under the prevailing law of any court having jurisdiction. In the event that the dispute is not resolved through mediation, either party may initiate formal legal proceedings against the other party.

- 24. Entire Agreement.** All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.
- 25. Waiver of Consequential Damages.** Engineer and City waive all consequential or special damages, including, but not limited to, loss of use, profits, revenue, business opportunity, or production, for claims, disputes, or other matters arising out of or relating to the Agreement or the services provided by Engineer, regardless of whether such claim or dispute is based upon breach of contract, willful misconduct or negligent act or omission of either of them or their employees, agents, subconsultants, or other legal theory, even if the affected party has knowledge of the possibility of such damages. This mutual waiver shall survive termination or completion of this Agreement.

[signature page follows]

Dated the \_\_\_\_ day of \_\_\_\_\_, 2026.

Wilson & Company

\_\_\_\_\_

By:

Its:

STATE OF UTAH     )

: ss.

COUNTY OF UTAH    )

On this \_\_\_\_ day of \_\_\_\_\_, 2026, 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/she is the \_\_\_\_\_ of Wilson & Company and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board) and said \_\_\_\_\_ acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

\_\_\_\_\_  
(notary signature)

Dated the \_\_\_\_ day of \_\_\_\_\_, 2026.

Lehi City Corporation

\_\_\_\_\_

Mayor Paul Binns

Attest:

\_\_\_\_\_  
Teisha Wilson, City Recorder

EXHIBIT A –

May 13, 2026

Lehi City  
Mr. Brad Kenison, PE  
153 North 100 East  
Lehi, UT 84043

Proposal for Project: Pony Express Parkway and Utah Lake Trail Scope of Work

## **EXECUTIVE SUMMARY**

### **Brief Description:**

Wilson & Company, Inc., Engineers & Architects (WILSON) has prepared this scope of work for Lehi City to perform preliminary engineering services for the Pony Express Parkway and Utah Lake Trail project. The plan for this project includes:

- Surveying and mapping
- Roadway design for Pony Express Parkway from 300 W (Lehi) to 700 W (American Fork) with widening at the intersections
- Roadway design for 700 W in American Fork from 800 South to 620 South.
- Trail design for Utah Lake Trail from Northlake Park to the intersection of Lake Shore Drive and 700 West (American Fork)
- Structural design for grade separated trail crossing
- Storm drain design
- Traffic signal design
- Geotechnical engineering and pavement design
- Cultural resource surveys for project area and mitigation site
- Environmental permit applications for 401 and 404 permits
- Wetland delineation for trail alignment and mitigation site
- Wetland mitigation site design
- Utility mapping, coordination, and design
- Culinary and secondary water line design
- Right-of-way design, graphical exhibits and descriptions
- Public involvement
- Final advertising package

### **Prime and Subs:**

WILSON will complete the design and with the following sub-consultants.

- Consor – Trail design, utilities, public involvement
- Western Environmental – Wetlands, biological surveys, and permitting assistance
- AGEC – Geotechnical engineering and pavement design

### **Assumptions:**

The primary assumptions for this project include:

- The project will be delivered in three milestones (30%, 60%, and 90% design) followed by final construction documents, as described in the approved Scope of Work.
- All work will comply with applicable Utah County, Lehi City, American Fork City, and MAG standards in effect at the time of design. For any conflicting standards Wilson & Company will coordinate with these agencies and recommend standards to implement.
- Right-of-way acquisition services will be led by others; the Consultant’s role is limited to technical support and documentation as described.
- Bentley ORD will be used for design. Files may be converted to Civil3D (AutoCAD) when completed, including surface data. Deliverables will be in PDF format for the advertising package.
- Project limits for Pony Express Parkway roadway design are from approximately 300 West (Lehi) to 700 West (American Fork), approximately 8,700 feet.
- Project limits for 700 West roadway design are from 800 South to 620 South, approximately 1,400 feet.
- Utah Lake Trail design will be completed for one alignment, as determined by City/County staff during the early portions of the 30% design. “Conceptual” trail alignments may be evaluated during the 30% design phase before determining the preferred alignment. The trail length is approximately 2.0 miles in length. If an alternative alignment is necessary after the selection of the preferred alignment, a contract modification may be needed for the additional work.

- Street lighting will be included on one side of the street and will be bid as a Bid Alternate. Lehi Power will design the lighting system in Lehi City, and Wilson & Company will add the lighting design to the plans. Wilson & Company will design the lighting system in American Fork. Design may include measures to deter theft of lighting equipment as much as is feasible.
- Culinary and secondary water line designs will be included within the American Fork city limits. Sanitary sewer and storm drain crossings will also be included per the city Master Plans.
- Kickoff and team meetings are included in the design tasks.
- City will provide projected turning movement counts at each intersection.
- City will provide approved adjacent development plans, as applicable.
- City will provide adjacent development plans, in the development process, as applicable.
- Curb and gutter on one side of the roadway is included in this scope of work and will be bid for construction as a Bid Alternate.
- A grade separated trail crossing under Pony Express Parkway will be included in the design scope of work.
- Two wetland mitigation sites up to 40 acres in total will be evaluated. If additional sites are needed a contract modification will be required.
- The selection of the site, the mitigation plan including a general cost estimate for the construction of the site, USACE approval of the plan, and bidding of the mitigation improvements are included in this scope of work.
- Wetland mitigation site monitoring is not included in this scope of work. This task can be added with a contract modification.

**Phasing:**

The design and advertising package will be completed in a single phase. This scope of work can be amended to perform additional design work or construction observation, if requested.

**Schedule:**

The final deliverables will be submitted by December 2027.

**Fee Type:**

Time and Materials. Fee summary below. See Fee Proposal for full cost breakdown.

<b>Phase</b>	<b>Fee</b>
30% Design	\$374,419.45
60% Design	\$702,134.00
90% Design	\$737,977.72
Advertising	\$105,773.83
<b>Total</b>	<b>\$1,920,305.00</b>

## Scope of Work

### Pony Express Parkway and Utah Lake Trail Project Work Breakdown Structure

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#### Phase 1 – Preliminary Engineering and 30% Design

##### 1.1 Topographic Survey and Right-of-Way Mapping

- Perform topographic survey of the Pony Express Parkway project corridor. Topographic survey limits will extend from approximately 300 West in Lehi to 700 West in American Fork. The survey limits will extend approximately 100 feet on each side of the proposed roadway alignment.
- Perform topographic survey of the 700 West project corridor. Topographic survey limits will extend from approximately 800 South to 620 South in American Fork. The survey limits will extend approximately 100 feet on each side of the proposed roadway alignment.
- Perform topographic survey of the Utah Lake Trail of the Utah Lake Trail project corridor. Topographic survey limits will extend from approximately the intersection of Lakeshore Drive/700 West in American Fork to the existing Utah Lake Trail at Northlake Park in Lehi. The length of the topographic survey is expected to be 2.0 miles. Topographic survey also includes the survey of existing property boundary features related to the mapping of property boundaries in the bullet point below. The survey will extend approximately 50 feet each side of the proposed trail alignment.
- Map existing property boundaries adjacent to roadway and trail alignment using records from the Utah County Recorder’s Office. This scope of work includes mapping of up to 35 parcels.
- Identify existing right-of-way limits for Pony Express Parkway, Center Street, 900 West and 700 West.
- Prepare base mapping for design development.
- Assumptions:
  - Utah County parcel data will be used for property boundaries that are not adjacent to the roadway.

- Acquisition from up to 35 land owners, several of which will be impacted by the roadway and trail right-of-way.
- Deliverables:
  - Topographic survey and digital model of existing ground
  - Existing property map

## 1.2 Existing Utility Mapping (SUE)

- Contact utility companies to obtain record drawings of utilities. Obtain existing utility easements within the project corridor.
- Identify and map existing utilities along the proposed roadway alignment from 300 West in Lehi to 700 West in American Fork. Mapping will also include utilities along proposed 700 West alignment from 800 South to 620 South.
- Coordinate with Lehi, American Fork, and State Engineer to locate existing culinary wells and septic systems within the proposed project footprint. Identify requirements for capping existing culinary wells, where necessary.
- Prepare design of any subsequent utility lateral tie-ins for each affected landowner to connect to city services, where necessary.
- Conduct SUE Quality Level B investigations and mapping for existing utilities within the project footprint.
- Complete twenty five (25) test holes to Provide SUE Quality Level A data.
- Assumptions:
  - No undocumented major utilities are assumed beyond those identified through survey and SUE.
  - SUE Quality Level A data will be provided as needed where identified utility conflicts require depths. This scope of work assumes that up to 25 test holes will be needed. Additional test holes can be added by change order.
  - Utility coordination will be provided for the following entities: Rocky Mountain Power, Lehi City, American Fork City, Timpanogos Special Service District.
- Deliverables:
  - Existing utility map

- Existing utility owner information

### 1.3 Geotechnical Engineering

- Perform field explorations to identify subsurface conditions and ground water elevation. We will drill twelve test holes up to 15 feet deep, or practical refusal.
- Perform laboratory testing to determine the following characteristics of the subsurface soil.
  - Classification
  - Moisture content
  - Dry density
  - Consolidation
  - Moisture/Density relationship (Proctor)
  - California Bearing Ratio (CBR)
  - Water soluble sulfates
  - Groundwater depths
- Perform engineering analysis of the field and laboratory investigations to determine the following items:
  - Characterize the subsurface soils
  - Determine suitability of the subsurface soils for the support of the proposed improvements and provide recommendations to improve stability (geogrid or other alternatives as necessary).
  - Suitability of the on-site soil for use as fill.
  - Recommendations for imported fill
  - Design of flexible pavement section(s)
    - Within American Fork City limits, compare the proposed pavement section with the City's code (6" HMA/10" UTBC/16" Sub-base), assuming it is confirmed that the road is within sensitive lands (groundwater within 8' of surface, collapsible soils, wetlands, high or

moderate liquefaction) and confirm which section is the more stringent section. Provide alternative designs as appropriate. Design shall follow the more stringent section.

- Within Lehi City Limits, compare the proposed pavement section with the City code in section 2 of the Design Standards and Public Improvement Specifications. Said design requires CBR analysis a minimum of every 1,000 linear feet of roadway. However, due to the expected variability of subgrade materials along this roadway corridor, CBR analysis values shall be gathered on 500 linear foot intervals.
  - Drainage considerations
  - Constructability considerations
  - Water soluble sulfates
- Prepare the geotechnical report summarizing the information from the study, conclusions, and recommendations.
- Assumptions:
  - Geotechnical exploration is limited to developing recommendations for roadway, trail, and the Spring Creek box culvert; no extensive foundation investigation is assumed unless specifically authorized.
  - Access will be provided to properties for field investigation
  - Site is accessible to a track mounted drill rig
  - Traffic control is not needed
  - Current and future traffic conditions (ESAL's and percent trucks) will be provided by the city for the pavement design
- Deliverables:
  - Geotechnical report
  - Pavement design based upon information gathered within geotechnical investigations and based upon anticipated ESAL's and percent trucks.

#### **1.4 Public Involvement**

- Develop a preliminary list of key stakeholders.

- Conduct meetings with property owners that are impacted by right-of-way.
- Create up to two flyers as a leave behind/mail option for property owners.
- Coordinate with right-of-way acquisition team as needed.
- Document stakeholder input received and responses provided.
- Assumptions:
  - A public meeting will not be held for this project. A project website is not included.
  - This scope includes coordination with up to 35 property owners that are impacted by right-of-way acquisition.
  - Public outreach efforts will begin after the 30% design milestone.
  - Public involvement team will not be involved in the right-of-way negotiations.
- Deliverables:
  - Stakeholder database
  - PI activities schedule
  - Public outreach materials (flyers and/or mailers)
  - After action report

### **1.5 30% Roadway Design**

- Preliminary roadway alignment and layout following Lehi City and American Fork City engineering standards.
- Widen existing Pony Express Parkway from 300 West to Center Street following Lehi City typical sections (may also include the Utah Lake Trail on the south side of Pony Express Parkway, if this alignment option is chosen).
- Develop 30% roadway design for Pony Express Parkway from 300 West (Lehi) to 700 West (American Fork) (may also include the Utah Lake Trail on the south side of Pony Express Parkway, if this alignment option is chosen).
- Develop 30% roadway design for 700 West from 800 South to 620 South in American Fork.
- Prepare engineers estimate

- Prepare typical sections and preliminary profiles for the roadway.
- Assumptions:
  - American Fork and Lehi City standards will be used for the roadway design within the respective city boundaries.
  - AASHTO design manuals will be used for design standards not identified in city engineering standards.
  - 700 West roadway design will include the full 5-lane cross section to verify compatibility. We will also prepare the design for two lanes plus shoulder. Future widening will be constructed in a separate phase, so the 5-lane design will not be advanced past 30%.
  - Pony Express Parkway will be designed for a two-lane roadway with 30 feet of asphalt. At intersections the pavement width will be 44 feet. Design will include curb and gutter on one side of the roadway, which is intended to be bid as an Additive Alternate at the time of project bidding.
- Deliverables:
  - Roadway design

### **1.6 30% Trail Design**

- Develop Utah Lake Trail horizontal alignment consistent with MAG Trail Plan. Trail will be designed to a width of 12 feet.
- Develop vertical alignment of the trail.
- Coordinate trail alignment with Utah County to define trail alignment and typical section.
- Prepare typical sections and preliminary profiles for the trail.
- Prepare a basic 3D model of the trail to determine if the initial alignment is viable.
- Assumptions:
  - Will follow Lehi City, American Fork City, and Utah County engineering standards and the AASHTO Guide for the Development of Bicycle Facilities (Fifth Edition).
  - One alignment will be developed as determined by City/County staff during the early portion of the 30% design. Conceptually, the preferred alignment

has been defined as the southern alignment shown in the RFQ (with the eastern terminus at 700 West), assuming property owners are open to acquisition. If after initial meetings with property owners it is determined that the owners are not willing to sell right-of-way, alternative alignment (s) adjacent to Pony Express Parkway will be evaluated. If necessary, a contract modification will be prepared for the design of these alternative alignments.

- Deliverables:
  - Trail design

### **1.7 30% Review**

- Perform internal quality control review
- Prepare and submit 30% design package to Lehi City, American Fork City, and Utah County. Design review package will consist of a scroll plot with the alignment and profiles for the roadway and trail, and Engineers Estimate.
- Schedule and conduct the 30% design review meeting.
- Document review comments in a Comment Resolution Form.
- Assumptions:
  - Will provide a two-week review period
  - Will be provided in PDF format in a Bluebeam review session.
- Deliverables:
  - Scroll plot
  - Typical sections
  - Engineers estimate
  - Comment resolution form

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## **Phase 2 – Intermediate Engineering and 60% Design**

### **2.1 60% Roadway Design**

- Address 30% design review comments.

- Advance roadway geometry, profiles, and roadway model for Pony Express Parkway and 700 West.
- Prepare roadway plan sheets, profile sheets typical sections and detail sheets.
- Prepare signing and striping plans.
- Perform QC review of roadway plans.
- Assumptions:
  - American Fork and Lehi City standards will be used for the roadway design within the respective city boundaries.
  - Design exceptions and deviations from standards are not anticipated and not included in this scope of work.
- Deliverables:
  - Roadway design

## **2.2 60% Trail Design**

- Address 30% design review comments.
- Refine Utah Lake Trail alignment and trail model.
- Prepare trail boardwalk design to minimize impacts to wetlands.
- Prepare trail plan sheets, profile sheets, typical sections, and detail sheets.
- Prepare trail signing and striping plans. Include wayfinding signage matching city or county sign standards.
- Design solar powered RRFB design for two locations as defined by the project team, if required.
- Develop trail crossings and connections designs including safety features.
- Perform QC review of trail plans.
- Assumptions:
  - Will follow Utah County engineering standards and the AASHTO Guide for the Development of Bicycle Facilities (Fifth Edition).
  - Design exceptions and deviations from standards are not anticipated and not included in this scope of work.

- Overhead signs are not included in this scope of work.
- No power source will be provided due to solar powered RRFB units. City will approve solar powered units.
- Trail design will include a connection to the Spring Creek Subdivision.
- Approximately 600 feet of boardwalk will be included in the project.
- Deliverables:
  - Trail design

### 2.3 60% Storm Drain Design

- Perform hydrologic and hydraulic model and analysis to determine stormwater runoff and water quality needs for the roadway.
- Prepare stormwater collection system design.
  - LID BMPs on Pony Express (i.e. filter strips and swales). Note: American Fork does not permit R-Tanks or similar LID appurtenances.
  - Traditional storm drain system on 700 West with catch basins, pipes, and water quality treatment. LID BMPs as applicable.
- Prepare Spring Creek hydraulic model and determine culvert crossing type.
- Prepare storm drain design for the trail based on applicable city standards.
  - LID BMPs are assumed to manage runoff from the trail
- Prepare **Floodplain Development Permit**
- Prepare **No-Rise Memorandum**
- Prepare draft **Water Quality Memo**
- Prepare storm drain plan sheets, profiles and details.
- Perform QC review
- Assumptions:
  - Storm water discharge will be treated and drained to Utah Lake in existing drainage channels.

- Water quality features will not be added to existing drainage channels that will be conveyed under Pony Express. Only new runoff from project improvements will be treated.
- LID BMPs will be used to treat runoff on Pony Express and Utah Lake Trail. Any vegetated means, like filter strips or swales, will be seeded with a drought tolerant seed mix specified by the Cities. No sprinklers or supplemental watering is included in this scope. Approval to drain runoff to Utah Lake will be included in the 401 and 404 permits.
- In the 2 lane configuration there will be curb on one side of Pony Express with curb cuts. In the future 5-lane configuration, curbed facilities will include curb cuts to drain runoff from the road.
- It is anticipated that detention for project flows will be accommodated withing proposed wetland mitigation/enhancement areas (if feasible).
- Filter strips or swales will be used, reducing the amount of required detention for project runoff.
- American Fork will provide the master-plan flows or pipe size for the storm drain in 700 West for future compatibility.
- Volume reduction measures will not be feasible for 700 West runoff. Only flow-based water quality features will be designed.
- Existing drainage channels have capacity to accommodate additional runoff. If channels need to be upsized, the design work will be added by a change order.
- Lehi City will provide flows for Spring Creek.
- Utah County, Lehi City, and American Fork City floodplain managers will be the only reviewer for floodplain impacts.
- A certified levee will not be required.
- Floodplain re-mapping as part of the project will not be required. A LOMR will not be needed. If a LOMR is required, it will be added through a contract modification.
- A No-Rise Memo/Certificate (FEMA minimum requirement) will meet floodplain requirements for the project.

- Deliverables:
  - Storm drain design
  - Draft water quality memo
  - Draft Floodplain Development Permit
  - Draft No-Rise Memorandum

#### **2.4 60% Structure Design**

- Perform analysis to determine the applicability/feasibility of a box culvert structure for a grade separated trail crossing at Spring Creek. Document analysis in a technical memorandum.
- Determine construction method of box culvert (cast-in-place vs. pre-cast). Document construction method in a technical memorandum.
- Design layout for grade-separated trail crossing at Spring Creek.
- Prepare structural situation and layout for the box culvert.
- Perform QC review of structure situation and layout
- Assumptions:
  - A reinforced concrete box culvert will be used.
  - AASHTO LRFD structural design standards will be used.
  - This is a local government project and will not conform to UDOT SDDM standards.
  - This project does not need to follow UDOT's PDN process.
- Deliverables:
  - Situation and layout sheet
  - Engineers estimate
  - Technical memorandum

#### **2.5 60% Utility Design and Coordination**

- Design utility crossings at intersections.

- Design culinary and secondary waterlines along Pony Express Parkway in American Fork as identified in the American Form master plans.
- Ongoing coordination with utility companies:
  - Timpanogos Special Service District (TSSD)
  - Lehi City
  - American Fork City
  - Rocky Mountain Power
- Design a 1D (four 1.25-inch conduits) future use ITS conduit bank along the Pony Express Parkway corridor. Design will follow Lehi/American Fork standards, where applicable. Where not applicable, UDOT design standards will be used.
- Identify utility conflicts and prepare a utility conflict matrix, and relocation plans.
- Meet with design team to minimize utility conflicts and relocations. Provide design as necessary to minimize loops. Identify elevations at all identified utility conflicts, regardless of utility provider.
- Prepare utility plan sheets and details.
- Assumptions:
  - Lehi City and American Fork City culinary water, secondary water and sewer lines will be extended across Pony Express Parkway as part of the project.
  - American Fork will include culinary water and secondary water lines along Pony Express Parkway as a betterment. The extents of the waterlines will extend from 900 East in Lehi to 900 West in American Fork. Waterline appurtenances will be bid such that these costs can be paid for separately as a betterment to American Fork City. Approximate length is 3,000 feet for each line.
  - ITS design will be limited to installation of future use conduit and junction boxes.
  - Meet with utility companies once during the 60% design phase.
  - Lehi City and American Fork City standards will be used for utility designs.
  - Pipe sizing and hydraulic modeling for culinary and secondary waterlines is excluded from this scope. The city will provide the required pipe sizes.

- ITS and street lighting conduits will be placed in a joint trench.
- Deliverables:
  - Utility plans
  - Details
  - Engineers estimate

## **2.6 60% Traffic Signal Design**

- Prepare traffic signal designs at the following locations along Pony Express Parkway.
  - Center Street (Lehi)
  - 450 East (Lehi) (future compatibility)
  - 700 West (American Fork)
  - Lehi/American Fork city boundary at 950 East (future compatibility)
- Develop full signal plans for signal locations connecting to existing cross streets at Center Street (Lehi) and 700 West (American Fork). For the planned signal locations at 450 East and the Lehi/American Fork Boundary (approximately 950 East), the plans will identify the proposed future locations of signal poles and signal equipment. Junction boxes and conduits at the 450 East and 950 East locations will be fully designed and installed as part of the construction work under this project.
- Prepare initial signal plans at the locations described above showing:
  - Pole location and mast arm length
  - Number and type of signal heads
  - Number and type of pedestrian signal heads and push buttons
  - Junction box locations
  - Conduit crossings
  - Intersection lighting
- Full signal plans for Center Street and 700 West will include the following:
  - Contractor and City furnished equipment schedules
  - Conductor schedules

- Signal circuit design
- Include necessary notes, callouts, dimensions, and symbols
- Conduit fill calculations & voltage drop calculations
- Power source locations
- Intersection lighting
- Partial signal plans for 450 East and 950 East will include the following:
  - Signal circuit conduit design
  - Include necessary notes, callouts, dimensions, and symbols
  - Junction box design
  - Signal pole locations
  - Potential power source locations
- Perform QC review.
- Assumptions:
  - Full signal designs at Center Street and 700 West.
  - Partial signal design for underground infrastructure only, including conduit and junction box placement at 450 East and 950 East. Full design at these locations can be added by contract modification.
  - Will follow UDOT traffic signal design standards.
  - Signal timing is not included but may be added by contract modification.
  - Rocky Mountain Power will provide a power source for the signals withing American Fork City limits, whereas Lehi Power will provide a power source for signals withing the Lehi City limits.
  - Signals will be designed for the final condition (5-lanes).
  - Relevant traffic studies will be provided for the traffic signals to determine the number of turn lanes and storage lengths. If no information is available, the City standard will be used.
  - Plan sets for signals identified for future compatibility will be limited to the conduit and junction boxes.

