Lehi City Council Meeting
Agenda
March 26, 2024

5:30 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Project overview and update on the Mountain View Corridor- Andrew Jordan, UDOT.

   2.2. Fiber Network Update- Shaye Ruitenbeek, Lehi Fiber.

   2.3. Discussion of Pioneer Village overlay- Kim Struthers, Community Development.

   2.4. Discussion of Lehi Development Code Chapter 20 Home Occupation- Kim Struthers, Community Development
   Narrative - Chapter 20 03.28.24.docx
   Ch20HomeOccupations - patrons based on intensity.docx
   Ch20HomeOccupations - patrons based on off-street parking.docx

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

4. Administrative Report

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

6. Consideration of Closing the Meeting to discuss the purchase, exchange, or lease of real property.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. 20 Minute 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 Minutes from the February 13, Budget Retreat/City Council Meeting, and the February 27, City Council Meeting
021324 Budget Retreat and CC.pdf
022724 CC.pdf

3.2. Approve Purchase Orders
PO Index.pdf
PO #7698.pdf
PO Request-Stuart C Irby $170000.pdf

Regular Agenda

4. Consideration of projects and funding allocation for the Community Development Block Grant (CDBG).
Petitioner: Mountainland Association of Governments (MAG)
FY24 Lehi City Council Recommendation.pdf
Upward application added to Lehi City.pdf

5. Consideration of Resolution #2024-09 approving the conveyance of a deed of conservation easement to Draper City.
Petitioner: Lehi City
Res 2024-09.docx
Agreement-TM Conservation Easement 03.20.24.docx
Planning Map - Traverse Mountain Conservation Easement Map.pdf

6. Consideration of approving substantial changes to the site plan building elevations for Riverbend Dental Office-Cook Orthodontics located at 2284 W Main Street.
Petitioner: Jake Woodward
Cook Orthodontics.pdf

7. Consideration of Concept approval for the updated Skyridge Subdivision Concept Plan, a 5-lot residential development located at approximately 260 East 2750 North.
Petitioner: Brent Ventura
CC Staff Report Skyridge Subdivision Concept 03.26.24.docx
Skyridge Subdivision Concept Plan DRC 01.31.24.docx
Owner Prefered Concept.pdf
Skyridge Parcel Exception Description.pdf
Concept Meeting Code.pdf
Aerial Map.pdf
General Plan Map.pdf

Zoning Map.pdf

8. Consideration of Ordinance #16-2024 the JD XIII Zone Change on 1.01-acres located at approximately 1070 West State Street changing the zoning from Mixed Use to C-H (Heavy Commercial).
   Petitioner: Mark Skousen
   CC Staff Report JDXIII Zone Change 03.26.24.docx
   JDXIII Zone Change DRC 1.31.24.docx
   Ord 16-2024.docx
   JDH Development JD XIII Lehi Zoning Application Revised 2.5.24.docx
   JDXIII Zone Change DRC 01.31.24.pdf
   JDXIII Aerial.pdf
   JDXIII General Plan.pdf
   JDXIII Zoning.pdf

9. Consideration of Resolution #2024-10, a Resolution of Intent to Annex the Hadco-Pacific Annexation, approximately 10.63 acres located at approximately 2100 N 1450 W with Light Industrial zoning.
   Petitioner: Mark Skousen
   CC Staff Report Hadco-Pacific Annexation - Resolution of Intent 03.26.24.docx
   Hadco Annexation DRC 2.28.2024.docx
   Res 2024-10.docx
   Hadco-Pacific Annexation DRC 02.28.24.pdf
   Hadco-Pacific Annexation Plat Updated Plat.pdf

10. Consideration of Ordinance #15-2024 the Gordon Zone Change on 1.63-acres located at 860 North 2300 West changing the zoning from A-1 (agriculture) to NC (Neighborhood Commercial).
    Petitioner: Kevin & Sarah Gordon
    CC Staff Report Gordon Zone Change 03.26.24.docx
    Gordon Zone Change DRC 1.31.24.docx
    Ord 15-2024.docx
    Gordon Zone Change narrative.pdf
    Gordon Zone Change DRC 01.31.24.pdf
    Gordon aerial.pdf
    Gordon General plan.pdf
    Gordon Zoning.pdf

11. Consideration of Ordinance #14-2024 the Cammans Zone Change on 0.61-acres located at 1403 North 2020 West, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).
    Petitioner: Garrett Cammans
    CC Staff Report Cammans Zone Change 03.12.24.docx

Cammans Zone Change DRC 2.7.24.docx
Ord 14-2024.docx
Cammans Zone Change Narrative.pdf
Cammans Aerial.pdf
Cammans General Plan.pdf
Cammans Zoning.pdf

12. Consideration of Ordinance #17-2024 the Pineda Zone Change on 0.65-acres located at 59 North 500 West changing the zoning from RA-1 (residential/agriculture) to Commercial.
Petitioner: Rose Alvarado
CC Staff Report Pineda Zone Change 03.26.24.docx
Pineda Zone Change DRC 2.7.24.docx
Ord 17-2024.docx
Pineda Zone Change DRC 02.07.24.pdf
Pineda Aerial.pdf
Pineda General Plan.pdf
Pineda Zoning.pdf

13. Consideration of Ordinance #13-2024 the Hippocrates Cove Zone Change on 8 acres located at approximately 3333 West 1500 North, changing the zoning from TH-5 (transitional holding) to Neighborhood Commercial on 3 acres and R-1-Flex (residential) on 5 acres.
Petitioner: Kraig Johnson
CC Staff Report Hippocrates Subdivision Zone Change 03.26.24.docx
DRC Hippocrates Cove Zone Change 01.17.24.docx
Ord 13-2024.docx
Hippocrates Cove Zone Change - narrative, map 01.17.2.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

14. Consideration of Ordinance #11-2024 a Development Code Amendment to Chapter 11, Application Requirements, to include all common and limited common areas in condo and townhome projects as public utility easements to allow access for fiber/telecommunications.
Petitioner: Lehi City
CC Staff Report Dev Code Amendment 03.26.24.docx
Chapter 11 Application DRC 2.7.24.docx
Ord 11-2024.docx
Chapter 11 Application Requirements allowing fiber telecommunications.pdf

15. Consideration of Lehi City's request for approval of the Willow Park zone change, on 13.22-acres located at approximately 3250 West 300 North changing the zoning from A-5 (agriculture) to Public Facility.
Petitioner: Lehi City

CC Staff Report Willow Park Zone Change 03.26.24.docx
Willow Park Zone Change DRC 2.7.24.docx
Ord 12-2024.docx
Willow Park Zone Change Narrative.pdf
Willow Park Zone Change legal descriptions.pdf
Aerial map.pdf
General Plan Map.pdf
Zoning map.pdf

16. Consideration of Ordinance #18-2024 a Development Code Amendment to Chapter 39, Definitions, to include telecommunications as a utility and clarify uses allowed in a public utility building.
    Petitioner: Lehi City
    CC Staff Report Utilities Chapter 39 Development Code Amendment 03.26.24.docx
    Chaper 39 DRC 2.7.24.docx
    Ord 18-2024.docx
    Utilities Chapter 39 Development Code Amendment DRC 02.07.24.pdf

17. Consideration of Ordinance #19-2024 a Development Code Amendment to Chapters 12, 39, and Table 05-030-B, clarifying regulations for bars and liquor stores and add those uses and commercial campgrounds to the table of uses.
    Petitioner: Lehi City
    CC Staff Report Liquor Store & Bar Development Code Amendment 03.26.24.docx
    Chapters 12,39 and Table DRC 2.7.24.docx
    Ord 19-2024.docx
    Liquor Store and Bar Development Code Amendment DRC 02.07.24.pdf

18. Consideration of Ordinance #20-2024 a Development Code Amendment to Table 05-030-B Nonresidential Zones, removing the Trades Shop use to be consistent with Chapter 39, Definitions.
    Petitioner: Lehi City
    CC Staff Report Trade Shops Development Code Amendment 02.27.24.docx
    Development Code Amendment DRC 1.24.24.docx
    Ord 20-2024.docx
    Trade Shops Development Code Amendment 01.24.24.pdf

19. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 385-201-2269
- This agenda has been properly posted and a copy provided to the local news media.

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Project overview and update on the Mountain View Corridor- Andrew Jordan, UDOT.

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Fiber Network Update- Shaye Ruitenbeek, Lehi Fiber.

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Discussion of Pioneer Village overlay- Kim Struthers, Community Development.

Suggested Action:

Attachments:

Agenda Item No: 2.4

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of Lehi Development Code Chapter 20 Home Occupation- Kim Struthers, Community Development

Suggested Action:

Attachments:

Narrative - Chapter 20 03.28.24.docx

Ch20HomeOccupations - patrons based on intensity.docx

Ch20HomeOccupations - patrons based on off-street parking.docx

Planning Division
153 North 100 East
Lehi, UT 84043
385-201-1030

March 21, 2024

Narrative – Chapter 20 Development Code Amendment

The Planning Division proposed a Development Code Amendment to Chapters 20 and 39 of the Development Code on February 13th of this year. The changes included defining some of the uses within the Home Occupation chapter to athletic instruction and changing the definition of "Child In-Home Instruction" to "In-Home Instruction". During the meeting on February 13th, the changes were approved with the recommendation that staff further expand the uses of the in-home instruction section of the Home Occupation chapter. As staff began to work on this, we ran into some challenges.

We first began trying to expand the uses of the in-home instruction section of the Home Occupation chapter to include cooking and art classes. We soon realized, however, that as part of the approval process for a Home Occupation permit, all parking for patrons must be contained off-street. Therefore, we could potentially have as many as 12 patrons attending an adults-only in-home instruction class. There are not many single-family homes that could accommodate 12 cars off-street. Under the old code, the child in-home instruction seemed to work more successfully because parents would drop their child off rather than having to park.

Staff then created a second option. It would be to add the child in-home instruction definition back to the development code, and to Chapter 20. The number of patrons permitted at a home occupation would then be limited to the amount of off-street parking the residence can provide, with the exception of daycare, child in-home instruction, and swimming lessons. Under daycare and child in-home instruction the maximum number of patrons would remain at 12, and the maximum number of patrons would remain as six for swimming lessons.

We understand there are some limitations with this amendment. For example, the Exchange has very little off-street parking available as it is. Furthermore, on-street parking is allowed on all public roads, and it is frequently utilized by people visiting. There is an idea among staff to allow on-street parking within moderation, such as setting a limit on how many on-street parking spots would be allowed, or how often they could be utilized. However, we'd like to gather your insight and feedback as to how to improve this chapter to best serve all of Lehi. Please let us know if you prefer either option and what suggestions you have.

Thank you,

Katie Bussell
Planner 1

CHAPTER 20

HOME OCCUPATIONS

(Amended 05/22/18)

Section 20.010. Purpose.
Section 20.020. Requirements of Approval.
Section 20.030. Employees.
Section 20.040. Patrons.
Section 20.050. Mobile Home Occupations
Section 20.060. Prohibited Home Occupations.
Section 20.070. Appeals.
Section 20.080. Noncompliance and Revocation.
Section 20.090. Business License Required.

Section 20.010. Purpose. *(Amended 03/28/00; 01/08/13; 04/11/17)*

It is the intent of Lehi City to encourage business activities in appropriate commercial districts. Business activities may be conducted within a residence on a limited basis provided that the proposed activity complies with the standards and provisions of this Chapter. All home occupations shall be secondary and incidental to the residential use of the structure. Home occupations are a temporary privilege that can be revoked at any time if disruption of the residential neighborhood occurs, or if the applicant fails to comply with any condition of approval.

Section 20.020. Requirements of Approval. *(Amended 03/28/00; 8/10/04; 12/08/09; 01/08/13; 03/11/14; 04/11/17; 08/29/17; 12/08/20)*

To protect the character of residential neighborhoods in the City, a Home Occupation Permit shall be obtained prior to use of a residential dwelling or accessory building for a business. An application for a Home Occupation Permit may be approved provided:

A. the applicant resides in the residence for which the permit is being sought;

B. no alteration to the exterior of the residence is made and the residence maintains the general character and appearance of a residential dwelling;

C. the home occupation occupies no more than 25% of the total finished, livable floor area of the dwelling;

D. the home occupation is carried out within the home, garage, accessory building, or other space of a residential property but is not observable by the general public from the street in front of the residence, and the business activities do not create a nuisance for adjacent properties or disrupt the normal residential character of the neighborhood in which the residence is located;

E. any space that is used for the business in a garage or accessory building is counted toward the maximum allowed square footage for the home occupation;

F. garage doors remain closed while business is conducted therein;

G. required off-street parking for both the primary residence, any permitted ADU or STR, and home occupation is maintained as per Table 37.080, Section 12.230.G, Section 26.030.C, and Section 20.040.B of this Code;

H. a home occupation located in a garage or accessory building complies with all applicable building and fire codes, which may require approval for business activities by the Building Official and fire marshal;

I.

J. if the home occupation involves raising, keeping, caring, or selling of animals, an inspection by the Animal Control Officer shall occur prior to issuance of a business license;

K. a certificate of occupancy is first issued for the residence;

L. the applicant obtains a Lehi City Business License for the home occupation on an annual basis;

M. there are no signs or product displays;

N. no more than one home occupation is approved per residence unless the applicant can demonstrate the additional home occupations will not impact the residential nature of the area;

O. the applicant provides off-street parking for all vehicles related to the home occupation, that no on-street parking related to the business is allowed, and the business activities do not create a demand for on-street parking;

P. there is no storage or parking of tractor trailers, semi-trucks, or other heavy equipment on the premises or on the streets in the vicinity of the premises of the home occupation, except that not more than one truck of one-ton capacity or less may be parked at the premises during off hours;

Q. to ensure the home occupation, once authorized, does not become a nuisance to the neighbors, the Zoning Administrator may impose operating conditions initially and also subsequently to protect the public health, safety, peace, and welfare of the residents of the surrounding residential area;

R. the home occupation is clearly incidental and secondary to the residential use of the dwelling and does not change the character of the building from common residential uses;

S. activities in connection with the home occupation are not in conflict with the objectives and characteristics of the district in which the home occupation is located; and

T. if the applicant for a home occupation is not the legal owner of the residence, the applicant presents written permission from the legal owner of the residence to conduct the activities proposed.

Section 20.030. Employees.
(Amended 03/28/00; 01/08/13)

A. Residents of the dwelling for which a home occupation has been approved may be employed by the home occupation.

B. Recognizing that for some home occupations additional employees are necessary or practical, the City may allow one employee not residing in the premises to work at the location of a home occupation during daytime business hours. Off-street parking shall be required for all on-premises employees of an approved home occupation.

C. Off-premise employees shall not be allowed to frequent the premise of a home occupation.

Section 20.040. Patrons. *(Amended 07/18/02; 8/10/04; 01/08/13; 03/11/14; 04/11/17; 06/14/22; 02/14/24)*

A. A home occupation shall not create the demand for more than three patrons per hour, with the exception of daycare, in-home instruction, and swimming lessons as provided in this section. In no case shall the number of clients exceed 12 per hour and 24 per day.

B. If the home occupation involves training or grooming of Category 4 animals (see Table 12.260) and does not have a kennel permit, the maximum number of client's animals that may be kept at the home at a given time shall not exceed three.

1. Any home occupation involving the boarding or caring (i.e., daycare) of Category 4 animals (see Table 12.260) shall require a kennel permit.

2. No overnight keeping of client's animals shall be allowed.

C. Off-street parking is required for all patrons of an approved home occupation.

D. In the case of in-home instruction, including but not limited to preschools, dance, music, art, and cooking instruction, , there shall not be more than 12 persons at one time nor more than two classes or sessions per day.

E.

F. In the case of child daycare, the total number of children that may be allowed in attendance at one time shall conform to the Utah State Regulations for residential childcare found at Utah Admin. Code R430-50-1, *et seq.* In order to maintain the validity of a Lehi City business license for any child day care, the applicant shall obtain and keep valid a Utah Department of Health childcare certificate. Any child day care home occupation shall also strictly comply with all other requirements set forth in Utah Admin. Code § R430-50-1, *et seq.*

In the case of athletic instruction, the following provisions shall apply:

1. The total number of patrons in attendance at one time shall be limited to the number of off-street parking stalls the lot the home resides on can provide.
2. There shall be no more than four classes or sessions per day. Classes and sessions shall be limited to no more than two hours at a time.

G. In the case of swimming lessons, the following provisions shall apply:

1. the total number of patrons that may be allowed in attendance at one time shall be limited to six.

2. there shall be no more than four classes or sessions per day.

3. the license holder and any other instructors shall have and maintain current certifications issued by the American Red Cross in each of: 1) cardio-pulmonary resuscitation; 2) first aid; and 3) swim coaches safety training or water safety instruction.

4. the pool facility shall meet all State requirements for pool cleanliness, microbes, sanitation, chemicals, lifesaving apparatus, periodic sampling of water, and water purification treatment.

5. the pool design must be an in-ground built-in pool. Temporary, portable, or above ground pools shall not be used.

6. all instructors are required to have YMCA accreditation or other nationally approved accreditation standards for swim instruction.

H. For child day care, in-home instruction, and swimming lessons, the backyard of the home is required to be fully fenced and all gates shall have self-closing latches.

I. For any business expecting patrons, including salons, daycare, in-home instruction, and swimming lessons, the applicant must pass a fire and safety inspection prior to the issuance of a business license.

Section 20.050. Mobile Home Occupations.

(New 06/09/20)

A. Mobile Home Occupation shall be defined as a personal service or pet grooming facility business that operates out of a mobile unit.

B. A Home Occupation Permit may be issued for a Mobile Home Occupation if the use meets the definition of personal services or pet grooming facility in this Code and all other requirements listed in this Chapter.

C. The business license for a Mobile Home Occupation shall have a residential address in Lehi City for the home office.

D. No services shall be provided while the mobile unit is in motion.

E. The mobile unit shall be self-contained and self-supporting. The unit shall not connect into any city utilities or dispose of waste in city storm drain or sanitary sewer.

F. The mobile unit shall have fresh water for each business day. Should the fresh water run out during a business day, the business shall discontinue operations until the fresh water holding tank has been re-filled.

G. All furniture shall be anchored to the mobile unit and chemicals shall be stored in cabinets with safety catches.

H. No part of the mobile unit shall be used for living or sleeping quarters.

J. Mobile Home Occupation operators and vendors shall comply with the Lehi City Municipal Code Title 5, Chapter 3, Noise Control.

K. Mobile Home Occupations shall, at all times comply with all applicable laws to this type of service and all county health department regulations.

L. Parking of the mobile unit shall comply to the following:

1. Mobile Home Occupations shall not be parked in a manner that impedes vehicular or pedestrian traffic flow or public safety. A minimum clearance of 15 feet shall be kept between the Mobile Home Occupation and any fire hydrant, utility box, ADA accessibility ramp, or building entrance.

2. A Mobile Home Occupation shall not park on any landscaped parking strip.

3. Mobile Home Occupations shall not be operated on public streets where the speed limit exceeds 35 miles per hour, or at any locations that are otherwise deemed hazardous by Lehi City, unless the roadway or location has been closed to vehicular traffic for a public event.

4. Mobile Home Occupations shall be parked lawfully on public right-of-way. Mobile Home Occupations shall be parked so that neither the vehicle or customers interfere with public access to adjacent parking stalls, driveways, or entrances of existing buildings or uses.

5. Each Mobile Home Occupations operator shall ensure that its use of the right-of-way, including the sidewalk, does not interfere with or limit sidewalk users' passage.

6. All Mobile Home Occupations shall be removed from the public right-of-way at the close of each business day, Mobile Home Occupations shall park off-street during non-business hours. Parking of the Mobile Home Occupation can occur in a driveway as allowed by the CC&R's of the subdivision. No services shall be provided while the mobile unit is parked in the driveway.

Section 20.060. Prohibited Home Occupations. *(New 12/08/09; Amended 01/08/13; 08/29/17; 10/13/20; 06/14/22)*
For the purpose of protecting residential character, the following types of businesses and those of a similar nature are prohibited as home occupations when performed on premise and not as a home office:

A. body art facilities;

B. clinics, hospitals, and related medical and dental facilities, excluding outpatient counseling and therapy services;

C. cosmetic facilities that require biohazard disposal including, but not limited to, micro-blading, derma fillers, Botox injections, and neuromodulators;

D. animal and veterinary clinics, kennels, or other facilities which entail the raising, or keeping of dogs, cats or other animals in excess of what is permitted by Table 12.070 of this Code;

E. restaurants, but not including food preparation;

F. automobile, truck, or recreational vehicle related businesses, including repair services, wholesale or retail sales, painting and auto body repair;

G. construction or landscape maintenance businesses that require equipment, materials, or vehicles to be stored at the home;

H. ambulance services;

H. retail sales businesses, excluding internet sales;

I. sexually oriented businesses; and

K. engine or appliance repair services.

Section 20.070 Appeals. *(Amended 01/08/13; 12/13/16)*
If an applicant for a Home Occupation Permit is either denied a permit or desires to appeal any condition of approval placed on the application by the Zoning Administrator, the applicant may present an appeal to the Hearing Examiner within ten days of the decision, as per Section 03.040. The applicant shall notify the Zoning Administrator, in writing, of the appeal. The Zoning Administrator will schedule an appeal hearing with the Hearing Examiner and provide at least 14 days' public notice consistent with the notification procedures of Section 03.080. At the hearing, the Hearing Examiner may hear from the Zoning Administrator, staff, applicant, public and other interested parties prior to making a decision on the appeal. Following the hearing, the Hearing Examiner may approve, approve with conditions, or deny the appeal.

Section 20.080. Noncompliance and Revocation.
Any Home Occupation Permit shall be revoked by the Zoning Administrator upon violation of any of the requirements of this Chapter, or upon failure to comply with any condition of the permit, unless the violation is corrected within ten days of receipt of written notice of the violation. A permit may be revoked for repeated violations of the requirements of this Chapter, notwithstanding compliance to the violation notice.

Section 20.090. Business License Required.
(New 12/08/09)
A Home Occupation Permit is not a business license. Granting of the permit shall not relieve the permittee of any other license requirement of the City or of any other public agency, including the requirement to obtain a business license.

CHAPTER 20

HOME OCCUPATIONS

(Amended 05/22/18)

Section 20.010. Purpose.
Section 20.020. Requirements of Approval.
Section 20.030. Employees.
Section 20.040. Patrons.
Section 20.050. Mobile Home Occupations
Section 20.060. Prohibited Home Occupations.
Section 20.070. Appeals.
Section 20.080. Noncompliance and Revocation.
Section 20.090. Business License Required.

Section 20.010. Purpose. *(Amended 03/28/00; 01/08/13; 04/11/17)*

It is the intent of Lehi City to encourage business activities in appropriate commercial districts. Business activities may be conducted within a residence on a limited basis provided that the proposed activity complies with the standards and provisions of this Chapter. All home occupations shall be secondary and incidental to the residential use of the structure. Home occupations are a temporary privilege that can be revoked at any time if disruption of the residential neighborhood occurs, or if the applicant fails to comply with any condition of approval.

Section 20.020. Requirements of Approval. *(Amended 03/28/00; 8/10/04; 12/08/09; 01/08/13; 03/11/14; 04/11/17; 08/29/17; 12/08/20)*

To protect the character of residential neighborhoods in the City, a Home Occupation Permit shall be obtained prior to use of a residential dwelling or accessory building for a business. An application for a Home Occupation Permit may be approved provided:

A. the applicant resides in the residence for which the permit is being sought;

B. no alteration to the exterior of the residence is made and the residence maintains the general character and appearance of a residential dwelling;

C. the home occupation occupies no more than 25% of the total finished, livable floor area of the dwelling;

D. the home occupation is carried out within the home, garage, accessory building, or other space of a residential property but is not observable by the general public from the street in front of the residence, and the business activities do not create a nuisance for adjacent properties or disrupt the normal residential character of the neighborhood in which the residence is located;

E. any space that is used for the business in a garage or accessory building is counted toward the maximum allowed square footage for the home occupation;

F. garage doors remain closed while business is conducted therein;

G. required off-street parking for both the primary residence, any permitted ADU or STR, and home occupation is maintained as per Table 37.080, Section 12.230.G, Section 26.030.C, and Section 20.040.B of this Code;

H. a home occupation located in a garage or accessory building complies with all applicable building and fire codes, which may require approval for business activities by the Building Official and fire marshal;

I. if the home occupation involves raising, keeping, caring, or selling of animals, an inspection by the Animal Control Officer shall occur prior to issuance of a business license;

J. a certificate of occupancy is first issued for the residence;

K. the applicant obtains a Lehi City Business License for the home occupation on an annual basis;

L. there are no signs or product displays;

M. no more than one home occupation is approved per residence unless the applicant can demonstrate the additional home occupations will not impact the residential nature of the area;

N. the applicant provides off-street parking for all vehicles related to the home occupation, that no on-street parking related to the business is allowed, and the business activities do not create a demand for on-street parking;

O. there is no storage or parking of tractor trailers, semi-trucks, or other heavy equipment on the premises or on the streets in the vicinity of the premises of the home occupation, except that not more than one truck of one-ton capacity or less may be parked at the premises during off hours;

P. to ensure the home occupation, once authorized, does not become a nuisance to the neighbors, the Zoning Administrator may impose operating conditions initially and also subsequently to protect the public health, safety, peace, and welfare of the residents of the surrounding residential area;

Q. the home occupation is clearly incidental and secondary to the residential use of the dwelling and does not change the character of the building from common residential uses;

R. activities in connection with the home occupation are not in conflict with the objectives and characteristics of the district in which the home occupation is located; and

S. if the applicant for a home occupation is not the legal owner of the residence, the applicant presents written permission from the legal owner of the residence to conduct the activities proposed.

T.

Section 20.030. Employees.
(Amended 03/28/00; 01/08/13)

A. Residents of the dwelling for which a home occupation has been approved may be employed by the home occupation.

B. Recognizing that for some home occupations additional employees are necessary or practical, the City may allow one employee not residing in the premises to work at the location of a home occupation during daytime business hours. Off-street parking shall be required for all on-premises employees of an approved home occupation.

C. Off-premise employees shall not be allowed to frequent the premise of a home occupation.

Section 20.040. Patrons. *(Amended 07/18/02; 8/10/04; 01/08/13; 03/11/14; 04/11/17; 06/14/22; 02/14/24)*

1. The number of patrons permitted at a home occupation shall be based on the amount of off-street parking the residence can provide, with the exception of daycare, child in-home instruction, and swimming lessons.
2. There shall be no more than four classes or sessions per day.

B. If the home occupation involves training or grooming of Category 4 animals (see Table 12.260) and does not have a kennel permit, the maximum number of client's animals that may be kept at the home at a given time shall not exceed three.

1. Any home occupation involving the boarding or caring (i.e., daycare) of Category 4 animals (see Table 12.260) shall require a kennel permit.

2. No overnight keeping of client's animals shall be allowed.

C. Off-street parking is required for all patrons of an approved home occupation.

D. In the case of child in-home instruction, including preschools, dance, music, art instruction, and athletic instruction, there shall not be more than 12 persons at one time nor more than two classes or sessions per day.

In the case of child daycare, the total number of children that may be allowed in attendance at one time shall conform to the Utah State Regulations for residential childcare found at Utah Admin. Code R430-50-1, *et seq.* In order to maintain the validity of a Lehi City business license for any child day care, the applicant shall obtain and keep valid a Utah Department of Health childcare certificate. Any child day care home occupation shall also strictly comply with all other requirements set forth in Utah Admin. Code § R430-50-1, *et seq.*
E. In the case of swimming lessons, the following provisions shall apply:

1. the total number of patrons that may be allowed in attendance at one time shall be limited to six.

2. there shall be no more than four classes or sessions per day.

3. the license holder and any other instructors shall have and maintain current certifications issued by the American Red Cross in each of: 1) cardio-pulmonary resuscitation; 2) first aid; and 3) swim coaches safety training or water safety instruction.

4. the pool facility shall meet all State requirements for pool cleanliness, microbes, sanitation, chemicals, lifesaving apparatus, periodic sampling of water, and water purification treatment.

5. the pool design must be an in-ground built-in pool. Temporary, portable, or above ground pools shall not be used.

6. all instructors are required to have YMCA accreditation or other nationally approved accreditation standards for swim instruction.

F. For child day care and in-home instruction and swimming lessons, the backyard of the home is required to be fully fenced and all gates shall have self-closing latches.

G. For any business expecting patrons, including salons, daycare, in-home instruction, and swimming lessons, the applicant must pass a fire and safety inspection prior to the issuance of a business license.

Section 20.050. Mobile Home Occupations.
(New 06/09/20)

A. Mobile Home Occupation shall be defined as a personal service or pet grooming facility business that operates out of a mobile unit.

B. A Home Occupation Permit may be issued for a Mobile Home Occupation if the use meets the definition of personal services or pet grooming facility in this Code and all other requirements listed in this Chapter.

C. The business license for a Mobile Home Occupation shall have a residential address in Lehi City for the home office.

D. No services shall be provided while the mobile unit is in motion.

E. The mobile unit shall be self-contained and self-supporting. The unit shall not connect into any city utilities or dispose of waste in city storm drain or sanitary sewer.

F. The mobile unit shall have fresh water for each business day. Should the fresh water run out during a business day, the business shall discontinue operations until the fresh water holding tank has been re-filled.

G. All furniture shall be anchored to the mobile unit and chemicals shall be stored in cabinets with safety catches.

H. No part of the mobile unit shall be used for living or sleeping quarters.

H. Mobile Home Occupation operators and vendors shall comply with the Lehi City Municipal Code Title 5, Chapter 3, Noise Control.

I. Mobile Home Occupations shall, at all times comply with all applicable laws to this type of service and all county health department regulations.

J. Parking of the mobile unit shall comply to the following:

1. Mobile Home Occupations shall not be parked in a manner that impedes vehicular or pedestrian traffic flow or public safety. A minimum clearance of 15 feet shall be kept between the Mobile Home Occupation and any fire hydrant, utility box, ADA accessibility ramp, or building entrance.

2. A Mobile Home Occupation shall not park on any landscaped parking strip.

3. Mobile Home Occupations shall not be operated on public streets where the speed limit exceeds 35 miles per hour, or at any locations that are otherwise deemed hazardous by Lehi City, unless the roadway or location has been closed to vehicular traffic for a public event.

4. Mobile Home Occupations shall be parked lawfully on public right-of-way. Mobile Home Occupations shall be parked so that neither the vehicle or customers interfere with public access to adjacent parking stalls, driveways, or entrances of existing buildings or uses.

5. Each Mobile Home Occupations operator shall ensure that its use of the right-of-way, including the sidewalk, does not interfere with or limit sidewalk users' passage.

6. All Mobile Home Occupations shall be removed from the public right-of-way at the close of each business day, Mobile Home Occupations shall park off-street during non-business hours. Parking of the Mobile Home Occupation can occur in a driveway as allowed by the CC&R's of the subdivision. No services shall be provided while the mobile unit is parked in the driveway.

Section 20.060. Prohibited Home Occupations. *(New 12/08/09; Amended 01/08/13; 08/29/17; 10/13/20; 06/14/22)*
For the purpose of protecting residential character, the following types of businesses and those of a similar nature are prohibited as home occupations when performed on premise and not as a home office:

A. body art facilities;

B. clinics, hospitals, and related medical and

dental facilities, excluding outpatient counseling and therapy services;

C. cosmetic facilities that require biohazard disposal including, but not limited to, micro-blading, derma fillers, Botox injections, and neuromodulators;

D. animal and veterinary clinics, kennels, or other facilities which entail the raising, or keeping of dogs, cats or other animals in excess of what is permitted by Table 12.070 of this Code;

E. restaurants, but not including food preparation;

F. automobile, truck, or recreational vehicle related businesses, including repair services, wholesale or retail sales, painting and auto body repair;

G. construction or landscape maintenance businesses that require equipment, materials, or vehicles to be stored at the home;

H. ambulance services;

H. retail sales businesses, excluding internet sales;

I. sexually oriented businesses; and

K. engine or appliance repair services.

Section 20.070 Appeals. *(Amended 01/08/13; 12/13/16)*
If an applicant for a Home Occupation Permit is either denied a permit or desires to appeal any condition of approval placed on the application by the Zoning Administrator, the applicant may present an appeal to the Hearing Examiner within ten days of the decision, as per Section 03.040. The applicant shall notify the Zoning Administrator, in writing, of the appeal. The Zoning Administrator will schedule an appeal hearing with the Hearing Examiner and provide at least 14 days' public notice consistent with the notification procedures of Section 03.080. At the hearing, the Hearing Examiner may hear from the Zoning Administrator, staff, applicant, public and other interested parties prior to making a decision on the appeal. Following the hearing, the Hearing Examiner may approve, approve with conditions, or deny the appeal.

Section 20.080. Noncompliance and Revocation.
Any Home Occupation Permit shall be revoked by the Zoning Administrator upon violation of any of the requirements of this Chapter, or upon failure to comply with any condition of the permit, unless the violation is corrected within ten days of receipt of written notice of the violation. A permit may be revoked for repeated violations of the requirements of this Chapter, notwithstanding compliance to the violation notice.

Section 20.090. Business License Required.
(New 12/08/09)
A Home Occupation Permit is not a business license. Granting of the permit shall not relieve the permittee of any other license requirement of the City or of any other public agency, including the requirement to obtain a business license.

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the February 13, Budget Retreat/City Council Meeting, and the February 27, City Council Meeting

Suggested Action:

Attachments:

021324 Budget Retreat and CC.pdf

022724 CC.pdf

LEHI CITY

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

Minutes of the **Budget Retreat and City Council Meeting** of the **Lehi City Council** held Tuesday, **February 13, 2024,** at the Public Safety Building, 128 North 100 East, Lehi, Utah; and Lehi City Council Chambers, 153 N 100 E, Lehi, Utah. The meeting began at approximately 8:30 AM.

Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Heather Newall, Council Member
Michelle Stallings, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Brad Kenison, Assistant City Engineer; Marlin Eldred, Economic Development Director; Beau Thomas Deputy City Manager; Dean Lundell, Finance Director; Steve Marchbanks, Parks Superintendent; Shaye Ruitenbeek, Fiber Business Manager; Teisha Wilson, City Recorder; Scott Sampson, Risk Manager; Jeremy Estes, Fleet Manager; Chief Jeremy Craft, Fire Department; David Kitchen, Human Resources Director; Alyson Alger, Treasure; Karma Bentson, Accountant; Tyler Kelsey, IT Manager; Brent Thomas, Power Department; Michelle Maughan; Information Center Manager; Morgan Cummings, Justice Court; Dan Harrison, Legacy Center Director; Kristi Seeley, Library Director; Heather Tucker, Literacy Center Director; Chief Darren Paul, Police Department; Sierra Pierson, Management Analyst; Melanie Hansen, Events Manager; Greg Allred, Water Department Manager; Mike West, Planner; and Andy Gowans, Management Analyst.

1. **Welcome and Opening Comment / Breakfast and Pictures**
   Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Heather Newall offered the prayer.

2. **Personality Assessment and Team Building**
   Noelani Wayas, a Clifton certified strengths coach, presented on strengths and personality assessments. She talked about how to use strengths in workplace productivity and job satisfaction. She stressed the importance of recognizing and developing one's strengths, rather than just relying on talents alone and how to focus on what's right with people rather than fixating on their weakness. She emphasizes the importance of self-awareness and recognizing blind spots in strengths to maximize potential.

3. **Lunch and Tour of Emergency Management Trailer**
   Council and staff recessed for lunch.

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4. Justice Court Discussion

Judge Cummings informed the Council of a proposal for Lehi to take American Fork's court cases, potentially saving Lehi thousands of dollars in operating costs. Details of the agreement were discussed.

5. Citizen Survey Results with Y2 Analytics

Representatives from Y2Analystics presented the annual survey results. Overall, residents expressed concerns about the effects of growth on traffic, housing availability, and overall quality of life. While fire and emergency medical services remain highly regarded, ratings for snow removal have decreased significantly compared to the previous year. Traffic, housing, and water quality are identified as top priorities in managing the city's growth.

Residents did express positive sentiment towards the location, amenities, and quality of life but show decreased trust in city staff and officials, particularly regarding growth management. While overall satisfaction with city services remains, there is a decline in perceived value.

Mayor Johnson reflected on the challenges of managing growth, particularly on the east side of Lehi where there is limited land for development. While residents prioritize housing for future generations and emphasize the importance of walkability and bike ability, concerns about regional growth impacts remain prevalent.

The Visioning Exercise was skipped due to time constraints.

6. Financial Update

Dean Lundell, Finance Director, provided economic data and budget considerations for the council's review. He noted that the state is forecasting a 3.8% growth in sales tax for 2024, with low unemployment and a stable economy seen as positive indicators.

Mr. Lundell also discussed Utah's property tax laws and their impact on residents, explaining how property taxes are calculated based on relative value and not just home appreciation. He highlighted the challenges of property tax assessments, especially in areas experiencing rapid growth, and that property tax laws do not account for inflation.

He also presented on utility rates and funding, with discussions on the financial health of the water and sewer utilities. He highlighted the need for rate increases to fund projects and ensure sustainability.

Additionally, there was discussion of the Public Power Adjustment Charge (PPAC), designed to offset market fluctuations in power costs.

7. Alpine School District Update

Stacy Bateman and Joylin Lincoln, Alpine School District Board members, distributed the Annual Financial Report. They noted that the school board examined enrollment trends, staffing needs, and ongoing capital projects, emphasizing taxpayer transparency and the breakdown of fund revenues.

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They also addressed the potential for a split in the school district. While Lehi has the largest tax base, it faces challenges in securing Title One funding due to its student demographics. Discussions ensued regarding the process for initiating a split in the district, with various pathways outlined for consideration. They stated that the reconfiguration proposal garnered some support from those who saw it as a viable alternative following the failure of a previous bond.

School safety measures were also a focal point, with discussions on threat assessments, internet safety, and staffing levels to ensure student well-being.

Moving forward, the district plans to conduct a study to assess the impact of property tax increases and determine the best approach for the reconfiguration proposal. Additionally, ongoing capital projects, including school rebuilds and new construction, were highlighted as part of the district's commitment to addressing infrastructure needs.

8. Council Assignments and Miscellaneous Reports

Mayor Pro Tempore led a discussion on Council committee assignments and made changes as requested or as needed.

9. Prioritize Council Goals

The Council participated in an activity to demonstrate the Council's priorities for the upcoming budget year, and the Council also discussed project specific goals.

There was discussion about how to prioritize sidewalk funding. It was suggested that a study could determine which areas of the city are unsafe and would benefit from sidewalks.

Cameron Boyle also presented an update on Dry Creek reservoir regarding the water storage, water rights, evaporation, seepage, and funding issues. The risks and liability concerns were also noted.

10. Update on Family Park and Dry Creek Reservoir.

Steve Marchbanks presented the updated plans for Family Park. He said that the all-abilities playground will be the largest in Utah County and possibly the State. The anticipated opening will be August 2024.

11. Miscellaneous Updates

a. Potential fee for Literacy Center

Heather Tucker, Literacy Center Director, presented on how to sustain the Literacy Center programs. Ideas include implementing a registration fee for participation, offering a non-resident opportunity with fees, applying for grants and seeking donations. Incentivizing attendance by charging fees can also be beneficial. The Council was amenable to considering a fee schedule for the upcoming budget year.

b. City Flag

Jeanteil Livingston, Public Relations Manager, presented a proposed flag redesign. Currently the flag uses the city logo, but a flag should be simple, with meaningful symbols. She proposed

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a design contest for residents to submit ideas. She also presented the next steps that would include a review committee.

c. Curtis Center Budget

Dan Harrison, Recreation Director, presented various options of the operations and budget at the Curtis Center. He suggested offering different types of activities there that would be in addition to what they already offer at the Legacy Center. Options varied from basic facility maintenance to providing dedicated staff for additional programs. The options will also be discussed during the budget process.

d. Fiber Project Update

Shaye Ruitenbeek gave an update on the project which included a report on service sign-ups and satisfaction ratings.

12. Dinner and Pre-Council Items Including Agenda Questions, Administrative Report and Legislative Update.

Continued Miscellaneous Updates

Andy Gowans provided an update on bills being proposed for state legislation.

e. City Hall/ Library Update

Jason Walker stated that they should have a total cost available soon.

f. Planning Items

Kim Struthers provided an update on the Traverse Mountain Conservation Easement proposal. Mr. Struthers will continue to draft a proposal which to be considered by the Council at a future meeting.

13. Consideration of Adjourning into a Closed Session to discuss the character, professional competence, or physical or mental health of an individual; and to discuss the purchase, exchange, or lease of real property.

Motion: Councilor Hancock moved to adjourn into a closed session to discuss the character, professional competence, or physical or mental health of an individual and to discuss the purchase, exchange, or lease of real property. Councilor Condie seconded the motion.

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

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The meeting adjourned into a close session at approximately 6:50 p.m.
The meeting resumed in the Council Chambers at approximately 7:25 p.m.

Regular Session, 7:25 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Stallings led the Pledge of Allegiance.

2. 20 Minute Citizen Input

Coby Zimmerman stated that he represents the volunteer effort at Dragonfly Disc Golf Course. He highlighted the success and community support for the disc golf course, which has seen a significant increase in rounds played and volunteer hours. He emphasizes the need for additional amenities like signage, and bathrooms to accommodate the growing popularity of disc golf. He also mentioned the broader momentum behind disc golf in Utah and urged the Council to pursue a grant to enhance the course further. The Mayor encouraged Mr. Zimmerman to work with staff.

Laurie Vukich stated that she lives along the Dry Creek dip on 1200 East. She expressed concern regarding potential liability and danger to the public due to a lack of retaining wall along the road. She described how the hillside has been crumbling and creating hazards. She sought assistance from the Council in addressing the issue. The Mayor directed staff to investigate the matter further to ensure public safety.

3. Consent Agenda

3.1) Approve Purchase Orders

3.2) Approve Minutes from the January 23, 2024 City Council Meeting.

Motion: Councilor Condie moved to approve the consent agenda items. Councilor Stallings seconded the motion.

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

4. Consideration of Resolution #2024-04 approving an Interlocal Agreement with American Fork City for the provision of court services.

This item was pulled from the agenda.

5. Consideration of Resolution #2024-02 approving an agreement with C&L Water Solutions for the lining of sewer mains within the city.

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Greg Allred, City Water Manager, stated that they are planning to replace the sewer mains in two areas of the city. He said these mains are old and deteriorating, necessitating replacement as part of the city's ongoing infrastructure improvements.

Motion: Councilor Condie moved to approve Resolution #2024-02 approving an agreement with C&L Water Solutions for the lining of sewer mains within the city. Councilor Hancock seconded the motion.

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

6. Consideration of Resolution #2024-03 amending the Lehi City Parks, Arts, Recreation and Culture PARC program guidelines.

Jason Bond updated the Council on the updates to the PARC program. He noted that they are trying to simplify the process for smaller organizations. Councilor Stallings suggested expanding the definitions to include organizations like the Lehi Archives.

Motion: Councilor Hancock moved to Resolution #2024-03 amending the Lehi City Parks, Arts, Recreation and Culture PARC program guidelines; and change the dollar quantity from $9,9999 to $10,000 and allow the organization to reference the dollar value of volunteer hours. Councilor Albrecht seconded the motion.

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

7. Consideration of Ordinance #06-2024 approving the Newbold Estates Zone Change, located at approximately 600 North 500 West on 7.3-acres, changing the zoning from A-1 & R-2 to R-1-Flex.

Dave Schoville was representing the applicant. He stated that they are working to resolve the overlap in boundaries with the Newbolds. Mr. Struthers stated that they will want the new property description before the zone change is recorded.

Motion: Councilor Condie moved to approve Ordinance #06-2024 approving the Newbold Estates Zone Change, located at approximately 600 North 500 West on 7.3-acres, changing the zoning from A-1 & R-2 to R-1-Flex; including all Development Review Committee and Planning Commission comments; also noting that the applicant is working with the Newbolds to correct the boundary line overlap. Councilor Albrecht seconded the motion.

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

8. Consideration of approval for the Lehi Medical Office Phase 1 Condo Plat, for 4 units located at 3668 West 2150 North.

Steve Davies was representing the applicant.

Motion: Councilor Albrecht moved to grant approval of the Lehi Medical Office Phase 1 Condo Plat, for 4 units located at 3668 West 2150 North; and include all Development Review Committee Comments. Councilor Newall seconded the motion.

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

9. Consideration of approval for the Lehi Medical Office Phase 2 Condo Plat for 6 units located at 3742 West 2150 North.

Steve Davies was representing the applicant.

Motion: Councilor Albrecht moved to approve the Lehi Medical Office Phase 2 Condo Plat for 6 units located at 3742 West 2150 North; including all Development Review Committee Comments. Councilor Newall seconded the motion.

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

10. Consideration of Resolution #2024-01 approving a Cooperative Agreement between UDOT, DR Horton and Lehi City for traffic improvements near Center Street and Timpanogos Highway.

Lorin Powell, City Engineer stated that this agreement will improve traffic and safety.

Motion: Councilor Newall moved to approve Resolution #2024-01 approving a Cooperative Agreement between UDOT, DR Horton and Lehi City for traffic improvements near Center Street and Timpanogos Highway. Councilor Condie seconded the motion.

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

11. Consideration of Ordinance #05-2024 adopting amendment to the Lehi City Municipal Code, Chapter 12.24, City Cemetery, adding headstone size restrictions in certain sections.

Chris Orme, Lehi City Sexton, stated that they are proposing this change in a few specific sections of the cemetery to accommodate the smaller plot spaces.

Motion: Councilor Hancock moved to approve Ordinance #05-2024 adopting amendment to the Lehi City Municipal Code, Chapter 12.24, City Cemetery, adding headstone size restrictions in certain sections. Councilor Stallings seconded the motion.