- If a high-tee is identified for future compatibility, the median curb will not be included in the final construction plans.
- All signal equipment will be shown in their ultimate locations, accommodating future widening and frontage improvements from adjacent property owners/developers.
- Lehi and American Fork will procure the signal equipment for their respective intersections using UDOT's statewide signal procurement contracts.
- Deliverables:
  - Traffic signal plans
  - Engineers estimate
  - UDOT Traffic Signal Item Order Form, one for each city.

## **2.7 60% Street Lighting Design**

- Design a continuous lighting system on one side of the street along Pony Express Parkway.
- Coordinate power source with local power provider. Lehi Power in Lehi, and Rocky Mountain Power in American Fork.
- Design lighting system for grade separated pedestrian crossing.
- Design street lighting system in American Fork City following city standards.
- Assumptions:
  - Lehi Power will prepare the lighting design within Lehi City along Pony Express Parkway, including the pedestrian undercrossing lighting. Wilson & Company will prepare the plan sheets. We will use Lehi City standard drawings and specifications for lighting design.
  - Light spacing will be provided by American Fork City. Lighting model is not required.
  - ITS and street lighting conduit will be placed in a joint trench.
  - No other special illumination needs such as a proposed or planned city monument sign(s) .

- Lehi City and American Fork City will provide Wilson & Company the make and model of luminaire poles and LED fixtures for both roadside and pedestrian undercrossing lighting.
- Deliverables:
  - Street lighting design

## **2.8 Draft Right-of-Way Documents**

- Identify required right-of-way for the 5-lane configuration and prepare right-of-way design and associated PUE's, as may be applicable.
- Prepare right-of-way and PUE exhibits and descriptions. Place descriptions on standard city deed forms, ready to be signed by landowners and recorded at the Utah County Records office.
- Support the right-of-way acquisition process by providing design exhibits as needed.
- Assumptions:
  - Includes right-of-way design on 35 parcels with up to 50 right-of-way and PUE descriptions and exhibits.
  - The city will prepare the acquisition documents.
  - The city will acquire the right-of-way and record the deeds at the Utah County Records Office.
- Deliverables:
  - Right-of-way and PUE descriptions (ready for recordation) and exhibits

## **2.9 Environmental Design Support**

- Assess up to 60 acres of potential mitigation sites as determined as part of the project wetland delineation.
- Perform wetland delineation and prepare an aquatic resources report for the trail alignment, wetland mitigation site, and any areas of the roadway footprint that have not been previously surveyed
- Submit a jurisdictional determination request for the supplemental wetland reports
- Complete biological surveys and prepare a biological resources report for the new project disturbance area (trail, mitigation site, and additional roadway footprint)

- Complete second and third year of Ute ladies'-tresses surveys for previously surveyed roadway alignment
- Complete a cultural resource survey, including Class I file search and Class III pedestrian level survey, and prepare a cultural resource report for the project disturbance area as required for USACE permitting
- Conduct a preapplication meeting and site visit with the USACE PM for the 404 permit application
- Request and attend a pre-filling meeting with the State of Utah for the Section 401 Water Quality Certification application
- Prepare an impact analysis report for mitigation plan to quantify impacts and compensatory mitigation requirements
- Deliverables:
  - Aquatic resources report of new roadway disturbance footprint, 2.0 mile trail alignment, and wetland mitigation site
  - Jurisdictional Determination request for USACE
  - Biological resource report for project area, including second year of ULT survey reporting
  - Impact analysis report to quantify wetland mitigation requirements
  - Recommend mitigation site selection

## **2.10 60% Wetland Mitigation Site Selection**

- Develop wetland mitigation site design.
- Coordination with agencies to identify design requirements and perform reviews.
- Prepare mitigation site layout and grading plan.
- Perform internal QC review
- Assumptions:
  - Wetland mitigation is assumed to be achievable through up to two wetland mitigation sites totaling no more than 40 acres.

- Deliverables:
  - Wetland mitigation site plan including recommended planting, grading plan, and general cost estimate

## **2.11 60% Review**

- Perform internal QC/QA review
- Prepare and submit 60% design package to Lehi City, American Fork City, and Utah County. Design review package will consist of a roadway, trail, utility, drainage and structure plans, and Engineers Estimate.
- Schedule and conduct the 60% design review meeting.
- Document review comments in a Comment Resolution Form.
- Assumptions:
  - Will provide a two-week review period
- Deliverables:
  - Roadway and trail plans
  - Roadway and trail typical sections
  - Details
  - Storm drain plans
  - Traffic signal plans
  - Utility plans
  - Structure situation and layout plan
  - Engineers estimate
  - Right-of-way descriptions and exhibits
  - Comment resolution form

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## **Phase 3 – Final Engineering and 90% Design**

### **3.1 90% Roadway Design**

- Address 60% design review comments.

- Final Pony Express Parkway roadway geometric design and prepare 90% roadway plan, profile, typical section, and detail sheets.
- Final 700 West roadway geometric design and prepare 90% roadway plan, profile, typical section, and detail sheets.
- Final quantities and Engineers Estimate.
- Prepare 90% signing and striping plans
- Prepare specifications.
- Perform internal QC review.
- Assumptions:
  - Lehi City and American Fork City engineering standards will be applied to the roadway design in their respective cities.
  - AASHTO standards will be used for design standards not identified in city engineering standards.
  - MUTCD will be used for signing, striping and other traffic safety measures.
- Deliverables:
  - Roadway Plan sheets
  - Typical sections
  - Details
  - Engineers estimate

### **3.2 90% Trail Design**

- Address 60% design review comments.
- Final trail geometric design and prepare 90% trail plan, profile, typical section, and detail sheets. Include trail connection to the Spring Creek subdivision.
- Final quantities and Engineers Estimate.
- Prepare trail signing and striping plan sheets.
- Prepare specifications.
- Perform internal QC review.

- Assumptions:
  - Utah County engineering standards will be applied to the trail design.
  - AASHTO standards will be used for design standards not identified in city engineering standards.
  - MUTCD will be used for signing, striping and other traffic safety measures.
- Deliverables:
  - Trail Plan sheets
  - Typical sections
  - Details
  - Engineers estimate

### 3.3 90% Storm Drain Design

- Address 60% design review comments.
- Prepare Final stormwater collection, water quality, and discharge design.
- Prepare 90% storm drain plans, drainage details and specifications for the roadway and trail.
- Perform internal QC review.
- Prepare final **Water Quality Memo**
- Assumptions:
  - Lehi City and American Fork City engineering standards will be applied to the storm drain design in their respective cities.
- Deliverables:
  - Storm drain plan sheets
  - Storm drain profile sheets
  - Water quality memo
  - No-rise memo
  - Details
  - Engineers estimate

### **3.4 90% Structure Design**

- Address 60% review comments.
- Develop structural design criteria.
- Finalize structural situation and layout for the box culvert
- Design structure and prepare box culvert design plans.
- Prepare structure calculations and prepare structure plans.
- Perform QC review of structure situation and layout
- Assumptions:
  - A reinforced concrete box culvert will be used.
  - AASHTO LRFD structural design standards will be used.
  - This is a local government project and will not conform to UDOT SDDM standards.
  - This project does not need to follow UDOT's PDN process.
- Deliverables:
  - Structure Plans
  - Structures engineers estimate

### **3.5 90% Utility Design and Coordination**

- Address 60% design review comments.
- Final utility crossing design at intersections for culinary water and sewer lines.
- Final culinary water and secondary water design for American Fork City as identified in the city master plans.
- Final coordination with utility owners.
- Final ITS conduit design.
- Prepare specifications.
- Perform internal QC review.

- Assumptions:
  - Lehi City and American Fork City engineering standards will be applied to the utility design in their respective cities.
  - ITS design is limited to conduit and junction boxes.
  - One coordination meeting with third party utility owners will be conducted with this task.
  - Utility agreements will be prepared by Lehi and American Fork City for any third party utilities within the new roadway.
- Deliverables:
  - Utility plan and profile sheets
  - Utility details
  - Engineers estimate

### **3.6 90% Traffic Signal Design**

- Address 60% review comments
- Finalize traffic signal designs at the following locations along Pony Express Parkway.
  - Center Street (Lehi) – Full design
  - 700 West (American Fork) – Full design
  - 950 East (City boundary) - Underground infrastructure only
  - 450 East (Lehi) – Underground infrastructure only
- Coordinate with Lehi Power, UDOT and Rocky Mountain Power for ITS connection (if needed) and power source.
- Perform QC review.
- Assumptions:
  - Will follow UDOT traffic signal design standards.
  - Traffic signal plan sheets will follow the UDOT plan sheet development standards.

- A traffic signal equipment order form will be prepared for the city to order the equipment from UDOT.
- Right-of-way or easements for power sources will be provided by the project. Power source coordination will go through Lehi Power and Rocky Mountain Power.
- Deliverables:
  - Traffic signal plans
  - Engineers estimate

### **3.7 90% Street Lighting Design**

- Address 60% review comments.
- Finalize lighting plans for street lighting and pedestrian underpass lighting.
- Final quantities and Engineers Estimate.
- Prepare specifications.
- Perform internal QC review.
- Assumptions:
  - Lehi Power will prepare the lighting design within Lehi City along Pony Express Parkway, including the pedestrian undercrossing lighting. Wilson & Company will prepare the plan sheets. We will use Lehi City standard drawings and specifications for lighting design.
  - Light spacing will be provided by American Fork City. Lighting model is not required.
  - ITS and street lighting conduit will be placed in a joint trench.
  - No other illumination requirements for sign illumination.
  - Lehi City and American Fork City will provide luminaire pole and LED fixture type for both roadside and pedestrian undercrossing lighting.
- Deliverables:
  - Lighting plans and details
  - Engineers Estimate

- Specifications

### **3.8 90% Wetland Mitigation Site Design**

- Address 60% review comments.
- Advance wetland mitigation site design.
- Verify mitigation site location and size.
- Finalize mitigation plan sheets and details.
- Coordination with Agencies to perform reviews.
- Coordination with property owners, as necessary, for mitigation sites.
- Perform internal QC review
- Assumptions:
  - Wetland mitigation site location and size will not change significantly from the recommendations in the existing wetland report.
- Deliverables:
  - Wetland mitigation site plans and details
  - Specifications

### **3.9 Environmental Permitting**

- Finalize and submit Section 404 permit application including aquatics resource reports, cultural resource report, biological report, wetland mitigation site plan to USACE for review and approval
- Finalize and submit Section 401 permit application the Utah State Engineers Office
- After receipt of approved permits, coordinate permit conditions with final plans
- Assumptions:
  - Construction of the wetland mitigation site and other construction related environmental commitments are outside of this scope of work and will require a contract modification
- Deliverables:
  - Permit applications

### 3.10 Erosion Control Plans

- Develop erosion control plans that include temporary and final erosion control measures.
- Perform internal QC review
- Assumptions
  - Contractor will be responsible for filing SWPPP documentation and NOI.
  - City standard BMPs will be used in both the temporary and final condition.

### 3.11 90% Review

- Perform internal QC/QA review
- Prepare and submit 90% design package to Lehi City, American Fork City, and Utah County. Design review package will consist of a roadway, trail, utility, drainage and structure plans, Engineers Estimate, bid schedule, Measurement and Payment (following directly after the bid schedule), advertising documents and specifications.
- Schedule and conduct the 90% design review meeting.
- Document review comments in a Comment Resolution Form.
- Assumptions:
  - Will provide a two-week review period
- Deliverables:
  - Plan sheets, typical sections, details
  - Specifications and advertising documents
  - Engineers estimate
  - Comment resolution form

### 4.1 Final Construction Plans and Bid Documents

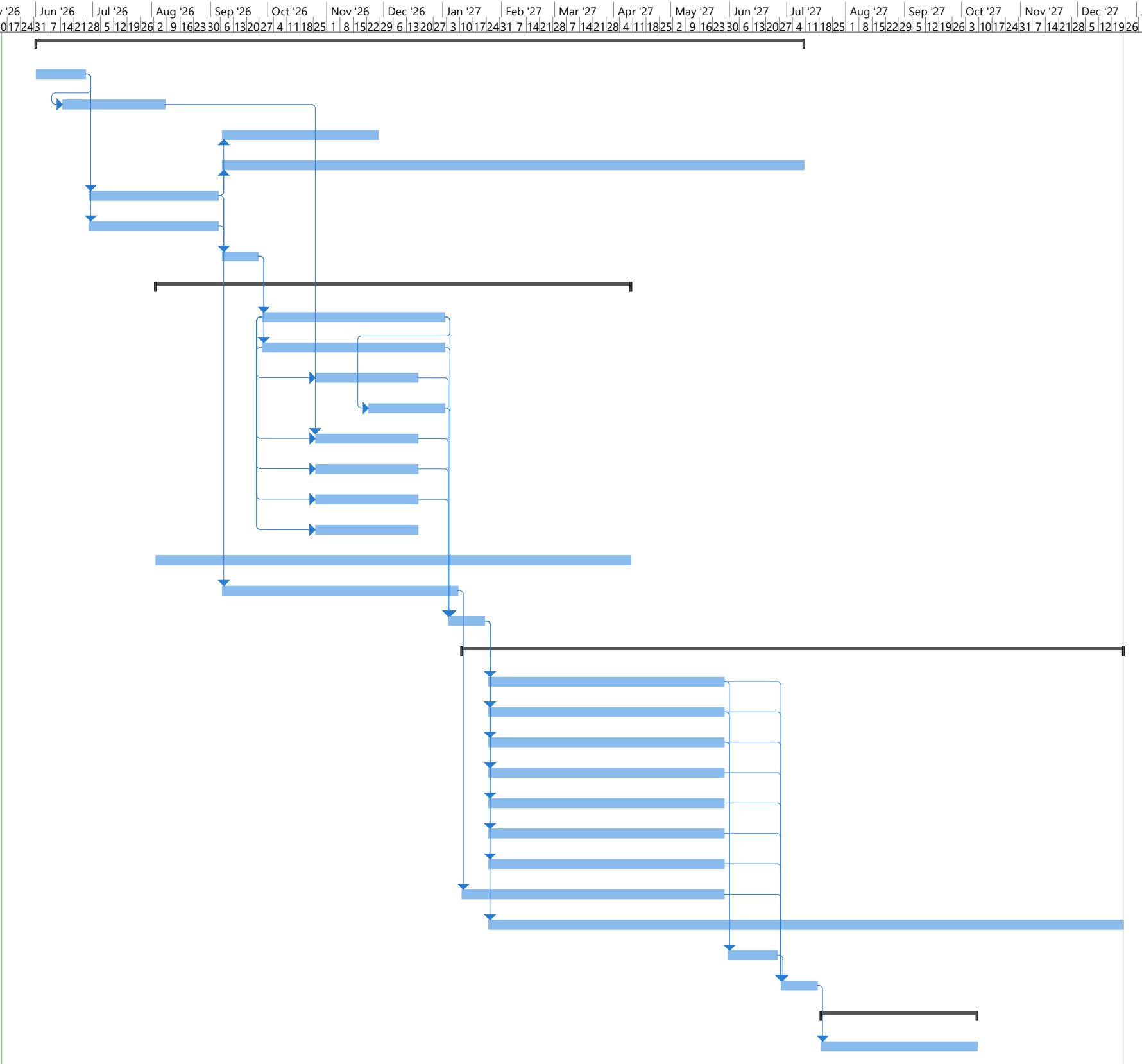
- Address 90% review comments.
- Finalize plan sheets, specifications, and Engineers Estimate.
- Prepare bid form, M&P, and advertising documents. Submit advertising package to city.

- Trail, curb and gutter, street lighting, and city betterment items will be shown in separate bid schedules to define payment responsibilities.
- Assist the city through the bidding process to respond to bidder's questions, revise plans and bid documents, and prepare addendums as requested.
- Assumptions:
  - Lehi City will manage the advertising and bidding process.
  - Lehi City, American Fork City, and Utah County engineering standards will be used for their respective project components. Where these specifications do not cover project elements we will use APWA Specifications.
  - Separate bid alternates for the trail, roadway, waterline, street lighting, curb & gutter, and other items as necessary will be prepared to define payment responsibilities.
- Deliverables:
  - Final advertising package
  - Advertising/bid support
  - RFI's
  - Addenda
  - Digital documentation (Word, CAD, Excel, etc.)



Pony Express Parkway and Utah Lake Trail Schedule  
Wilson & Company

ID	Task Mode	Task Name	Duration	Start	Finish
1		<b>30% Design Phase</b>	<b>290 days</b>	<b>Mon 6/1/26</b>	<b>Fri 7/9/27</b>
2		1.1 Topographic Survey and Righ-of-Way Mapping	20 days	Mon 6/1/26	Fri 6/26/26
3		1.2 Existing Utility Mapping (SUE)	40 days	Mon 6/15/26	Fri 8/7/26
4		1.3 Geotechnical Engineering	60 days	Mon 9/7/26	Fri 11/27/26
5		1.4 Public Involvement	220 days	Mon 9/7/26	Fri 7/9/27
6		1.5 30% Roadway Design	50 days	Mon 6/29/26	Fri 9/4/26
7		1.6 30% Trail Design	50 days	Mon 6/29/26	Fri 9/4/26
8		1.7 30% Review	15 days	Mon 9/7/26	Fri 9/25/26
9		<b>60% Design Phase</b>	<b>180 days</b>	<b>Mon 8/3/26</b>	<b>Fri 4/9/27</b>
10		2.1 60% Roadway Design	70 days	Mon 9/28/26	Fri 1/1/27
11		2.2 60% Trail Design	70 days	Mon 9/28/26	Fri 1/1/27
12		2.3 60% Storm Drain Design	40 days	Mon 10/26/26	Fri 12/18/26
13		2.4 60% Structure Design	30 days	Mon 11/23/26	Fri 1/1/27
14		2.5 Utility Design and Coordination	40 days	Mon 10/26/26	Fri 12/18/26
15		2.6 60% Traffic Signal Design	40 days	Mon 10/26/26	Fri 12/18/26
16		2.7 60% Street Lighting Design	40 days	Mon 10/26/26	Fri 12/18/26
17		2.8 Draft Right-of-Way Documents	40 days	Mon 10/26/26	Fri 12/18/26
18		2.9 Environmental Design Support	180 days	Mon 8/3/26	Fri 4/9/27
19		2.10 60% Wetland Mitigation Site Selection	90 days	Mon 9/7/26	Fri 1/8/27
20		2.11 60% Review	15 days	Mon 1/4/27	Fri 1/22/27
21		<b>90% Design Phase</b>	<b>250 days</b>	<b>Mon 1/11/27</b>	<b>Fri 12/24/27</b>
22		3.1 90% Roadway Design	90 days	Mon 1/25/27	Fri 5/28/27
23		3.2 90% Trail Design	90 days	Mon 1/25/27	Fri 5/28/27
24		3.3 90% Storm Drain Design	90 days	Mon 1/25/27	Fri 5/28/27
25		3.4 90% Structure Design	90 days	Mon 1/25/27	Fri 5/28/27
26		3.5 90% Utility Design and Coordination	90 days	Mon 1/25/27	Fri 5/28/27
27		3.6 90% Traffic Signal Design	90 days	Mon 1/25/27	Fri 5/28/27
28		3.7 90% Street Lighting Design	90 days	Mon 1/25/27	Fri 5/28/27
29		3.7 90% Wetland Mitigation Site Design	100 days	Mon 1/11/27	Fri 5/28/27
30		3.8 Environmental Permitting	240 days	Mon 1/25/27	Fri 12/24/27
31		3.9 Erosion Control Plans	20 days	Mon 5/31/27	Fri 6/25/27
32		3.10 90% Review	15 days	Mon 6/28/27	Fri 7/16/27
33		<b>Advertising</b>	<b>60 days</b>	<b>Mon 7/19/27</b>	<b>Fri 10/8/27</b>
34		4.1 Final Construction Plans and Bid Documents	60 days	Mon 7/19/27	Fri 10/8/27



Project: Pony Express Parkway S Date: Thu 5/14/26	Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Manual Progress
	Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	
	Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Progress	

## **City Council Agenda Item Report**

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Resolution

Agenda Section: Regular Agenda

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### **Subject:**

Consideration of Resolution #2026-37 approving an agreement with Willmeng Construction Inc. for the construction of Lakeview Park.

### **Summary:**

### **Attachments:**

[Res 2026-37 and Agreement.pdf](#)



**RESOLUTION NO. 2026-37**

**A RESOLUTION APPROVING AN AGREEMENT WITH WILLMENG CONSTRUCTION INC.  
FOR THE CONSTRUCTION OF LAKEVIEW PARK**

WHEREAS, Lehi City desires to contract for the construction of Lakeview Park construction services; and,

WHEREAS, City issued RFP 2026-03 and determined that Willmeng Construction Inc.'s response was the lowest responsive and responsible proposal; and

WHEREAS, on May 26, 2026, 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) the Agreement between Lehi City and Willmeng Construction Inc. should be approved; 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:

PART I:

1. The Agreement between Lehi City and Willmeng Construction Inc., 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 26th day of May, 2026.

LEHI CITY

ATTEST

\_\_\_\_\_  
Paul Binns, Mayor

\_\_\_\_\_  
Teisha Wilson, City Recorder

Exhibit A

## **AGREEMENT FOR LAKEVIEW PARK CONSTRUCTION**

**THIS AGREEMENT FOR THE LAKEVIEW PARK CONSTRUCTION** ("Agreement") is made and entered into and effective as of the date the last party signs below ("Effective Date") by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and Willmeng Construction, Inc., whose principal place of business is located at 6510 South Millrock Drive, Suite 160, Salt Lake City, UT 84121 ("Contractor").

**WHEREAS**, City desires to contract for the Construction of Lakeview Park (the "Work"); and

**WHEREAS**, City issued LAKEVIEW PARK CONSTRUCTION RFP (RFP No. 2026-03) and Contractor submitted a Response to LAKEVIEW PARK CONSTRUCTION RFP (RFP No. 2026-03 which City determined to be the lowest responsive and most responsible proposal/bid and the City desires to contract with Contractor to perform the Work;

**NOW, THEREFORE**, in consideration of the premises, the covenants and conditions set forth in this Agreement, and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. **Scope of Work.** City hereby hires Contractor and Contractor agrees to be bound to the City to perform the Work as described in LAKEVIEW PARK CONSTRUCTION RFP (RFP No. 2026-03) and Contractor's Response to LAKEVIEW PARK CONSTRUCTION RFP (RFP No. 2026-03) dated 4/06/2026, both attached hereto as Exhibit A, and referred to as the "Contract Documents" and by this reference are incorporated herein and made a part of this Agreement.