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

12. Consideration of Ordinance #07-2024 a Development Code Amendment to Chapters 20 & 39, adding athletic instruction as a use, under in-home instruction, for a Home Occupation.

Mr. Struthers stated that they are receiving more requests to accommodate home fitness instruction, which currently isn't an allowed use. There was discussion to include other uses such as cooking or tutoring.

Motion: Councilor Hancock moved to Ordinance #07-2024 a Development Code Amendment to Chapters 20 & 39, adding athletic instruction as a use, under in-home instruction, for a Home Occupation; and include all Development Review Committee comments; and directed staff to review other potential uses such as academic, cooking and also review what the intensity could be for those uses and then bring to back to the Council for discussion. Councilor Newall seconded the motion.

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

13. Consideration of Ordinance #08-2024 a Development Code Amendment to Table 37.080, Off-Street Parking requirements, removing a proximity requirement for townhomes adjacent to on-street parking.

Mr. Struthers stated that they are trying to be more flexible with the location of the required parking stalls. He noted that this will not decrease the number of parking stalls. Concerns were raised about guest parking and how this could negatively impact the residents. Proposals ranged from increasing the parking distance to allowing exceptions on a case-by-case basis, and which legislative body would make that decision. It was also suggested that a parking study be required to ensure the best parking locations.

Motion: Councilor Condie moved to deny Ordinance #08-2024 and direct staff to propose a new recommendation that if an application is going to request an exception to the proximity requirements that they can work with staff and do a parking study that would show the justification for the exception and that the Council be the final land use authority to grant the exception. The Planning Commission may review. Councilor Newall seconded the motion.

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

14. Consideration of Resolution #2024-06 appointing an Alternate Commissioner to the Lehi City Planning Commission.

Beau Jones was recommended for this appointment.

Motion: Councilor Hancock moved to approve Resolution #2024-06 appointing an Alternate Commissioner to the Lehi City Planning Commission. Councilor Albrecht seconded the motion.

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

15. Consideration of Resolution #2024-07 appointing a committee member to the Lehi City Parks, Trails, and Trees Committee.

Gary Ladle was recommended for this appointment.

Motion: Councilor Hancock moved to approve Resolution #2024-07 appointing a committee member to the Lehi City Parks, Trails, and Trees Committee. Councilor Stallings seconded the motion.

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

16. Consideration of Resolution #2024-08 appointing committee members to the Lehi City Parks, Arts, Recreation, and Cultural (PARC) Advisory Committee.

Jessica Jones and Jacob Cosby were recommended for this appointment.

Motion: Councilor Hancock moved to approve Resolution #2024-08 appointing committee members to the Lehi City Parks, Arts, Recreation, and Cultural (PARC) Advisory Committee. Councilor Albrecht seconded the motion.

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

17. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Newall seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 8:56 p.m.

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Approved:	Attest:
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **February 27, 2024,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Heather Newall, Council Member
Michelle Stallings, Council Member

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Beau Thomas, Deputy Administrator; Dean Lundell, Finance Director; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Newall gave the opening comment.

2. Presentations and Reports

2.1 Olympus Insurance Training

Brian Child, with Olympus Insurance, presented to the Council. He emphasized the importance of a risk-aware culture in identifying and mitigating potential risks throughout the city. He noted that the city faces various risks, including cyber threats, accidents on trails, and legal liability, and has implemented measures to address these risks and maintain a culture of risk awareness.

2.2 Discussion of the 2100 N / Holy Cross Hospital Station Area Plan

Jordan Swain and Jonathan Young, Consultants with Arcadis, presented an update on the Station Area Plan. Discussions centered on sustainability and transportation options for new light rail stations in Utah. Mr. Swain outlined the project process, emphasizing community engagement and iterative discovery. He noted that through community engagement, they found that the public prioritized parks, plazas, and affordable housing near transit stations. Design elements and placemaking were suggested to address the area's lack of identity. A refined concept was presented, focusing on grid connectivity and pedestrian-friendly design. Mixed-use development, including creative space and essential retail, was envisioned. Mayor Johnson expressed frustration with UTA's transit planning. Suggestions also included a phased development process. Councilor Stallings raised concerns about property acquisition and existing traffic issues.

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2.3 Discussion of General Plan Pioneer Crossing Village Overlay at 1100 W and Pioneer Crossing

This item was pulled and will be heard at a future date.

2.4 Presentation of Lehi Departmental Goals

Cameron Boyle, Assistant City Administrator, presented an overview of the city's goals for the fiscal year 2025, highlighting updates on ongoing projects and introducing new priorities. Additionally, Mr. Boyle outlined the city's goals and strategies for various departments, including public safety, community development, parks and facilities, and public works. The overarching aim is to enhance public and employee engagement, foster a family-centric community, and leverage technology to improve infrastructure and maintenance. Council members stressed the importance of transparency in the budget process, advocating for updates on schedules and rationale.

3. Agenda Questions

None.

4. Administrative Report

Melanie Busath, Special Events Coordinator, updated the Council on the Bacon Brothers event, mentioning concerns about Wines Park and potential alternative venues.

5. Mayor and Council Reports

The Council reported on their assigned committees.

6. Consideration of Adjourning into a Closed Session to discuss the character, professional competency, or physical or mental health of an individual and to discuss the purchase, exchange, or lease of real property.

> **Motion:** Councilor Hancock moved to adjourn into a closed session to discuss the character, professional competence, or physical or mental health of an individual; and to discuss pending or reasonably imminent litigation. Councilor Newall seconded the motion.
>
> **Roll Call Vote**: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

The meeting recessed at approximately 6:40 p.m.
The meeting resumed at approximately 7:03 p.m.

Regular Session, 7:03 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Council Condie who is excused. Councilor Hancock led the Pledge of Allegiance.

2. Presentations and Reports

2.1 Arbor Day Presentation

Mayor Johnson read the Arbor Day Proclamation.

2.2 Utah Southern Railroad Depot Museum Presentation- Darlene Stice van Workhoven, Don West, and Karl Farnsworth.

The presenters addressed the Council and shared their family history and ties to the Railroad Depot. They thanked the efforts of Lehi City officials and preservationists for the depot being meticulously restored and relocated to its current location. The Lehi Depot Museum, housed within the depot, continues to serve as a repository of the city's heritage.

The presenters stated that efforts to revitalize the depot and museum are ongoing, with plans for establishing a volunteer-led museum and promoting educational field trips and group tours. They emphasized the importance of community involvement and collaboration in preserving the depot's cultural heritage.

The presenters also underscored the depot's benefits, including its role in educational field trips and its adjacency to a scenic bike trail. Suggestions were made for investing in signage and historic preservation to showcase Utah's history and enhance surrounding development. They proposed the creation of a nonprofit organization, the Utah Southern Railroad Foundation, to spearhead preservation efforts and attract volunteers.

Representatives presented how they would like to reopen the Railroad Depot and move museum artifacts back to the Depot.

John Rockwell reflected on years of volunteerism and his personal connection to historical preservation.

3. 20 Minute Citizen Input

Annette Harris had a concern with parking in the area of the depot and asked the city to address parking.

Carolyn Nielsen stated that despite challenges, she is grateful for everyone's dedication to preserving Lehi's history.

4. Consent Agenda

4.1) Approve Purchase Orders

4.2) Approve Minutes from the February 13, 2024 Budget Retreat and City Council Meeting.

The minutes were pulled.

Motion: Councilor Condie moved to approve the purchase orders. Councilor Newall seconded the motion.

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

5. Consideration of Resolution #2024-04 approving an Interlocal Agreement with American Fork City for the provision of court services.

DRAFT

This item was pulled from the agenda.

6. Consideration of Resolution #2024-05 approving a water delivery agreement with Texas Instruments Inc.

Lorin Powell, City Engineer, explained that this is an agreement for the city to meet the water supply needs for the TI operations.

Ryan Mills was representing Texas Instruments.

Motion: Councilor Hancock moved to approve Resolution #2024-05 approving a water delivery agreement with Texas Instruments Inc. Councilor Albrecht seconded the motion.

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

7. Consideration of Ordinance #09-2024 the Willow Park Church zone change on 10.92-acres located at approximately 1500 North 2600 West, changing the zoning from TH-5 to R-1-22

Darran Mano, representing the Church or Jesus Christ of Latter-Day Saints, requested the rezone for the construction of a church.

Motion: Councilor Condie moved to approve Ordinance #09-2024 the Willow Park Church zone change on 10.92-acres located at approximately 1500 North 2600 West, changing the zoning from TH-5 to R-1-22; including all Development Review and Planning Commission comments. Councilor Albrecht seconded the motion.

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

8. Consideration of Ordinance #10-2024 a Development Code Amendment to Chapter 35, Community Forestry, clarifying the City's regulations for both private and public trees.

Jessica Smith, Parks Department, presented the updated tree ordinance to align with urban forestry goals and infrastructure protection. The was discussion on the appeal process related to tree removal and the responsibility for replacing public trees that are removed.

Motion: Councilor Stallings moved to approve Ordinance #10-2024 a Development Code Amendment to Chapter 35, Community Forestry, clarifying the City's regulations for both private and public trees; and adding to section 35.170 that the entity or individual who removed the tree is responsible for replacing the tree; included DRC Comments. Councilor Newall seconded the motion.

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

9. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Albrecht seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 8:36 p.m.

Approved: March 26, 2024

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

PO #7698.pdf

PO Request-Stuart C Irby $170000.pdf

LEHI CITY
CITY COUNCIL AGENDA
March 27, 2024

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Balance (before PO)
Stuart C. Irby Co	Transformer supplies	$170,000.00	Inventory
Stuart C. Irby Co	Switchgear supplies	$236,695.00	Inventory

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7698

4164

ISSUED TO: STUART C IRBY CO.
P.O. BOX 843959

DALLAS TX 75284

SHIP TO: LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 03/20/2024

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	SWITCHGEARS	236,695.00	236,695.00	53-1415

TOTAL 236,695.00

Authorized By:

Department Head

City Council Approval Date *

* City Council approval required if greater than $125,000

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	**3/19/2024**
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

Dean Lundell

POWER	53-14-15	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
10		S&C 65152R1 (PME-9) 15KV DEADFRONT	$18,850.00	$188,500.00
		AIR INSULATED PAD MOUNTED SWITCH GEAR		
		WITH (2) 600 AMP SWITCHED WAYS AND		
		(2) 200 AMP FUSED WAYS FOR SME-20 FUSING		
1		SANC 65242R1 PME-10 MANUAL ELBOW	$20,550.00	$20,550.00
		CONNECTED SWITCHGEAR 14.4		
		4-600A 3P SWITCH COMPARTMENTS		
11		CONCAST FC74-76-20-6264 FIBERCRETE	$1,065.00	$11,715.00
		BOX PAD 74-X 76-X-20-IN DEEP FOR PME-9		
		PME-11 PME-10 PME-12		
54		SANC 3093 FUSE END FITTING SME-20	$295.00	$15,930.00
		INCLUDES SILENCER FOR PADMOUNT PME		
		S & C SWITCHGEAR LEAD TIME IS		
		52 WKS 3/2025		
				$236,695.00

Justification:	Price Determination	
SEE ATT. LETTER	Verbal Quote	
	Informal Bid	
	Written Bid	*
	State Bid	
	Other	

LEHI CITY
POWER DEPARTMENT

3/19/2024

To: Jason Walker
Cc: Dean Lundell
From: Joel Eves
Re: PME-9 & PME-11,PME-10 PME-12, VISTA MODEL 550 Switch Gear

We have an immediate need for the PME-9 & PME-11& PME-10 & PME-12 Dead Front (S & C #65152R1 and S & C #65162R1 S & C #65242R1 S & C #65172R1) VISTA MODEL 550 #935502R1-P6-S144 Switch gears for work on Commercial & Residential projects currently underway in the city.

We would like to continue purchasing these switch gears from Stuart C. Irby Co. based on the following reasons:

- Currently they are the only vendor that carries these switches in stock.
- The fuse holders needed for these switches are already stocked in our warehouse.
- We have put the switches out to bid in the past and Stuart C. Irby has always been awarded the bid.
- 70-80% of switches on our system are S & C.
- To keep our system standardized.
- Ensure safety of lineman working on switches.
- Our Lineman stock only this type of fuse holder on our service trucks.

While there may be other companies who could possibly provide these switches. At the present time Stuart C. Irby is the only company we can purchase these switches from and receive them in a timely manner.

Sincerely,

Joel Eves
Lehi City Corporation
Power Department Director

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
385-285-3199

QUOTE DATE	ORDER NUMBER
03/19/24	S013912317

REMIT TO:
STUART C. IRBY CO.
POST OFFICE BOX 843959
DALLAS TX 75284

PAGE NO. 1

SOLD TO:
LEHI CITY CORP
153 NO 100 EAST
LEHI, UT 84043

SHIP TO:
LEHI CITY CORP
560 WEST GLENN CARTER DRIVE
LEHI, UT 84043
801-768-7100

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	SWITCHES		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		03/19/24	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			* CLAY 801-900-0420 *		
			**********		
10EA		1	+SANC 65152R1 PME-9 PD MTG GEAR	18850.000EA	188500.00
			**********		
			MARCH OF 2025 LEAD TIME		
			**********		
1EA		2	*SANC 65242R1 PME-10 MANUAL ELBOW CONNECTED SWITCHGEAR 14.4KV 4-600A 3P SWITCH COMPARTMENTS	20550.000EA	20550.00
			**********		
			NOVEMEBER 2024 LEAD TIME		
			**********		
11EA		3	*CONC FC-74-76-20-6264 FIBERCRETE BOX PAD WITH 62"X64" OPENING	1065.000EA	11715.00
			**********		
			STOCK		
			**********		
54EA		4	+SANC 3093 FUSE END FITTING SME-20 INCLUDES SILENCER FOR PADMOUNT PME	295.000EA	15930.00
			**********		
			STOCK		
			**********		

*** This is a quotation ***

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

Subtotal	236695.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	236695.00

OUR PRODUCT AND SERVICES ARE SUBJECT TO, AND GOVERNED EXCLUSIVELY BY, OUR TERMS AND CONDITIONS OF SALE, WHICH ARE INCORPORATED HEREIN AND AVAILABLE AT www.irbyutilities.com/terms. ADDITIONAL OR CONFLICTING TERMS ARE REJECTED, VOID AND OF NO FORCE OR EFFECT.

** Reprint ** Reprint ** Reprint **

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	**3/20/2024**
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	385-285-3199	

Dean Lundell

POWER	53-14-15	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
50		HOWARD 50 KVA HI-LIFT	$3,400.00	$170,000.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
		CAT#6250-424376-201		
		24 EACH ON ORDER SHOULD BE SHIPPING		
		IN THE NEXT 20 WEEKS REMAINING 72 WEEKS		
		OR SOONER		
				$170,000.00

Justification:	Price Determination	
ABB TRANSFORMERS $7150.00 EACH	Verbal Quote	
$357,500.00 LEAD TIME156-158 WEEKS	Informal Bid	
	Written Bid	*
	State Bid	
	Other	

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
385-285-3199

QUOTE DATE	ORDER NUMBER
03/20/24	S013913822

REMIT TO:
STUART C. IRBY CO.
POST OFFICE BOX 843959
DALLAS TX 75284

PAGE NO. 1

SOLD TO:
LEHI CITY CORP
153 NO 100 EAST
LEHI, UT 84043

SHIP TO:
LEHI CITY CORP
560 WEST GLENN CARTER DRIVE
LEHI, UT 84043
801-768-7100

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	50KVA		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		03/20/24	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********	*	
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********	*********	
50EA		1	*HOIN 50KVA HI-LIFT HANDLE	3400.000EA	170000.00
			12470GRDY/7200 HV TO 240/120 LV		
			SINGLE PHASE PAD MOUNT TRANSFORMER		
			DEAD FRONT LOOP FEED BUSHING WELL &		
			INSERTS WITH 5/8-IN SECONDAR		
			CAT # 6250-424376-201		
			**********		
			24 ON ORDER SHOULD BE SHIPPING IN		
			THE NEXT 20 WEEKS REMAINING 72		
			WEEKS OR SOONER		
			**********		

*** This is a quotation ***

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

Subtotal	**170000.00**
S&H CHGS	**0.00**
Sales Tax	**0.00**
TOTAL	**170000.00**

OUR PRODUCT AND SERVICES ARE SUBJECT TO, AND GOVERNED EXCLUSIVELY BY, OUR TERMS AND CONDITIONS OF SALE, WHICH ARE INCORPORATED HEREIN AND AVAILABLE AT www.irbyutilities.com/terms. ADDITIONAL OR CONFLICTING TERMS ARE REJECTED, VOID AND OF NO FORCE OR EFFECT.

** Reprint ** Reprint ** Reprint **

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
385-285-3199

QUOTE DATE	ORDER NUMBER
03/20/24	S013913832

REMIT TO:	PAGE NO.
STUART C. IRBY CO. POST OFFICE BOX 843959 DALLAS TX 75284	1

SOLD TO:
LEHI CITY CORP
153 NO 100 EAST
LEHI, UT 84043

SHIP TO:
LEHI CITY CORP
560 WEST GLENN CARTER DRIVE
LEHI, UT 84043
801-768-7100

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	ABB 50KVA		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		03/20/24	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions **********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********	*********	
50EA		1	*ABB 50KVA1P1272 50KVA 1PH PAD TRANSFORMER 12470GRDY/7200 240/120 TAPS LOOP FEED	7150.000EA	357500.00
			**********		
			156-158 WEEK LEAD TIME		
			**********		

*** This is a quotation ***

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

Subtotal	357500.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	357500.00

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** Reprint ** Reprint ** Reprint **

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of projects and funding allocation for the Community Development Block Grant (CDBG).

Suggested Action:

Attachments:

FY24 Lehi City Council Recommendation.pdf

Upward application added to Lehi City.pdf

Lehi FY24 CDBG Allocation Recommendations to City Council

We haven't received this year's allocation yet but expect it within 60 days. The budget passed on March 5th. Last year's funding was $333,305.00

Public Service cap: $43,995.75 (15% of the total allocation)

Funding recommendations:

Holbrook Center - $39,800 request, recommend $30,000 (last year's amount) or go up to $33,995.75.

Family Haven - $5,000 request, $5,000 recommended

Friends of Children's Justice Center - $5,000 request, $5,000 recommended

Upwards (Wee Care) $112,000 request, $0 recommended

MAG admin: $40,000

Lehi City curb/gutter, sidewalk project: $300,000 request, recommend remaining balance of $249,309.25 and any FY24 monies received above $333,305.

CDBG Allocation Recommendations
Public Service $43,995.75
Lehi City $249,309.25
MAG Admin $40,000
Total: $333,305

A. Pre-Application

Completed by jchristensen@utahvalleyfamilysupport.org on 12/11/2023 3:13 PM

Case Id: 30354
Name: Family Haven - 2024
Address: *No Address Assigned

A. Pre-Application

Please provide the following information.

MAG
Expert Resources. Enriching Lives.

Lehi City
CDBG PROGRAM
APPLICATION

Lehi City - MAG
586 E 800 N
Orem, UT 84097
cdbg@mountainland.org

AGENCY INFORMATION

A.1. Agency Name
Utah Valley Family Support Center, Inc. dba Family Haven

A.2. Address
322 N 2375 W Lehi, UT 84043

CONTACT PERSON INFORMATION

A.3. First Name
Janelle

A.4. Last Name
Christensen

5. Address
1255 N 1200 W Orem, UT 84057

A.6. Email
jchristensen@family-haven.org

A.7. Phone Number
(801) 229-1181

PRE-APPLICATION QUESTIONS

A.8. Please provide a brief description of the project
Therapeutic treatment services to Utah County's low and moderate income population, specifically those who are

victims of child abuse. Types of therapy will be client-specific and will include both cognitive and experiential therapeutic models (including, but not limited to: play therapy, cognitive therapy, sand tray, and art therapy). Sessions will be provided weekly or bi-weekly for individuals, couples, and/or families. This will provide a minimum of 50 hours of direct service.

A.9. What is the CDBG amount requested?
$5,000.00

A.10. What will the approximate total cost of the project be?
$15,000.00

A.11. What is the project service area?
Lehi City

B. Agency Information

Please provide the following information.

ADDITIONAL AGENCY INFORMATION
FEDERALLY REQUIRED INFORMATION: (The following information is required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.)

B.1. UEI Number
H77GE4TN4YM4

B.2. Federal Tax or Employer Identification Number (EIN):
87-0410605

B.3. Legal Status of Applying Organization:
501c3

FINANCE DIRECTOR
B.4. First Name
Camila

B.5. Last Name
Rosas

B.6. Mailing Address
1255 N 1200 W Orem, UT 84057

B.7. Email Address
crosas@family-haven.org

B.8. Phone Number
(801) 229-1181

PAST AWARD AND PERFORMANCE
B.9. If your organization has received a past CDBG award please assess your project accomplishments and grant managements performance
Our organization has been able to serve thousands of individuals over the past 30 years with Orem, Provo, and Utah County CDBG funds. A vast majority of these clients have a history of trauma, or are considered an at-risk population based on demographics and limited access to resources that could help. Each client demonstrated patterns of healing and growth through their treatment. Each learned tools and skills to help them cope in their daily lives, as well as built

relationships that will be beneficial in maintaining ongoing mental health.

Internal controls are in place to ensure appropriate use of funding, such as ongoing tracking of clients' residency to verify eligibility of recipients and up-to-date clinical notes to verify services are being delivered as described. Administratively, reports and reimbursement requests have historically been submitted in a timely and accurate manner. Available funds are consistently monitored in order to fully maximize the awarded amount and draw down all of the funds before the end of the grant period.

As we become part of the Lehi community, we are anxious to serve that population as well.

B.10. Describe your organizational capabilities. – How are people and resources brought together to accomplish the project?

The agency is well qualified and has been providing these services to victims of trauma and their families for over 30 years. Currently, there are nine therapists on the clinical team, all of whom are licensed by the Utah Department of Professional Licensing (DOPL) as Licensed Clinical Social Workers (LCSW) or Certified Social Workers (CSW). Each of these therapists has focused his/her continuing education on trauma to maintain a trauma focused treatment environment. Several have obtained certifications in Play Therapy—two as Registered Play Therapy Supervisors and two as Registered Play Therapists. All therapists have also been trained in Trauma Focused Cognitive Behavioral Therapy (TFCBT) and two are certified in Eye Movement Desensitization Reprocessing (EMDR). The clinical experience/training provided to new professionals is unparalleled and benefits children and families outside of our agency as they progress in their careers.

The Executive Director of the agency holds a Master of Social Work degree and the Business Manager holds a Master of Business Administration. With a combined 20 years in the fields of public health and social services, they are experienced and well prepared to administer this program.

Funding for the organization is varied between earned income (therapy revenue), public support (federal, state, and local government contracts), and private support (foundation and corporation grants, as well as individual donors) creating a sustainable model.