2. **Term.** The Work shall commence on the Effective Date and shall be completed no later than 12/04/2026 ("Term"). Failure to complete the Work by the end of the Term constitutes an event of default. The actual damages to the City for the delay in completion may be difficult or impossible to determine. Therefore, in lieu of actual damages, the Contractor shall pay to the City, liquidated damages for each calendar day in completing performance of the Work past the end of the Term, in an amount of \$1,000 per day. The final costs for liquidated damages shall be deducted from the Payment amount identified in Section 3 below.

3. **Payment.** City shall pay Contractor a total contract payment ("Payment") not to exceed \$2,123,881. Monthly, Contractor shall invoice City for Work completed, inspected, and accepted by City. City shall pay Contractor's invoices within 30 days of receipt.

4. **Changes in Performance.** All changes in performance of this Agreement shall be described in detail on a change order request form, provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance. Contractor shall not be entitled to any additional

consideration for changes in performance which were not authorized as contemplated by this section, nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like.

5. **Withholding Payment for Defective Performance.** The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of defective or incomplete performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.

6. **Termination.** The City may terminate this Agreement at any time if, in the sole discretion of the City, Contractor's performance under this Agreement is unsatisfactory, Contractor fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein, or Contractor has otherwise materially breached this Agreement.

6.1 Before terminating this Agreement if Contractor's performance is unsatisfactory, the City shall first provide written notice to Contractor of the City's intention to terminate this Agreement. The notice of termination must be provided by City to Contractor at least seven (7) calendar days prior to termination. After receiving such notice of termination from City, Contractor shall have the next five (5) working days in which to cure any deficiency noted by the City. If Contractor adequately cures any such deficiency to the sole satisfaction of the City, this Agreement shall continue. However, in the event Contractor fails to adequately cure any such deficiency, this Agreement shall terminate and Contractor shall be liable for any resulting damages associated with the deficiency and breach of this Agreement. The City may pursue any such damages through all available means, whether in law or in equity, or both.

6.2 The City may, in its sole discretion, terminate, suspend, or abandon this Agreement without cause at any time by providing written notice to Contractor of the City's intention to terminate this Agreement without cause. The notice of termination shall be provided by the City to Contractor at least seven (7) calendar days prior to termination.

6.3 Any Work which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause, then subsequently requests Contractor to recommence its performance of the Work after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto.

If City terminates this Agreement without cause, Contractor shall be paid a pro

rata portion of the Payment for the reasonable value of the Work that Contractor has completed or performed prior to the date of termination.

**7. Taxes.**

7.1 Each party shall be solely responsible for any tax liability which it may incur as a result of this Agreement.

**8. Indemnification and Insurance.**

8.1 Contractor shall be solely responsible for any damage or injury which it, or its employees, agents, subcontractors, independent contractors, and the like may cause in the performance of this Agreement. Consequently, to the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the City, any subsidiary or affiliate of the City, and its past, present and future agents, representatives, and employees from and against all claims, damages, lawsuits, losses, liabilities, liens, cost, citations, penalties, fines and expenses, including but not limited to attorneys' fees, arising out of or resulting from Contractor's performance of this Agreement, provided that such claims, damages, losses, liabilities, liens, costs, citations, penalties, fines, and expenses are caused in whole or in part by any negligent, grossly negligent, reckless, or intentional act or omission attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by Contractor or any subcontractor, or any party for whose acts Contractor may be liable, regardless of whether liability is imposed upon such party. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which may otherwise exist in favor of the City. In any and all claims against the City, or any subsidiary or affiliate, or any of its past, present or future agents, representatives, or employees, by Contractor, or its current or former employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by the amount or types of damages, compensations, or benefits payable by or for Contractor, or any subcontractor, worker's compensation acts, disability benefit acts, or other employee benefit acts.

8.2 Contractor, at its own expense, shall provide: Workers' Compensation Insurance: Statutory workers' compensation insurance (Part A). Such insurance shall also include employer's liability (Part B) insurance in a limit of not less than \$1,000,000 for each: accident, disease and employee. No owner or officer may be excluded. Rights of subrogation against the city shall be waived.

8.3 Contractor, at its own expense, shall maintain General Liability Insurance: Commercial General Liability insurance written on an occurrence basis,

arising out of claims for bodily injury (including death), property damage, products liability, completed operations liability, personal injury, advertising injury, damage to premises rented to you, with not less than \$3,000,000 per occurrence and \$3,000,000 aggregate, with the contractor naming the City as Additional Insured for ongoing and completed operations, on a primary and non-contributory basis, with rights of subrogation against the city waived.

8.4 Contractor, at its own expense, shall maintain commercial automobile liability insurance with combined single limits of at least \$1,000,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain commercial automobile liability insurance in amounts satisfying applicable Utah law.

8.5 Builder's Risk / Installation Floater: Contractor shall provide optional terms for builder's risk insurance or installation floater, with the proposed premium broken out as a separate line item. Contractor agrees to have City approve builder's risk insurance program including limits, deductibles, terms, etc. The City shall maintain the right to directly purchase builder's risk coverage at their discretion.

8.6 Before commencing the Work, and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect. The City reserves the right to require complete, certified copies of all required insurance policies, with all endorsements, at any time.

8.7 All insurance required by this Agreement, with the exception of worker's compensation and employer's liability policies, shall include the City, its directors, officers, agents, and employees as additional insured persons with respect to the activities of Contractor in the performance of this Agreement, or that of its employees, agents, subcontractors, independent contractors, and the like. Any certificate presented as evidence of insurance shall specify the date when such benefits and insurance expire. Unless a different length of time is expressly set forth in this Agreement, Contractor shall maintain any insurance required by this Agreement until after the Work has been fully performed by Contractor, and subsequently approved and accepted by the City. Contractor shall provide the City with written notice at least sixty (60) days in advance of any cancellation, termination, or material alteration of said policies of insurance.

## **9. Performance and Warranty Bonds or Letters of Credit.**

9.1 Prior to commencing work on the Scope of Service, Contractor must provide the City with a performance bond and a payment bond in the amount of the

Payment. The completed performance bond and payment bond are attached hereto as Exhibit B. In the event that Contractor fails to provide a performance bond and a payment bond within 10 days of the Effective Date, this Agreement shall be void.

9.2 The purpose of the performance bond and payment bond are to guarantee the proper completion by Contractor of the Work as contemplated by this Agreement and property payment to subcontractors; if any.

9.3 The performance bond and payment bond shall remain valid until the City approves of and accepts the Work, as set forth in Section 9.6.

9.4 Prior to the City's approval and acceptance of the Work, Contractor must provide the City with a warranty bond/warranty letter of credit in the amount of 10% of the Payment. The completed warranty bond/warranty letter of credit is attached as Exhibit C.

9.4.1 The purposes of the warranty bond/letter of credit is to guarantee that the Work:

(A) complies with this Agreement; and

(B) will not fail in any material respect as a result of poor workmanship or materials within the Warranty Period.

9.5 The warranty bond/warranty letter of credit shall remain valid for the entire Warranty Period.

9.6 Approval and acceptance of the Work shall be deemed to have occurred when each of the following events have been satisfied:

(A) Contractor provides written notice to the City that Contractor considers the Work to be complete.

(B) The City provides written approval and acceptance of the Work, or fails to provide a written response to Contractor, within thirty (30) days after receiving the notification contemplated by Section 9.6(A), indicating the additional work which the City considers incomplete pursuant to this Agreement.

## 10. **Representations and Warranties.**

10.1 Each party represents that:

10.1.1. Its signatory has the authority to the party to this Agreement.

10.1.2 It has not sold, assigned, or otherwise transferred any interest in the claims or subject matter contemplated by this Agreement.

10.2 Contractor represents and warrants that:

10.2.1. Contractor has sufficiently and reasonably researched the requirements of this Agreement, understands the same, and is able to competently perform each of its duties and obligations required hereunder.

10.2.2. Contractor warrants the workmanship, materials, proper functioning, and manner of the Work contemplated by this Agreement for the entire Warranty Period. In the event that any portion of the Work does not remain in good and operating condition (in the sole judgment of the City) during the Warranty Period (ordinary wear and tear excepted), Contractor, at its own expense, shall immediately perform all necessary repairs and replacements to maintain such inadequate Work in good and operating condition (to the City's sole satisfaction). Should any portion of the Work imminently jeopardize the health and safety of the City, or any other individual, the City may perform any necessary repairs and replacements (or arrange for a third party to perform such services) at Contractor's expense – to be paid by Contractor within thirty (30) days of receiving a notice of indebtedness from the City.

10.2.3. Contractor shall perform its obligations required by this Agreement in a manner consistent with applicable professional and technical standards for Work of a similar and comparable nature, and shall ensure that the implementation thereof is also performed in an applicable professional, technical, and workman-like manner. Contractor shall correct any defect in its performance at no additional cost to the City. Upon request by the City, Contractor must be able to summarize and concisely report pertinent information associated with this Agreement and the performance thereof to the City in a timely manner. Contractor shall not make any alterations or variations in or additions to, or omissions from, its duties and obligations contemplated by this Agreement, without the prior written consent of the City

10.3 Contractor's licensure or authority to transact business issued by the Utah Division of Corporations and Commercial Code and the Utah Division of

Occupational and Professional Licensing, as well as any other required licensure, is currently active, and shall remain active throughout the performance of this Agreement.

11. **Confidentiality.** The parties acknowledge that this Agreement may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq.*, as the same may be amended from time to time.

Notwithstanding the above, Contractor agrees that, except as directed by the City, Contractor shall not at any time during or after the term of this Agreement disclose to any person or entity any information or document provided by the City which the City has designated as "confidential" or "private." Upon the conclusion or termination of this Agreement, Contractor shall turn over to the City all documents, papers, and other matter, including copies thereof, which are in Contractor's possession or control, and which are designated "confidential" or "private." Contractor further agrees to bind its employees and any sub-contractors to the terms and conditions of this Section 11.

12. **Authority.** Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents and has authority to enter into this Agreement on behalf of the party.

13. **Notice.**

13.1 If any notice is required to be provided pursuant to the terms and conditions of this Agreement, said notice must be provided as follows:

<u>To the City:</u> Lehi City Corporation Attn: Stephen Marchbanks 153 N 100 E Lehi, Utah 84043	<u>To Contractor:</u> Willmeng Construction, Inc. Attn: Nick Slye 6510 S Millrock Dr, Ste160 Salt Lake City, UT 84121
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13.2 If notice is sent via regular mail, commercial courier, and the like, receipt thereof shall be presumed on the third Calendar Day thereafter.

14. **Attorneys' Fees and Costs.** Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

15. **Non-Waiver.** No failure to exercise and no delay in exercising any right,

remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

16. **Binding Effect.** This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, and assignees.

17. **Assignment.** Neither party may assign this Agreement nor delegate any responsibilities under this Agreement without prior written consent. Any purported assignment or delegation in violation of this Section without prior written consent from the non-assigning party, shall be void and will be considered a material breach of this Agreement.

18. **Amendments.** This Agreement may not be modified, amended, or terminated, except by an instrument in writing.

19. **Time.** Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.

20. **Force Majeure.** Neither party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, pandemics, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180 days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party.

21. **Severability.** If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

22. **Governing Law.** This Agreement shall be construed in accordance with the laws of the State of Utah.

23. **Entire Agreement.** All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.



Dated the \_\_\_\_ day of \_\_\_\_\_, 2026.

[insert contractor]

By:  
Its:

STATE OF UTAH     )  
                              : ss.  
COUNTY OF UTAH    )

On this \_\_\_\_ day of \_\_\_\_\_, 2026, 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/she is the \_\_\_\_\_ of [insert contractor] and that said document was signed by him/her in behalf of said [insert business entity of contractor] by Authority of its Articles of Organization, Operating Agreement, or Resolution of its Members/Managers and said \_\_\_\_\_ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

\_\_\_\_\_  
(notary signature)

Dated the \_\_\_\_ day of \_\_\_\_\_, 2026.

Lehi City Corporation

\_\_\_\_\_  
Mayor Paul Binns

Attest:

\_\_\_\_\_  
Teisha, Wilson, City Recorder

EXHIBIT A – Contract Documents

EXHIBIT B – Performance Bond and Payment Bond

EXHIBIT C – Warranty Bond

## City Council Agenda Item Report

Meeting Date: May 26, 2026

Submitted By: Jacob Curtis

Submitting Department: Planning Division

Item Type: Action Item

Agenda Section: Regular Agenda

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### **Subject:**

Consideration of Concept approval for the updated Spring Meadow Villas (PUD) Concept, a 71-lot single family residential project located at approximately 1630 South 500 East.

### **Summary:**

### **Attachments:**

[Spring Meadows Updated Concept 1.pdf](#)

# SPRING MEADOW VILLAS (PUD) CONCEPT CITY COUNCIL REPORT

<b>Applicant</b>	Windy City Development LLC		
<b>Meeting Date</b>	May 26, 2026		
<b>Requested Action/Purpose</b>	Approval of a concept PUD plan		
<b>Location</b>	1630 South 500 East		
<b>Project Area</b>	51.46 acres		
<b>Existing Zoning</b>	A-5 (R-1-22 will be finalized)		
<b>General Plan Land Use Designation</b>	VLDRA & ESA		
<b>Adjacent Zoning and Land Use</b>	<i>North</i>	PC & PF	City Substation/Irrigation Facility & Townhomes
	<i>South</i>	A-5	Utah Lake
	<i>East</i>	PC	Spring Creek Ranch Planned Community
	<i>West</i>	A-5	Undeveloped
<b>Date of DRC Review</b>	February 25, 2026		
<b>Date of Planning Commission Review</b>	March 12, 2026		
<b>Assigned Planner</b>	Jacob Curtis		

## REQUIRED ACTION

<b>Planning Commission</b>	Review and recommendation
<b>City Council</b>	Final approval

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 11.010.** Concept Plan – Applicability:

The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

**Section 17.020.** Approval Process.

A. Planned Unit Development (PUD) projects are to be reviewed in a three-step process: Concept Plan, Preliminary Plat, and Final Plat.

1. Concept Plan. The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meetings to receive direction on project layout as well as discuss the procedure for approval, specifications, and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat. Overall density of the proposed PUD will be discussed as part of the Concept Plan; however, the total density of the PUD shall be established as part of the preliminary plat approval. Sections 11.010 – 11.040 of the Development Code identify the requirements for Concept Plan.

## REPORT ANALYSIS

The applicant requests approval of the Spring Meadow Villas Subdivision Concept. This is a planned unit development (PUD) concept plan that was recently updated to now show a 71-lot single-family home subdivision on 51.46 acres.

The property has split zoning after a recently recorded annexation. Approximately 33 of the acres are zoned R-1-22 and the remaining 18 acres are zoned A-5. The overall density of the subdivision is 1.38 units per acre. As noted on the cover sheet, the allowable density for the subdivision based on the zoning and acreage would typically be approximately 62 lots but after discussions with Engineering an additional 9 lots is requested in lieu of reimbursement for multiple improvements. Those improvements include additional open space beyond the required 20%, power corridor dedication, trail construction, and landscaping, and the dedication of future right-of-way along the south of the project for a future regional connection. As a result of the improvements and additional density, almost all of the lots in this subdivision fall below the 22,000 square foot lot requirement. Additionally, the plan was updated to show 610 East connecting to the future regional connection.

There were 23 redline comments from the DRC, including:

1. Consider showing a trail connection to connect directly to the new subdivision.
2. Clarify this will be a PUD Subdivision.
3. Consider placing this area in a conservation easement. To that note, show the 4495 elevation contour, the Utah Lake Shoreline overlay requires a 50-foot buffer from that elevation.
4. Planning and Engineering Staff will coordinate on Pony Express connection further. Planning Staff would not recommend the connection. Pony will have a regional through traffic function, and this introduces a distribution function and creates a conflict on the roadway that impacts safety and traffic flow. If there is a sidewalk or trail, then a bike/ped access would make sense.
5. At site plan, show extents of FEMA floodplain. This development will be required to meet FEMA's minimum standards.
6. The minimum intersection spacing for 1630 South (a Major Collector) is 480 feet. Therefore, the intersection at 610 East will not be allowed.
7. Note the future Utah Lake Parkway Trail
8. The street could go to an elbow with a few double fronting lots to address this.

Please consider all DRC comments in your motion.

**This project was tabled at the April 14<sup>th</sup> City Council meeting due to questions from the Council about the density in lieu calculations. The Engineering Department presented the density calculations on May 12<sup>th</sup> during a work session. Additionally, the applicant has shifted the road alignment and now shows one less lot to be a total of 71 lots.**

## POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed concept plan. Any motion should include findings. Possible findings include:

1. The proposed Concept is/is not consistent with the Lehi City Development Code
2. The proposed Concept does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined by the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on March 12, 2026. The minutes and motion from this meeting are as follows:

### **3.5) Public hearing and recommendation of Windy City Development LLC's request for review of the Spring Meadow Villas Concept, a 72-lot single family PUD (Planned Unit Development) located at 1630 South 500 East.**

Katie Bussell presented this item. The allowable density would usually be ten less than presented, but in exchange improvements have been made including additional landscaping, a power corridor dedication, trail construction, and dedication of future right-of-way along the Pony Express and Vinyard connector. Bussell explained that PUDs may be allowed in any zoning if they receive approval from Planning Commission and City Council.

Commissioner Jones asked if there was a figure that would help to quantify what is being given to the city monetarily. Gary Ellis explained that he wasn't involved in the discussion, but to his understanding, Pony Express Parkway will be taking a significant chunk of property, and that combined with the trail improvements and road widening along 1630 South, means that there is quite a bit of monetary value that the developer is putting in. Staff doesn't do itemized value lists.

Commissioner Eyre noted that a lot of green space is being dedicated. He asked if the land was unbuildable, or if it was all swampland. Commissioner Su'a-Filo shared that it is mostly wetlands. Commissioner Eyre asked if there were plans to amenitize the space along the lake. The area is mostly wetland and floodplain, which the city would like to preserve. It is technically an amenity, but there will be no active leisure areas developed along the lake. Commissioner Eyre asked if there is an outline of the main Pony Express Parkway thoroughfare. It will be similar to what is shown on the plan. Commissioner Eyre expressed surprise at how close to the lake it runs.

Commissioner Roberts asked if residents would have any way to get across Pony Express on foot. Ellis explained that there is a trail crossing planned that will go under the road and connect to a park. Commissioner Roberts asked if the road to the south of the property will be a two lane road. It will initially be developed as a two lane road that goes to three lanes at intersections, but it is scheduled to be a five lane road when it is fully developed.

Tony Trane was present representing Windy City Development. They have been waiting for road plans, and new information has come in from FEMA, which requires them to look for road solutions in conjunction with the city. He mentioned an earlier struggle that the city helped them through when incorporating a variety of lot sizes. A box culvert will be installed, and the trail will go all the way through to the park. He mentioned the power corridor, which is an interesting feature, but also causes a lot of issues. More specific information on the improvements being made will come with the preliminary plat. He thinks the open space is a very cool feature for the area.

Commissioner Eyre asked if the area is graded. With the exception of roads, the grading is complete. The area is too low to allow for basements. The breakdown of lots and justification can be found in the submitted narrative.

Commissioner Jones expressed interest in approving the item with modifications tonight. He likes that there is no housing on the left side of the road, and he's a big fan of the trail connection. He would prefer to only grant 4-8 extra lots rather than 10 in order to add some variety to lot size.

Commissioner Eyre opened public comment.

West Adie lives at 500 E. 1630 S. He hadn't received any noticing documentation. He felt that the development goes beyond what was initially advertised. He noted that already in the area there is less wildlife than there used to be.

Natalie Woodhouse lives in the Spring Creek Ranch neighborhood to the east. She also had concerns over wildlife. She cited Chapter 12 of the development code, which deals with conservation. She shared her concerns over the mature trees to the South being removed, and over light pollution driving away wildlife. She asked if the open space would be open to the public or if it would be HOA restricted. She shared her opinion that there is not enough space to put in both the Pony Express Parkway and a river walk trail. She also shared that the zoning has not been updated on the website since a recent change, and that the entire area is still zoned as ESA.

David Packard lives in Spring Creek Ranch and is on the HOA board. He had concerns over the mature trees to the south as well and emphasized the desire to preserve unique features in the land. He mentioned children playing in the area and wanted to know if Spring Creek Ranch Park would be expanded. He also shared that the current HOA may be open to merging with the new HOA for the development. He thanked the commissioners for their time and service.

Brent Collin owns property to the west. He wanted to know how far away from the fenceline the properties are going to be. He is concerned about children coming onto his property and would like a privacy fence.

There were eight online comments. Seven were against the project, one was in favor. Wildlife concerns, traffic concerns, and the amenities impact on Spring Creek Ranch were brought up in the online comments.

Commissioner Eyre closed public comment.

Trane explained that many of the comments were anticipated by the developer, and that they are working closely with the city to balance the needs and wants of all parties. A right-to-farm analysis will be done to help determine future steps, and the developer wants to work to preserve those agricultural rights. He explained that all lots will be developed on non-floodplain land, and the ESA will be preserved. They have been working with FEMA to ensure this. He also clarified that there is plenty of space between the road and the lake for a trail. The project will dedicate 500 feet of green space, and there will be more space between the end of that dedicated zone and the lake itself. A trail connection has been installed, though it may need to be adjusted. He stated his appreciation for the Spring Creek Ranch neighborhood and thanked them for their feedback and cooperation.

Commissioner Eyre asked what would happen to the fully grown trees on the south of the property. Trane said that he can't promise that no trees will be pulled, but that the developer would like to maintain them. Some may be pulled to help clean up the area. Commissioner Eyre asked if the trail would be controlled by the HOA. Trane assured the commission that all open space in the plan would be available to the general public. There is currently no HOA planned. Commissioner Eyre clarified for those gathered that the city doesn't get involved with HOAs, so merging will be up to the residents and the HOA in the Spring Creek Ranch neighborhood.

Trane emphasized that he thinks this is the best approach to this particular plot of land. He assured the commission that the expenses on the improvements would be well over the cost of the ten additional granted lots. Exact details will be worked through in the creation of the preliminary plat.

Commissioner Roberts asked if a fence would be installed along the south end of the property. Trane explained that a fence will be needed to the west, but that they do not intend to fence the south side, as that would result in trees being pulled unnecessarily. Commissioner Roberts asked if the pickleball courts in Spring Creek Park are lit. They are not.

Commissioner Eyre addressed the zoning concerns, explaining that a zone change has gone through the legal process, even if it the GIS doesn't reflect the update yet.

Commissioner Su'a-Filo noted that the current City Council likely wouldn't be a fan of the density in lieu arrangement, and that they may wish for the city to pay for the improvements instead. He asked if the developers had worked with the Timpanogos Special Service District (TSSD). They have. There is no exact alignment for the road as of yet.