C. Proposed Project

Please provide the following information.

C.1. Project Location
Family Haven's Lehi location: 322 N 2375 W, Lehi, UT 84043

C.2. Project Description
Individual and family therapy will be provided to children who have experienced child abuse, neglect, or other traumatic situations and low-income individuals. Therapeutic services are available to children as young as 18 months until adulthood. Therapeutic methods will include both traditional cognitive and experiential models to provide clients with age and developmentally appropriate interventions that can assist them to move toward resolving issues related to trauma and abuse.

Play therapy and other experiential techniques such as art and sand tray therapy provide the buffer that allows children to engage with their trauma without becoming re-traumatized by being forced to talk about it. Children, and even adults, who experience some type of trauma do so through their senses rather than through the cognitive parts of their brain. Using experiential methods helps the individual, regardless of their age, to confront the trauma, learn from the experience, and move forward with their lives.

Individual and family therapy are used to help children heal from the effects of child abuse and other traumatic experiences. Parent child relationship methods including Filial Therapy and Relationship Enhancement (based upon Theraplay) help to improve the relationship between parents and children and give parents the skills needed to assist children throughout the growing up years with emotion regulation, cognitive distortions, and behavioral difficulties.

C.3. Activity Type
Public Service

C.4. If other, please explain.
N/A

C.5. Low- and Moderate- Income Breakdown: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. Percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the TOTAL number of persons served and multiplying by 100.

Income Level	Number	Percentage of Beneficiaries
81% AMI + Non-LMI	1	14.00%
51-80% AMI Low Income	1	14.00%
31-50% AMI Very	3	43.00%

Low Income		
0-30% AMI Extremely Low Income	2	29.00%
TOTAL	7	100.00%

C.6. Describe how these figures were obtained or data source used.
These figures were obtained by analyzing data collected through self-reporting of clients that were served at our agency and projecting for the Lehi area.

C.7. Project Need: Explain why the project is needed. What problem would your proposed project address?
Many social issues facing residents of our community stem from or can be linked to adverse childhood experiences (ACEs), or childhood trauma and abuse, such as lack of school readiness or engagement, substance use or drug addiction, and depression and suicide. However, children are resilient. When given opportunities to heal from trauma and tools to protect themselves from abuse happening in the first place, they begin to flourish and find ways to move forward with their lives. Our interventions assist victims to prevent further behavioral, cognitive, emotional, and physical effects to themselves and future generations. This leads to a healthier, happier community and society overall.

During the 2022 FY, 79% of families with a DCFS supported case of abuse or neglect were referred to community services like us. Due to the nature of our target population and their income status, many parents who are often victims themselves struggle to provide their children with the benefit of professional help without financial ability to do so. This project directly impacts them and their ability to receive services, in many cases low income individuals are without any alternatives until they are destitute. The project also intends to serve minority populations, specifically the Hispanic population which has grown to approximately 460,000 (United States Census Bureau) in Utah. Services are, therefore, provided in both English and Spanish in an effort to accommodate this growing population.

C.8. What Supporting evidence and/or data do you have to substantiate this need?
Utah statistics also continue to indicate an alarming number of child abuse and neglect cases with 9,278 confirmed child victims of abuse or neglect last year. An estimated 20% of the state's total abuse victims (1,855), or approximately 5 children each day, reside in our agency's purported service area. The 2022 United Way Community Assessment found, "The percentage of grade 6 students who reported seriously considering suicide has increased from 8.2 percent in 2017 to 12.6 percent in 2021; this is the group with the largest increase." Abuse continues to increase and the state of adolescent mental health is correspondingly getting poorer and poorer.

The landmark study known as the ACE Study (Adverse Childhood Experiences) has broadened our understanding of the immediate and long-lasting negative effects of child abuse and neglect, along with other adverse experiences. The Utah County Department of Health IBIS survey found that, "In 2020, 18.4 percent of adults in Utah County reported experiencing four or more ACEs. This is up from 9.9 percent in 2013." One in five adults in Utah County with a score of four or more is very concerning, because while each individual ACE is a tragedy, the compounding effect of multiple ACEs for one person is devastating. If this statistic is transposed to children, there are many children in our community experiencing multiple childhood traumas and abuse simultaneously in desperate need of intervention to start on a path of hope and healing.

C.9. Please describe the project outcomes.
An estimated 7 individuals will receive a combined minimum of 50 therapeutic sessions (at full funding request of $5,000) that will focus on client specific measurable objectives targeted to improve cognitive, emotional, and behavioral functioning. This number of sessions is calculated at a rate of up to $80/session from the standard $125/session, with

the amount billed to CDBG determined by client responsibility. It is anticipated that clients will demonstrate an improvement in individual and/or family functioning through treatment.

Length of treatment for each individual and/or family varies according to specific needs of each client. It should be noted, however, that research clearly indicates the resiliency of children manifested by the fact that children average approximately 15 to 20 sessions whereas adults average five years to address therapeutic issues; likely the result of experiencing repeated traumatic events throughout one's life if treatment is not received early and the process of victimization interrupted.

C.10. How will you measure these outcomes?
Individual treatment plans specifying measurable goals and the method(s) by which treatment objectives may be addressed will be developed for each client participating in the program. Progress is documented after each session, and goals are reviewed, at minimum, on a quarterly basis. Progress notes (DAP format--Data, Assessment, Plan) documenting services provided and results obtained will be kept in an individual file to be kept at the agency for at least five years. Also, clients' progress will be monitored through a behavior check list (linked to DSM-V diagnoses), or directly from the DSM-V manual, particularly as those behaviors and other symptoms related to the traumatic experience. As the criteria decrease, it is assumed that the client is working toward resolution of the difficulties created by the traumatic event.

In addition, participants are periodically asked to complete anonymous questionnaires which assist in the evaluation of the program's effectiveness and to identify areas where improvement is needed. These evaluations are quantifiable in nature and provide information regarding the more global aspects of healing. Previous survey results indicate clients' ability to identify areas of personal growth, an increase in knowledge of abuse dynamics related to the individual and family, an increased understanding of the healing process, and a decrease in negative physical health symptoms since participating in the therapeutic process.

C.11. Project Objective: Please state the project objective that most accurately describes what will be accomplished by carrying out this activity.
Suitable Living Environment - Activities that benefit communities/ families/individualsby addressing issues in their living environment.

C.12. Project Outcome: Please state the proposed project performance measurement outcome that most accurately describes what will be accomplished by carrying out this activity.
Availability/ Accessibility - Activities that make services, infrastructure, housing, and shelter available and accessible. Note that accessibility does not only refer tophysical barriers.

D. Project Cost and Funding Sources

Case Id: 30354
Name: Family Haven - 2024
Address: *No Address Assigned

Completed by jchristensen@utahvalleyfamilysupport.org on 2/12/2024 3:55 PM

D. Project Cost and Funding Sources

Please provide the following information.

D.1. Total Request:
$5,000.00

D.2. Indicate how the project cost was determined. If actual project cost is not known, provide a cost estimate, and explain what it is based on:
Cost is determined based on projections of occupancy of the facility, number of staff, and usage of services from Lehi city.

D.3. Budget - Provide a specific and detailed project line-time budget:

Line Item	Requested Lehi City CDBG	Other Leverage Funds
Therapeutic Services	$5,000.00	$10,000.00
TOTAL	$5,000.00	$10,000.00

D.4. CDBG Request and Other Sources of Funding: If known, please specify other sources of funds, and indicate below if these are committed. Total project cost should equal the sum of all listed sources of funds.

Funding Source	Source Name (provide details on Source)	Total Amount	Funding Status
CDBG Request		$5,000.00	Non-Committed
Other HUD Source		$0.00	
Other State/Local Source		$0.00	
Non-HUD Federal Source		$0.00	
Other	Adobe Community Giving Fund, Sorenson Legacy Foundation, Ashton Family Foundation (some committed)	$10,000.00	Non-Committed
TOTAL		$15,000.00	

D.5. Project Timeline: Please provide a detailed timeline of all project activities and milestones.

Approximate Start Date	Approximate End Date	Milestone/Activities	Notes
07/01/2024	06/01/2025	Identify eligible	Identify eligible

		clients	clients (child victims of abuse who live in Utah County, outside of Lehi).
07/01/2024	06/01/2025	Use funds for therapeutic services	Continue to apply relevant funding to cover eligible program costs as incurred.
10/01/2024	07/15/2025	Submit required reports	Start submitting quarterly or monthly reports as requested.
04/01/2025	07/01/2025	Apply final funds	Wrap up all final funding applied to clients prior to the completion of the award period.

D.6. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years.

As a nonprofit, the agency constantly seeks a variety of funding sources to assist as many as possible with limited resources. Unfortunately, because the number of families whose lives have been negatively affected by abuse, neglect, and trauma continues to rise, priority must be given to those with the most critical needs. While the agency works to creatively find funding and provide services to as many as possible, an unfortunate reality is that some requests must go unmet, or, at least for a time, be held on a waiting list until funding opportunities become available. During this waiting period, other agency services are offered to assist the individual and family in other appropriate ways.

Without the assistance of CDBG funds, other funding sources would be leveraged to continue providing treatment to this population. Contributions from both private individuals and corporations, grants from foundations, and revenue from insured payers can contribute to continuing the program. However, services would not be provided at the same volume, and some victims or LMI residents would be left without alternatives.

D.7. In the event that your request is not fully funded, please prioritize your needs including amounts, and address if the project will go forward if funds are not awarded.

The project will continue if not funded through other sources and any amount awarded would be applied to eligible clients.

D.8. What is the lowest grant award amount you would accept?

$2,500

E. LMI Benefit

Completed by jchristensen@utahvalleyfamilysupport.org on 2/12/2024 3:57 PM

Case Id: 30354
Name: Family Haven - 2024
Address: *No Address Assigned

E. LMI Benefit

Please provide the following information.

ELIGIBLE BENEFICIARIES MUST LIVE IN THE SELECTED AREA(S).

E.1.

Location of CDBG Recipients	Number of CDBG Recipients
Orem	0
Provo	0
Lehi	7
Utah County	0
Elsewhere	0
	7

E.2. Low- and Moderate Income Breakdown: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. Percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the TOTAL number of persons served and multiplying by 100.

Income Level	Number	% Total Beneficiaries
81% AMI + Non-LMI	1	14.00%
51-80% AMI Low Income	1	14.00%
31-50% AMI Very Low Income	3	43.00%
0-30% AMI Extremely Low Income	2	29.00%
TOTAL	7	100.00%

E.3. Please describe how these figures were obtained or the data source that was used.

These figures were obtained by analyzing data collected through self-reporting of clients that were served at our agency and projecting for the Lehi area.

F. Program Sustainability and Past Performance

Case Id: 30354
Name: Family Haven - 2024
Address: *No Address Assigned

Completed by jchristensen@utahvalleyfamilysupport.org on 2/12/2024 4:00 PM

F. Program Sustainability and Past Performance

Please provide the following information.

F.1. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years.
As a nonprofit, the agency constantly seeks a variety of funding sources to assist as many as possible with limited resources. Unfortunately, because the number of families whose lives have been negatively affected by abuse, neglect, and trauma continues to rise, priority must be given to those with the most critical needs. While the agency works to creatively find funding and provide services to as many as possible, an unfortunate reality is that some requests must go unmet, or, at least for a time, be held on a waiting list until funding opportunities become available. During this waiting period, other agency services are offered to assist the individual and family in other appropriate ways.

Without the assistance of CDBG funds, other funding sources would be leveraged to continue providing treatment to this population. Contributions from both private individuals and corporations, grants from foundations, and revenue from insured payers can contribute to continuing the program. However, services would not be provided at the same volume we are currently able to provide, and some LMI residents would be left without alternatives.

F.2. In the event that your request is not fully funded, please prioritize your needs including amounts and address if the project will go forward if funds are not awarded.
The project will continue if not funded through other sources and any amount awarded would be applied to eligible clients.

F.3. What is the lowest grant award amount you would accept?
$2,500.00

F.4. Please select the CDBG eligible activity your program will be associated with.
Counseling Services

If other, please explain
N/A

F.5. Please select the Project Objective your project will meet.
Create suitable living environments- Activities that benefit communities, families, or individuals.

F.6. Please select the Project Outcome your project will meet:
- Availability/Accessibility: Activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to LMI people.

F.7. Please list prior year CDBG funding in the table below. Include all awards from Provo, Orem, Lehi, or Utah County.

Funding Year	Award Amount	Source	Project
FY2019	$50,104.00	Orem/Provo	Therapeutic Services
FY2020	$19,670.00	Orem/Provo	Therapeutic Services
FY2021	$20,000.00	Utah County	Therapeutic Services
FY2022	$24,905.00	Orem	Therapeutic Services
FY2023	$23,000.00	Orem	Therapeutic Services
	$137,679.00		

A. Pre-Application

Completed by rebeccam@utahcounty.gov on 12/11/2023 2:42 PM

Case Id: 30361
Name: Friends of Utah County Children's Justice Center -
Address: *No Address Assigned

A. Pre-Application

Please provide the following information.

MAG
Expert Resources. Enriching Lives.

Lehi City
CDBG PROGRAM
APPLICATION

Lehi City - MAG
586 E 800 N
Orem, UT 84097
cdbg@mountainland.org

AGENCY INFORMATION

A.1. Agency Name
Friends of Utah County Children's Justice Center

A.2. Address
315 South 100 East Provo, UT 84606

CONTACT PERSON INFORMATION

A.3. First Name
Rebecca

A.4. Last Name
Martell

5. Address
315 South 100 East Provo, UT 84606

A.6. Email
rebeccam@utahcounty.gov

A.7. Phone Number
(801) 851-8505

PRE-APPLICATION QUESTIONS

A.8. Please provide a brief description of the project
Funding to provide evidence based, age-appropriate trauma specific mental health treatment access for child abuse

victims and families, who reside in Lehi city. These children/families have been impacted by serious sexual or physical abuse and do not have means to access critically needed therapy.

A.9. What is the CDBG amount requested?
$5,000.00

A.10. What will the approximate total cost of the project be?
$70,000.00

A.11. What is the project service area?
This project will serve child victims residing in the city of Lehi. This victimization could include child victims of sexual abuse, severe physical abuse, and other violent crimes against children, child pornography, trafficking, stalking, domestic violence, and other violent crimes. Our programs also serve family members who are traumatized as secondary victims. Child victims (0 to 18 years of age) and their families are referred to the Children's Justice Center by local law enforcement agencies, the Division of Child and Family Services, medical providers, victim advocates, probation and parole agencies, community therapists, clergy, and other community professionals.

B. Agency Information

Please provide the following information.

ADDITIONAL AGENCY INFORMATION
FEDERALLY REQUIRED INFORMATION: (The following information is required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.)

B.1. UEI Number
GPR4F9VBWMC7

B.2. Federal Tax or Employer Identification Number (EIN):
87-0491594

B.3. Legal Status of Applying Organization:
501c3

FINANCE DIRECTOR
B.4. First Name
Susan

B.5. Last Name
Chasson

B.6. Mailing Address
315 South 100 East Provo, UT 84606

B.7. Email Address
susanch@utahcounty.gov

B.8. Phone Number
(801) 851-8554

PAST AWARD AND PERFORMANCE
B.9. If your organization has received a past CDBG award please assess your project accomplishments and grant managements performance
FY 2020
Utah County and Provo Joint CDBG awarded $59,997, 238 victims provided with 930 therapy services.
Lehi CDBG awarded $5000, 34 victims provided with over 142 therapy services.
FY2021
Utah County Joint CDBG awarded $50,000, 373 victims served with 1,285 therapy services.

Lehi CDBG awarded $5,000, 64 victims provided with over 142 therapy services.
FY2022
Utah County Joint CDBG awarded $44,295, 318 victims served with 1,265 therapy services.
Lehi CDBG awarded $5,000, 25 victims provided with over 142 therapy services.
FY2023
Utah County Joint CDBG awarded $57,000, 105 victims served with 557 therapy services to date.
Lehi CDBG awarded $5,000, 12 victims served with 57 therapy services to date.
The Utah County CJC has demonstrated a consistent history of submitting reports on time with proper documentation and data.

B.10. Describe your organizational capabilities. – How are people and resources brought together to accomplish the project?

The proposed mental health project is dedicated to improving availability and accessibility of appropriate mental health treatment for child victims, aiding in their recovery from trauma. Specially trained and experienced mental health providers are invited to contribute to the project by donating at least 50% of the fees typically charged for this specialized therapy. The Children's Justice Center (CJC) has established partnerships with community mental health professionals, enabling the deliver of these essential services to our clients. Throughout the investigative process, the Utah County CJC staff will offer crisis intervention and emotional support to child victims and their affected family members. The project will assess the need for therapeutic intervention, and treatment referrals will be made for individual and/or group therapy tailored to the specific needs and age of the child. In cases where families encounter financial barriers hindering their access to necessary therapy for their child, the funding provided by this project will address this gap.

C. Proposed Project

Please provide the following information.

C.1. Project Location
Project location will be at the Provo Children's Justice Center and the North County Children's Justice Center satellite office in American Fork. Project participants will be child victims of abuse and their family members who reside in Lehi City.

C.2. Project Description
The requested funding is to facilitate timely access to evidence-based, age-appropriate, trauma-specific mental health treatment for child abuse victims and their families residing in Lehi City. These children and families have experienced severe sexual or physical abuse and lack the means to access the crucial therapy they urgently need.

C.3. Activity Type
Public Service

C.4. If other, please explain.
NA

C.5. Low- and Moderate- Income Breakdown: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. Percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the TOTAL number of persons served and multiplying by 100.

Income Level	Number	Percentage of Beneficiaries
81% AMI + Non-LMI	0	0.00%
51-80% AMI Low Income	15	25.00%
31-50% AMI Very Low Income	27	45.00%
0-30% AMI Extremely Low Income	18	30.00%
TOTAL	60	100.00%

C.6. Describe how these figures were obtained or data source used.
Child abuse victims are presumed eligible LMI. Income verification forms are collected at time of assessment. Project serves child abuse victims which are 100% Presumed Benefit LMI persons by definition. Data is sourced from Lehi families requesting services from the CJC in recent years.

C.7. Project Need: Explain why the project is needed. What problem would your proposed project address?

Research indicates that when a child undergoes an Adverse Childhood Experience (ACE), such as severe physical or sexual abuse, they are at a heightened risk of developing long-term complications. According to the ACE study, untreated childhood abuse can lead to various long-term risks, including substance abuse, health issues, academic struggles, suicide, mental illness, criminal behavior, vocational instability, marital problems, promiscuity, unintended pregnancies, and an elevated likelihood of perpetuating abuse in future generations. The untreated trauma experienced during childhood imposes significant costs on our communities, estimated to be in the billions, as we grapple with the physical health, mental health, and criminal justice burdens it imposes on society. The enduring effects of childhood trauma profoundly impact our communities, making it imperative for victims to receive timely and specialized treatment to mitigate potential long-term repercussions. This approach is not only in the best interest of the individual child and their family but also serves the greater good of the community. Source: National Center for Injury Prevention and Control, Division of Violence Prevention

C.8. What Supporting evidence and/or data do you have to substantiate this need?

In cases of child sexual abuse, the physical harm inflicted upon the child may appear minimal at first glance, yet the ensuing psychological toll can be profound if adequate support and understanding are not provided. The CDC-Kaiser Permanente Adverse Childhood Experience (ACE) study, among the most extensive investigations into the long-term repercussions of childhood abuse, underscores how exposure to ACEs detrimentally affects both short-term and enduring mental and physical health. Timely intervention, through trauma-informed therapeutic treatments tailored to the unique needs of the child and their family, holds the key to mitigating the symptoms of PTSD, depression, anxiety, and other behavioral issues. By addressing these challenges early on, the long-term health and behavioral risks associated with childhood abuse can be significantly reduced. The CDC emphasizes the wealth of evidence underscoring the critical importance of intervening in cases of abuse and neglect, both for survivors and those at risk of perpetrating harm. It is imperative that we do not wait until childhood victims reach adulthood to address the ramifications of their trauma. Instead, we must take proactive steps to prevent harm by providing immediate support and intervention. Source: National Center for Injury Prevention and Control, Division of Violence Prevention

C.9. Please describe the project outcomes.

When families encounter obstacles to accessing necessary therapy for their children due to financial constraints, the funding provided by the CDBG will be utilized to offer essential therapy at 50% of the normal cost for services. This assistance is available to children and families residing in Lehi. If fully funded, this initiative will benefit more than 60 child victims of abuse in Lehi, providing over 214 hours of critically needed, age-appropriate, specialized evidence-based treatment to aid in the recovery from the trauma of abuse they have endured. It is imperative that child victims of abuse receive timely and appropriate treatment to stop the cycle of ongoing trauma and address the long-term consequences resulting from this trauma.

C.10. How will you measure these outcomes?

The funding will be allocated to facilitate access to essential mental health treatment for child victims and families who lack alternative means of accessing appropriate therapy for the psychological trauma they have endured. Evidence-based, age-appropriate therapy will be provided to nearly 60 child victims and secondary victims through trauma-trained community therapists. As new child victims reach out to the Children's Justice Center for assistance with trauma therapy services, we will assess their families and make suitable treatment referrals. For families lacking other resources, we will require them to complete the CDBG Income Verification Statements and connect them with trauma-trained therapists in the community who have agreed to offer services at a 50% reduced rate. Therapists will then submit quarterly bills for services rendered. The success of the program will be measured by the number of victims served and the total therapy hours provided to those victims.

C.11. Project Objective: Please state the project objective that most accurately describes what will be accomplished

by carrying out this activity.
Suitable Living Environment - Activities that benefit communities/ families/individualsby addressing issues in their living environment.

C.12. Project Outcome: Please state the proposed project performance measurement outcome that most accurately describes what will be accomplished by carrying out this activity.
Availability/ Accessibility - Activities that make services, infrastructure, housing, and shelter available and accessible. Note that accessibility does not only refer tophysical barriers.

D. Project Cost and Funding Sources

Case Id: 30361
Name: Friends of Utah County Children's Justice Center -
Address: *No Address Assigned

Completed by heathera@utahcounty.gov on 2/9/2024 1:33 PM

D. Project Cost and Funding Sources

Please provide the following information.

D.1. Total Request:
$5,000.00

D.2. Indicate how the project cost was determined. If actual project cost is not known, provide a cost estimate, and explain what it is based on:
Based on what was requested by Lehi residents to the Children's Justice Center last year, the Lehi portion of the project will cost $7,500. We continue to work diligently to obtain other funding sources. The request to Lehi City is $5,000 with a $2,500 grant donor match. Project cost figures are obtained from the therapy expenditures of previous years. The Friends of the Utah County CJC maintains accounting records detailing funds allocated towards therapeutic services for child victims and their families. Based on recent years, we do anticipate spending $70,000 total this year on therapy services.