Gary Ellis explained that Trane is juggling a lot of different pieces in this presentation, and that he thinks he's done a good job of communicating everything to the Commissioners. He spoke in favor of density in lieu, explaining that it is a very helpful tool for the city. He is surprised that only ten lots were offered, considering all the improvements. He thinks the exchange is a fair value for the city.

Commissioner Eyre asked if the developers were concerned about eminent domain regarding the unknown road alignment. Trane shared his opinion that the developers can make it work.

Commissioner Eyre asked if the final plat would be submitted before the exact road location is decided. The developer is working with Brad Kenison, the city engineer, to decide on the location now. They intend to find the alignment before the plat is submitted.

Trane explained that they opted for only ten lots in lieu because that was the number that an adjacent development was granted (even though it was smaller). The developer thinks the tradeoff is fair.

Commissioner Jones thanked Ellis for his comments on density in lieu.

**Motion:** Commissioner Jones moved to give a positive recommendation to the Lehi City Council, with the findings that the proposed application does conform with the goals and policies of the General Plan. Include all DRC comments. Commissioner Su'a Filo seconded.

**Vote:** Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

**Spring Meadow Villas Concept  
DRC Redline Comments**

*Windy City Development LLC- requests review of the Spring Meadow Villas Concept, a 72-lot single family residential project located at 1630 South 500 East.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelby Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur

Assigned Planner: Jacob Curtis

Representatives of the Applicant Present: Tony Trane, Robert Ripley

Date of Plans Reviewed: 02/17/26

Time Start: 1:36 pm

Time End: 2:02 pm

**DRC REDLINE COMMENTS:**

**Glade – Power:** No comments.

**Brad – Fiber:** No comments.

**Garion – Fire:** No comments.

**Ryan – Water/Sewer:**

1. 6" culinary main, 8" pi main, 8" sewer main in 1900 south
2. 12" PI main, 10" culinary main, 15" sewer main.
3. Will need Lehi irrigation approval for existing Mini Creek ditch.

**James – Parks:**

4. If this project moves past concept, a landscaping plan will be required.
5. If this project moves past concept, add note that the open space landscaping will be maintained by the HOA.
6. The open space parcels on the south end of the development could all be combined into a single parcel, unless the developer is constructing the "future road through it". The power line corridor parcels should be recorded as three individual parcels.
7. Will this subdivision join the Spring Creek HOA?
8. Consider showing a trail connection to connect directly to the new subdivision.
9. Is this parcel a trail connection? If so, great, please label as such. If not, please define.

**Gary S./Arnie – Building/Inspections:**

10. Need a soils report if this moves past concept.

**Shelby – Public Works:**

11. At site plan, show extents of FEMA floodplain. This development will be required to meet FEMA's minimum standards.

**Gary E. – Engineering:**

12. The minimum intersection spacing for 1630 South (a Major Collector) is 480 feet. Therefore, the intersection at 610 East will not be allowed.
13. There is a master planned 48" storm drain line that will need to be run through the property.
14. There is an existing 60" TSSD sewer line through the southern edge of the property.
15. 1630 South is on the Master Plan as a Major Collector with an asphalt width of 48'.
16. This site will require looped water lines.

**Luke – Traffic:** No comments.

**Kim – Planning:**

17. Clarify this will be a PUD Subdivision.
18. Consider placing this area in a conservation easement. To that note, show the 4495 elevation contour, the Utah Lake Shoreline overlay requires a 50-foot buffer from that elevation.
19. Note the future Utah Lake Parkway Trail.
20. Planning and Engineering Staff will coordinate on Pony Express connection further. Planning Staff would not recommend the connection. Pony will have a regional through traffic function, and this introduces a distribution function and creates a conflict on the roadway that impacts safety and traffic flow. If there is a sidewalk or trail, then a bike/ped access would make sense.
21. At time of final, show details for trail construction including curb extensions per the RD-17 standard detail.

**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.

22. At the time of preliminary subdivision, provide a circulation plan including a connectivity index calculation (also show links and nodes on the plan), block lengths, bike/pedestrian connectivity, and show any other required info for connectivity.
23. The street could go to an elbow with a few double fronting lots to address this.

**DRC GENERAL COMMENTS:**

1. The concept plan shall not constitute a development permit. (Does not vest).

DUE TO BEING A PUD, THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 12, 2026.

NEED ENVELOPES FOR PUBLIC HEARING.

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

# Spring Meadows

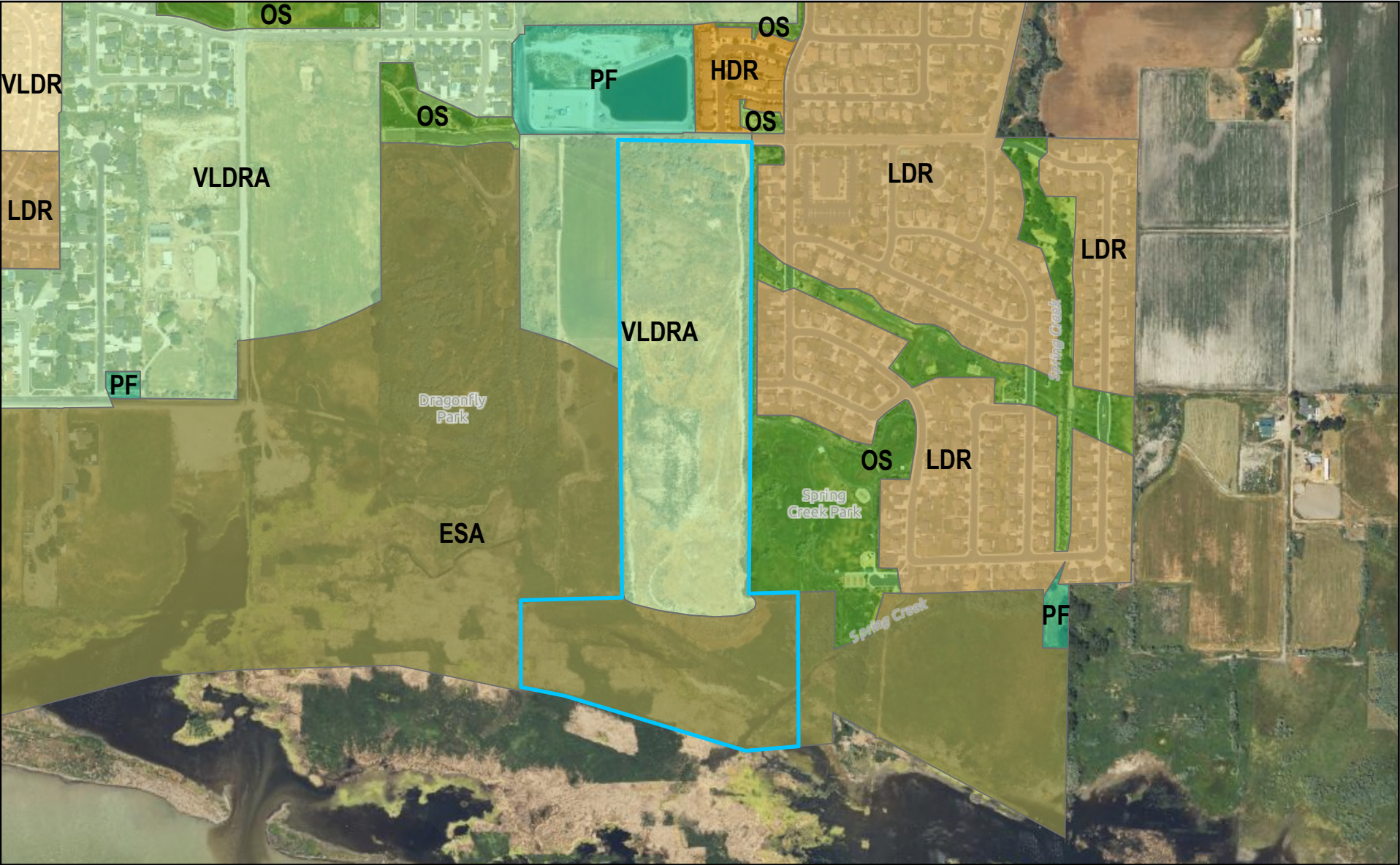
Aerial



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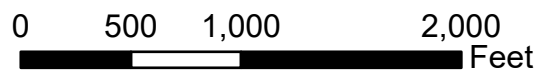
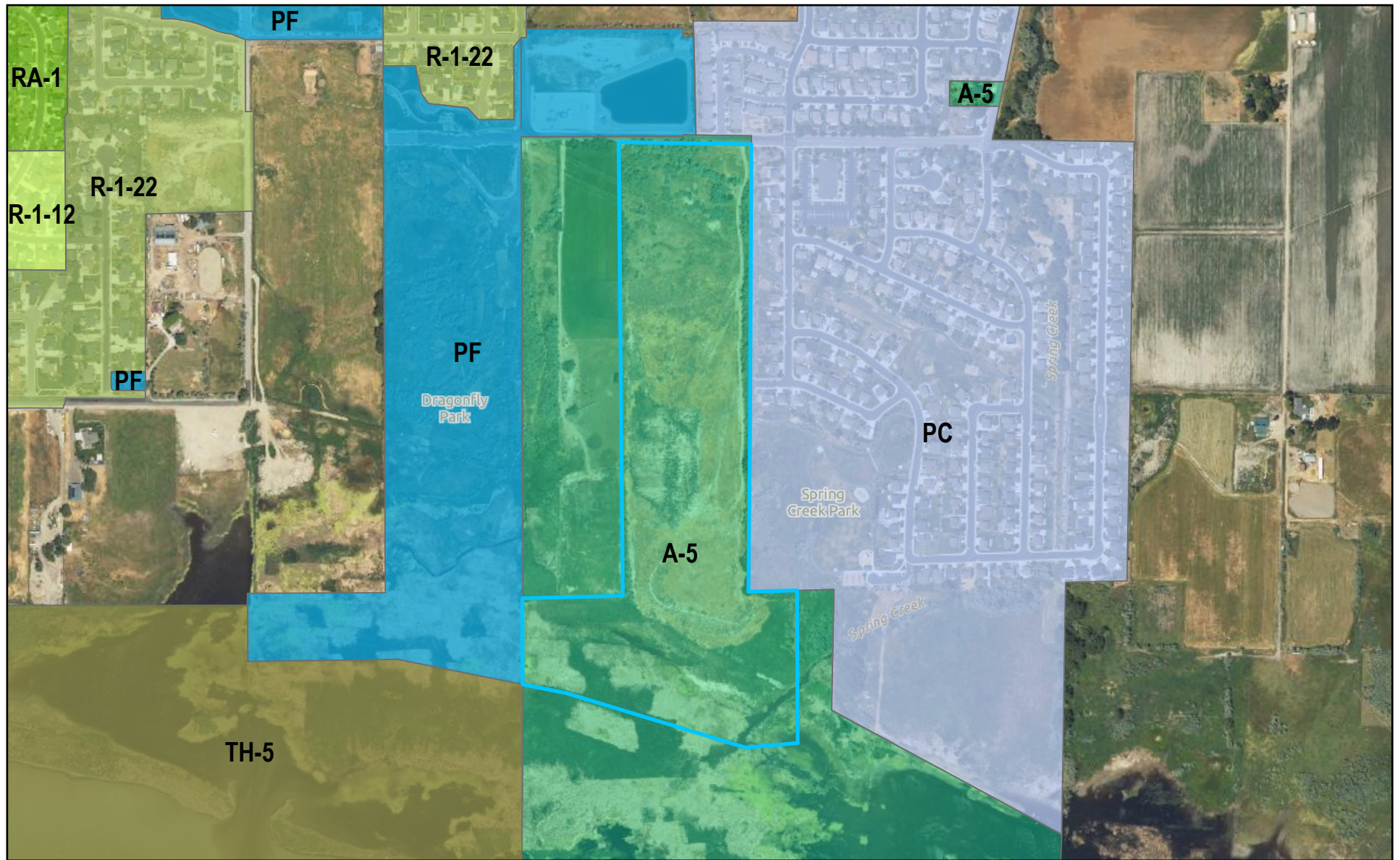
# Spring Meadows

## General Plan



# Spring Meadows

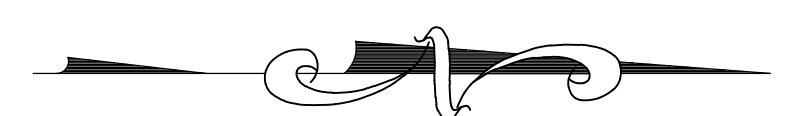
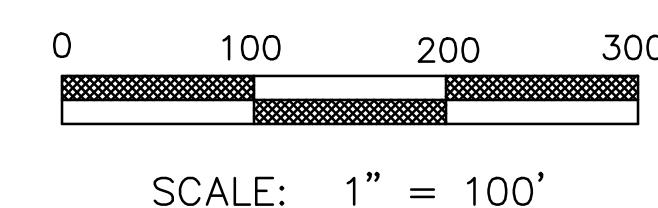
## Zoning



# SPRING MEADOW VILLAS CONCEPT PLAN

# OLD LAYOUT

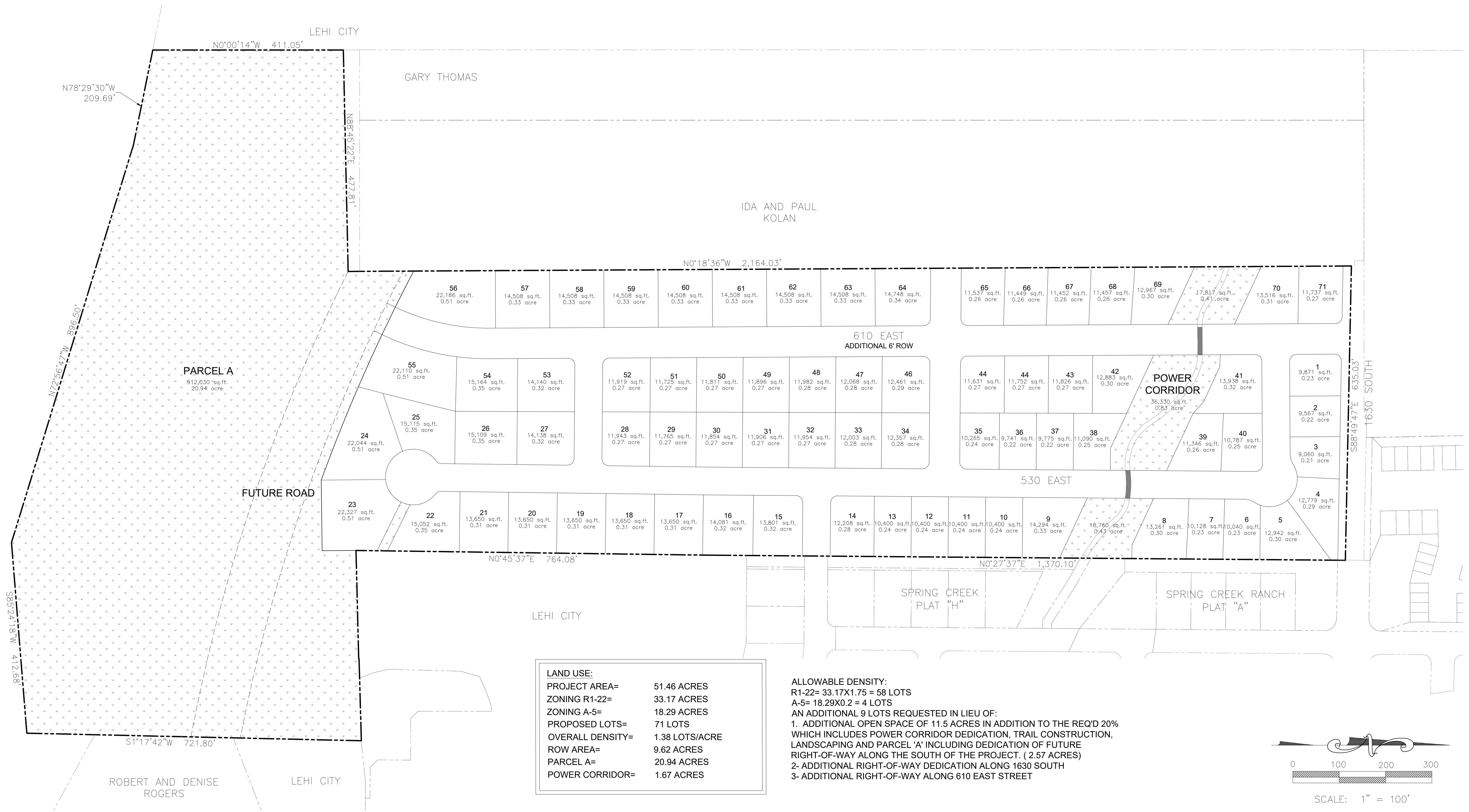
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE  
AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH



# SPRING MEADOW VILLAS CONCEPT PLAN

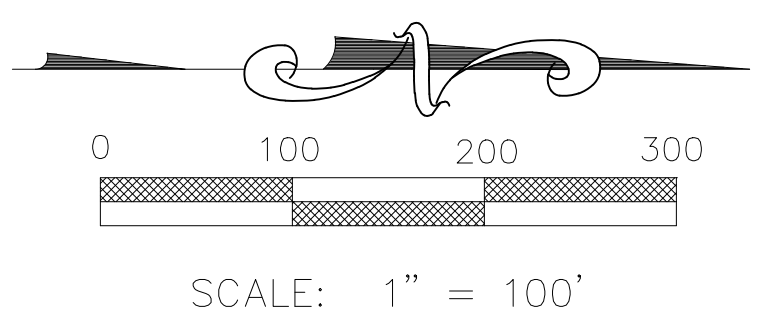
# NEW LAYOUT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE  
AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH



<b>LAND USE:</b>	
PROJECT AREA=	51.46 ACRES
ZONING R1-22=	33.17 ACRES
ZONING A-5=	18.29 ACRES
PROPOSED LOTS=	71 LOTS
OVERALL DENSITY=	1.38 LOTS/ACRE
ROW AREA=	9.62 ACRES
PARCEL A=	20.94 ACRES
POWER CORRIDOR=	1.67 ACRES

**ALLOWABLE DENSITY:**  
R1-22= 33.17X1.75 = 58 LOTS  
A-5= 18.29X0.2 = 4 LOTS  
AN ADDITIONAL 9 LOTS REQUESTED IN LIEU OF:  
1. ADDITIONAL OPEN SPACE OF 11.5 ACRES IN ADDITION TO THE REQ'D 20% WHICH INCLUDES POWER CORRIDOR DEDICATION, TRAIL CONSTRUCTION, LANDSCAPING AND PARCEL 'A' INCLUDING DEDICATION OF FUTURE RIGHT-OF-WAY ALONG THE SOUTH OF THE PROJECT. (2.57 ACRES)  
2- ADDITIONAL RIGHT-OF-WAY DEDICATION ALONG 1630 SOUTH  
3- ADDITIONAL RIGHT-OF-WAY ALONG 610 EAST STREET



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	5/1/2026
COGO FILE:	

**TRANE ENGINEERING, P.C.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH  
SPRING MEADOW VILLAS  
A RESIDENTIAL SUBDIVISION

CONCEPT (ADJUSTED)

JOB SMV
SHEET NO. 1

## **City Council Agenda Item Report**

Meeting Date: May 26, 2026

Submitted By: Jacob Curtis

Submitting Department: Planning Division

Item Type: Action Item

Agenda Section: Regular Agenda

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### **Subject:**

Consideration of Preliminary subdivision approval of an update to Heritage Meadows, now a 15-lot residential development located at 1250 West 800 North, including density in lieu for connectivity.

### **Summary:**

### **Attachments:**

[Heritage Meadows Updated Preliminary Subdivision 1.pdf](#)

# HERITAGE MEADOWS PRELIMINARY SUBDIVISION

## CITY COUNCIL REPORT

<b>Applicant</b>	Symphony Homes		
<b>Meeting Date</b>	May 26, 2026		
<b>Requested Action/Purpose</b>	Approval of a proposed preliminary subdivision with proposed density in lieu of payment		
<b>Location</b>	1250 West 800 North		
<b>Existing General Plan Designation</b>	VLDRA		
<b>Existing Zoning</b>	R-1-22		
<b>Existing Land Use</b>	Undeveloped		
<b>Number of Lots/Units</b>	15 lots		
<b>Adjacent Zoning and Land Use</b>	<i>North</i>	R-1-22	Church
	<i>South</i>	R-1-22	Single family residential
	<i>East</i>	R-1-22	Single family residential
	<i>West</i>	R-1-22	Single family residential
<b>Date of DRC Review</b>	April 22, 2026		
<b>Date of Planning Commission Review</b>	May 14, 2026		
<b>Assigned Planner</b>	Jacob Curtis		

## REQUIRED ACTION

<b>Planning Commission</b>	Public hearing, review, and recommendation
<b>City Council</b>	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.

## PROPERTY HISTORY

**March 17, 2000**

This property was part of the Gary G. Gurney Addition.

**December 16, 2025**

A zone change was approved by the City Council on this property to R-1-22.

**February 12, 2026**

A preliminary subdivision was approved for this property, but the direction was given to consider an alternative layout with density bonus for a bridge and trail connection.

## REPORT ANALYSIS

The applicant is requesting approval of an update to the Heritage Meadows preliminary subdivision, now a 15-lot

single family residential subdivision located at 1250 West 800 North. This report will discuss the layout of the subdivision and the DRC comments.

## Layout

In February, the direction given to the applicant by Staff, residents, and the Planning Commission was to consider a trail connection and bridge. The applicant took this suggestion and incorporated it into their layout. The subdivision increased from 13 lots to 15 lots, which the Engineering Department was comfortable with after running their density in lieu calculations. After the density bonus, 8 of the 15 lots still meet the R-1-22 requirements. Additionally, a slight reduction in setback size was included as well.

The overall density of the subdivision is 1.72 units per acre, which still falls below the maximum allowance of 1.75 units per acre. The proposed subdivision connects into adjacent stub roads as required by the connectivity standards.

## DRC Comments

There were ten redline comments from the DRC, including:

1. Consideration-If upon further review the details and the land swap for the bridge are approved, it might help to elevate the aesthetics of the surrounding area if the new bridge was similar in look and feel to the existing bridge to the West.
2. Provide landscaping plan for the trail access.
3. The conveyance of the additional property is to be determined and worked out with the bonus density calculations
4. Add a note on the preliminary (and final) plat noting that a density bonus of 2 lots was granted for the pedestrian bridge connection and trail ROW.

Please consider all DRC comments in your motion.

## POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed preliminary subdivision with density in lieu of payment. Any motion should include findings. Possible findings include:

1. The proposed subdivision will provide a trail and bridge connection increasing neighborhood access to the trail network.
2. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding Planned Unit Developments.
3. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding subdivision approvals.
4. The proposed subdivision conforms/does not conform with the goals and policies of the General Plan.
5. Other findings based upon information presented at the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on May 14, 2026. The minutes and motion from this meeting are as follows:

### 3.1) Public hearing and recommendation of Symphony Development's request for preliminary subdivision re

**view of an update to Heritage Meadows, now a 15-lot residential development located at 1250 West and 800 North, including density in lieu for connectivity. (Tabled from the April 23, 2026 meeting).**

Commissioner Kunze joined the meeting.

Russ Wilson, the applicant, was present.

Commissioner Eyre opened and closed public comment.

**Motion:** Commissioner Jackson moved to recommend approval with the findings that it is in accordance with the General Plan and the goals of the city. He included all DRC comments. Commissioner Jones seconded.

**Vote:** Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Su'a-Filo, no.

Motion passed with four in favor, one against.

**Heritage Meadows Subdivision Review  
DRC Redline Comments**

*Symphony Development – requests preliminary subdivision review of an update to Heritage Meadows, now a 15-lot residential development located at 1250 West 800 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelby Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur  
Assigned Planner: Jacob Curtis  
Representatives of the Applicant Present: Jake, Russell  
Date of Plans Reviewed: 04/14/26  
Time Start: 1:17 pm  
Time End: 1:40 pm

**DRC REDLINE COMMENTS:**

**Glade – Power:** No comments. (Add Power Plan to the plan set when the density/number of lots is approved by Commission & Council.)

**Brad – Fiber:** No comments

**Garion – Fire:** No comments

**Ryan – Water/Sewer:** No comments

**James – Parks:**

1. Consideration-If upon further review the details and the land swap for the bridge are approved, it might help to elevate the aesthetics of the surrounding area if the new bridge was similar in look and feel to the existing bridge to the West.
2. Provide landscaping plan for the trail access.

**Gary S. – Building/Inspections:**

3. A soil report will be required if this moves forward.

**Shelbey – Public Works:** No comments

**Gary E. – Engineering:**

4. Add note if the 2 lots is justified and agreed upon by both Symphony Development and Lehi City
5. If approved and agreed upon, add a note to the plat:  
Detention requirements have been met through "payment in lieu of detention"
6. The conveyance of the additional property is to be determined and worked out with the bonus density calculations

**Luke – Traffic:** No comments

**Kim – Planning:**

7. On 660 N, the trail pedestrian ramp needs to match the width of the trail. At the time of final subdivision, show and note the ramp connecting to the trail/bridge connection to meet Lehi Standard Detail RD-19. Also, include this standard detail in the details section of the final.
8. Add a note on the preliminary (and final) plat noting that a density bonus of 2 lots was granted for the pedestrian bridge connection and trail ROW.
9. Need to provide some sort of documentation for the purchase price/value of the property in order for staff to analyze the number of bonus lots allowed.
10. Indicate which side is the front on corner lots

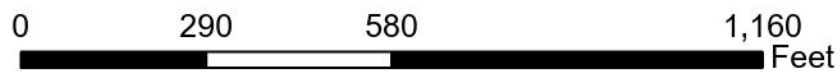
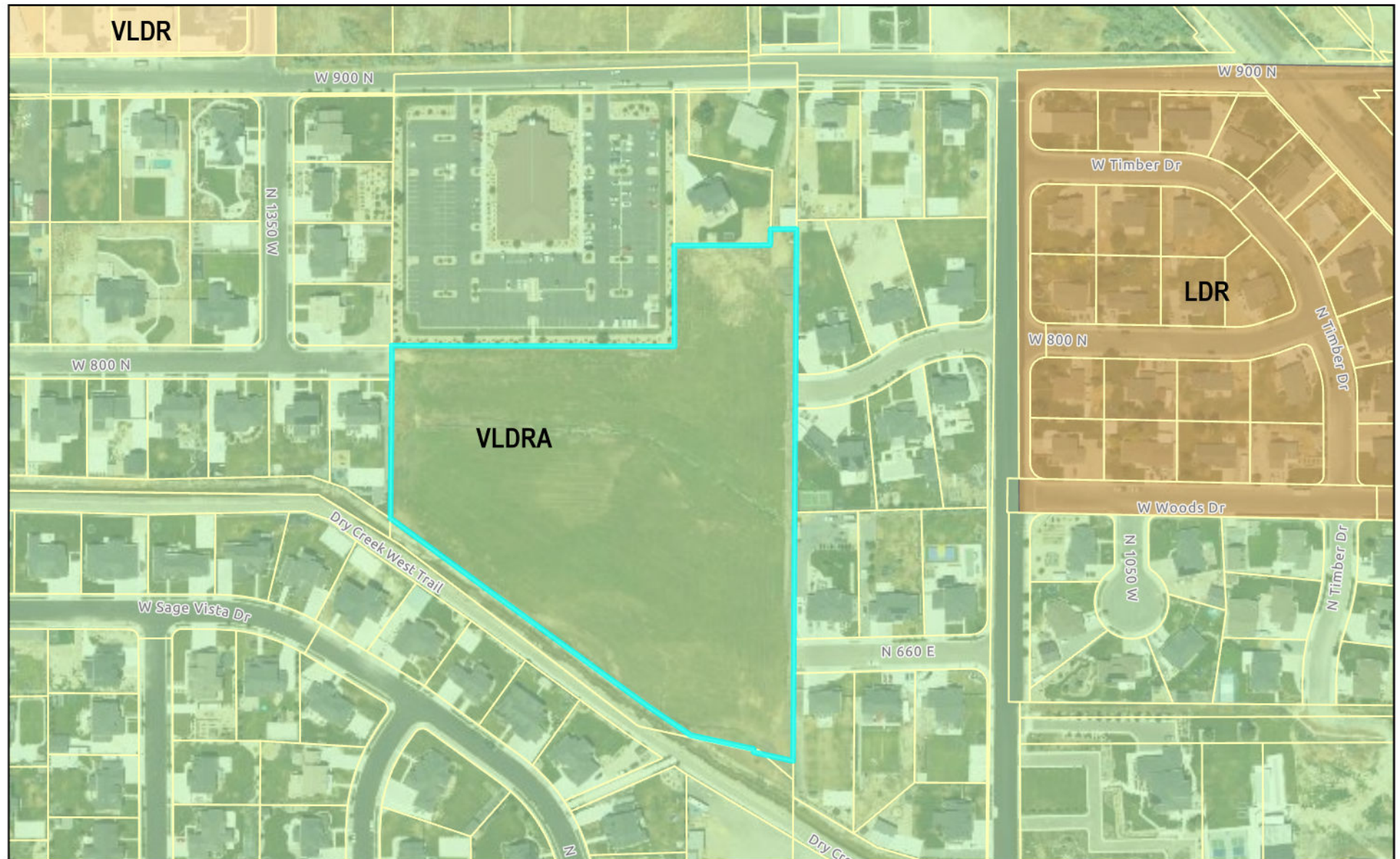
THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 14, 2026.  
(NEED ENVELOPES BEFORE SCHEDULING IF PRELIMINARY)

**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.



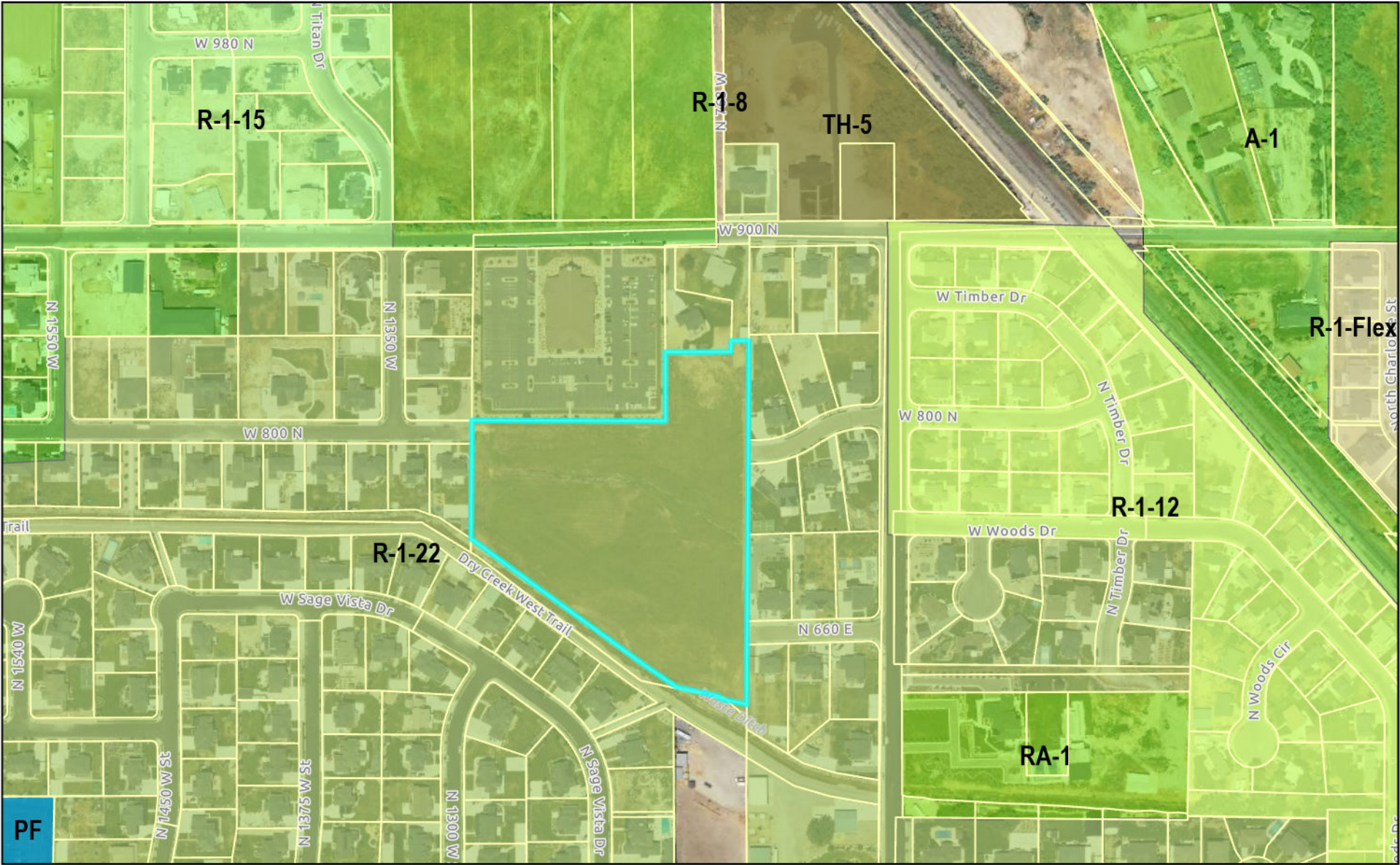
# Heritage Meadows Preliminary Subdivision

## General Plan



# Heritage Meadows Preliminary Subdivision

## Zoning







## **City Council Agenda Item Report**

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Public Hearing

Agenda Section: Regular Agenda

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### **Subject:**

Pubic Hearing for the Executive Municipal Officers Compensation Increases.

### **Summary:**

### **Attachments:**

[FY27 Executive Municipal Officers Compensation SB91.pdf](#)

**Lehi City**  
**FY 2027 Executive Municipal Officers Compensation Increases**  
**Utah Code Section 10-3-818**



The FY 2027 budget provides compensation funding increases for executive officers for the fiscal year beginning July 1, 2026 and ending June 30, 2027 with the following key provisions:

- A salary increase of up to 3% for all executive officers; \$159,912.75
- A prorated increase for the City Administrator's deferred compensation plan, based on 3% salary increase; \$281.99
- A targeted market increase of 0-3% for select executive officers. Not to exceed \$25,000.00

## City Council Agenda Item Report

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Resolution

Agenda Section: Regular Agenda

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### **Subject:**

Consideration of Resolution #2026-39 taking formal action to Pick Up Required Employee Contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System.

### **Summary:**

### **Attachments:**

[Res 2026-39.docx](#)



**RESOLUTION NO. 2026-39**

**A RESOLUTION OF THE LEHI CITY COUNCIL TAKING FORMAL ACTION  
TO PICK UP REQUIRED EMPLOYEE CONTRIBUTIONS IN THE  
PUBLIC SAFETY AND FIREFIGHTER TIER I AND PUBLIC SAFETY AND  
FIREFIGHTER TIER II CONTRIBUTORY RETIREMENT SYSTEM**

WHEREAS, Lehi City (“the City”) employs employees who are eligible for and participate as members in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System administered by the Utah Retirement System;

WHEREAS, the City contributes to the Utah Retirement Contributory Retirement Plan as allowed, and in accordance with federal and state law, including Section 414(h)(2) of the Internal Revenue Code, the City may take formal action to pick up required employee contributions, which will be paid by the City in lieu of employee contributions;

WHEREAS, on May 26, 2026, 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 (“pick up”) required employee contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System; 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 City formally agrees to fund (“pick up”) 100% of the required member contribution for all eligible employees in the Public Safety and Firefighter Tier I Contributory Retirement System and the entire 4.3% member contribution for all eligible employees in the Public Safety and Firefighter Tier II Contributory Retirement System for the 2026-2027 Fiscal Year (effective July 1, 2026) according to the applicable Utah Retirement System Retirement Contribution Rates.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of May, 2026.

LEHI CITY

ATTEST

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Paul Binns, Mayor

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Teisha Wilson, City Recorder

## **City Council Agenda Item Report**

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department: Finance

Item Type: Resolution

Agenda Section: Regular Agenda

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### **Subject:**

Consideration of Resolution #2026-38 adopting the Budget and Consolidated Fee Schedule for the City of Lehi for Fiscal Year 2026-2027 (July 1, 2026- June 30, 2027).

### **Summary:**

### **Attachments:**

[Res 2026-38.docx](#)

[Interim Budget Adjustments Memo.pdf](#)

[2027 Fee Schedule.pdf](#)



**RESOLUTION NO. 2026-38**

**A RESOLUTION ADOPTING THE BUDGET AND CONSOLIDATED FEE SCHEDULE  
FOR THE CITY OF LEHI FOR FISCAL YEAR 2026-2027  
(JULY 1, 2026 – JUNE 30, 2027).**

**WHEREAS**, the City of Lehi has previously adopted a tentative budget for Fiscal Year 2027; and

**WHEREAS**, at the time said tentative budget was adopted, a public hearing was scheduled and notice thereof published on the Utah Public Notice website, the Lehi City website, and at the location of the hearing, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

**WHEREAS**, a public hearing was duly held on May 12, 2026, at the time and place provided in said notice; and

**WHEREAS**, the City Council received all competent evidence offered in support of and opposed to said proposed budget and amendments and it appearing that the proposed budget is in accordance with the provisions of Section 10-6-101 et seq., Utah Code Annotated (1953); and

**WHEREAS**, all of said proceedings were duly and regularly conducted;

**THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Lehi, Utah that the budget and fee schedule as set forth for the fiscal year ending June 30, 2027 are hereby adopted as proposed.

This resolution shall take effect on July 1, 2026.

Approved and Adopted by the City Council of Lehi City this 26<sup>th</sup> day of May, 2026.

Attest:

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Mayor Paul Binns, Lehi City

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Teisha Wilson, City Recorder



*Finance Department*

153 North 100 East  
Lehi, UT 84043  
lehi-ut.gov

May 14, 2026

Lehi City Mayor and City Council  
RE: 2026-2027 City Budget

As requested, City staff has worked to put together a budget that does not include a property tax increase. This budget will be referred as the “interim budget” distinguishing it from the Mayor’s tentative budget previously distributed. We believe the adjustments made have kept the spirit of discussions with elected officials. Furthermore, the budget is balanced and does not include a tax increase. Any use of reserves is for one-time expenditures. A summary table of adjustments is attached to this report as Appendix A. Further details are given below.

- **PARC Tax Adjustments.** I believe all are familiar with this line item. This adjustment is a result of funding these items via PARC tax grants instead of general revenues. Each of these items will no longer be in the City’s general fund, base budget.
- **Employee Pay Adjustments.** The tentative budget allocated 4% of salaries for employee pay increases. The interim budget reduces this allocation from 4% to 3%. Furthermore, we have traditionally budgeted positions with the assumption they will be filled for the entire year. The result is a surplus in general fund wage and benefit budgets often exceeding \$500,000. The interim budget funds most positions at 99% of their full value. The result is likely that some department wage/benefit expenditures could exceed budgeted amounts. However, other departments would be under their budgeted allocation. It is not uncommon for this to occur in normal years and will be more like to occur budgeting under this approach.
- **Council Pay Adjustment.** Wage increases for Mayor/Council have been removed.
- **Police Uniform Allowance.** This budget request, previously approved, has been removed from the budget.
- **Shift Differential.** Police department request shifted from additional officers to increased pay. This leaves \$354,180 available for police wage increases. The police department could choose to use a portion of this to implement a shift differential program. Or, they could direct it all towards hourly wage increases



- **SRO Officer.** With the military academy no longer occupying a school resource officers, this position could be reassigned to patrol.
- **Firefighter Pay.** On top of the \$390,000 already allocated for pay increases for firefighters, an additional \$360,000 is included in this budget. The total allocated to firefighter wage increases is \$750,000
- **Assistant Fire Chief Position.** This budget request, previously approved, has been removed from the budget.
- **Arborist.** This budget request, previously approved, has been removed from the budget.
- **Market Adjustment.** Historically, the City has set aside funds to provide increases in response to market comparisons. This line item has been reduced from \$200,000 to \$50,000.
- **AXON AI.** Since this is for a two-year trial subscription, we have funded this subscription from one-time funds. In two years, assuming we want to continue using this product, it will need to come forward as a new budget request.
- **Line Item Increases.** Three line items in the interim budget have been increased due to the fact that the amount allocated is clearly insufficient. Based on all current information the following line items have been increased as follows.
  - a. Valley 911 Services - \$59,093
  - b. Intergovernmental (Lobbyist) - \$81,000
  - c. North Utah County Animal Shelter - \$25,000
  - d. Temporary Position – Special Events - \$40,000. One employee will be on FMLA leave during the Summer. This position is needed to fill that role. Since it is temporary, it can be funded from on-time funds and will not impact the ongoing, base budget.
- **Special Projects/Contingency.** Historically, line items have been allocated to address sudden projects as they arise. For the interim budget, we have consolidated these line items and have included a \$150,00 contingency line item. We would intend these funds only to be authorized for use by the Mayor or City Manager.
- **Line-Item Adjustments.** The remaining \$100,000 will be taken from individual budget line items. Some suggestions have been offered by the Council. We will look at those, along with other areas, to identify the final \$100,000 in savings.

For clarity, I've also included a list of all new positions authorized in the 2026-2027 budget as Appendix B.



As previously stated, these adjustments will result in a balanced budget that does not include a tax increase. Staff looks forward to completing this budget process.

I also feel it is important to remind all involved there are still structural issues that this budget does not fully address and will need to be addressed in the future. These issues include underfunding of the Fleet replacement fund, sinking funds to upgrade and repair aging facilities, future technology plans, and staffing needs.

Thank you, and please let me know if further discussions are needed.

Sincerely,

Dean Lundell  
Finance Director

**Lehi City**  
**2026-2027 Budget**  
**Budget Reconciliation Framework**

Budget Shorfall (Tax Increase)	(1,729,474)
Allocation for Pay Increases - Reduce to 3%	355,000
Budget for Vacancies	323,495
Council Pay Adjustment	8,891
Police Uniform Allowance	32,400
Shift Differential	111,867
SRO Officer	174,840
Additional Firefighter Pay	(360,000)
Assistant Fire Chief	231,428
PARC Tax Adjustments	473,500
Arborist	98,812
Market Adjustment	150,000
AXON AI from One-Time Funds	84,334
E911 Assessment	(59,093)
Intergovernmental	(81,000)
Utah Valley Animal Shelter	(25,000)
Special Projects	110,000
Balance to Come from Line items	(100,000)

**Lehi City**  
**2026-2027 Budget**  
**New Positions Funded**

Position	Fund
Court Clerk	General
Patrol Officer (from COPS Grant)**	General
Patrol Officer (from COPS Grant)**	General
** These Positions were funded mid year and were not part of the original 2025-2026 budget. Therefore, they are new positions related to the previous year's opening budget.	
Patrol Officer	General
Patrol Officer	General
Police Records Clerk	General
Streets Worker	General
Parks - Open Space	General
Parks - Leisure Park Crew	General
Parks - Irrigation Crew	General
Culinary Leak Crew 1 of 4	Culinary
Culinary Leak Crew 1 of 4	Culinary
Culinary Leak Crew 1 of 4	Culinary
Culinary Leak Crew 1 of 4	Culinary

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
<b>CEMETERY</b>			
<b>Spaces</b>			
Resident lower section	\$1,000	\$1,000	\$1,000
Non-Resident lower section	\$1,300	\$1,300	\$1,300
Resident upper section	\$1,300	\$1,300	\$1,300
Non-Resident upper section	\$1,600	\$1,600	\$1,600
Infant (Resident or Non-Resident)	\$250	\$250	\$250
Cremaains (1/2 space)	\$500	\$500	\$500
Title/Certificate Transfer Resident to Resident (or Family) (per certificate)	\$75	\$75	\$75
Title/Certificate Transfer Resident to Non-Resident (per certificate)	-	\$375	\$375
<b>Headstone Setting</b>			
Resident	\$50	\$50	\$50
Non-Resident	\$50	\$50	\$50
<b>Disinterment</b>			
Standard Vault	\$1,200	\$1,500	\$1,500
Infant	\$800	\$800	\$800
Cremaains	\$600	\$600	\$600
<b>Interment</b>			
Weekends and Holidays - additional fee	\$350	\$350	\$350
Overtime (3:00 pm or later arrival) - additional fee	-	\$350	\$350
<b>Adult</b>			
Resident	\$500	\$500	\$500
Non-Resident	\$850	\$850	\$850
<b>Child/Infant</b>			
Resident	\$300	\$400	\$400
Non-Resident	\$400	\$400	\$400
<b>Cremation</b>			
Resident	\$300	\$300	\$300
Non-Resident	\$400	\$400	\$400
<b>Niche Cremation Wall/Boulder Niche</b>			
Resident	\$1,200	\$1,200	\$1,200
Non-Resident	\$1,500	\$1,500	\$1,500
First Opening	\$100	\$100	\$100
Second Opening	\$300	\$300	\$300
Niche pricing includes the engraving of the deceased on the wall and can hold 2 urns			
<b>CITY RECORDER</b>			
Election Registration	\$35	\$35	\$35
Audio Recording / meeting	\$5	\$5	\$5
<b>GRAMA Request rates / hour:</b>			
Department Heads	\$55	\$55	\$55
Supervisory Staff	\$45	\$45	\$45
Professional Staff	\$35	\$35	\$35
Support Staff	\$25	\$25	\$25
<b>GRAMA Request copies:</b>			
<b>GIS Maps:</b>			
24" x 36" Color	\$10	\$10	\$10
17" x 24" Color	\$5	\$5	\$5
11" x 17" Color	\$3	\$3	\$3
> 24" x 36" / linear foot	\$2	\$2	\$2
<b>Other GRAMA Copies:</b>			
Up to 11" x 17" Color	\$0.25	\$0.25	\$0.25
Up to 11" x 17" Black & White	\$0.10	\$0.10	\$0.10

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
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### COMMUNITY ROOMS

<b>Lehi Civic Center</b>			
Resident/Lehi City Employee - per hour - Weekdays	-	-	\$150
Non Resident - per hour - Weekdays	-	-	\$200
Resident/Lehi City Employee - per hour - Weekends	-	-	\$300
Non Resident - per hour - Weekends	-	-	\$400
Deposit			\$200
<b>Civic Center Piano Rental</b>			
Rent Piano in Civic Center Hall - per hour	-	-	\$100
Community Room Recital Day - per hour	-	-	\$150
Move piano into Community Room for booking - Ad on fee (flat rate)	-	-	\$250
Rent Piano in Hall with Booking - per hour	-	-	\$50
<b>Broadbent Community Room Rental</b>			
Resident/Lehi City Employee - per hour	\$50	\$50	\$50
Non Resident - per hour	\$60	\$60	\$60
Deposit	\$200	\$200	\$200
<b>Senior Center Facility Rental</b>			
Small room rental	\$25	\$25	\$25
Age 60 + / hour (Birthday or Anniversary)	\$25	\$25	\$25
Other / hour	\$50	\$50	\$50
Non-Resident / hour	\$60	\$60	\$60
Deposit	\$200	\$200	\$200

### INFORMATION CENTER

<b>Dumpster Rental</b> (for residents paying for Lehi City garbage)	\$250	\$300	\$350
<b>Landfill Transfer Station Punch Card:</b>			
Punch Card (1 per year for eligible residents)	Free	Free	Free
<b>Fingerprinting:</b>			
Resident	\$10	\$10	\$10
Non-Resident	\$25	\$25	\$25
<b>Business License</b>			
Home-Occupied Business (no impact)	No Fee	No Fee	No Fee
Home-Occupied Business (impact) - fire inspection fee	\$50	\$60	\$60
General	\$140	\$150	\$150
Base Fee	\$140	\$150	\$150
Fireworks	\$100	\$110	\$110
Seasonal/Temporary (Christmas tree lot, snow cone shack, etc)	\$100	\$110	\$110
Beer License	\$175	\$165	\$165
Single event alcohol	\$100	\$110	\$110
Alcohol License	\$320	\$330	\$330
Solicitor (per person)	\$50	\$60	\$60
Reactivation Fee (license closed after 90 days of non-payment - fee assessed after all license fees are paid in full)	\$50	\$50	\$50
Fine - Operating a Business without a license	\$100	\$100	\$100
<b>Passport</b>			
Passport Application Fees* (In addition to State Department Charges**)	\$35	\$35	\$35
Photo Fee	\$12	\$12	\$12
Overnight Delivery Fee	Fee set by USPS	Fee set by USPS	Fee set by USPS

\*Please contact the Lehi Passport Acceptance Facility for State Department Charges

\*\*Passport Processing Fees are set by the U.S. Department of State and will be adjusted as often as the Federal Government adjusts the fee schedule.