D.3. Budget - Provide a specific and detailed project line-time budget:

Line Item	Requested Lehi City CDBG	Other Leverage Funds
Payment of direct therapy services for child abuse victims.	$5,000.00	$2,500.00
Therapy services donated at 50% of cost ($7,500 in-kind)	$0.00	$0.00
CJC Admin & support staff ($1,000 in-kind)	$0.00	$0.00
CJC Facility and specialized treatment ($1,000 in-kind)	$0.00	$0.00
TOTAL	$5,000.00	$2,500.00

D.4. CDBG Request and Other Sources of Funding: If known, please specify other sources of funds, and indicate below if these are committed. Total project cost should equal the sum of all listed sources of funds.

Funding Source	Source Name (provide details on Source)	Total Amount	Funding Status
CDBG Request	Lehi CDBG	$5,000.00	Non-Committed
Other HUD Source	Joint CDBG	$60,000.00	Non-Committed
Other State/Local Source		$0.00	
Non-HUD Federal Source		$0.00	

Other	Watkins Foundation	$5,000.00	Committed
TOTAL		$70,000.00	

D.5. Project Timeline: Please provide a detailed timeline of all project activities and milestones.

Approximate Start Date	Approximate End Date	Milestone/Activities	Notes
07/01/2024	06/30/2025	Treatment Assessments	Complete/Comply with CDBG requirements and child/family assessed for treatment needs.
07/01/2024	06/30/2025	Treatment Referrals	Treatment referrals for timely therapy as needed per individual victim.
07/01/2024	06/30/2025	Families Request Help	Families request grant funds for therapy and individuals approved.
07/01/2024	06/30/2025	Pay Billings	Will receive and pay billing requests form therapist and process payment.
07/01/2024	06/30/2025	Reports/Reimbursements	Will prepare and submit quarterly reports/requests for reimbursement.

D.6. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years.

The Children's Justice Center continuously seeks opportunities to diversify funding by consistently applying for grants and soliciting donations. Our goal is to ensure that every child has immediate access to specialized trauma treatment, putting them on the best path to begin their journey toward healing.

D.7. In the event that your request is not fully funded, please prioritize your needs including amounts, and address if the project will go forward if funds are not awarded.

If granted at $5,000 (with a $2,500 private match), this funding would enable 60 child victims of abuse in Lehi city to receive over 214 hours of critically needed, age-appropriate specialized treatment to aid in their healing from the trauma they have endured. The requested funding would be dedicated solely to covering therapy costs for individuals in need. If not fully funded, the Friends of the Utah County CJC would actively pursue additional funding sources to sustain the therapy program for victims and families in need. However, it's important to recognize that CDBG funds play a pivotal role in ensuring uninterrupted therapeutic services for victims. Any reduction in funding would directly impact the number of children and families receiving essential therapy.

D.8. What is the lowest grant award amount you would accept?

Any amount would benefit the child victims of abuse in our community. We will strive to serve as many victims as possible with the resources made available to us.

E. LMI Benefit

Completed by heathera@utahcounty.gov on 2/9/2024 1:38 PM

Case Id: 30361
Name: Friends of Utah County Children's Justice Center -
Address: *No Address Assigned

E. LMI Benefit

Please provide the following information.

ELIGIBLE BENEFICIARIES MUST LIVE IN THE SELECTED AREA(S).

E.1.

Location of CDBG Recipients	Number of CDBG Recipients
Orem	150
Provo	150
Lehi	50
Utah County	400
Elsewhere	50
	800

E.2. Low- and Moderate Income Breakdown: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. Percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the TOTAL number of persons served and multiplying by 100.

Income Level	Number	% Total Beneficiaries
81% AMI + Non-LMI	0	0.00%
51-80% AMI Low Income	15	25.00%
31-50% AMI Very Low Income	27	45.00%
0-30% AMI Extremely Low Income	18	30.00%
TOTAL	60	100.00%

E.3. Please describe how these figures were obtained or the data source that was used.

Child abuse victims are presumed eligible LMI. Income verification forms are collected at time of assessment.

F. Program Sustainability and Past Performance

Case Id: 30361
Name: Friends of Utah County Children's Justice Center -
Address: *No Address Assigned

Completed by heathera@utahcounty.gov on 2/9/2024 1:57 PM

F. Program Sustainability and Past Performance

Please provide the following information.

F.1. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years.
The Children's Justice Center continuously seeks opportunities to diversify funding by consistently applying for grants and soliciting donations. Our goal is to ensure that every child has immediate access to specialized trauma treatment, putting them on the best path to begin their journey toward healing.

F.2. In the event that your request is not fully funded, please prioritize your needs including amounts and address if the project will go forward if funds are not awarded.
If granted at $5000 (with a $2,500 primate match), this funding would enable 60 child victims of abuse in Lehi City to receive over 214 hours of critically needed, age-appropriate specialized treatment to aid in their healing from the trauma they have endured. The requested funding would be dedicated solely to covering therapy costs for individuals in need. If not fully funded, the Friends of the Utah County CJC would actively pursue additional funding sources to sustain the therapy program for victims and families in need. However, it's important to recognize that CDBG funds play a pivotal role in ensuring uninterrupted therapeutic services for victims. Any reduction in funding would directly impact the number of children and families receiving essential therapy.

F.3. What is the lowest grant award amount you would accept?
$5,000.00

F.4. Please select the CDBG eligible activity your program will be associated with.
Counseling Services

If other, please explain
NA

F.5. Please select the Project Objective your project will meet.
Create suitable living environments- Activities that benefit communities, families, or individuals.

F.6. Please select the Project Outcome your project will meet:
- Availability/Accessibility: Activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to LMI people.

F.7. Please list prior year CDBG funding in the table below. Include all awards from Provo, Orem, Lehi, or Utah County.

Funding Year	Award Amount	Source	Project
FY2019	$30,000.00	Utah County CDBG	Child Abuse Therapy Services

FY2020	$5,000.00	Lehi CDBG	Child Abuse Therapy Services
FY2021	$5,000.00	Lehi CDBG	Child Abuse Therapy Services
FY2022	$5,000.00	Lehi CDBG	Child Abuse Therapy Services
FY2023	$5,000.00	Lehi CDBG	Child Abuse Therapy Services
	$50,000.00		

A. Pre-Application

Completed by michelle.holbrook@msn.com on 1/18/2024 2:19 PM

Case Id: 30371
Name: The Holbrook Community Center - 2024
Address: *No Address Assigned

A. Pre-Application

Please provide the following information.

MAG
Expert Resources. Enriching Lives.

Lehi City
CDBG PROGRAM
APPLICATION

Lehi City - MAG
586 E 800 N
Orem, UT 84097
cdbg@mountainland.org

AGENCY INFORMATION

A.1. Agency Name
The Holbrook Community Center

A.2. Address
1238 N 1200 W Lehi, UT 84043

CONTACT PERSON INFORMATION

A.3. First Name
Michelle

A.4. Last Name
Holbrook

5. Address
1238 N 1200 W Lehi, UT 84043

A.6. Email
michelle.holbrook@msn.com

A.7. Phone Number
(801) 367-3567

PRE-APPLICATION QUESTIONS

A.8. Please provide a brief description of the project
We have completed the construction of The Curtis Center and would like to apply for a few additional items to accent

the activities we will be running there. We will be holding adaptive sports in the gymnasium. We would like to purchase 2 electronic score boards at an estimated cost of $20.000. We would like to add mirrors to the back wall of our stage for adaptive dance programs. The estimated cost for mirrors and installation would be $8,000. We would like to purchase 2 AED's Automated External Defibrillator's for our vans. We would like to enhance our ability to provide maximum safety to our participants. Estimated cost for 2 is $2,800. We would like to add office furniture which would be a cost of approximately $9,000.

A.9. What is the CDBG amount requested?
$39,800.00

A.10. What will the approximate total cost of the project be?
$39,800.00

A.11. What is the project service area?
The Curtis Center DBA of Holbrook Community Center will focus on serving individuals who do not have government funding. This adult population being served is well below the low to moderate income level and falls underneath the federal guidelines for poverty. We currently serve individuals in Utah and Salt Lake counties, with our core target population based in Lehi.

At age 22, federally guaranteed educational and therapeutic services to the disabled drop off completely. Many people with disabilities face decades of lonely, empty time with few resources. According to the CDC 22.4% of this population suffer from mental health disorders exacerbated by lack of social support.

As of 2023, Utah's population includes an estimated 34,641 people with severe disabilities. Of those, only 6,348 (18.3%) receive funding from the Utah Department of Human Services Division of People with Disabilities. In the target area we serve, which is one of the fastest-growing areas in the state, we estimate that there are between 1,309-3,929 (1-3% of the overall population) individuals with severe disabilities.

B. Agency Information

Completed by michelle.holbrook@msn.com on 1/23/2024 3:51 PM

Case Id: 30371
Name: The Holbrook Community Center - 2024
Address: *No Address Assigned

B. Agency Information

Please provide the following information.

ADDITIONAL AGENCY INFORMATION
FEDERALLY REQUIRED INFORMATION: (The following information is required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.)

B.1. UEI Number
086845937

B.2. Federal Tax or Employer Identification Number (EIN):
40-1108094

B.3. Legal Status of Applying Organization:
501c3

FINANCE DIRECTOR
B.4. First Name
Michelle

B.5. Last Name
Holbrook

B.6. Mailing Address
1238 North 1200 West Lehi, UT 84043

B.7. Email Address
michelle.holbrook@msn.com

B.8. Phone Number
(801) 376-3567

PAST AWARD AND PERFORMANCE
B.9. If your organization has received a past CDBG award please assess your project accomplishments and grant managements performance
We completed the construction of a facility that serves individuals with disabilities, serving a dual role as a community center for Lehi City in the evenings and weekends. The facility is the Curtis Center for Arts and Education. We have two separate rooms exclusively for individuals with disabilities. We used the grant funds for furnishings and needs in those two rooms. We have spent all but $1,500 and will be putting the last items purchased in the grant management for a draw.

B.10. Describe your organizational capabilities. – How are people and resources brought together to accomplish the project?

We have hired ICO commercial development for the construction of the facility. They have orchestrated many companies and employees to complete the construction on the facility. We have 8 board of directors and 6 advisory board of directors that orchestrated the administration of the project and hundreds of individuals in the world of disabilities and Lehi Community that will have the opportunity to use this beautiful facility.

C. Proposed Project

Completed by michelle.holbrook@msn.com on 2/2/2024 3:53 PM

Case Id: 30371
Name: The Holbrook Community Center - 2024
Address: *No Address Assigned

C. Proposed Project

Please provide the following information.

C.1. Project Location
The Curtis Center is set in the shadow of Mount Timpanogos in a beautiful newly developing area along 2100 North. The atmosphere is pristine and quiet, coupled with easy access just 1.5 miles from a major UTA hub. Transportation to TCC will utilize 15-passenger vans on and off campus. The site plan was submitted to Lehi City Planning and Zoning at the end of February 2022 for approval, road dedication came next.. The address is 3101 West 1950 North West, Lehi, Utah. Major development in the area has helped bring infrastructure to this undeveloped area of property. The Curtis Center is situated at the south end on a 5.25 acre donated site on a privately owned 40-acre piece of property. No other expected development is occurring on the property in the near future. We are very excited to have Primary Children's Hospital Utah County Project across the street from us! The 20 acres east of the Curtis Center site is wetlands. This could be future trails, garden spots, and picnic areas if land donors move in that direction. It is a very special location for the population we will be serving!

C.2. Project Description
The purpose of our project is many-faceted. It will enable us to:
- Create a facility to help individuals with disabilities flourish
- Give parents serving their children respite from the daunting task of lifetime care
- Provide affordable services for those who don't have government funding
- Provide affordable recreational, sports, cultural, & social activities
- Collaborate with other disability service organizations, provide parent support & connection, & provide free community holiday activities

Through the Curtis Center, we'll provide 3 tiers of service:
Level one services would be available free of charge to all who would like to attend & would be subsidized by community and corporate sponsors. These activities would be family based to provide support for individuals attending.
Level two services would be provided in collaboration with other organizations and people serving people with disabilities. Our philosophy is to collaborate, not compete, by facilitating a place of connections for individuals and families.
Level three services would be highly specialized services offered to individuals meeting specific criteria based on behavioral and medical needs.
The CDBG funding would be used specifically for the equipment to enhance programs for people with disabilities in this new facility.

C.3. Activity Type
Public Facilities

C.4. If other, please explain.
NA

C.5. Low- and Moderate- Income Breakdown: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. Percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the TOTAL number of persons served and multiplying by 100.

Income Level	Number	Percentage of Beneficiaries
81% AMI + Non-LMI		0.00%
51-80% AMI Low Income		0.00%
31-50% AMI Very Low Income		0.00%
0-30% AMI Extremely Low Income		0.00%
TOTAL	0	0.00%

C.6. Describe how these figures were obtained or data source used.
Our adult participants are intellectually disabled and in the extremely low-income category.

C.7. Project Need: Explain why the project is needed. What problem would your proposed project address?
The Curtis Center will focus on serving individuals with disabilities who do not have government funding. We currently serve individuals in Utah and Salt Lake counties with our core target population based in the tri-city area of north Utah County that includes Lehi, American Fork, and Highland.
At age 22, federally guaranteed educational and therapeutic services to the disabled drop off completely. Many disabled people face decades of lonely, empty time with few resources. According to the CDC 22.4% of this population suffer from mental health disorders exacerbated by lack of social support.
As of 2023, Utah's population includes an estimated 34,177 people with severe disabilities. Of those, only 6,348 (1.%) receive funding from the Utah Department of Human Services Division of Services for People with Disabilities. In the target area we serve, which is one of the fastest-growing areas in the state, we estimate that there are at least 1,309–3,929 individuals with disabilities.

C.8. What Supporting evidence and/or data do you have to substantiate this need?
Research driven topics that help us shape and drive our programs for individuals with disabilities
Community Inclusion
• Helping people feel connected and included in their community
• Making sure program staff receive training about disability-related topics such as disability awareness, customer service for people with disabilities.
Guide to Community Preventive Services and Disability Inclusion | CDC (link)

Employment First
• Employment First represents the national shift toward integrated employment for people with disabilities, framed by the expectation that people of working age should be expected to work and contribute economically
• Each state has a set of goals and values that focus the definitions within their Employment First policy, making a public commitment to integrated employment for working-age individuals
Research to Practice: State Employment First Policies: State Definitions, Goals and Values (umb.edu) (link)

• Most recent U.S. disability employment statistics show that only 20 percent of people with disabilities are participating in the workforce, compared to 69.1 percent of people without disabilities

Employment for People with Disabilities (link)

Division of Services for People with Disabilities Government Funding
- 6,348 individuals with disabilities served through the entire state of Utah
- Concern for the many others that are not served
- Our direction would be to focus on those without government funding

C.9. Please describe the project outcomes.
We have set the following benchmarks for the project outcomes in relationship to the levels of service, which we're currently on track to meet as outlined:
1) Begin Construction of The Curtis Center in Spring 2022
a. Objective 1: Raise 70% of funds March 2023 ($5,918,312)
b. Objective 2: Raise 85% of funds August 2023 ($7,071,656)
c. Objective 3: Coordinate project groundbreaking Spring 2022
d. Objective 4: Raise 100% of funds December 2023 ($8,225,00)

2) Provide for sustainability with Lehi City
a. Objective 1: Draft usage agreement with Lehi City June 2023
b. Objective 2: Draft template of required operational needs of both organizations October 2023
c. Objective 3: Finalize draft of needs and sign the usage agreement December 2023

3) Provide services that are free & available to anyone without meeting specific criteria year
a. Objective 1: 1 seasonal free activity for families
b. Objective 2: 1 summer recreational activity

4) Establish collaborative services with other entities.
a. Objective 1: By the end of year 1 in the new facility JFK will collaborate with 1 university to provide services like recreational therapy internships
b. Objective 2: By the end of year 1 in the new facility JFK will coordinate with 1 parent or professional group to provide a support meeting.

a. Objective 1: Continue HIVEs, JFK Athletics, JFK Works in the new facility

Equipment purchased with this 2024 grant would be to enhance programming at the facility.

C.10. How will you measure these outcomes?
We use rigorous data driven implementation of evidence-based practices with person centered goals. We measure key performance indicators in board meetings, instructor training/evaluation, annual review of participants, addressing need for change and growth through stakeholder surveys, and implementing research opportunities.
Quantitative measures will be used for raised funds, pre-construction planning, contractor work, and numbers of participants attending. Qualitative measures including informal focus groups, surveys, and observation will be used for usage agreement drafts, follow up feedback of free activities, collaboration with other organizations and participants for adjustment to new facilities and schedules. Measurements will be done quarterly or upon completion of the event. Data will be shared with board members and stake holders including parents.
Our financial health is based on an eleven-year history of tuition, registration-based programs assisted by sponsors

creating solvency. We pride ourselves on the relationships we have developed within the community. We see needs and find affordable solutions.

C.11. Project Objective: Please state the project objective that most accurately describes what will be accomplished by carrying out this activity.

Suitable Living Environment - Activities that benefit communities/ families/individualsby addressing issues in their living environment.

C.12. Project Outcome: Please state the proposed project performance measurement outcome that most accurately describes what will be accomplished by carrying out this activity.

Sustainability - Activities that promote livable or viable communities and neighborhoods by providing services or by reviving slums or blighted areas.

D. Project Cost and Funding Sources

Case Id: 30371
Name: The Holbrook Community Center - 2024
Address: *No Address Assigned

Completed by michelle.holbrook@msn.com on 2/2/2024 3:53 PM

D. Project Cost and Funding Sources

Please provide the following information.

D.1. Total Request:
$40,000.00

D.2. Indicate how the project cost was determined. If actual project cost is not known, provide a cost estimate, and explain what it is based on:
We have projected the cost of a few equipment items we need to complete The Curtis Center and the programming that will be taking place there. We need two scoreboards for the gymnasium. We obtained an approximate price of $9,800 from a sports equipment distributor for each scoreboard. We would like to put a row of mirrors on the back side of the stage that will also be used as a dance room. We obtained one bid which gave us the price of $8,500. We would like to enhance the sound system in the gymnasium with the addition of three speakers in the center of the gymnasium ceiling. We requested a bid from the company that put the original sound system in. Our original contractor helped us with the final bid. $10,000.

D.3. Budget - Provide a specific and detailed project line-time budget:

Line Item	Requested Lehi City CDBG	Other Leverage Funds
Employee Wages and Benefits	$30,000.00	$0.00
Stage Equipment / Dance Room Mirrors	$10,000.00	$0.00
TOTAL	$40,000.00	$0.00

D.4. CDBG Request and Other Sources of Funding: If known, please specify other sources of funds, and indicate below if these are committed. Total project cost should equal the sum of all listed sources of funds.

Funding Source	Source Name (provide details on Source)	Total Amount	Funding Status
CDBG Request	Lehi City Community Development Block Grant	$40,000.00	Non-Committed
Other HUD Source		$0.00	
Other State/Local Source		$0.00	
Non-HUD Federal Source		$0.00	
Other		$0.00	
TOTAL		$40,000.00	

D.5. Project Timeline: Please provide a detailed timeline of all project activities and milestones.

Approximate Start Date	Approximate End Date	Milestone/Activities	Notes
01/15/2023	11/08/2023	Draft, negotiations, and signing of the final usage agreement.	
02/04/2022	12/20/2023	Groundbreaking to completion of construction of The Curtis Center	
08/15/2024	12/15/2024	Final equipment purchase for programming in the facility	

D.6. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years.

Just for Kids (JFK) began in 2004 when a group of parents gathered to discuss their concerns about their children with disabilities, including sociability, sports inclusion, and education. They formed JFK as a nonprofit and partnered with a local school to provide a summer program for their children. In the years since, JFK programs have grown to serve adults, sports, & vocational training.

The dedicated space of our own facility would give us more control, flexibility, and options. Recognizing this need, we created the Holbrook Community Center nonprofit to realize our dream of building the Curtis Center as a home, hub, and special place for those we serve. We have entered a memorandum of understanding with Lehi City whereby they will operate and maintain the facility, as we provide dual use to our organization and to the citizens of Lehi.

Our services impact individuals with disabilities and their families. We serve over 400 people annually with the programs we offer. The unique relationship we have with Lehi City allows us to offer and serve more.

This is a one-time project. The building is completely constructed and is 100% paid for. The project request will move forward, we appreciate your support.

D.7. In the event that your request is not fully funded, please prioritize your needs including amounts, and address if the project will go forward if funds are not awarded.

In order of prioritization:

Stage Equipment /Dance Room Wall Mirrors - $10,000

Employee Wages and Benefits $30,000

D.8. What is the lowest grant award amount you would accept?

We will graciously accept any amount that is available. We are working hard to help a very special population. We would accept whatever is available. If these critical funds can be helped to serve others in a better way than we have outlined, we truly support those efforts of others in our community. Thank you!

E. LMI Benefit

Completed by michelle.holbrook@msn.com on 2/2/2024 3:54 PM

Case Id: 30371
Name: The Holbrook Community Center - 2024
Address: *No Address Assigned

E. LMI Benefit

Please provide the following information.

ELIGIBLE BENEFICIARIES MUST LIVE IN THE SELECTED AREA(S).

E.1.

Location of CDBG Recipients	Number of CDBG Recipients
Orem	
Provo	
Lehi	400
Utah County	
Elsewhere	
	400

E.2. Low- and Moderate Income Breakdown: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. Percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the TOTAL number of persons served and multiplying by 100.

Income Level	Number	% Total Beneficiaries
81% AMI + Non-LMI		0.00%
51-80% AMI Low Income		0.00%
31-50% AMI Very Low Income		0.00%
0-30% AMI Extremely Low Income		0.00%
TOTAL	0	0.00%

E.3. Please describe how these figures were obtained or the data source that was used.

Not applicable

F. Program Sustainability and Past Performance

Case Id: 30371
Name: The Holbrook Community Center - 2024
Address: *No Address Assigned

Completed by michelle.holbrook@msn.com on 2/2/2024 3:58 PM

F. Program Sustainability and Past Performance

Please provide the following information.

F.1. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years.
We have strong connections in the community. If CDGB funds were unavailable we would seek donations from our families and corporate partners.

F.2. In the event that your request is not fully funded, please prioritize your needs including amounts and address if the project will go forward if funds are not awarded.
If the funds were not received, we would work on other grants or donors to meet the financial needs of the project
Stage Equipment / Dance Room Wall Mirrors - $10,000
Employee Wages and Benefits - $30,000

F.3. What is the lowest grant award amount you would accept?
$0.00

F.4. Please select the CDBG eligible activity your program will be associated with.
Disability Services

If other, please explain
We did not mark other

F.5. Please select the Project Objective your project will meet.
Create suitable living environments- Activities that benefit communities, families, or individuals.

F.6. Please select the Project Outcome your project will meet:
Sustainability: Activities that are aimed at improving communities or neighborhoods to make them more livable or viable.

F.7. Please list prior year CDBG funding in the table below. Include all awards from Provo, Orem, Lehi, or Utah County.