### IMPACT FEES

**All impact fees are adopted separately by the City and are set forth in the applicable impact fee facilities plan(s), fee analysis, and corresponding fee schedule(s), as amended from time to time, available on the City website.**

<https://www.lehi-ut.gov/media/zbpmzh3k/connection-impact-fees-fy-updated-3-3-2026.pdf>

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027			
LIBRARY						
<b>Library Card</b>						
Resident	Free	Free	Free			
Non-Resident / year	\$100	\$100	\$100			
Non-Resident / 6 months	\$50	\$50	\$50			
Replacement of Card	\$3	\$3	\$3			
<b>Check Out Fees</b>						
Inter-Library Loan / item	\$7	\$7	\$7			
Inter-Library Loan kits / kit	\$15	\$15	\$15			
<b>Copies</b>						
<b>Black &amp; White</b> - Letter size - <b>Single Sided</b>	\$0.10	\$0.10	<b>\$0.15</b>			
<b>Black &amp; White</b> - Legal size - <b>Single Sided</b>	\$0.15	\$0.15	<b>\$0.20</b>			
<b>Black &amp; White</b> - Letter size - <b>Double Sided</b>	\$0.10	\$0.10	<b>\$0.30</b>			
<b>Black &amp; White</b> - Legal size - <b>Double Sided</b>	\$0.15	\$0.15	<b>\$0.40</b>			
<b>Color</b> - Letter size - <b>Single Sided</b>	\$0.10	\$0.10	<b>\$0.25</b>			
<b>Color</b> - Legal size - <b>Single Sided</b>	\$0.15	\$0.15	<b>\$0.30</b>			
<b>Color</b> - Letter size - <b>Double Sided</b>	\$0.10	\$0.10	<b>\$0.50</b>			
<b>Color</b> - Legal size - <b>Double Sided</b>	\$0.15	\$0.15	<b>\$0.60</b>			
Printing	\$0.10	\$0.10	\$0.10			
Used book sales	\$0.50 - \$1.00	\$0.50 - \$1.00	\$0.50 - \$1.00			
<b>Damage</b>						
Repairable Damage	up to full cost of item	up to full cost of item	up to full cost of item			
Major Damage (not repairable)	full cost of item	full cost of item	full cost of item			
LITERACY CENTER						
<b>After-School Reading &amp; Math Tutoring Program</b>						
Resident - Per Class/Per Student (free lunch qualified)	-	\$0	\$0			
Resident - Per Class/Per Student (reduced lunch qualified)	-	\$10	\$10			
Resident - Per Class/Per Student	-	\$20	\$20			
Non-Resident - Per Class/Per Student (dependent upon availabilitiy)	-	\$75	\$75			
<b>ABC Pre-K Program</b>						
Resident - Per Class/Per Student (free lunch qualified)	-	\$0	\$0			
Resident - Per Class/Per Student (reduced lunch qualified)	-	\$25	\$25			
Resident - Per Class/Per Student	-	\$50	\$50			
Non-Resident - Per Class/Per Student (dependent upon availabilitiy)	-	\$150	\$150			
Discovery Days Materials Fee - <b>Resident</b>	\$25	\$25	\$25			
<b>Discovery Days Materials Fee - Non-Resident</b>	-	-	\$50			
PARKS						
<b>Pavilion Reservation:</b>	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Allred Park / full day	\$80	\$55	\$80	\$55	\$80	\$55
Allred Park / half day	\$55	\$40	\$55	\$40	\$55	\$40
Bandwagon Park East / full day	\$55	\$40	\$55	\$40	\$55	\$40
Bandwagon Park East / half day	\$40	\$25	\$40	\$25	\$40	\$25
Bandwagon Park West / full day	\$55	\$40	\$55	\$40	\$55	\$40
Bandwagon Park West / half day	\$40	\$25	\$40	\$25	\$40	\$25
Dry Creek Park / full day	\$80	\$55	\$80	\$55	\$80	\$55
Dry Creek Park / half day	\$55	\$40	\$55	\$40	\$55	\$40
Dry Creek Park East Pavilion / full day	\$80	\$55	\$80	\$55	\$80	\$55
Dry Creek Park East Pavilion / half day	\$55	\$40	\$55	\$40	\$55	\$40
Eagle Summit Park / full day	\$80	\$55	\$80	\$55	\$80	\$55
Eagle Summit Park / half day	\$55	\$40	\$55	\$40	\$55	\$40
Exchange Park / full day	\$55	\$40	\$55	\$40	\$55	\$40
Exchange Park / half day	\$40	\$25	\$40	\$25	\$40	\$25
Holbrook Farms Pavilion / full day	-	-	\$80	\$55	\$80	\$55
Holbrook Farms Pavilion / half day	-	-	\$55	\$40	\$55	\$40
Holbrook Farms Pavilion/Food Truck Plaza / full day	-	-	\$225	\$175	\$225	\$175
Holbrook Farms Pavilion/Food Truck Plaza / half day	-	-	\$175	\$125	\$175	\$125

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025		APPROVED FY 2026		PROPOSED FY 2027	
Osier Park / full day	\$80	\$55	\$80	\$55	\$80	\$55
Osier Park / half day	\$55	\$40	\$55	\$40	\$55	\$40
Olympic Park / full day	\$80	\$55	\$80	\$55	\$80	\$55
Olympic Park / half day	\$55	\$40	\$55	\$40	\$55	\$40
Osier Park / full day	\$80	\$55	\$80	\$55	\$80	\$55
Osier Park / half day	\$55	\$40	\$55	\$40	\$55	\$40
Outdoor Pool Park / full day	\$80	\$55	\$80	\$55	\$80	\$55
Outdoor Pool Park / half day	\$55	\$40	\$55	\$40	\$55	\$40
Skate Park Building / full day	-	-	\$175	\$125	\$175	\$125
Skate Park Building / half day	-	-	\$125	\$75	\$125	\$75
Sports Complex Horseshoe / full day	\$55	\$40	\$55	\$40	\$55	\$40
Sports Complex Horseshoe / half day	\$40	\$25	\$40	\$25	\$40	\$25
Sports Complex North Fields/ full day	\$55	\$40	\$55	\$40	\$55	\$40
Sports Complex North Fields / half day	\$40	\$25	\$40	\$25	\$40	\$25
Triumph Park / full day	\$55	\$40	\$55	\$40	\$55	\$40
Triumph Park / half day	\$40	\$25	\$40	\$25	\$40	\$25
Wines Park #1 / full day	\$80	\$55	\$80	\$55	\$80	\$55
Wines Park #1 / half day	\$55	\$40	\$55	\$40	\$55	\$40
Wines Park #2 / full day	\$80	\$55	\$80	\$55	\$80	\$55
Wines Park #2 / half day	\$55	\$40	\$55	\$40	\$55	\$40
Wines Park #3 / full day	\$55	\$40	\$55	\$40	\$55	\$40
Wines Park #3 / half day	\$40	\$25	\$40	\$25	\$40	\$25
Wines Park #4 / full day	\$55	\$40	\$55	\$40	\$55	\$40
Wines Park #4 / half day	\$40	\$25	\$40	\$25	\$40	\$25
Special events maintenance fee / per hour	\$150	\$125	\$150	\$125	\$150	\$125
Willow Park Pavilion / Campground Fees (check-out 1:00 pm)						
Pavilion / half day	\$65		\$65		\$65	
Pavilion / full day	\$100		\$100		\$100	
Group Areas / overnight camping	\$175		\$175		\$175	
Overnight camping / per site	\$25		\$25		\$25	
<b>Family Park Amphitheater</b>	-		-		<b>\$750</b>	

### SENIOR CITIZEN CENTER

Membership - Annual	\$5	\$10	\$10
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### SPECIAL EVENTS

Stage Rental (first day)	\$1,000	\$1,000	\$1,000
+ Additional Day Fee (with move)	\$1,000	\$1,000	\$1,000
+ Additional Day Fee (without move)	\$750	\$750	\$750
Hourly Transportation Cost (if outside Lehi City limits)	\$190	\$190	\$190
Legacy Center Overflow Parking Lot Reservation - South			
Resident	\$100	\$100	\$100
Non-resident	\$125	\$125	\$125
Small Special Event Permit base (less than 150 people)	\$20	\$20	\$20
Small Special Event Permit deposit (refundable)	\$100	\$100	\$100
Large Special Event Permit base (150+ people)	\$100	\$100	\$100
Large Special Event Permit deposit (refundable)	\$200	\$200	\$200
+ Police Service / officer (2 hour min) / hour	\$90	\$90	\$90
+ / Sergeant / hour (any event requiring more than 3 officers must include a Sergeant)	\$75	\$75	\$75
+ Additional Charge - Holidays	25% of Police Service Fee	25% of Police Service Fee	25% of Police Service Fee
+ Additional Charge - less than 72 hours notice of event	25% of Police Service Fee	25% of Police Service Fee	25% of Police Service Fee
+ Fire & EMS / person / hour	\$50	\$50	\$50
+ Ambulance or Brush Truck with two-person crew / hour	\$100	\$150 / hour	\$150 / hour
+ Engine or Tower with four-person crew / hour	\$200	\$250 / hour	\$250 / hour
+ Streets Service / hour	\$25	\$25	\$25
+ Parks Service / hour	\$25	\$25	\$25

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
<b>TREASURER</b>			
Utility Sign-up Processing	\$30	\$30	\$30
Disconnect/connect fee (Water and Power)	\$50	\$50	\$50
Overdue Charge / month (if past 30 days)	1.5%	1.5%	1.5%
Returned Check	Max Allowed by Law	Max Allowed by Law	Max Allowed by Law
Bankruptcy Deposit/Adequate Assurance	Max Allowed by Law	Max Allowed by Law	Max Allowed by Law
<b>FIRE</b>			
<b>Ambulance:</b> (as established by the Utah Bureau of Emergency Medical Services)			
Basic Ground Ambulance / transport	\$951	\$1,234.92	\$1,234.92
Intermediate Ground Ambulance / transport	\$1,256	\$1,630.32	\$1,630.32
Paramedic Ground Ambulance / transport	\$1,838	\$2,630.32	\$2,630.32
Standard Mileage Rate / mile	\$36.90	\$44.35	\$44.35
+ Off-Road / mile (if >10 mi. traveled)	\$1.50	\$1.50	\$1.50
Fuel Fluctuation / mile (if > \$4.25 / gallon)	\$0.25	\$0.25	\$0.25
AOS Assessment / treatment without transport	\$225	\$225	\$225
Waiting time (per quarter hour)	\$22.05	\$22.05	\$22.05
<b>False Alarm:</b>			
Fire/Smoke/CO2 (if >3 / yr. at business) / alarm	\$150	\$150	\$150
Fire/Smoke/CO2 (if >3 / yr. at residence) / alarm	\$50	\$50	\$50
<b>Annual Operational Permits:</b>			
Single Use Permit:			
Agricultural Burn Permit / Year	\$25	\$25	\$25
Residential Burn Permit / Year	-	<b>\$25</b>	<b>\$25</b>
Fireworks Display (ground)	\$125	\$125	\$125
Aerial Fireworks Display:			
< 250 devices	\$140	\$140	\$140
> 250 devices	\$215	\$215	\$215
Pyrotechnics (other)	\$110	\$110	\$110
Candles and open flames	\$60	\$60	\$60
Carnivals:			
< 10 attractions	\$60	\$60	\$60
> 10 attractions	\$100	\$100	\$100
Tent, Canopy, and Air Supported Structures > 400 sq ft	\$100	\$100	\$100
Fire Stand-by at Special Events	\$80	\$80	\$80
Inspections & Enforcement:			
Exempt Child Care Facility	\$25	\$25	\$25
Daycare/Pre-School	\$25	\$25	\$25
Nursing Homes	\$50	\$50	\$50
Assisted Living Facilities	\$50	\$50	\$50
Boarding School	\$100	\$100	\$100
Outpatient Provider	\$75	\$75	\$75
Hospital	\$200	\$200	\$200
Final for Occupancy - Life Safety Systems			
Base (2 hours)	\$60	\$60	\$60
1 System	\$80	\$80	\$80
2 Systems	\$100	\$100	\$100
3 Systems	\$120	\$120	\$120
Flammable Finish Operations:			
Spray Booth	\$150	\$150	\$150
Powder Coating	\$150	\$150	\$150
Electrostatic Apparatus	\$150	\$150	\$150
Dipping Tank / tank	\$150	\$150	\$150
Amusement Building	\$100	\$100	\$100
Combustible Fiber Storage	\$60	\$60	\$60
Cutting and Welding	\$60	\$60	\$60
Dry Cleaning Plant	\$60	\$60	\$60
High Piled Storage	\$60	\$60	\$60
Hot Work Operations	\$60	\$60	\$60
Industrial Ovens / oven	\$60	\$60	\$60
LPG Dispensing	\$60	\$60	\$60
Spray Booths & Auto Painting	\$60	\$60	\$60
Lumber Yards	\$75	\$75	\$75
Woodworking Plants	\$75	\$75	\$75
Alarm User Permit	\$25	\$25	\$25
Fireworks Sales / location	\$125	\$125	\$125

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
<b>Automatic Fire Sprinkler Systems:</b>			
Plan Review:			
< 100 heads	\$125	\$125	\$125
100 - 199 heads	\$175	\$175	\$175
200 - 299 heads	\$225	\$225	\$225
≥ 300 heads	\$275	\$275	\$275
+ / head	\$0.50	\$0.50	\$0.50
Acceptance Testing:			
Underground Flush	\$60	\$60	\$60
Final Occupancy - Hydrostatic, Acceptance, Any Acceptance per hour (over 2 hours)	\$80	\$80	\$80
<b>Other Fire Protection Systems:</b>			
Additional Riser	\$50	\$50	\$50
Standpipe (2 hour maximum)	\$100	\$100	\$100
<b>Automatic Fire Sprinkler System Remodel or Tenant Finish:</b>			
Plan Review:			
< 5 heads	\$65	\$65	\$65
5 - 50 heads	\$125	\$125	\$125
> 50 heads	\$150	\$150	\$150
+ / head	\$0.50	\$0.50	\$0.50
Acceptance Testing:			
Final Occupancy - Hydrostatic, Acceptance (per hour over 2 hrs)	\$80	\$80	\$80
<b>Fire Alarm Systems:</b>			
Plan Review:			
New System	\$115	\$115	\$115
Remodel	\$65	\$65	\$65
Additional Floors	\$60	\$60	\$60
Acceptance (per hour over 2 hours)	\$80	\$80	\$80
<b>Commercial Hood Systems:</b>			
Plan Review / hood	\$115	\$115	\$115
Acceptance (per hour over 2 hours)	\$80	\$80	\$80
<b>Fire Hydrant Installation and Testing:</b>			
Fire Hydrant Flow Test	\$120	\$120	\$120
<b>LPG and Hazardous Materials:</b>			
<b>LPG Storage Tanks and Gas Systems:</b>			
Plan Review	\$50	\$50	\$50
< 500 gallons (private use)	\$140	\$140	\$140
< 500 gallons (retail use)	\$140	\$140	\$140
> 500 gallons (private use)	\$165	\$165	\$165
> 500 gallons (retail use)	\$215	\$215	\$215
> 2000 gallons (plans)	\$215	\$215	\$215
> 4000 gallons (plans)	\$265	\$265	\$265
<b>Hazardous Materials Storage Annual Permit:</b>			
Minimal Storage	\$80	\$80	\$80
Haz Mat Storage	\$165	\$165	\$165
Haz Mat Dispensing	\$215	\$215	\$215
Manufacturing	\$265	\$265	\$265
Haz Mat Production	\$265	\$265	\$265
Waste Production	\$300	\$300	\$300
Multiple-Use Site	\$315	\$315	\$315
<b>Liquid Storage Tank / tank (installation and closure):</b>			
Plan Review	\$50	\$50	\$50
Underground:			
≤ 500 gallons	\$115	\$115	\$115
501 - 1000 gallons	\$165	\$165	\$165
> 1000 gallons	\$265	\$265	\$265
Above Ground:			
≤ 500 gallons	\$115	\$115	\$115
501 - 1000 gallons	\$165	\$165	\$165
> 1000 gallons	\$265	\$265	\$265
Explosives and Blasting / project	\$75	\$75	\$75
Explosives and Blasting annually	\$365	\$365	\$365
<b>Compressed Gas Systems:</b>			
Compressed Gas	\$115	\$115	\$115
Medical Gas	\$115	\$115	\$115

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
<b>Combustible and Flammable Liquid Systems:</b>			
Plan Review	\$50	\$50	\$50
If not UST or AST	\$215	\$215	\$215
+ / additional hour for reviews, inspections, approvals, etc. > 2 hours	\$60	\$60	\$60
Fire Report Copy	\$15	\$15	\$15
Plan Review Rush - Alarm	\$100	\$100	\$100
Plan Review Rush - Sprinkler	\$200	\$200	\$200
Stop Work Removal	\$100	\$100	\$100
After-Hrs. Inspection / hour (2 hour min.)	\$75	\$75	\$75
Installation without Permit			
<b>Open Burning: (for violations only)</b>			
Type 1 Equipment / hour	\$230	\$230	\$230
Type 2 Equipment / hour	\$150	\$150	\$150
Type 6 Equipment / hour	\$120	\$120	\$120
Fire Chief or Marshal / hour	\$95	\$95	\$95
EMT-Paramedic / hour	\$25	\$25	\$25
EMT-Intermediate / hour	\$22	\$22	\$22
<b>Community Emergency Response Team Training</b>			
Resident	\$35	\$35	\$35
Nonresidents	\$40	\$40	\$40
<b>POLICE</b>			
Traffic School (+ Plea in Abeyance fine)	\$65	\$65	\$65
<b>Small Claims: (as established by the Utah State Courts)</b>			
Up to \$2,000	\$60	\$60	\$60
\$2,001 - \$7,499	\$100	\$100	\$100
\$7,500 - \$10,000	\$185	\$185	\$185
Counterclaim up to \$2,000	\$50	\$50	\$50
Counterclaim \$2,001 - \$7,499	\$70	\$70	\$70
Counterclaim \$7,500 - \$10,000	\$120	\$120	\$120
Appeal	\$10	\$10	\$10
<b>Police Reports:</b>			
Accident Reports (DI9) Residents	\$15	\$5	\$5
Accident Reports (DI9) Non Residents	-	\$20	\$20
Police Report copies Residents	\$25	\$5	\$5
or / page (whichever is greater)	\$0.25	\$0.25	\$0.25
Police Report copies Non Residents	-	\$20	\$20
or / page (whichever is greater)	-	\$0.25	\$0.25
Audio/Video Recordings - body cam, etc / storage device (copy)	\$30	\$30	\$30
Video Redaction, research time (Per Utah GRAMA § 63G-2-203)	actual labor cost	actual labor cost	actual labor cost
Processed Color Photo	\$25	\$25	\$25
Digital Color Photo Printout / page	-	<b>\$8</b>	<b>\$8</b>
<b>Police Clearance</b>	\$5	\$5	\$5
<b>False Alarm:</b>			
Intrusion/Burglar (if > 3 / year) / alarm	\$100	\$100	\$100
Duress/Hold-Up (if > 3 / year) / alarm	\$100	\$100	\$100
Intrusion/Burglar (if > 10 / year) / alarm	\$200	\$200	\$200
Duress/Hold-Up (if > 10 / year) / alarm	\$200	\$200	\$200
<b>Animal Control:</b>			
Large Animal Trap - refundable deposit	-	\$250	\$250
Small Animal Trap - refundable deposit	\$100	\$100	\$100
Animal Trap - per week charge	\$10	\$10	\$10