Funding Year	Award Amount	Source	Project
FY2019	$0.00		
FY2020	$0.00		
FY2021	$0.00		
FY2022	$0.00		
FY2023	$30,000.00	Lehi Community Development Block	The Curtis Center for Arts and Edication Classroom for

		Grant	individuals with disabilities
	$30,000.00		

A. Pre-Application

Completed by dbutler@lehi-ut.gov on 11/28/2023 3:39 PM

Case Id: 30327
Name: Lehi City - 2024
Address: *No Address Assigned

A. Pre-Application

Please provide the following information.

MAG
Expert Resources. Enriching Lives.

Lehi City
CDBG PROGRAM
APPLICATION

Lehi City - MAG
586 E 800 N
Orem, UT 84097
cdbg@mountainland.org

AGENCY INFORMATION

A.1. Agency Name
Lehi City

A.2. Address
153 North 100 East Lehi, UT 84043

CONTACT PERSON INFORMATION

A.3. First Name
Duane

A.4. Last Name
Butler

5. Address
153 North 100 East Lehi, UT 84043

A.6. Email
dbutler@lehi-ut.gov

A.7. Phone Number
(385) 201-2531

PRE-APPLICATION QUESTIONS

A.8. Please provide a brief description of the project
Add missing Curb & Gutter, Sidewalk, and Pavement on the west side of 200 West, between 600 North and State Street.

This road is well used by students and parents to Lehi Elementary School and Band Wagon Park. This will help the traffic interaction and will add pedestrian ADA ramps. The Environmental review was completed in the 2023 CDBG project.

A.9. What is the CDBG amount requested?
$300,000.00

A.10. What will the approximate total cost of the project be?
$300,000.00

A.11. What is the project service area?
200 West from 600 North to State Street.

B. Agency Information

Completed by dbutler@lehi-ut.gov on 1/23/2024 2:04 PM

Case Id: 30327
Name: Lehi City - 2024
Address: *No Address Assigned

B. Agency Information

Please provide the following information.

ADDITIONAL AGENCY INFORMATION
FEDERALLY REQUIRED INFORMATION: (The following information is required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.)

B.1. UEI Number
K3ARX1WQFAS5

B.2. Federal Tax or Employer Identification Number (EIN):
87-6000240

B.3. Legal Status of Applying Organization:
Local Government

FINANCE DIRECTOR
B.4. First Name
Lorin

B.5. Last Name
Powell

B.6. Mailing Address
153 North 100 East Lehi, UT 84043

B.7. Email Address
ltpowell@lehi-ut.gov

B.8. Phone Number
(385) 201-2528

PAST AWARD AND PERFORMANCE
B.9. If your organization has received a past CDBG award please assess your project accomplishments and grant managements performance
With help from the City Staff, Consultants and additional funding from the City, the previous project was completed and looks great.

B.10. Describe your organizational capabilities. – How are people and resources brought together to accomplish the project?

Our DRC Committee, which includes representatives from the Lehi City Engineering, Planning, Power, Streets, Culinary Water, PI Water, Sewer, Drainage, Fire and Parks departments assisted in the design, administration and construction of the project without any addition cost. The Design Engineering and Construction Management was preformed by others to complete a successful project. The City completes over $3 - $4 million of road work each year throughout the City.

C. Proposed Project

Completed by dbutler@lehi-ut.gov on 1/23/2024 2:09 PM

Case Id: 30327
Name: Lehi City - 2024
Address: *No Address Assigned

C. Proposed Project

Please provide the following information.

C.1. Project Location
200 West - from 600 North to State Street on the west side of the road.

C.2. Project Description
Install Curb & Gutter, Sidewalk and Pavement on the west side of 200 West.
This project is included in our 2023 CDBG project (from 600 North to 900 North), so we are wanting to complete the remaining sections with this project.

C.3. Activity Type
Infrustructure

C.4. If other, please explain.
N/A

C.5. Low- and Moderate- Income Breakdown: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. Percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the TOTAL number of persons served and multiplying by 100.

Income Level	Number	Percentage of Beneficiaries
81% AMI + Non-LMI		0.00%
51-80% AMI Low Income		0.00%
31-50% AMI Very Low Income		0.00%
0-30% AMI Extremely Low Income		0.00%
TOTAL	0	0.00%

C.6. Describe how these figures were obtained or data source used.
We knocked on all the homes involved and had the residents fill out the survey form.

C.7. Project Need: Explain why the project is needed. What problem would your proposed project address?
This project will include the installation of Curb & Gutter, Sidewalk and Pavement which will greatly improve the safety on this section of 200 West. This section will also improve the walkability to the Lehi Elementary School and to the Band Wagon Park. This will complete another North/South section of road between Main Street and State Street, increasing the circulation and mobility in the Downtown area.

C.8. What Supporting evidence and/or data do you have to substantiate this need?
Traffic Counts and Modeling adopted Downtown Revitalization Plan.

C.9. Please describe the project outcomes.
Improved traffic circulation and pedestrian mobility around the Lehi Elementary School and the Bandwagon Park.

C.10. How will you measure these outcomes?
Traffic and Pedestrian counts

C.11. Project Objective: Please state the project objective that most accurately describes what will be accomplished by carrying out this activity.
Suitable Living Environment - Activities that benefit communities/ families/individualsby addressing issues in their living environment.

C.12. Project Outcome: Please state the proposed project performance measurement outcome that most accurately describes what will be accomplished by carrying out this activity.
Availability/ Accessibility - Activities that make services, infrastructure, housing, and shelter available and accessible. Note that accessibility does not only refer tophysical barriers.

D. Project Cost and Funding Sources

Case Id: 30327
Name: Lehi City - 2024
Address: *No Address Assigned

Completed by dbutler@lehi-ut.gov on 1/23/2024 2:11 PM

D. Project Cost and Funding Sources

Please provide the following information.

D.1. Total Request:
$300,000.00

D.2. Indicate how the project cost was determined. If actual project cost is not known, provide a cost estimate, and explain what it is based on:
Cost estimates from from previous projects and current bids.

D.3. Budget - Provide a specific and detailed project line-time budget:

Line Item	Requested Lehi City CDBG	Other Leverage Funds
Mobilization & Traffic Control	$25,000.00	$0.00
Landscaping	$32,000.00	$0.00
Sawcut & Removals	$15,675.00	$0.00
Curb & Gutter	$49,500.00	$0.00
Sidewalks & ADA Ramps	$53,700.00	$0.00
Driveways & Approaches	$35,000.00	$0.00
Asphalt Pavement	$40,000.00	$35,000.00
Removals & Relocations	$10,000.00	$15,000.00
Contingency	$4,125.00	$0.00
Engineering	$35,000.00	$0.00
TOTAL	$300,000.00	$50,000.00

D.4. CDBG Request and Other Sources of Funding: If known, please specify other sources of funds, and indicate below if these are committed. Total project cost should equal the sum of all listed sources of funds.

Funding Source	Source Name (provide details on Source)	Total Amount	Funding Status
CDBG Request	2024 CDBG	$300,000.00	Non-Committed
Other HUD Source	Lehi City Funds	$50,000.00	Committed
Other State/Local Source		$0.00	
Non-HUD Federal Source		$0.00	
Other		$0.00	
TOTAL		$350,000.00	

D.5. Project Timeline: Please provide a detailed timeline of all project activities and milestones.

Approximate Start Date	Approximate End Date	Milestone/Activities	Notes
07/15/2024	08/15/2024	Funds Available	
07/01/2023	08/01/2023	Environmental has been completed by MAG	
08/01/2024	09/01/2024	Engineering	
09/01/2024	11/15/2024	Bid Project	
12/01/2024	06/01/2025	Construction Activities	

D.6. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years.

City may budget these improvements over the next 10 to 20 years.

D.7. In the event that your request is not fully funded, please prioritize your needs including amounts, and address if the project will go forward if funds are not awarded.

Not at this time

D.8. What is the lowest grant award amount you would accept?

$290,000

E. LMI Benefit

Completed by dbutler@lehi-ut.gov on 1/23/2024 12:42 PM

Case Id: 30327
Name: Lehi City - 2024
Address: *No Address Assigned

E. LMI Benefit

Please provide the following information.

ELIGIBLE BENEFICIARIES MUST LIVE IN THE SELECTED AREA(S).

E.1.

Location of CDBG Recipients	Number of CDBG Recipients
Orem	
Provo	
Lehi	
Utah County	
Elsewhere	
	0

E.2. Low- and Moderate Income Breakdown: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. Percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the TOTAL number of persons served and multiplying by 100.

Income Level	Number	% Total Beneficiaries
81% AMI + Non-LMI		0.00%
51-80% AMI Low Income		0.00%
31-50% AMI Very Low Income		0.00%
0-30% AMI Extremely Low Income		0.00%
TOTAL	0	0.00%

E.3. Please describe how these figures were obtained or the data source that was used.

We knocked on all the homes involved and had the residents fill out the survey forms.

F. Program Sustainability and Past Performance

Case Id: 30327
Name: Lehi City - 2024
Address: *No Address Assigned

Completed by dbutler@lehi-ut.gov on 1/23/2024 12:45 PM

F. Program Sustainability and Past Performance

Please provide the following information.

F.1. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years.
City may budget these improvements over the next 10 to 20 years.

F.2. In the event that your request is not fully funded, please prioritize your needs including amounts and address if the project will go forward if funds are not awarded.
Not at this time

F.3. What is the lowest grant award amount you would accept?
$290,000.00

F.4. Please select the CDBG eligible activity your program will be associated with.
Public facilities/improvements

If other, please explain
Install Curb & Gutter, Sidewalks, and pavement on existing roads.

F.5. Please select the Project Objective your project will meet.
Create suitable living environments- Activities that benefit communities, families, or individuals.

F.6. Please select the Project Outcome your project will meet:
- Availability/Accessibility: Activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to LMI people.

F.7. Please list prior year CDBG funding in the table below. Include all awards from Provo, Orem, Lehi, or Utah County.

Funding Year	Award Amount	Source	Project
FY2019	$251,815.00	Lehi	300 North - Center to 300 W
FY2020	$267,127.00	Lehi	300 North - Center to 300 W
FY2021	$309,424.00	Lehi	300 West - 200 N to 300 N
FY2022	$318,943.00	Lehi	300 West - 500 N to 600 N
FY2023	$295,000.00	Lehi	200 West - 600 N to 900 N
	$1,442,309.00		

A. Pre-Application

Completed by jessa.c@upwards.com on 11/27/2023 3:30 PM

Case Id: 30346
Name: Upwards - 2024
Address: *No Address Assigned

A. Pre-Application

Please provide the following information.

MAG
Expert Resources. Enriching Lives.

Lehi City
CDBG PROGRAM
APPLICATION

Lehi City - MAG
586 E 800 N
Orem, UT 84097
cdbg@mountainland.org

AGENCY INFORMATION

A.1. Agency Name
WeeCare, Inc., DBA, Upwards

A.2. Address
5521 N University Drive Suite 104 Coral Springs, FL 33067

CONTACT PERSON INFORMATION

A.3. First Name
Jessa

A.4. Last Name
Santangelo

5. Address
12130 Millennium Drive Office 03-127 Los Angeles, CA 90094

A.6. Email
jessa.c@upwards.com

A.7. Phone Number
(310) 710-2833

PRE-APPLICATION QUESTIONS

A.8. Please provide a brief description of the project
Upwards's BOOST program (Business Operation & Optimization Support Tools) provides technical assistance and

business support to childcare providers who run microenterprise businesses in the childcare sector, i.e. Family Child Care Homes. The program's goal is to expand economic opportunities for childcare microenterprise business owners in the City of Lehi by training them to use essential tools to make their operations more efficient. This enables them to reach their full revenue potential, stabilize their jobs, and create new jobs in the childcare industry. Childcare providers receive personalized guidance, relevant technology tools and learn best practices to grow and sustain their business, all while supporting the LMI with childcare services. Therefore, Upwards requests $112,000 to pay for the program expenses to run BOOST for one year. This will benefit 14 LMI daycare owners, create 5 LMI jobs, and can benefit up to 180 LMI families seeking childcare.

Each daycare participant will receive a personal website listing and training on how to market themselves. This includes guidance on taking effective photos, writing a compelling business description, and tips on which business characteristics to define and improve upon for potential customers. By the end of the program, daycare providers experience a year of using the right tools for free and learn valuable lessons by "doing," not by being passively taught.

A.9. What is the CDBG amount requested?
$112,000.00

A.10. What will the approximate total cost of the project be?
$112,000.00

A.11. What is the project service area?
The service area will be confined to family child care homes (microenterprise businesses) located within the City of Lehi's boundaries.

Upwards' services are conducted remotely and are available to daycare providers and families 24 hours a day, 7 days a week. Each of the direct program participants operate their family child care microenterprise from their home. Therefore, the services they provide will happen all throughout the City of Lehi during their operating hours. The locations of the family child care homes are private residences and, therefore, are treated as confidential information. If BOOST is selected to receive CDBG funds, the exact locations of each childcare provider who participates will be disclosed.

Pre-Application Assessment

Completed by csaldana@mountainland.org on 12/21/2023 3:55 PM

Case Id: 30346
Name: Upwards - 2024
Address: *No Address Assigned

Pre-Application Assessment

If the applicant is not eligible, do not click "Complete & Submit". Please change status to "Application Denied" and add a note to Audit Log as to why the application is deemed Denied.

☑ **I certify that based on the Pre-Application, the applicant meets preliminary eligibility requirements for the Lehi City CDBG.**

Signature
Claudia Saldana
Electronically signed by csaldana@mountainland.org on 12/21/2023 3:55 PM

B. Agency Information

Completed by jessa.c@upwards.com on 1/31/2024 2:52 PM

Case Id: 30346
Name: Upwards - 2024
Address: *No Address Assigned

B. Agency Information

Please provide the following information.

ADDITIONAL AGENCY INFORMATION
FEDERALLY REQUIRED INFORMATION: (The following information is required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.)

B.1. UEI Number
HRBLHQGMG4T5

B.2. Federal Tax or Employer Identification Number (EIN):
82-2418770

B.3. Legal Status of Applying Organization:
501c3

FINANCE DIRECTOR
B.4. First Name
Johnny

B.5. Last Name
Chan

B.6. Mailing Address
5521 N University Drive Suite 104 Coral Springs, FL 33067

B.7. Email Address
lilly@upwards.com

B.8. Phone Number
(310) 710-2833

PAST AWARD AND PERFORMANCE
B.9. If your organization has received a past CDBG award please assess your project accomplishments and grant managements performance
Upwards boasts a successful track record of collaboration with government partners and effective administration of federal funds. Our extensive operations cover Federal, State, and Local programs, and we are adept at adhering to government compliance, monitoring, and reporting requirements.

This year, Upwards is poised to oversee multiple government-funded programs. At the local level, our ongoing initiative

is the CDBG BOOST program, operational in various cities and counties across California, Florida, Washington, and beyond. We have partnered with Cathedral City, CA, as a subrecipient of CDBG, implementing similar programs with CDBG funding. In Cathedral City, our programs encompass BOOST for childcare providers, CASE childcare benefits for small enterprises, and Back2Work for unemployed/LMI families. The initial program year received $138,500 of CDBG dollars, with federal block grant funds allocated to support services, business and technical assistance (BOOST Program), childcare benefits, assistance for small enterprises (CASE), and backup childcare tuition credits for individuals seeking employment (Back2Work).

Through BOOST, we assisted 25 women and minority-owned home daycares with business training and software, catalyzing higher revenues, new jobs and expanded capacity still benefitting families today. Our grant management rigor ensured 100% timely compliance with required expense documentation, demographic reporting and progress updates.

B.10. Describe your organizational capabilities. – How are people and resources brought together to accomplish the project?

Upwards possesses robust organizational capabilities to effectively bring together people and resources to accomplish the proposed BOOST childcare provider support project:

Specialized Staffing: Our dedicated team of employees offer round-the-clock remote support across family and provider coordination. Key roles like Care Specialists, Technical Assistance, and our Program Director provide expertise guaranteeing authentic, compassionate guidance.

Technology Infrastructure: Our proprietary management software suite centralizes coordination while our integrated tracking tools monitor real-time progress. This efficiency allows serving providers at scale regardless of locality.

Financial Stewardship: Our financial track record speaks volumes, managing over $15 million in active public contracts. This not only shows the trust funders place in us but also underlines our organizational resilience in managing complex, multi-faceted programs.

In summary, seasoned leadership, specialized staff, technological integration and fiscal responsibility combine establishing Upwards as a uniquely qualified partner for competently administering child care assistance across jurisdictions. Our infrastructure empowers providers, our innovation captures unmet needs, and our outcomes improve lives.

C. Proposed Project

Please provide the following information.

C.1. Project Location
The service area for the proposed BOOST program encompasses 14 locations of participating home-based childcare providers distributed throughout Lehi City. As licensed microenterprise small businesses operating out of private residences in local neighborhoods, these teaching enterprises deliver their childcare services directly in the communities where they reside.

Upwards's services are conducted remotely and are available to daycare providers and families 24 hours a day, 7 days a week. Each of the direct program participants operate their daycare from their home. Therefore, the services they provide will happen throughout the city during their operating hours. The locations of the daycares are private residences and, therefore, are treated as confidential information. If BOOST is selected to receive CDBG funds, the exact locations of each daycare provider who participates will be disclosed.

C.2. Project Description
Upwards' Business Operation & Optimization Support Tools (BOOST) Program provides personalized business support and critical technical assistance to childcare providers operating in-home daycares. These facilities employ fewer than 5 employees and serve children ages 0-5 and up to age 13 with before and after school care. The program goal is to expand economic opportunities for local childcare entrepreneurs by equipping them with the tools and training needed to efficiently manage and grow their facilities. BOOST individually coaches providers over 12 months, providing professional guidance and digital tooling that allows these microenterprise businesses to build sustainable operational models. It focuses on expanding economic opportunities for local childcare entrepreneurs, enabling them to efficiently manage and grow their facilities, thereby maximizing revenue and stabilizing their positions in the industry. BOOST offers services like marketing support, family matching, automated enrollment, attendance tracking, electronic billing, curriculum management, and more, crucial for LMI families reliant on these services. The program also supports LMI job creation and retention by helping childcare providers sustain operations and hire more staff.

C.3. Activity Type
Economic Development

C.4. If other, please explain.
N/A

C.5. Low- and Moderate- Income Breakdown: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. Percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the TOTAL number of persons served and multiplying by 100.

Income Level	Number	Percentage of Beneficiaries
81% AMI + Non-LMI	10	0.00%

51-80% AMI Low Income	3	0.00%
31-50% AMI Very Low Income	1	0.00%
0-30% AMI Extremely Low Income		0.00%
TOTAL	14	0.00%

C.6. Describe how these figures were obtained or data source used.
The program is limited to serving low- to moderate-income microenterprise childcare providers in Lehi. To qualify for assistance, providers must submit an application with their household size and income details.

Initially, income is self-certified by all participants upon intake. While this is the primary method, source documentation like tax returns or pay stubs will be required from participations as verification. The documentation process ensures participants fall under the 80% Area Median Income threshold per CDBG guidelines.

Based on this income qualification process and typical profiles of home-based childcare operators in our programs, we estimate the above categorical breakdown of extremely low, very low, and low-income beneficiaries among the applicant pool.

We will collect extensive demographic details from all participants and continuously monitor representation levels by subgroup. Our application methodology can be adjusted to guarantee equitable access if gaps emerge in reaching targeted communities most in need.

C.7. Project Need: Explain why the project is needed. What problem would your proposed project address?
The need for the BOOST project in Lehi stems from the critical childcare challenges facing the city. With over 7,400 children aged 0-5 and around 2,400 households with children under 6, there is a high demand for quality childcare, essential for early brain development, socialization, and school readiness. For the nearly 1,260 children living with a single parent, access to reliable childcare is crucial not only for their development but also for preventing homelessness and supporting economic mobility.

Our BOOST program addresses these needs by offering specialized training and professional development to childcare providers. This initiative will elevate the quality of childcare services, supporting working families and single parents, and contributing to the overall well-being of the community.

C.8. What Supporting evidence and/or data do you have to substantiate this need?
The need for our project is substantiated by demographic and economic data highlighting the gaps in Lehi's childcare landscape. The U.S. Census (2020) indicates over 7,400 children aged 0-5 in Lehi, and about 2,400 households with children under 6, demonstrating a significant demand for childcare. Furthermore, the presence of nearly 1,260 children in single-parent households underlines the importance of reliable childcare for family stability (U.S. Census, 2021). The National Alliance to End Homelessness (2022) also recognizes stable childcare as crucial for maintaining housing security. Economic challenges are evident in the childcare workforce, with workers earning an average of $13.45 per hour, much lower than other educational sectors (Zippia, 2022), and many living below the poverty line (Center for the Study of Child Care Employment, 2020). A 2021 survey by RAPID highlighted material hardship and burnout among childcare providers. The COVID-19 pandemic exacerbated the decline in the childcare sector, particularly impacting low-income providers and reducing licensed home daycare and childcare center availability (California Child Care Resource and

Referral Network, 2021). These factors collectively demonstrate the urgent need for our project's implementation in Lehi.

C.9. Please describe the project outcomes.
The BOOST Program aims to strengthen the local childcare ecosystem by offering comprehensive business and technical support to microenterprise childcare providers, predominantly serving Low and Moderate Income (LMI) families. This initiative focuses on operational stabilization and revenue maximization for these providers, thereby enhancing the quality of life for the families they serve and generating a positive impact city-wide.

Key Project Outcomes include:
Revenue Increase: 30% of participants are expected to report a 20% increase in gross revenue. This is achieved through targeted marketing and business support, helping providers expand capacity and maximize enrollments.

Job Retention and Creation: The program anticipates 80% of participants will maintain operations throughout the year, with 30% hiring a Teaching Assistant. This translates to the retention and creation of numerous LMI childcare jobs, enabled by support in expanding facility capacity and digitizing operations.

Expansion of Childcare Slots: 30% of participants are projected to increase the number of childcare slots in their facilities, facilitated by the hiring of Teaching Assistants.

BOOST will conduct thorough evaluations of each provider's business, capturing extensive data points to monitor progress. Monthly and quarterly reports to the City will assess the program's success and its reach to targeted communities.

C.10. How will you measure these outcomes?
Demographic data, including income, household size, facility size, industry experience, and more, will be collected for precise impact assessment.

Program effectiveness will be gauged through continuous measurement of Key Performance Indicators (KPIs), such as the number of childcare providers supported, jobs created and retained, new childcare slots, revenue changes, training completions, support requests answered, family tours scheduled, children enrolled, administrative time saved, and family engagement levels. Feedback from anonymous surveys will also be integral in assessing participant experiences. Upwards commits to providing regular, detailed reports to the City, outlining these qualitative and quantitative efforts and future projections.

C.11. Project Objective: Please state the project objective that most accurately describes what will be accomplished by carrying out this activity.
Economic Opportunity - Activities related to economic development, commercial revitalization, and job creation.

C.12. Project Outcome: Please state the proposed project performance measurement outcome that most accurately describes what will be accomplished by carrying out this activity.
Sustainability - Activities that promote livable or viable communities and neighborhoods by providing services or by reviving slums or blighted areas.

D. Project Cost and Funding Sources

Case Id: 30346
Name: Upwards - 2024
Address: *No Address Assigned

Completed by jessa.c@upwards.com on 1/31/2024 2:24 PM

D. Project Cost and Funding Sources

Please provide the following information.

D.1. Total Request:
$112,000.00

D.2. Indicate how the project cost was determined. If actual project cost is not known, provide a cost estimate, and explain what it is based on:
The estimated cost for supporting each childcare microenterprise in our project for a year is approximately $12,000. This figure has been calculated based on the resources required for a comprehensive year-long support program, including training, coaching, and technical assistance. We are requesting $8,000 per microenterprise as part of our funding request. Should there be a need for additional funds to achieve the program's objectives, Upwards is committed to providing extra financial support through our in-kind matching program. This approach ensures that the necessary resources are available to meet the program's goals without overburdening the funding request.

D.3. Budget - Provide a specific and detailed project line-time budget:

Line Item	Requested Lehi City CDBG	Other Leverage Funds
Salary	$110,320.00	$0.00
Fringe Benefits	$1,680.00	$0.00
Training Materials	$0.00	$7,657.00
Equipment	$0.00	$5,104.00
Marketing for Providers	$0.00	$6,157.00
Marketing for Families	$0.00	$1,276.00
Cost of Payments	$0.00	$5,913.00
Technology Cost	$0.00	$798.00
Office Supplies - Program	$0.00	$261.00
TOTAL	$112,000.00	$27,166.00

D.4. CDBG Request and Other Sources of Funding: If known, please specify other sources of funds, and indicate below if these are committed. Total project cost should equal the sum of all listed sources of funds.

Funding Source	Source Name (provide details on Source)	Total Amount	Funding Status
CDBG Request		$0.00	
Other HUD Source		$0.00	
Other State/Local Source		$0.00	
Non-HUD Federal		$0.00	

Source			
Other	Upwards Match	$27,166.00	Committed
TOTAL		$27,166.00	

D.5. Project Timeline: Please provide a detailed timeline of all project activities and milestones.

Approximate Start Date	Approximate End Date	Milestone/Activities	Notes
07/01/2024	10/01/2024	Conduct Public Outreach and Marketing	Launch marketing and outreach campaigns to existing and potential Family Child Care (FCC) providers and LMI families to ensure all LMI persons within the region's limits have an equal opportunity to participate in the program.
07/01/2024	10/01/2024	Accept and Process Program Participant Applications	Document the size, ethnicity, and annual income of the family of each person receiving the benefit. Confirm the microenterprises' eligibility.
09/01/2024	09/30/2024	Start BOOST Program	Begin program operations and connect FCC providers to their Care Coach.
09/01/2024	09/30/2024	Conduct pre-test surveys & evaluations	Conduct an evaluation of each provider to identify each facility's strengths and weaknesses.
09/01/2024	06/30/2025	Child Care Provider Onboarding	Train providers on how to use the Upwards' Child Care Management Software.
09/01/2024	06/30/2025	Eligible Family Onboarding	Outreach to new and existing families already enrolled in

			the FCC locations to onboard them to the Upward mobile app.
09/01/2024	06/30/2025	Business Support & Capacity Building Activities	Provide 24/7 dedicated business, technology, matching, enrollment, and post-enrollment support. Monitor when participants are ready to expand their licensing capacity and hire additional staff.
09/01/2024	06/30/2025	Marketing Activities to New LMI Families	Continue marketing activities to attract new families in need of childcare. This is to provide leads to consistently fill home daycare vacant slots to ensure an increase in revenue and business capacity.
10/01/2024	06/30/2025	Feedback Surveys	Collect four anonymous feedback surveys each quarter for evaluation purposes.
06/01/2025	06/30/2025	Complete BOOST Program	Close the program and evaluate its effectiveness. Prepare required end-of-year funding and programming reports.

D.6. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years.

Our strategy for ensuring program success in the long term is integral to the sustainability plan for the 12-month BOOST program, which focuses on empowering participating childcare providers to independently sustain and fortify their enterprises. The program ensures their continued success by providing essential knowledge, tools, and robust business foundations. This model establishes financial durability, enabling the program to continue supporting providers and families long after the conclusion of grant periods.

Our commitment aligns with the proverb, "Give a man a fish, and you feed him for a day. Teach a man to fish, and you

feed him for a lifetime." The overarching goal of the BOOST program is to make child care providers providers operationally sustainable, surpassing low-to-moderate Income (LMI) qualifications within the first year, enabling them to reach self-sufficiency and giving them the means to afford these operational services on their own. For any providers that remain LMI after 12 months, our services are continually provided to those individuals at no cost.

D.7. In the event that your request is not fully funded, please prioritize your needs including amounts, and address if the project will go forward if funds are not awarded.
The BOOST program can be scaled up or down according to the decision of Lehi City. Its operation is not dependent on full award funding and can be adjusted to the desired amount of coverage for the area. If it were to be phased in or partially funded, an appropriate number of child care providers would be accepted into the program.

For example, the program could be scaled to 75% ($84,000) of the current budgeted amount. This would serve 10 providers for the full 12-month program duration and create 3 LMI jobs.

Alternatively, the program could be scaled to 50% (56,000) of the current budgeted amount. This would serve 7 providers for the full 12-month program duration and create 2 LMI jobs.

Upwards already provides its services to childcare providers all over the country. Therefore, the operational systems and tools are in place and ready to be expanded in Lehi. Upwards collaborates with daycares within Lehi limits, and offers services via the traditional paid model. However, the implementation of the BOOST program hinges on CDBG funds. As a for-profit organization, Upwards is unable to offer free services without a partnership to subsidize costs.

D.8. What is the lowest grant award amount you would accept?
$56,000

E. LMI Benefit

Please provide the following information.

ELIGIBLE BENEFICIARIES MUST LIVE IN THE SELECTED AREA(S).

E.1.

Location of CDBG Recipients	Number of CDBG Recipients
Orem	
Provo	
Lehi	14
Utah County	
Elsewhere	
	14

E.2. Low- and Moderate Income Breakdown: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. Percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the TOTAL number of persons served and multiplying by 100.

Income Level	Number	% Total Beneficiaries
81% AMI + Non-LMI	10	71.40%
51-80% AMI Low Income	3	21.50%
31-50% AMI Very Low Income	1	7.10%
0-30% AMI Extremely Low Income		0.00%
TOTAL	14	100.00%

E.3. Please describe how these figures were obtained or the data source that was used.

The program is limited to serving low- to moderate-income microenterprise childcare providers in Lehi. To qualify for assistance, providers must submit an application with their household size and income details.

Initially, income is self-certified by all participants upon intake. While this is the primary method, source documentation like tax returns or pay stubs will be required from participants as verification. The documentation process ensures participants fall under the 80% Area Median Income threshold per CDBG guidelines.

Based on this income qualification process and typical profiles of home-based childcare operators, we estimate the above categorical breakdown of extremely low, very low, and low-income beneficiaries among the applicant pool. However, we anticipate that 100% of accepted providers will have incomes meeting LMI criteria.

We will collect extensive demographic details from all participants and continuously monitor representation levels by subgroup. Our application methodology can be adjusted to guarantee equitable access if gaps emerge in reaching targeted communities most in need.

F. Program Sustainability and Past Performance

Case Id: 30346
Name: Upwards - 2024
Address: *No Address Assigned

Completed by jessa.c@upwards.com on 1/31/2024 1:51 PM

F. Program Sustainability and Past Performance

Please provide the following information.

F.1. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years.
Our strategy for ensuring program success in the long term is integral to the sustainability plan for the 12-month BOOST program, which focuses on empowering participating childcare providers to independently sustain and fortify their enterprises. The program ensures their continued success by providing essential knowledge, tools, and robust business foundations. This model establishes financial durability, enabling the program to continue supporting providers and families long after the conclusion of grant periods.

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Alternatively, the program could be scaled to 50% (56,000) of the current budgeted amount. This would serve 7 providers for the full 12-month program duration and create 2 LMI jobs.

Upwards already provides its services to childcare providers all over the country. Therefore, the operational systems and tools are in place and ready to be expanded in Lehi. Upwards collaborates with daycares within Lehi limits, and offers services via the traditional paid model. However, the implementation of the BOOST program hinges on CDBG funds. As a for-profit organization, Upwards is unable to offer free services without a partnership to subsidize costs.

F.3. What is the lowest grant award amount you would accept?
$56,000.00

F.4. Please select the CDBG eligible activity your program will be associated with.
Special economic development/job creation

If other, please explain
N/A

F.5. Please select the Project Objective your project will meet.
Create economic opportunity- Activities that relate to economic development, commercial revitalization, or job creation.

F.6. Please select the Project Outcome your project will meet:
Sustainability: Activities that are aimed at improving communities or neighborhoods to make them more livable or viable.

F.7. Please list prior year CDBG funding in the table below. Include all awards from Provo, Orem, Lehi, or Utah County.

Funding Year	Award Amount	Source	Project
FY2019	$0.00		
FY2020	$0.00		
FY2021	$138,500.00	Cathedral City, CA	BOOST
FY2022	$0.00		
FY2023	$354,000.00	Palo Alto, CA; Escondido, CA; Bellevue, WA	BOOST
	$492,500.00		

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-09 approving the conveyance of a deed of conservation easement to Draper City.

Suggested Action:

Attachments:

Res 2024-09.docx

Agreement-TM Conservation Easement 03.20.24.docx

Planning Map - Traverse Mountain Conservation Easement Map.pdf

LEHI CITY

RESOLUTION NO. 2024-09

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING THE CONVEYANCE OF A DEED OF CONSERVATION EASEMENT TO DRAPER CITY

WHEREAS, Lehi City ("City") owns several tracts of land known as the City-owned Traverse Mountain open space ("Property"); and

WHEREAS, City intends to convey an easement to Draper City under the Utah Land Conservation Easement Act and Draper City is willing to accept conveyance of said easement;

WHEREAS, the Property possesses natural open space with wildlife habitat, educational and recreational value;

WHEREAS, on March 26, 2024, the Lehi 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 conveyance of A Deed of Conservation Easement to Draper City; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The conveyance of the Deed of Conservation Easement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Deed of Conservation Easement and take all other such action as is necessary to make its conveyance effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of March, 2024.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

When Recorded Return to:
Lehi City
153 N 100 E
Lehi, Ut. 84043

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT (this "**Easement**"), made as of this ____ day of _____, 2024, by Lehi City, a political subdivision of the State of Utah ("**Grantor**"), whose address is 153 N 100 E, Lehi, Utah 84043 and Draper City, a political subdivision of the State of Utah ("**Grantee**"), whose address is 1020 Pioneer Rd, Draper, Utah 84020. Collectively Grantor and Grantee are referred to as the "**Parties**."

EXHIBITS AS FOLLOWS

Exhibit A: Legal Descriptions of Parcels

Exhibit B: Property Location Map

WITNESSETH:

WHEREAS, Grantor is the owner of several tracts of land, located in Lehi City, State of Utah, known as the Traverse Mountain City-owned open space, described in the attached Exhibit A and located on the "**Property Map**" attached as Exhibit B which together constitute the "**Property**"; and

WHEREAS, Grantor intends to convey this Easement under the Utah Land Conservation Easement Act, Utah Code Sections 57-18-2 through -7 (2018) Utah statutory and common law; and

WHEREAS, the Property possesses natural open space with wildlife habitat, educational and recreational values (collectively referred to as the "**Conservation Values**") and considered of great importance to Grantor, Grantee and the residents of Lehi City and the State of Utah. These Conservation Values include but are not limited to the following:

A. Preservation of relatively natural habitat appropriate for several priority wildlife species for conservation in Utah, including mule deer (Odocoileus hemionus), which have been documented on the Property;

B. Preservation of critical winter range for Elk (Cervus Canadensis), as the Utah Division of Wildlife Resources has identified that the Property provides;

C. Preservation of habitat for numerous species of neotropical songbirds, other species of songbirds, Ferriginous hawk, raptors, game and non-game species which benefit from the abundance of foothill scrub oak (quercus Gambelli), savannah, and oak woodland on the Property;

D. Protection of scenic and aesthetic open space through the protection of views of the Property which can be enjoyed from several vantage points including the I-15 interstate corridor, Timpanogos Highway, Redwood Road, Lone Peak Wilderness Area and numerous other vantage points within Lehi, Utah Valley, and the Salt Lake Valley;

E. Protection of public recreation and education values as this Property has served as a place for multiple-use non-motorized recreation and is accessible to the public for mountain biking, horseback riding, and hiking among other passive recreational experiences; and

F. Preservation of the Property's proximity to several permanently protected open spaces including Corner Canyon Regional Park, Little Valley, Forest Service Land, the Salt Lake County Flight Park; and Flight Park State Recreation Area; and

WHEREAS, Grantor desires and intends that the Conservation Values be preserved by the continuation, initiation, or introduction of activities on the Property that sustain said values, including, but not limited to wildlife viewing, public recreation, education and ecological interpretive use; and

WHEREAS, Grantor, as the fee owner of the Property, holds the right to identify, conserve, enhance, and protect in perpetuity the Conservation Values of the Property; and

WHEREAS, Grantor values the undeveloped nature of the property and its recreational value; and

WHEREAS, the State of Utah has recognized the importance of both public and private efforts to conserve and protect the state's natural resources by the enactment of Utah Code Sections 57-18-1 to 57-18-7; and

WHEREAS, Grantee has agreed to accept this Easement upon the condition and understanding that the mutual intentions of Grantor and Grantee regarding the future preservation of the Property as expressed in this Easement shall be forever honored and defended; and

WHEREAS, the Parties desire that any interpretation of this Easement be construed to further the conservation, protection, and enhancement of the Property's Conservation Values;

NOW, THEREFORE, in consideration of the recitals as set forth above and the covenants terms and conditions and restrictions contained herein, which the Parties hereby agree constitute adequate consideration for this agreement and pursuant to the laws of the State of Utah and in particular Utah Code Sections 57-18-1, *et seq*. (2018), Grantor hereby irrevocably grants and conveys to Grantee and its successors in interest a perpetual conservation easement (this "**Easement**"). This Easement is made over, under and across all of the Property to preserve and protect the natural, ecological, watershed, habitat, riparian, educational, public access, open space, scenic and other conservation values present on the Property. This Easement shall forever bind Grantor and Grantor's successors in ownership and use of the Property as well as Grantee and any qualified successor of Grantee as identified in Section IX below. This Easement is granted in perpetuity, and any mortgage lien or other encumbrance other than encumbrances of sight or record existing at the time of this instrument's signing, shall be subordinate to this Easement, to the rights

and intentions of the Parties to this Easement and to Grantee's ability to enforce the protection of the Conservation Values described herein. The scope of this Easement is set forth in this Easement.

SECTION I - PURPOSE

The purpose of this Easement is to enable the Property to remain forever open and accessible to the public for recreation and scenic enjoyment, protecting in perpetuity its unique natural, wildlife habitat, open space, educational, public recreational, public access and scenic Conservation Values, preventing any use of the Property that may materially impair or interfere with its Conservation Values and that this Easement constitutes a public trust in the perpetual protection of the Property.

SECTION II - RIGHTS OF GRANTEE

Affirmative Rights of Grantee. Grantor hereby grants the following rights to Grantee, which rights shall be in addition to and not in limitation of, all other rights and remedies available to Grantee:

A. To prevent Grantor or third persons (whether or not claiming by, through, or under Grantor) from conducting any activity on or use of the Property that is inconsistent with the purpose of this Easement, and to require of Grantor or third persons the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use;

B. Upon two (2) business days prior notice to Grantor, to enter upon the Property at reasonable times and in a reasonable manner in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement, provided that in the absence of evidence which gives Grantee a reasonable basis to believe there has been a violation of the provisions of this Easement (which evidence shall be made available to Grantor), such entry shall not occur more often than twice annually;

C. To enter onto the Property in the case of an emergency as determined by Grantee, in which event Grantee shall notify Grantor prior to entering onto the Property, if possible, or as soon thereafter as is reasonably practical;

D. To obtain injunctive and other equitable relief against any violations, including restoration of the Property to the condition that existed prior to any such violation (it being agreed that Grantee will have no adequate remedy at law); and

E. To enforce this Easement in the case of breaches by Grantor or by third persons (whether or not claiming by, through, or under Grantor) by appropriate legal proceedings, after providing Grantor with reasonable notice and a reasonable opportunity to cure.

SECTION III - PERMITTED USES AND PRACTICES

A. The uses and practices described in this Section III may not be precluded or prevented by this Easement, except the uses and practices in this Section III may be precluded if Grantee believes that a certain use or practice is occurring in a manner, or to a degree that causes harm to the Conservation Values.

B. The uses and practices may be precluded when such uses or practices are conducted or allowed to take place in a manner which violates the terms of this Easement, poses a serious threat of material damage to the Conservation Values protected by this Easement, constitutes a prohibited use or practice as set forth in Section V of this Easement.

C. While not an exhaustive recital of permitted uses and practices, and subject to the limitations listed above, the following uses are consistent with this Easement:

i. **Public Access and Education**. The right to engage in passive wildlife viewing and wildlife and nature related educational activities on the Property.

ii. **Recreation**. The right to engage in any recreational activities including but not limited to hiking, mountain biking, equestrian use, playgrounds, disc golf, group pavilions, picnic shelters, and off-leash dog areas. Uses such as zip lines, ropes courses or similar uses will not be approved without economic and environmental feasibility studies and require prior approval by Grantee as provided under Section IV of this Easement.

iii. **Trails**. The right to construct new trails and maintain developed trails as identified in the Trails Master Plan, subject to the following provisions:

a. All new trails shall be constructed in accordance with adopted Lehi City trail standards;

b. All trails shall remain pervious to the soil in the material used;

c. Electric assisted bicycles (not including electric dirt bikes or electric ATVs) are allowed for use on trails.

d. Grantor retains the right to close, reroute, restore and relocate existing trails as may be necessary to ensure safe recreational use, avoid or eliminate erosion, or for any other reason deemed appropriate by Grantor.

iv. **Trail-related Structures**. The right to construct trail improvements including, but not limited to: bridging, boardwalks, culverts, separated street crossings, gates, or other trail related improvements.

v. **Signs**. The right to place signs for regulatory purposes stating the rules and regulations, wayfinding, safety or hazardous conditions or to identify trails or interpretive sites on the Property.

vi. **Maintenance and Restoration of the Native Ecosystem**. Grantor may use techniques and methods recognized as effective in restoring and maintaining the native biological diversity of the Property including but not limited to invasive weed suppression, restoring existing cuts, erosion, and successional forest, oak brush foothill and savannah complex restoration and passive restoration.

vii. **Chemicals and Biological Controls**. Grantor may use agrichemicals and biological controls on the Property as necessary to control noxious weeds, invasive insects, or mosquitoes. Chemical and biological controls may only be used in accordance with all applicable laws, and in those amounts and with that frequency of application constituting the minimum necessary to accomplish reasonable noxious weed objectives. The use of such agents shall be conducted in a manner to minimize any adverse effect on the natural values of the Property and to avoid any impairment of the natural ecosystems and their processes.

viii. **Problem or Diseased Animals**. Grantor may use legal methods to control diseased and problem animals as permitted by state and federal laws.

ix. **Fire Suppression**. Grantor may remove brush and vegetation necessary to minimize the risk of wildfire on the Property while maintaining to the extent possible deadfall and brush considered valuable for wildlife. Potential means to reduce or remove high risk fuel loads may include, but would not be limited to: biological controls, including short-duration grazing; and non-mechanized methods of removal of deadfall, and limited mechanized methods.

x. **Utilities**. Grantor may install new utilities based on all adopted Lehi City utility master plans. Existing Utilities may be maintained or relocated provided any disturbance to the property is restored, as much as is practical to the original undisturbed nature of the Property. Included in this Utilities Section is the right to provide utility connections deemed necessary and appropriate for any approved use allowed in this Section by Grantor provided that all Lehi City approvals are granted and provided that the minimum disturbance is achieved even if in achieving that minimum disturbance requires additional cost to a third party.

SECTION IV - PRIOR APPROVAL

If any provision of this Easement requires Grantor to obtain Grantee's approval prior to performing any act or undertaking any enterprise, Grantor shall not perform that act or undertake that enterprise until the notice and approval provisions of this Section have been fully satisfied. Nothing in this Section shall in any way prohibit or limit the Grantee's ability to obtain writs or injunctive relief relating to any violation of this Easement.

A. Grantor's Written Notice.

Prior to the commencement of any activity, use, or enterprise, which requires Grantee's approval, Grantor will first notify Grantee in writing of the proposed activity, use, or enterprise. The notice must fully inform Grantee of all material aspects of the proposed activity, use or enterprise. Grantor will send such notices to Grantee by registered or certified mail, return receipt requested, addressed to Draper City, 1020 Pioneer Rd, Draper, Utah 84020, Attention: Draper City Administrator, or to such other address as Grantee may designate in writing.

B. Grantee's Response.

Grantee shall have thirty (30) days from the date such notice is received (as indicated by the registered or certified return receipt) to review the proposed activity, use, or enterprise and to notify Grantor of any objections it may have to the activity, use, or enterprise. The objections, if any, shall be based upon Grantee's opinion that the proposed activity, use or enterprise is likely to cause material damage to the Property's Conservation Values or is otherwise inconsistent with the purpose and/or provisions of this Easement. If, in the Grantee's judgment, the proposal presented by Grantor can be modified to avoid material damage to the Conservation Values and otherwise comply with the purpose and provisions of this Easement, then the response shall inform Grantor how the proposed activity, use or enterprise may be modified to conform with this Easement. Except as provided in Subsection C of this Section IV, Grantor may commence the proposed activity, use, or enterprise only after it receives Grantee's express written approval, and only in the manner explicitly proposed by the Grantor and approved by Grantee. The Grantee will send such response to Grantor by registered or certified mail, return receipt requested, addressed to Grantor at Grantor's address as set forth on page one, or to such other address as Grantor may designate in writing.

C. Grantee's Failure to Respond.

If Grantee fails to post its response to a proposal presented by Grantor within thirty (30) days after it receives the proposal by registered or certified mail, or within thirty (30) days after Grantee has received adequate information to evaluate the proposed activity, whichever is later, then the proposed activity, use or enterprise shall be deemed consistent with the terms of this Easement, and Grantee will have no further right to object to the activity, use or enterprise described in the proposal. The thirty (30) day period shall not begin to run for purposes of this Subsection C until such time that Grantee has received adequate information from Grantor to effectively evaluate the proposed activity. In the event the Grantee requires additional information to evaluate the proposed activity, Grantee shall request the information from Grantor as soon as practicable and in any case not later than thirty (30) days after the receipt of the notice of the proposed activity.