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
<b>BUILDING INSPECTIONS</b>			
<b>Building Permits</b> (valuation based on 90% of the ICC Building Valuation Data - AUGUST 2025):			
Total Valuation of \$1.00 - \$500	\$23.50	\$23.50	\$23.50
+ / \$100 increase (\$501 - \$2,000)	\$3.05	\$3.05	\$3.05
First \$2,000 of the Total Valuation	\$69.25	\$69.25	\$69.25
+ / \$1,000 increase (\$2,001 - \$25,000)	\$14	\$14	\$14
First \$25,000 of the Total Valuation	\$391.75	\$391.75	\$391.75
+ / \$1,000 increase (\$25,001 - \$50,000)	\$10.10	\$10.10	\$10.10
First \$50,000 of the Total Valuation	\$643.75	\$643.75	\$643.75
+ / \$1,000 increase (\$50,001 - \$100,000)	\$7	\$7	\$7
First \$100,000 of the Total Valuation	\$993.75	\$993.75	\$993.75
+ / \$1,000 increase (\$100,001 - \$500,000)	\$5.60	\$5.60	\$5.60
First \$500,000 of the Total Valuation	\$3,233.75	\$3,233.75	\$3,233.75
+ / \$1,000 increase (\$500,001 - \$1,000,000)	\$4.75	\$4.75	\$4.75
First \$1,000,000 of the Total Valuation	\$5,608.75	\$5,608.75	\$5,608.75
+ / \$1,000 increase (above \$1,000,001)	\$3.65	\$3.65	\$3.65
<b>Plan Review</b>			
Residential (as % of permit fee)	40%	40%	40%
Non-Residential (as % of permit fee)	65%	65%	65%
+ State charge (as % of permit fee)	1%	1%	1%
Third-Party Plan Review (major commercial/industrial)	Third Party Charges plus 10%	Third Party Charges plus 10%	Third Party Charges plus 10%
<b>Building Valuation Calculator:</b>			
Single-Family Residential ( / sq. ft.)			
Main Floor	\$149.47	\$149.47	<b>\$153.72</b>
Second Floor	\$149.47	\$149.47	<b>\$153.72</b>
Unfinished Basement	\$37.37	\$37.37	<b>\$38.43</b>
Semi-Finished Basement	\$37.37	\$37.37	<b>\$38.43</b>
Finished Basement	\$74.74	\$74.74	<b>\$76.86</b>
Garage - Wood Frame	\$59.83	\$59.83	<b>\$62.67</b>
Open Carports	\$47.86	\$47.86	<b>\$50.14</b>
Building Plans Copies - Flash Drive	\$50	\$50	\$50
<b>Retaining Wall Permits:</b>			
Permit Fee	\$250	\$250	\$250
Performance Bond (refundable)	\$2,000	\$2,000	\$2,000
Sidewalk Bond (refundable)	\$2,000	\$2,000	\$2,000
Reinspection Fee	\$100	\$100	\$100
Residential Temporary Power Setup	\$80	\$80	\$80
<b>PLANNING &amp; ZONING</b>			
Annexation base	\$200	\$200	\$200
+ / acre <50 acres	\$20	\$20	\$20
+ / acre >50 acres	\$5	\$5	\$5
Area Plan base	\$3,000	\$3,000	\$3,000
+ / acre	\$10	\$10	\$10
<b>Area Plan Amendment</b>			
Minor (affecting 3 pages or less)	\$400	\$400	\$400
Intermediate (affecting 4 pages or more)	\$1,000	\$1,000	\$1,000
Major (addition of new property) base	\$1,500	\$1,500	\$1,500
+ / acre	\$10	\$10	\$10
<b>Amendments to:</b>			
General Plan	\$400	\$400	\$400
Zone District Maps	\$400	\$400	\$400
Development Code	\$400	\$400	\$400
<b>Accessory Dwelling Units (Apartments)</b>			
Application Fee	\$25	\$25	\$25
<b>Accessory Dwelling Units - Detached</b>			
Application Fee	\$25	\$25	\$25
Impact Fees	\$4,253	\$4,253	\$4,253
<b>Concept (Charge applies as a credit to Preliminary Subdivision or Site Plan)</b>			
Single Family Residential / lot	\$20	\$20	\$20
Multi-Family Residential base	\$100	\$100	\$100
+ / unit	\$5	\$5	\$5
Non-Residential base	\$100	\$100	\$100
+ / acre	\$10	\$10	\$10
Concept PC base	\$500	\$500	\$500
+ / acre	\$2	\$2	\$2

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
<b>Preliminary Subdivision Plat</b>			
Residential Single Family detached lots base	\$250	\$250	\$250
+ / lot	\$60	\$60	\$60
Residential Multi-Family attached units base	\$250	\$250	\$250
+ / unit	\$50	\$50	\$50
Non-Residential base	\$250	\$250	\$250
+ / lot or unit	\$75	\$75	\$75
<b>Final Subdivision Plat</b>			
Residential Single Family detached lots base	\$350	\$350	\$350
+ / lot	\$80	\$80	\$80
Residential Multi-Family attached units base	\$350	\$350	\$350
+ / unit	\$70	\$70	\$70
Condominium base	\$300	\$300	\$300
+ / lot or unit	\$55	\$55	\$55
Non-Residential base	\$350	\$350	\$350
+ / lot or unit	\$100	\$100	\$100
No Improvements	\$350	\$350	\$350
+ / lot or unit	\$100	\$100	\$100
<b>Plat Recording - Additional pages - per page &gt; 1</b>	-	-	<b>\$50</b>
<b>Site Plan</b>			
Single Family Residential base	\$350	\$350	\$350
+ / lot or unit	\$75	\$75	\$75
Multi Family Residential base	\$500	\$500	\$500
+ / lot or unit	\$10	\$10	\$10
Non-Residential / acre	\$350	\$350	\$350
or / 1,000 bldg. sq. ft. (if greater)	\$50	\$50	\$50
Lot Line Adjustments (not requiring a plat)	\$200	\$200	\$200
Final Plat Revision, Amend, Vacation base	\$200	\$200	\$200
+ / lot or unit	\$100	\$100	\$100
<b>Cellular Facilites</b>			
New Cell Towers	\$200	\$200	\$200
Revision or Collocation	\$50	\$50	\$50
Model Homes	\$50	\$50	\$50
Moving a Building	\$200	\$200	\$200
Two-Lot Subdivision with an Existing Home	\$350	\$350	\$350
Short Term Rental Application Fee	\$50	\$50	\$50
Permitted Use (existing bldgs. only)	\$50	\$50	\$50
Conditional Use	\$300	\$300	\$300
Modification of Existing Conditional Use	\$150	\$150	\$150
Residential Facility for Persons with a Disability	\$200	\$200	\$200
Preliminary Site Plan/Final Grading & Utility Plan Approval	\$100	\$100	\$100
Temporary Uses	\$40	\$40	\$40
Vacate a Public Street	\$200	\$200	\$200
Zoning Verification Letters	\$50	\$50	\$50
<b>Sign Permits:</b>			
Temporary Special Event	\$25	\$25	\$25
Temporary On Premise Project Sign	\$100	\$100	\$100
Temporary Directional Sign for Project	\$100	\$100	\$100
Temporary Weekend Directional Sign	\$10	\$10	\$10
Hearing Examiner	\$200	\$200	\$200
Construction Drawing Revision (first page)	\$100	\$100	\$100
+ each subsequent page	\$20	\$20	\$20
Revision to Approved Dev. Agreement or CC&Rs	\$2,500	\$2,500	<b>\$400</b>
Replacement of Development Bonds / bond	\$350	\$350	\$350
Public Improvement Inspection base (% of bond)	1.4%	1.4%	1.4%
+ / linear ft. T.V. fee for sewer lines	\$0.45	\$0.45	\$0.45
+ / linear ft. T.V. fee for storm drain lines	\$0.45	\$0.45	\$0.45
First Extension of Development Approval	\$250	\$250	\$250
If made after original expiration date	\$500	\$500	\$500
+ additional extension requests	\$500	\$500	\$500
Grading Permit first 20 acres	\$100	\$100	\$100
+ / each additional 20 acres	\$100	\$100	\$100

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
<b>GIS Maps:</b>			
24" x 36" Color	\$10	\$10	\$10
17" x 24" Color	\$5	\$5	\$5
11" x 17" Color	\$3	\$3	\$3
> 24" x 36" / linear foot	\$2	\$2	\$2
<b>Copies:</b>			
11" x 17" Color	\$0.25	\$0.25	\$0.25
11" x 17" Black & White	\$0.10	\$0.10	\$0.10
8.5" x 11" Color	\$0.25	\$0.25	\$0.25
8.5" x 11" Black & White	\$0.10	\$0.10	\$0.10
Flash Drive (For pre-construction plans copies only)	\$75	\$75	\$75

### STREETS

Encroachment Fees (previously Road Cut Fees)			
Age Based Fee (Base Fee plus square foot)			
Asphalt/Concrete - Less than 1 year	\$1000 + \$4.00 per sq ft	\$1000 + \$4.00 per sq ft	\$1000 + \$4.00 per sq ft
Asphalt/Concrete - 2 - 5 years	\$500 + \$3.00 per sq ft	\$500 + \$3.00 per sq ft	\$500 + \$3.00 per sq ft
Asphalt/Concrete - 5 + years	\$400 + \$2.00 per sq ft	\$400 + \$2.00 per sq ft	\$400 + \$2.00 per sq ft
Bore Directional Base Fee	\$250	\$250	\$250
Bore per linear foot (Base fee plus)	\$0.50	\$0.50	\$0.50
Pothole per Core	\$25	\$25	\$25
Road Closure (per lane / per day / per block) - Minor Arterial / Collector	\$300	\$300	\$300
Road Closure (per lane / per day / per block) - Major Arterial / Collector	\$1,000	\$1,000	\$1,000
Shoulder / Bike Lane / Sidewalk Closure (per day)	\$250	\$250	\$250
Closure Extension - Due to Anything Outside of Weather	\$1,000	\$1,000	\$1,000
Driveway Approach Permit (existing curb, gutter, & sidewalk)	\$50	\$50	\$50
Driveway Approach Permit - Past City Standard (per linear foot)	\$40	\$40	\$40
No Driveway Approach Permit (per linear foot)	\$80	\$80	\$80
Dumpster / Moving Pod with Approved Traffic Control (per week)	\$500	\$500	\$500
Dumpster / Moving Pod with Approved Traffic Control (per month)	\$2,500	\$2,500	\$2,500
No Permit Fee (if found working without ANY City permits)	\$2,500	\$2,500	\$2,500
Franchise Agreement Permits - Separate Permit Request Created (must have Franchise Agreement with the City)	\$350-400	\$350-400	\$350-400

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
<b>CULINARY WATER</b>			
<b>Water Connection Fee:</b>			
3/4" Meter	\$425.62	\$464.30	<b>\$476.73</b>
1" Meter	\$514.67	\$553.35	<b>\$568.45</b>
1 1/2" Meter	\$1,691.38	\$2,625.74	<b>\$2,701.51</b>
2" Meter	\$2,713.39	\$2,901.92	<b>\$2,985.98</b>
3" Meter	\$2,989.27	Discontinued	Discontinued
4" Meter	\$6,865.63	\$5,121.39	<b>\$5,272.03</b>
6" Meter	\$7,402.91	\$6,459.22	<b>\$6,650.00</b>
8" Meter	\$8,584.94	\$7,466.17	<b>\$12,689.97</b>
<b>Water Service Charge:</b>			
Residential			
Base rate / connection / month	\$18.84	\$18.84	\$18.84
per 1,000 gallon used from 1 - 30,000 gallons	\$1.26	\$1.26	\$1.26
per 1,000 gallon > 30,000 gallons	\$2.53	\$2.53	\$2.53
Commercial			
Base rate / connection / month	\$18.84	\$18.84	\$18.84
per 1,000 gallon used	\$1.26	\$1.26	\$1.26
<b>ELECTRIC</b>			
<b>Connection Fee:</b>			
Residential Single Phase up to 200 AMPS (self contained)	\$374.02	\$374.02	\$465.57
Residential Single Phase 201-400 AMPS (self contained)	\$442.02	\$442.02	\$544.00
Commercial Single Phase up to 200 AMPS (self contained)	\$264.02	\$264.02	\$315.57
Commercial Single Phase 201-400 AMPS (self contained)	\$280.02	\$280.02	\$280.02
Commercial Single Phase 201-400 AMPS (instrument rated)	\$1,588.17	\$1,588.17	\$1,058.00
Commercial 3 Phase up to 400 AMP (self contained)	\$575.62	\$575.62	\$999.00
Commercial 3 Phase 401-800 AMP (instrument rated)	\$1,764.17	\$1,764.17	\$2,239.00
Commercial 3 Phase 801-4000 AMP (instrument rated)	\$1,582.17	\$1,582.17	\$2,428.00
Single Phase Multimeter / meter	\$140	\$140	\$197
(AMPS cost schedule same as single meter)			
3 Phase Multimeter / meter	\$365	\$365	see power dept
(AMPS cost schedule same as single meter)			
Net Meter	\$394.81	\$394.81	\$465.57
<b>Service Charge:</b>			
Residential			
Monthly Customer Charge/Base	\$7.50	\$10.00	\$10.00
Energy Charge (0-1,000 kWh) (\$/kWh)	\$0.098440	\$0.086310	\$0.086310
Energy Charge (over 1,000 kWh) (\$/kWh)	\$0.10972	\$0.10038	\$0.10038
Commercial			
Monthly Customer Charge/Base (if No Demand)	\$12	\$13	\$13
+ / kWh, 1st 1,000 kWh (if no demand)	\$0.10583	\$0.09420	\$0.09420
+ / kWh, >1st 1,000 kWh (if no demand)	\$0.10583	\$0.09420	\$0.09420
Monthly Customer Charge/Base (if Demand)	\$24	\$29	\$29
+ / kWh, 1st 1,000 kWh (if demand)	\$0.08033	\$0.06970	\$0.06970
+ / kWh, > 1st 1,000 kWh (if demand)	\$0.08033	\$0.06970	\$0.06970
+ Demand / kW	\$9.00	\$9.00	\$9.00
Net Meter			
Monthly Customer Charge/Base	\$7.50	\$10.00	\$10.00
Energy Charge (0-1,000 kWh) (\$/kWh)	\$0.098440	\$0.086310	\$0.086310
Energy Charge (over 1,000 kWh) (\$/kWh)	\$0.10972	\$0.10038	\$0.10038
kWh credit if generated by Customer exceeds consumption	\$0.081440	\$0.078180	\$0.078180
Feed In Tariff			
Class 1 (1 kW to 10 kW) - credit per kWh	\$0.05	\$0.05	\$0.05
Class 2 (>10 kW to 1,000 kW) - credit per kWh	\$0.04	\$0.04	\$0.04
PPAC (all energy) (\$0.010/kWh)	\$0.017	\$0.00813	\$0.00813
included in all Energy Charges and all Rate Classes above			
Meter Tampering	\$100	\$100	\$100
Conduit Lease Fee (per foot, per year)	\$0.75	\$0.75	\$0.75
Pole Attachment / year	\$18	\$18	\$18
<b>Solar Inseption Fee</b>	-	-	<b>\$120</b>
10 kW to 50 kW Solar Interconnection Study	\$350	\$350	\$350
Over 50 kW Solar Interconnection Study	\$1,500	\$1,500	\$1,500
<b>Single Phase Temporary Service</b>	-	\$750	<b>\$1,440</b>
<b>Three Phase Temporary Service</b>	-	-	<b>\$4,279</b>
<b>Standard Circuit Study</b>	-	-	<b>\$5,000</b>
<b>Large Project Circuit Study</b>	-	-	<b>Based on actual cost</b>

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
FIBER			
Residential Subscription Fees (network & infrastructure fees only - ISP fees to be charged separately by ISP)			
250 Mbps	\$52	\$52	\$52
1000 Mbps	\$57	\$57	\$57
2 Gbps	\$67	\$67	\$67
10 Gbps	\$107	\$107	\$107
Commerical Subscription Fees	varies based on service level	varies based on service level	varies based on service level
GARBAGE			
First garbage tote / month	\$14.94	\$15.94	<b>\$16.94</b>
Additional garbage tote(s) each / month	\$9.00	\$9.00	<b>\$9.50</b>
Recyclables tote (bi-weekly collect) / month	Free	Free	Free
PRESSURIZED IRRIGATION			
<b>PI Connection Fee:</b>			
1" Lateral	\$541.66	\$567.04	<b>\$567.04</b>
1 1/2" Lateral	\$2,493.58	\$2,625.74	<b>\$2,701.51</b>
2" Lateral	\$2,713.39	\$2,901.92	<b>\$2,985.98</b>
3" Lateral	\$2,989.27	Discontinued	Discontinued
4" Lateral	\$6,865.63	\$5,121.39	<b>\$5,272.03</b>
6" Lateral	\$7,402.91	\$6,459.22	<b>\$6,650.00</b>
8" Lateral	\$8,584.94	\$7,466.17	<b>\$12,689.97</b>
10" Lateral	\$9,079.94	Discontinued	Discontinued
<b>PI Service Charge:</b>			
Base rate / connection / month	\$6.20	\$6.51	<b>\$6.83</b>
+ / sq ft of lot divided by 43560	\$56.88	\$59.72	<b>\$62.70</b>
Minimum / month charge	\$20.42	\$21.44	<b>\$22.50</b>
Pre-construction water permit base	\$85	\$85	\$85
+ / 1,000 sq ft of lot	\$1	\$1	\$1
or + / lot (whichever is less)	\$25	\$25	\$25
Fire Hydrant Non-Metered Usage	\$110	\$110	\$110
Additional cost per lot (if greater than 1)	\$25	\$25	\$25
Hydrant meter deposit	\$2,300	\$2,600	<b>\$2,800</b>
Base rate / metered fire hydrant connection / month	\$6.20	\$6.51	<b>\$6.83</b>
+ / 1,000 gallons used	\$1.26	\$1.26	\$1.26
Minimum / month charge	\$20.42	\$21.44	<b>\$22.50</b>
Shareholder Charge base	\$8.68	\$9.11	<b>\$9.56</b>
+ / month / share	\$7.97	\$8.37	<b>\$8.78</b>
<b>Penalty for violation of secondary water conservation code</b>			
First violation	Written notice	Written notice	Written notice
Second violation	\$100	\$100	\$100
Third	\$500	\$500	\$500
SEWER			
<b>Service Charge:</b>			
Base rate / connection / month	\$25.75	\$29.61	<b>\$34.05</b>
+ / 1,000 gallons water used	\$2.65	\$3.05	<b>\$3.51</b>
<b>Timpanogos Special Service District</b>			
<b>Impact Fee:</b>			
Single Family Housing / house	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
Multi Unit Residential / dwelling unit	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
Commercial, Industrial, Institutional	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
STORM DRAIN			
<b>Impact Fees:</b>			
<b>Impact fees are adopted separately by the City and are established in the current Impact Fee Schedule, as amended from time to time, available on the City website</b>			
<b>Service Charge:</b>			
Residential / month	\$5.75	\$6.00	<b>\$6.25</b>
Commercial / 1,000 sq. ft. of impervious surface	\$1.92	\$2.00	<b>\$2.08</b>

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	APPROVED FY 2026	PROPOSED FY 2027		
<b>LEGACY CENTER</b>						
<b>Rentals:</b>						
Field Rental / day	\$175	\$175		<b>\$185</b>		
+ deposit	\$125	\$125		\$125		
Field Rental / hour / field	\$35	\$35		<b>\$38</b>		
+ deposit / hour / field	\$25	\$25		\$25		
Additional Field Prep / diamond (Baseball only)	\$53	\$53		<b>\$56</b>		
+ on Saturdays and Holidays (Baseball only)	\$70	\$70		<b>\$74</b>		
Field Lighting / hour / field	\$30	\$30		<b>\$32</b>		
Daily Pass						
Adult Full Facility (Ages 18-59)	\$6	\$6		\$6		
Youth Full Facility (Ages 12-17)	\$6	\$6		\$6		
Child Full Facility (Ages 3-11)	\$5	\$5		\$5		
Toddler (2 & under)	Free	Free		Free		
Senior Full Facility (Ages 60+)	\$5	\$5		\$5		
Group Rate Discounts:						
10-29 People (discount / person)	\$0.50	\$0.50		\$0.50		
30-49 People (discount / person)	\$1	\$1		\$1		
50 or more (discount / person)	\$1.50	\$1.50		\$1.50		
Gym	\$3.50	\$3.50		\$3.50		
Weight & Cardio	\$3.50	\$3.50		\$3.50		
Aerobics Class	\$4.50	\$4.50		\$4.50		
Water Aerobics	\$4.50	\$4.50		\$4.50		
Cycling Class	\$4.50	\$4.50		\$4.50		
Track	\$1.25	\$1.25		\$1.25		
Climbing Wall	\$8	\$8		\$8		
Day Care, first child / hour	\$2.50	\$2.50		\$2.50		
+ / additional child / hour	\$1.50	\$1.50		\$1.50		
Day Care Punch Card	\$36	\$36		\$36		
<b>Memberships:</b>						
20% discount @ Health & Fitness Fair						
10% off annual pass during Member Appreciation Week						
Monthly Pass						
Family/Group	\$87	\$53	\$88	\$54	<b>\$89</b>	\$54
Additional Person	\$6.00	\$3.50	\$6.00	\$3.50	\$6.00	\$3.50
Adult Couple (18-59)	\$71	\$43	\$72	\$44	<b>\$73</b>	\$44
Adult Individual (18-59)	\$48	\$29	\$49	\$29	\$49	<b>\$30</b>
Youth Individual (12-17)	\$27	\$17	\$28	\$17	\$28	\$17
Child Individual (3-11)	\$22	\$13	\$22	\$13	<b>\$23</b>	<b>\$14</b>
Toddler (2 & under)	Free	Free	Free	Free	Free	Free
Senior Couple (60+)	\$48	\$29	\$49	\$29	\$49	<b>\$30</b>
Senior Individual (60+)	\$27	\$17	\$28	\$17	\$28	\$17
Annual Pass						
Family/Group	\$875	\$530	\$885	\$535	<b>\$890</b>	<b>\$540</b>
Additional Person	\$57	\$34	\$57	\$34	<b>\$58</b>	<b>\$35</b>
Adult Couple (18-59)	\$710	\$430	\$720	\$435	<b>\$725</b>	<b>\$440</b>
Adult Individual (18-59)	\$495	\$300	\$495	\$300	<b>\$505</b>	<b>\$305</b>
Youth Individual (12-17)	\$270	\$165	\$280	\$170	\$280	\$170
Child Individual (4-11)	\$225	\$135	\$225	\$135	\$225	\$135
Senior Couple (60+)	\$495	\$300	\$495	\$300	<b>\$505</b>	<b>\$305</b>
Senior Individual (60+)	\$270	\$165	\$280	\$170	\$280	\$170
<b>Summer Pass</b>						
Family/Group	\$320	\$194	\$325	\$197	<b>\$300</b>	<b>\$200</b>
<b>Programs:</b>						
Team Sports						
Women's Volleyball	\$615	\$410	\$615	\$410	<b>\$625</b>	<b>\$415</b>
Coed Volleyball	\$615	\$410	\$615	\$410	<b>\$625</b>	<b>\$415</b>
Men's Softball	\$765	\$510	\$780	\$520	<b>\$790</b>	<b>\$525</b>
Men's Basketball	\$1,270	\$845	\$1,285	\$855	<b>\$1,305</b>	<b>\$870</b>
Pickleball Tournament (per team)	\$42	\$35	\$43	\$36	\$43	\$36
Youth Sports						
Wrestling	\$69	\$51	\$70	\$52	\$70	\$52
(if member)	\$62	\$46	\$63	\$47	\$63	\$47
Girls Volleyball	\$86	\$57	\$87	\$58	<b>\$89</b>	<b>\$59</b>
(if member)	\$77	\$51	\$78	\$52	<b>\$80</b>	<b>\$53</b>
Volleyball Camp	\$75	\$50	\$75	\$50	<b>\$77</b>	<b>\$51</b>

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025		APPROVED FY 2026		PROPOSED FY 2027	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Flag Football (K-6th)	\$73	\$54	\$74	\$55	\$74	\$55
(if member)	\$66	\$49	\$67	\$50	\$67	\$50
Flag Football (7th-8th)	\$88	\$65	\$89	\$66	\$90	\$67
(if member)	\$79	\$59	\$80	\$59	\$81	\$60
Flag Football (9th-10th Teams)	\$880	\$650	\$890	\$660	\$905	\$670
Indoor Soccer	\$65	\$43	\$65	\$43	\$66	\$44
(if member)	\$59	\$39	\$59	\$39	\$59	\$40
Outdoor Soccer (K-6th)	\$58	\$43	\$58	\$43	\$59	\$44
(if member)	\$52	\$39	\$52	\$39	\$53	\$40
Outdoor Soccer (7th-9th)	\$74	\$55	\$76	\$56	\$77	\$57
(if member)	\$67	\$50	\$68	\$50	\$69	\$51
Youth Track & Field	\$101	\$67	\$102	\$68	\$104	\$69
Cross Country	\$71	\$47	\$71	\$47	\$72	\$48
Golf - 7yrs & Under	\$69	\$46	\$69	\$46	\$71	\$47
Golf - 8yrs & Up	\$113	\$75	\$114	\$76	\$116	\$77
Golf - Intermediate	\$149	\$99	\$152	\$101	\$153	\$102
Women's Golf	\$120	\$80	\$122	\$81	\$123	\$82
Tennis Lessons	\$85	\$63	\$86	\$64	\$88	\$65
(if member)	\$77	\$57	\$77	\$58	\$79	\$59
Tennis League	\$135	\$100	<b>Discontinued</b>		<b>Discontinued</b>	
Kids Sports Camp	\$84	\$56	\$86	\$57	\$87	\$58
(if member)	\$76	\$50	\$77	\$51	\$78	\$52
Basketball Camp - 3 Day (Skyridge) K-2nd	\$72	\$72	\$73	\$73	\$74	\$74
Basketball Camp - 3 Day (Skyridge) 3rd-5th	\$72	\$72	\$73	\$73	\$74	\$74
Basketball Camp - 3 Day (Skyridge) 6th-8th	\$98	\$98	\$99	\$99	\$101	\$101
Basketball Camp - 3 Day (Skyridge) 9th-12th	\$98	\$98	\$99	\$99	\$101	\$101
Basketball Camp - 4 Day (LC) 1st-2nd	\$72	\$72	\$73	\$73	\$74	\$74
Basketball Camp - 4 Day (LC) 3rd-5th	\$98	\$98	\$99	\$99	\$101	\$101
Basketball Camp - 4 Day (LC) 6th-9th	\$98	\$98	\$99	\$99	\$101	\$101
Basketball Camp - Girls - 3 Day (Skyridge) K-2nd	\$51	\$51	\$52	\$52	\$53	\$53
Basketball Camp - Girls - 3 Day (Skyridge) 3rd-12th	\$71	\$71	\$72	\$72	\$73	\$73
Jr. Jazz Basketball (K-4th grade)	\$70	\$52	\$72	\$53	\$73	\$54
(if member)	\$63	\$47	\$65	\$48	\$66	\$49
Jr. Jazz Basketball (5th-6th grade)	\$89	\$66	\$90	\$67	\$92	\$68
(if member)	\$80	\$59	\$81	\$60	\$83	\$61
Jr. Jazz Basketball (7th-8th grade)	\$108	\$80	\$109	\$81	\$111	\$82
(if member)	\$97	\$72	\$98	\$73	\$100	\$74
Jr. Jazz Basketball (9th-12th)-Teams only	\$1,080	\$800	\$1,095	\$810	\$1,105	\$820
Baseball (3rd-8th grade)	\$153	\$102	\$155	\$103	\$165	\$110
(if member)	\$138	\$92	\$140	\$93	\$149	\$99
Baseball (2nd grade) - Machine Pitch	\$88	\$65	\$89	\$66	\$89	\$66
(if member)	\$79	\$59	\$80	\$59	\$80	\$59
Baseball (T-ball & coach pitch)	\$70	\$52	\$72	\$53	\$72	\$53
(if member)	\$63	\$47	\$65	\$48	\$65	\$48
Softball (3rd-11th grade)	\$153	\$102	\$155	\$103	\$165	\$110
(if member)	\$138	\$92	\$140	\$93	\$149	\$99
Swimming						
Summer Swimming Lessons	\$62	\$41	\$62	\$41	\$63	\$42
(if member)	\$56	\$37	\$56	\$37	\$57	\$38
School Year Swimming Lessons	\$62	\$41	\$62	\$41	\$63	\$42
(if member)	\$56	\$37	\$56	\$37	\$57	\$38
Summer Rec Swim Team	\$186	\$124	\$188	\$125	\$191	\$127
Summer Rec Swim Camp	\$35	\$23	\$35	\$23	\$35	\$23
Cheer Camp 6-15 years old	-	-	\$82	\$61	\$82	\$61
Dance Camp 5 & 6 year olds	\$61	\$45	\$61	\$45	\$62	\$46
Dance Camp 7-14 years old	\$82	\$82	\$83	\$83	\$84	\$84
Sessions:						
Babysitter Certification	\$107	\$71	\$108	\$72	\$110	\$73
CPR & First Aid	\$93	\$69	\$95	\$70	\$95	\$70
Hunter Safety	\$12	\$8	\$12	\$8	\$12	\$8
Rocking Climbing Camp	-	-	\$27	\$20	\$35	\$26
Itty Bitty Baseball	\$53	\$44	\$53	\$44	\$54	\$45
(if member)	\$48	\$40	\$48	\$40	\$49	\$41
Itty Bitty Soccer	\$53	\$44	\$53	\$44	\$54	\$45
(if member)	\$48	\$40	\$48	\$40	\$49	\$41
Itty Bitty Basketball	\$53	\$44	\$53	\$44	\$54	\$45
(if member)	\$48	\$40	\$48	\$40	\$49	\$41

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025		APPROVED FY 2026		PROPOSED FY 2027	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Itty Bitty Football	\$53	\$44	\$53	\$44	<b>\$54</b>	<b>\$45</b>
(if member)	\$48	\$40	\$48	\$40	<b>\$49</b>	<b>\$41</b>
Itty Bitty Ball	\$53	\$44	\$53	\$44	<b>\$54</b>	<b>\$45</b>
(if member)	\$48	\$40	\$48	\$40	<b>\$49</b>	<b>\$41</b>
Parenting With Love & Logic	\$49	\$41	\$50	\$42	\$50	\$42
Sign Language	\$70	\$52	\$72	\$53	\$72	\$53
Women On Weights- members only	\$185	\$155	\$185	\$155	<b>\$190</b>	<b>\$160</b>
Summer Youth Camp	\$84	\$56	\$86	\$57	<b>\$87</b>	<b>\$58</b>
Princess & Superhero Party	\$20	\$15	\$20	\$15	\$20	\$15
Princess Camp	-	-	\$27	\$20	\$27	\$20
Super Hero Camp	-	-	\$27	\$20	\$27	\$20
Bunko Night	\$18	\$15	\$18	\$15	\$18	\$15
Safety On Wheels Fair	\$18	\$15	\$18	\$15	\$18	\$15
Adult Art Class	\$35	\$29	\$39	\$29	<b>\$41</b>	<b>\$30</b>
RAD Women	\$44	\$44	\$44	\$44	<b>\$45</b>	<b>\$45</b>
Science Class	\$123	\$91	\$134	\$99	<b>\$136</b>	<b>\$101</b>
Science Camp	\$173	\$128	\$176	\$130	<b>\$177</b>	<b>\$131</b>
Robotics Camp	\$164	\$137	Discontinued		Discontinued	
Teen Night	\$31	\$26	\$31	\$26	\$31	\$26
Social Date Dance Night	\$13	\$11	\$14	\$12	\$14	\$12
Kids Hiking Club	\$20	\$17	\$20	\$17	\$20	\$17
Fishing Club	\$47	\$39	\$47	\$39	<b>\$48</b>	<b>\$40</b>
Skateboarding Camp	\$120	\$120	\$122	\$122	<b>\$123</b>	<b>\$123</b>
Computer Game Programming Classes	\$191	\$159	Discontinued		Discontinued	
Lego Engineering Camp - 3 Hours	\$274	\$203	\$277	\$205	<b>\$281</b>	<b>\$208</b>
Lego Engineering Camp - 1 1/2 Hours	\$169	\$125	\$170	\$126	<b>\$171</b>	<b>\$127</b>
Lego Engineering Class	\$135	\$100	\$138	\$102	<b>\$139</b>	<b>\$103</b>
Magic Camp	\$243	\$243	\$246	\$246	<b>\$299</b>	<b>\$249</b>
Pop Up Magic Workshop	\$84	\$70	\$84	\$70	<b>\$85</b>	<b>\$71</b>
Youth Art Class	\$104	\$70	\$105	\$70	<b>\$107</b>	<b>\$71</b>
Youth Entrepreneur Fair	\$17	\$11	\$30	\$20	\$30	\$20
Sewing Camp	\$104	\$70	\$105	\$70	<b>\$107</b>	<b>\$71</b>
Gymnastics - Fall						
45 minutes 1 day per week	\$65	\$43	\$65	\$43	\$65	\$43
1 hour 1 day per week	\$71	\$47	\$71	\$47	\$71	\$47
1 hour 1 day per week - Ninja	\$69	\$51	\$70	\$52	<b>\$70</b>	<b>\$52</b>
1 1/4 hours 2 days per week (PreTeam)	\$104	\$87	\$106	\$88	<b>\$106</b>	<b>\$88</b>
1 1/2 hours 1 day per week	\$72	\$60	\$72	\$60	\$72	\$60
1 1/2 hours 2 days per week	\$125	\$104	\$127	\$106	<b>\$127</b>	<b>\$106</b>
1 1/2 hours 2 days per week (PreTeam)	\$122	\$102	\$124	\$103	<b>\$124</b>	<b>\$103</b>
2 hours 1 day per week	\$84	\$70	\$85	\$71	<b>\$85</b>	<b>\$71</b>
2 hours 2 day per week - Beg. Team	-	-	\$146	\$108	<b>\$146</b>	<b>\$108</b>
2 hours 3 days per week	\$182	\$151	\$184	\$153	<b>\$184</b>	<b>\$153</b>
3 hours 2 days per week	\$181	\$151	\$184	\$153	<b>\$184</b>	<b>\$153</b>
3 hours 3 days per week	\$242	\$202	\$246	\$205	<b>\$246</b>	<b>\$205</b>
5 hours per week	\$163	\$136	\$166	\$138	<b>\$166</b>	<b>\$138</b>
8 hours per week	\$214	\$178	\$217	\$181	<b>\$217</b>	<b>\$181</b>
Ninja Camp	\$89	\$74	\$90	\$75	<b>\$90</b>	<b>\$75</b>
Dance						
Enrollment Fee	\$35	\$35	\$36	\$36	\$36	\$36
40 minutes	\$50	\$42	\$50	\$42	<b>\$52</b>	<b>\$43</b>
50 minutes	\$54	\$45	\$54	\$45	<b>\$55</b>	<b>\$46</b>
Summer Dance - 40 minutes	\$95	\$70	\$96	\$71	<b>\$97</b>	<b>\$72</b>
Summer Dance - 50 minutes	\$111	\$82	\$112	\$83	<b>\$113</b>	<b>\$84</b>
Cheer						
Enrollment Fee	\$16	\$16	\$25	\$25	\$25	\$25
40 minutes (Fall)	\$49	\$41	\$49	\$41	<b>\$50</b>	<b>\$42</b>
50 minutes (Fall)	\$54	\$45	\$54	\$45	<b>\$55</b>	<b>\$46</b>
Cheer (Summer)						
40 minutes	\$84	\$70	\$85	\$71	<b>\$86</b>	<b>\$72</b>
50 minutes	\$98	\$82	\$100	\$83	<b>\$101</b>	<b>\$84</b>
Preschool						
2 days a week	\$116	\$86	\$117	\$87	<b>\$119</b>	<b>\$88</b>
3 days a week	\$144	\$107	\$146	\$108	<b>\$149</b>	<b>\$110</b>
Summer Preschool	\$230	\$170	\$232	\$172	<b>\$235</b>	<b>\$174</b>

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025		APPROVED FY 2026		PROPOSED FY 2027	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Hap Ki-Do	\$92	\$82	\$112	\$83	<b>\$113</b>	<b>\$84</b>
Other Programs						
Concealed Weapons Permit Class	\$55	\$55	\$56	\$56	<b>\$57</b>	<b>\$57</b>
Personal & Home Safety Class	\$34	\$26	Discontinued		<b>Discontinued</b>	
Adaptive Volleyball	\$37	\$37	\$37	\$37	<b>\$38</b>	<b>\$38</b>
Adaptive Basketball	\$37	\$37	\$37	\$37	<b>\$38</b>	<b>\$38</b>
Adaptive Bowling	\$50	\$50	\$51	\$51	<b>\$56</b>	<b>\$56</b>
Round-Up 3-on-3 Basketball Tournament	\$20	\$20	\$20	\$20	\$20	\$20
Round-Up Horseshoe Tournament	\$15	\$15	Free	\$15	Free	<b>\$20</b>
Round-Up Doubles Pickleball Tournament	\$20	\$20	\$20	\$20	<b>\$30</b>	\$20
Round-Up Tennis Tournament	\$20	\$20	\$20	\$20	<b>\$30</b>	\$20
Private Swim Lessons	\$42	\$28	\$42	\$28	<b>\$44</b>	<b>\$29</b>
Semi-Private Swim Lessons	\$26	\$17	\$26	\$17	\$26	\$17
Private Gymnastics Lessons	\$42	\$28	\$42	\$28	<b>\$44</b>	<b>\$29</b>
Semi-Private Gymnastics Lessons	\$26	\$17	\$26	\$17	\$26	\$17
Ski & Snowboarding School (joint program with American Fork City)	\$525	\$350	\$565	\$375	<b>\$570</b>	<b>\$380</b>
Adaptive Swim Team	\$54	\$45	\$55	\$46	\$55	\$46
USA Swim Team - Stingrays	\$41	\$30	\$47	\$38	<b>\$55</b>	<b>\$42</b>
USA Swim Team - Dolphins	\$109	\$81	\$112	\$83	<b>\$117</b>	<b>\$88</b>
USA Swim Team - Sharks	\$112	\$81	\$120	\$90	<b>\$128</b>	<b>\$96</b>
USA Swim Team - Junior Prep	\$123	\$91	\$140	\$106	<b>\$150</b>	<b>\$112</b>
USA Swim Team - Juniors	\$132	\$98	\$140	\$106	<b>\$150</b>	<b>\$112</b>
USA Swim Team - Senior (Mar-Aug)	\$153	\$113	\$165	\$125	<b>\$175</b>	<b>\$131</b>
WSI	\$190	\$190	\$190	\$190	<b>\$195</b>	<b>\$195</b>
<b>Junior WSI</b>	-	-	\$100	\$100	<b>\$105</b>	<b>\$105</b>
Lifeguard Class	\$210	\$210	\$215	\$215	\$215	\$215
<b>Junior Lifeguard Class</b>	-	-	\$100	\$100	<b>\$105</b>	<b>\$105</b>
Masters Swimming M/W/F	\$50	\$37	\$50	\$37	<b>\$51</b>	<b>\$38</b>
Masters Swimming T/TH	\$49	\$36	\$34	\$25	\$34	\$25
<b>Facility Services:</b>						
Body Fat Testing	\$21	\$14	\$21	\$14	<b>\$23</b>	<b>\$15</b>
Personal Training	Per trainer		Per trainer		Per trainer	
Birthday Party Packages						
Package 1 - Room	\$90		\$95		\$95	
Package 2 - Room & Rock Wall	\$110		\$110		\$115	
Package 3 - Room & Swim	\$120		\$120		\$125	
Package 4 - Room, Swim & Rock Wall	\$150		\$150		\$155	
Kid Fit - 1st Child	\$2.50		\$2.50		\$2.50	
Kid Fit - Each Additional Child	\$1.50		\$1.50		\$1.50	
Facility Rentals						
Pool Rental / 2 hour rental	\$400		\$400		\$400	
Pool Rental - Alpine School District meet	\$500		\$500		\$500	
Lap Lanes - Short Course - Alpine School District	\$13		\$13		\$13	
Lap Lanes - Long Course - Alpine School District	\$15		\$15		\$15	
Lap Lanes - Short Course	\$15		\$15		\$15	
Lap Lanes - Long Course	\$15		\$15		\$15	
Full Gymnasium / hour	\$60		\$60		\$60	
each additional after 3 hours	\$30		\$30		\$30	
all day	\$265		\$265		\$265	
Half Gymnasium	\$45		\$45		\$45	
each additional after 3 hours	\$25		\$25		\$25	
all day	\$190		\$190		\$190	
Full Multi - purpose Room	\$60		\$60		\$60	
each additional after 3 hours	\$30		\$30		\$30	
all day	\$265		\$265		\$265	
Half Multi - purpose Room	\$45		\$45		\$45	
each additional after 3 hours	\$25		\$25		\$25	
all day	\$190		\$190		\$190	
Small Conference Room	\$45		\$45		\$45	
each additional after 3 hours	\$25		\$25		\$25	
all day	\$190		\$190		\$190	
Climbing Wall / hour	\$45		\$45		\$45	

## LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025		APPROVED FY 2026		PROPOSED FY 2027	
OUTDOOR POOL						
<b>Season Pass</b>	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Family (up to 6 people)	\$320	\$194	\$325	\$197	<b>\$330</b>	<b>\$200</b>
+ each additional family member	\$57	\$34	\$57	\$35	<b>\$58</b>	\$35
If Legacy Center year-round pass holder (30 % discount)	\$224	\$136	\$228	\$138	<b>\$231</b>	<b>\$140</b>
Individual	\$158	\$96	\$160	\$97	<b>\$162</b>	<b>\$98</b>
Pool Rental (2 hr rental)	\$450		\$450		\$450	
<b>Daily Admission</b>						
Ages 2 and under	Free		Free		Free	
Individual (Ages 3-11)	\$5		\$5		\$5	
Individual (Ages 12-59)	\$6		\$6		\$6	
Seniors (Ages 60+)	\$5		\$5		\$5	
Lap Swimming	\$4.50		\$4.50		\$4.50	
Water Aerobics	\$4.50		\$4.50		\$4.50	
<b>Group Rate Discounts:</b>						
10-29 People (discount / person)	\$0.50		\$0.50		\$0.50	
30-49 People (discount / person)	\$1		\$1		\$1	
50 or more (discount / person)	\$1.50		\$1.50		\$1.50	
Monday Family Night 4:00 pm - 6:50 pm (up to 8 people)	\$25		\$25		\$25	
CIVIL FINE SCHEDULE						
<b>Parking Violations:</b>						
If paid within 5 business days:						
Overtime Parking (7-1-1)	\$25		\$25		\$25	
Snow Removal (7-1-1)	\$25		\$25		\$25	
Restricted Vehicles in Residential Zone (7-1-2)	\$25		\$25		\$25	
Trailer on Roadway 12 hrs (7-1-2)	\$25		\$25		\$25	
Parking Within 30' Sign or Signal (41-6A-1401)	\$25		\$25		\$25	
Double Parking (41-6A-1401)	\$25		\$25		\$25	
Parking Within Intersection (41-6A-1401)	\$25		\$25		\$25	
Parking Out of Stall (41-6A-1401)	\$25		\$25		\$25	
Parking Within 20' of Crosswalk (41-6A-1401)	\$25		\$25		\$25	
Blocking Driveway (41-6A-1401)	\$25		\$25		\$25	
Abandoned Vehicle 48 hrs (41-6A-1408)	\$25		\$25		\$25	
Red Curb, Yellow Curb, Sign (41-6A-1401)	\$30		\$30		\$30	
Parking On or Over Sidewalk (41-6A-1401)	\$30		\$30		\$30	
Parking in Firelane (41-6A-1401)	\$30		\$30		\$30	
Parking Within 15' Fire Hydrant (41-6A-1401)	\$30		\$30		\$30	
Parked Facing Traffic (41-6A-1402)	\$30		\$30		\$30	
Disability Space (41-1A-414)	\$125		\$125		\$125	
Any Other Parking Violation under City Code or State Law	\$25		\$25		\$25	
If Applicable; +/- any towing and storage fees	100%		100%		100%	
If Paid Between 6-10 business days (multiplied by base fine amt)	x2		x2		x2	
If Paid After 10 business days (multiplied by base fine amt)	x3		x3		x3	
<b>SWPP Illicit Discharges:</b>						
Fees established by Utah State Code (19-5-108.3 c)						
Per occurrence for working without an approved storm water permit	-		-		\$500	
Per occurrence for tracking mud on road	-		-		\$300	
Per occurrence for failure to clean up or report spills	-		-		\$250	
Per occurrence for failure to conduct storm water inspections	-		-		\$100	
Per occurrence for failure to maintain storm water records	-		-		\$100	
Per site, per occurrence, for failure to use general best management practices, as determined by the authority	-		-		\$500	

\*\*\*Changes made to fees are marked in BOLD under the Proposed FY 2026 column

## **City Council Agenda Item Report**

Meeting Date: May 26, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Action Item

Agenda Section: Adjournment

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### **Subject:**

Lehi Local Building Authority and Lehi Redevelopment Agency Meetings will be held immediately upon conclusion of the Lehi City Council Meeting.

### **Summary:**

### **Attachments:**