D. Force Majeure.

Grantor will not be obligated to send a notice to Grantee, and Grantee will not be entitled to bring an action against Grantor for undertaking any prudent activity in a bona fide emergency situation to prevent, abate, or mitigate the immediate threat of significant damage to the Property resulting from causes beyond Grantor's control, including fire, flood, storm, and earth movement. Grantor will promptly notify Grantee of any injury to the Property caused by such events or the efforts to prevent, abate, or mitigate any damage caused by such events.

SECTION V - PROHIBITED USES AND PRACTICES

Any activity on or use of the Property inconsistent with the purpose of this Easement and which is likely to cause material damage to the Conservation Values is expressly prohibited. Grantor agrees that the following uses and practices, though not an exhaustive recital of

inconsistent uses and practices, are explicitly deemed inconsistent with the purposes of this Easement, and shall be prohibited.

A. Subdivision.

Grantor does not have the right nor will any attempt be made to divide, subdivide, or take any action, which creates an actual or *de facto* subdivision of the Property.

B. Construction.

Grantor will not construct any structures or facilities on the Property for use in human habitation or industrial activities. Only structures permitted under Section III, which are in accordance with a permitted use, are permitted.

C. Wildlife Disturbance or Harassment.

Harassment of wildlife on the Property by people, vehicles or domestic animals is prohibited. The taking, removal, translocation or captivation of wildlife is prohibited, except as allowed by law. Hunting is prohibited by ordinance within Lehi City limits; however, nothing within this provision shall restrict Lehi City from working with the Division of Wildlife Resources to determine healthy carrying capacities of big game species on the land and appropriate culling methods deemed appropriate and in consideration of Lehi City ordinances.

D. Alteration of Watercourses and Topography.

Grantor will not change, disturb, alter, excavate, or impair any watercourse or the topography of the ground on the Property, except as expressly permitted by Section III of this Easement. Grantor shall conform to all state and federal laws when constructing or altering watercourses and habitat.

E. Non-native Species.

Grantor will not introduce into the Property any non-native plant or animal species.

F. Roads.

No new roads over, through, or across the Property are permitted, except for the express purpose of providing necessary access to the Property for the Permitted Uses and Practices described in Section III.

G. Motorized Vehicles.

Motorized vehicles are not permitted to access the Property, except for the following:

i. Emergency vehicles;

ii. Vehicles used in routine maintenance and management of the Property;

iii. Vehicles necessary to carry out a permitted use as identified under Section III of this Easement; and

iv. Vehicles associated with a recorded right of access.

H. Agricultural Uses.

Agricultural uses are prohibited on the Property, except as it may be consistent with management practices for fire reduction or noxious weed management in conjunction with a permitted use as identified in Section III.

I. Dumping.

Trash, debris, and other non-compostable refuse may not be dumped or otherwise disposed of on the Property.

J. Utilities.

New utilities and new utility corridors are prohibited, except as expressly permitted by Section III of this Easement.

K. Mineral Activities.

Exploration, mining, mass grading, or extraction of oil, gas, rock, gravel, sand, minerals, artifacts, or other materials found in, on, or under the Property by Grantor is prohibited. No surface or sub-surface exploration or extraction of oil, gas, rock, gravel, sand, minerals, artifacts, or other materials (including the lease, sale, or other disposition of the rights to such materials) are permitted by this Easement.

SECTION VI - BREACH, RESTORATION, AND REMEDIES

A. Breach and Restoration.

Where Grantee becomes aware of a violation or potential violation of any restriction contained in this Easement, or becomes aware of any damage or potential damage to the Conservation Values associated with the Property, whether precipitated by Grantor or by a third party, Grantee may notify Grantor in writing of such violation, potential violation, damage or potential damage. Upon Grantor's receipt of such notice, Grantor agrees to immediately take action to prevent or stop the activity, which potentially or actually violates the terms or intent of this Easement.

Grantor shall have thirty (30) days after receipt of such notice to undertake actions, including restoration of the Property, that are reasonably calculated to swiftly correct the conditions caused by such violation. If Grantor fails to take such corrective action, Grantee may undertake appropriate action, including legal action, to effect such corrections. Grantor shall pay the cost of such corrections, including Grantee's expenses, court costs, and attorney's fees.

B. Injunctive and Other Relief.

In the event Grantor undertakes or causes to be undertaken any activity on the Property that requires Grantee's prior approval and such approval is not obtained consistent with Section IV of this Easement, or where Grantor undertakes or causes to be undertaken any activity in violation or potential violation of the terms of this Easement; Grantee shall have the right to obtain injunctive relief or writs from courts of competent jurisdiction to stop any unauthorized activities and/or to force the restoration of that portion of the Property affected by such activity to a similar or equivalent condition that existed prior to the unauthorized activity. Such restoration may include, but is not limited to, restoring soils, replanting suitable native vegetation, and/or taking such other action, as Grantee deems necessary to achieve restoration. In such case, the costs of restoration and litigation, including reasonable attorney's fees, shall be borne by Grantor or those of its successors or assigns against whom a judgment is entered. In the event a judgment is entered against Grantee in an effort to seek injunctive relief or restoration, then Grantor is not in violation of this Easement.

C. Actual or Threatened Non-Compliance

Grantor acknowledges that actual or threatened instances of non-compliance under this Easement constitute immediate and irreparable harm. Grantee is entitled to invoke the equitable jurisdiction of any court to enforce this Easement.

D. Cumulative Remedies.

Grantee's remedies set forth in this Easement are cumulative. Any, or all, of the remedies may be invoked by Grantee if there is an actual or threatened violation of this Easement.

E. Delay in Enforcement.

A delay in enforcement shall not be construed as a waiver of Grantee's right to enforce the terms of this Easement.

SECTION VII - MAINTENANCE COSTS, TAXES & FEES

Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Property, including responsibility for the control of noxious weeds in accordance with all applicable Utah laws. Grantor agrees to bear all costs of operation, upkeep and maintenance of the Property, and agrees to reimburse Grantee and its successors and assigns for all claims and obligations arising from the operation, upkeep, and maintenance of the Property. Grantor shall pay any and all lawful assessments, fees, and charges levied by a relevant authority.

SECTION VIII - INDEMNITY AND INSURANCE

Grantor agrees to defend, indemnify and save harmless Grantee from and against any damage, liability and loss occasioned by, growing out of, or arising or resulting from any negligent, grossly negligent, intentional act or omission by Grantor, its agents or employees while on the Property.

SECTION IX - ASSIGNMENT OF EASEMENT

Grantee may not transfer or assign its interest in this Easement upon the Property created by this Easement except to a qualified non-profit or other governmental organization which is organized or operated primarily or substantially for one or more of the Conservation Values or the stated purposes in Section I of this Easement. Any such qualified organization shall agree to enforce the conservation purposes protected by this Easement. Grantee may not transfer its rights under this Easement, in whole or in part, without the prior written consent of Grantor, which consent shall not be unreasonably withheld.

SECTION X - AMENDMENTS

If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Easement; provided that no amendment shall be made that will adversely affect the qualification of this Easement under the laws of the State of Utah. Any such amendment shall be consistent with the purpose of this Easement, shall not affect its perpetual duration, shall not permit residential, commercial or industrial development or any type of mining or grading of the Property and shall not permit any impairment of the significant Conservation Values of the Property. Any such amendment shall be filed in the County Recorder's office of Utah County, Utah. Nothing in this Section X shall require Grantor or Grantee to agree to any amendment or to consult or negotiate regarding any amendment.

SECTION XI - MISCELLANEOUS PROVISIONS

A. Partial Invalidity.

If any provision of this Easement, or the application of this Easement to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, and the application of such provisions to persons or circumstances other than those to which it is found to be invalid, shall not be affected thereby.

B. Enforcement.

Grantor intends that enforcement of the terms and provisions of this Easement shall be at the discretion of Grantee, and that Grantee's failure to exercise its rights under this Easement, in the event of any breach by Grantor, shall not be considered a waiver of Grantee's rights under this Easement in the event of any subsequent breach.

C. "Grantor" and "Grantee".

The term "**Grantor**", as used in this Easement, and any pronouns used in place thereof shall mean and include the above-named Grantor and its successors and assigns. The term "**Grantee**," as used in this Easement and any pronouns used in place thereof shall mean and include the above-named Grantee and its successors and assigns.

D. Titles.

Section and Subsection titles and subtitles are for convenience only and shall not be deemed to have legal effect.

E. Liberal Construction.

This Easement shall be liberally construed in favor of maintaining the Conservation Values of the Property, and in accordance with Utah Code Sections 57-18-1 to 57-18-7. The Parties acknowledge that each has reviewed and revised this Easement with the assistance of counsel, and that no rule of construction resolving ambiguities against the drafting party shall be employed in interpreting this Easement.

F. Successors.

This Easement is binding upon and will inure to the benefit of Grantor's and Grantee's successors in interest and assigns. All subsequent owners of the Property are bound by all provisions of this Easement to the same extent as Grantor.

G. Governing Law.

This Easement will be interpreted and construed in accordance with applicable Utah laws.

H. Entire Agreement.

This Easement sets forth the entire agreement of the Parties. It is intended to supersede all prior discussions or understandings between the Parties pertaining to the subject matter of this Easement.

I. Compliance With Law.

All uses and practices permitted by this Easement shall comply with all applicable state and federal laws.

J. Effective Date.

The effective date of this Easement will be the date on which it has been signed by all of the Parties.

K. Notice Requirements.

Grantor hereby acknowledges that Grantee, at least three days prior to the execution of this Easement, discussed with it the types of conservation easements available, the legal effect of each easement, and the advisability of consulting legal counsel concerning the possible legal and tax implications associated with granting this Easement.

L. Merger.

The Parties intend that this Easement will not merge. It is the intent of the Parties that the Easement shall never be extinguished, but this Easement shall remain in full force requiring Grantor and Grantee and their successors in interest to perpetually comply with the terms and conditions of this Easement, regardless of who holds title to the underlying fee interest of the Property.

M. Change of Conditions.

The fact that any use of the Property expressly prohibited by this Easement or otherwise determined inconsistent with the purpose of this Easement may become significantly more valuable or economical than permitted uses, or that neighboring properties may in the future be put entirely to uses inconsistent with this Easement, has been considered by Grantor in granting this Easement. It is Grantor's belief that any such changes will increase the public's benefit and interest in the continuation of this Easement, and it is the intent of both Grantor and Grantee that any such changes shall not be considered circumstances sufficient to terminate this Easement, in whole or in part. In addition, the inability to carry on any or all of the permitted uses, or the unprofitability of doing so, shall not impair the validity of this Easement or be considered grounds for its termination.

N. Superiority of Easement.

Any mortgage, trust deed, lien, judgment, or other financial interest executed that encumbers or affects the Property, subject to the date that this Easement is recorded in the Office of the Recorder of Utah County, shall be subordinate to this Easement and in no way shall enable the holder of such interest or their successor(s) in interest to breach the terms of this Easement or otherwise compromise the Conservation Values protected hereby.

O. Notices.

Any notice demand request consent, approval or communication shall be in writing and served personally or sent by first class mail addressed as follows:

Grantor: Lehi City
153 N 100 E
Lehi, Ut. 84043

Grantee: ???

[*Remainder of page left intentionally blank; signature pages follow*]

IN WITNESS WHEREOF, the Parties have executed this Easement of Conservation Easement on the dates set forth below.

LEHI CITY

By: _____
Title: _____
Date: _____

STATE OF UTAH)
:
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____ in such person's capacity as the _____ of Lehi City

_____
Notary Public

On this ____ day of _____, , _____, who is known to me to be the _____ of Lehi City Corporation , and the person whose name is subscribed to the instrument set forth above, personally appeared before me _____, a Notary Public for the State of Utah, and acknowledged that he executed the same on behalf of Lehi City .

IN WITNESS WHEREOF, I hereunto set my hand and affix my notary seal on the date above written.

DRAPER CITY

By: _____
Title: _____
Date: _____

Approved as to Form:

_____
City Attorney

STATE OF UTAH)
:
COUNTY OF SALT LAKE)

On this ____ day of _____, , _____, who is known to me to be the _____ of Draper City Corporation , and the person whose name is subscribed to the instrument set forth above, personally appeared before me _____, a Notary Public for the State of Utah, and acknowledged that he executed the same on behalf of Draper City .

IN WITNESS WHEREOF, I hereunto set my hand and affix my notary seal on the date above written.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTIONS OF PARCELS

Serial Number: 11:013:0164
COM S 7.17 FT FR COM. SE COR. SEC.18, T4S, R1E, SLB&M.; S 89 DEG 58' 0" E 3492.49 FT; S 30 DEG 43' 31" W 5.75 FT; S 30 DEG 43' 27" W 1596.06 FT; S 12 DEG 36' 57" W 1532.3 FT; S 32 DEG 15' 47" W 816.56 FT; S 34 DEG 59' 54" W 490.31 FT; S 3 DEG 1' 38" W 370.25 FT; N 65 DEG 29' 27" W .81 FT; S 3 DEG 1' 38" W 306.08 FT; S 57 DEG 2' 6" W 4.98 FT; S 0 DEG 31' 51" W 147.07 FT; S 9 DEG 15' 0" E 122.57 FT; S 4 DEG 3' 41" W .11 FT; S 9 DEG 15' 0" E 354.24 FT; S 89 DEG 58' 12" W 45.25 FT; S 9 DEG 18' 28" E 173.93 FT; N 76 DEG 1' 50" W 134.89 FT; N 11 DEG 55' 39" E 202.11 FT; N 33 DEG 26' 13" W 157.87 FT; W 121.18 FT; S 25 DEG 10' 20" W 136.43 FT; S 8 DEG 17' 51" E 157.49 FT; N 76 DEG 1' 50" W 693.23 FT; N 13 DEG 30' 10" W 160.53 FT; N 55 DEG 21' 29" W 208.42 FT; S 72 DEG 9' 52" W 152.98 FT; N 76 DEG 1' 50" W 393.48 FT; N 44 DEG 39' 43" W 430.46 FT; N 77 DEG 22' 0" W 110.99 FT; N 23 DEG 49' 3" W 108.51 FT; N 36 DEG 37' 19" W 66.31 FT; N 53 DEG 55' 47" W 94.43 FT; N 68 DEG 31' 3" W 617.16 FT; N 39 DEG 20' 11" E 765.65 FT; N 13 DEG 7' 59" E 724.54 FT; N 14 DEG 4' 33" W 480.67 FT; N 14 DEG 4' 34" W 24.04 FT; N 57 DEG 20' 35" E 457.05 FT; N 1 DEG 23' 6" E 1076.84 FT; N 9 DEG 7' 45" W 917.42 FT; N 20 DEG 46' 8" W 868.04 FT; S 59 DEG 1' 24" W 312.98 FT; S 41 DEG 18' 41" W 661.68 FT; S 28 DEG 20' 55" W 226.84 FT; S 17 DEG 24' 5" W 389.56 FT; S 55 DEG 46' 52" W 581.42 FT; S 3 DEG 52' 50" W 1126.41 FT; S 31 DEG 43' 56" W 1453.54 FT; S 66 DEG 46' 43" W 1129.31 FT; N 17 DEG 50' 29" W 277.78 FT; N 89 DEG 49' 58" W 266.82 FT; N 0 DEG 5' 31" E 533.5 FT; N 35 DEG 44' 40" E 507.22 FT; N 9 DEG 48' 18" E 623.37 FT; N 18 DEG 48' 28" W 381.61 FT; N 37 DEG 25' 28" E 2259.05 FT; N 40 DEG 49' 46" W 1680.74 FT; W 223.01 FT; N 37 DEG 42' 18" E 312.79 FT; N 54 DEG 46' 19" E 1109.17 FT; N 27 DEG 48' 47" E 125.21 FT; N 89 DEG 37' 15" E 2939.22 FT; S 0 DEG 30' 34" W 2639.05 FT TO BEG. AREA 656.540 AC.

Serial Number: 11:013:0156
COM N 8804.56 FT & W 5355.53 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 35 DEG 24' 40" W 100.48 FT; S 37 DEG 25' 28" W 333.01 FT; N 51 DEG 36' 30" W 1271.5 FT; S 43 DEG 28' 45" W 685.51 FT; S 46 DEG 31' 15" E 299.83 FT; S 30 DEG 42' 57" E 212.94 FT; S 12 DEG 2' 14" E 294.52 FT; S 89 DEG 47' 11" E 214.66 FT; S 56 DEG 40' 4" E 549.83 FT; N 70 DEG 35' 27" E 312.05 FT; N 35 DEG 57' 55" E 495.28 FT; N 12 DEG 36' 29" E 375.19 FT TO BEG. AREA 29.625 AC.

Serial Number: 68:126:0521
PARCEL B, PUBLIC OPEN SPACE, PLAT 5, HIDDEN CANYON, PHASE D SUB AREA 17.868 AC.

Serial Number: 68:032:0121
PARCEL A, OPEN SPACE, PLAT 1, HIDDEN CANYON, PHASE D SUB AREA 1.058 AC.

Serial Number: 68:005:0206
PARCEL B, OPEN SPACE, PLAT C, HIDDEN CANYON SUB AREA 1.273 AC.

Serial Number: 41:926:0158
PARCEL C, OPEN SPACE, PLAT B, HIDDEN CANYON SUB AREA 1.671 AC.

Serial Number: 41:901:0040
PARCEL A, PLAT A, HIDDEN CANYON SUB AREA 1.611 AC.

Serial Number: 68:005:0205
PARCEL A, PLAT C, HIDDEN CANYON SUB AREA 2.191 AC.

Serial Number: 11:013:0224
COM N 8622.2 FT & W 1353.59 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; S 57 DEG 20' 42" W 457.02 FT; S 14 DEG 4' 25" E 23.33 FT; W 325.72 FT; S 58 DEG 52' 31" W 18.86 FT; N 9 DEG 30' 36" E 122.65 FT; N 69 DEG 12' 24" E 642.71 FT; S 55 DEG 6' 25" E 121.62 FT TO BEG. AREA 2.543 AC.

Serial Number: 68:040:0069
PARCEL A, PUBLIC OPEN SPACE, PLAT E, HIDDEN CANYON SUB AREA 17.744 AC.

Serial Number: 11:013:0179
COM N 5209.74 FT & W 348.7 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 18 DEG 22' 5" W 61.62 FT, RADIUS = 127.5 FT); N 32 DEG 24' 33" W 232.1 FT; ALONG A CURVE TO R

(CHORD BEARS: N 19 DEG 7' 8" W 33.33 FT, RADIUS = 72.5 FT); N 5 DEG 49' 43" W 31.41 FT; ALONG A CURVE TO L (CHORD BEARS: N 56 DEG 49' 55" W 198.18 FT, RADIUS = 122.5 FT); S 72 DEG 9' 52" W 140.27 FT; ALONG A CURVE TO L (CHORD BEARS: S 61 DEG 58' 51" W 45.09 FT, RADIUS = 127.51 FT); S 51 DEG 47' 49" W 58.42 FT; N 38 DEG 12' 23" W 120.56 FT; N 38 DEG 23' 57" W 248.48 FT; S 76 DEG 1' 50" E 393.49 FT; N 72 DEG 9' 52" E 152.98 FT; S 55 DEG 21' 29" E 208.4 FT; S 13 DEG 30' 10" E 160.61 FT; S 76 DEG 1' 50" E 691.57 FT; S 8 DEG 17' 52" E 90.25 FT; E 31.09 FT; S 29 DEG 2' 55" W 78.94 FT; S 25 DEG 46' 25" W 29.05 FT; S 69 DEG 21' 25" W 34.46 FT; N 67 DEG 3' 35" W 336.17 FT; N 64 DEG 2' 17" W 283.86 FT; S 60 DEG 25' 8" W 100.37 FT; S 32 DEG 24' 32" E 19.9 FT; N 60 DEG 25' 9" E 75.74 FT; N 88 DEG 11' 26" E 23.3 FT; S 64 DEG 2' 17" E 260.92 FT; S 80 DEG 20' 33" W 119.89 FT; S 82 DEG 30' 19" W 161.95 FT TO BEG. AREA 5.622 AC.

Serial Number: 11:030:0074
COM N 4377.77 FT & E 1140.96 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 36 DEG 34' 56" W 446.79 FT; N 72 DEG 23' 1" W 283.37 FT; S 32 DEG 0' 45" W 159.01 FT; N 45 DEG 39' 38" W 245.63 FT; ALONG A CURVE TO L (CHORD BEARS: N 52 DEG 31' 16" W 54.42 FT, RADIUS = 228.11 FT); N 13 DEG 30' 55" E 54.4 FT; N 25 DEG 46' 25" E 333.53 FT; E 21.34 FT; N 11 DEG 55' 31" E 39.15 FT; S 76 DEG 1' 50" E 161.6 FT; S 1 DEG 54' 25" W 87.08 FT; S 31 DEG 59' 51" E 374.86 FT; S 33 DEG 29' 51" E 520.06 FT; S 24 DEG 12' 46" E 31.14 FT TO BEG. AREA 4.316 AC.

Serial Number: 11:030:0166
COM N 2783.68 FT & E 992.75 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 64 DEG 8' 32" W 181.97 FT; N 35 DEG 39' 9" W 131.92 FT; N 5 DEG 12' 53" W 218.58 FT; N 71 DEG 34' 48" W 170.15 FT; N 12 DEG 12' 49" W 213.7 FT; N 59 DEG 17' 7" W 245.17 FT; S 78 DEG 44' 46" W 393.52 FT; N 41 DEG 1' 23" W 243.25 FT; N 12 DEG 30' 45" W 5.72 FT; N 59 DEG 7' 1" E 150.34 FT; N 34 DEG 42' 53" W 127.74 FT; ALONG A CURVE TO R (CHORD BEARS: N 12 DEG 11' 46" W 174.62 FT, RADIUS = 227.96 FT); S 85 DEG 18' 8" E 66.83 FT; N 68 DEG 10' 50" E 5.79 FT; S 85 DEG 18' 9" E 25.71 FT; N 68 DEG 10' 49" E 80.41 FT; N 41 DEG 46' 6" E 80.41 FT; N 19 DEG 2' 7" E 110.27 FT; N 36 DEG 48' 36" E 1.88 FT; N 86 DEG 13' 34" E 267.08 FT; N 23 DEG 22' 20" E 428.37 FT; N 45 DEG 39' 38" W 253.44 FT; ALONG A CURVE TO L (CHORD BEARS: N 49 DEG 34' 58" W 23.59 FT, RADIUS = 165.56 FT); N 13 DEG 30' 54" E 59.52 FT; ALONG A CURVE TO R (CHORD BEARS: S 52 DEG 31' 9" E 54.41 FT, RADIUS = 227.95 FT); S 45 DEG 39' 38" E 245.63 FT; N 32 DEG 0' 45" E 159.01 FT; S 72 DEG 23' 1" E 283.35 FT; S 36 DEG 34' 56" E 446.84 FT; S 24 DEG 12' 47" E 422.95 FT; S 0 DEG 4' 40" E 231.53 FT; S 9 DEG 13' 9" W 400.69 FT; S 43 DEG 40' 36" W 201.75 FT; S 30 DEG 13' 46" W 61.73 FT; S 14 DEG 14' 34" E 200.24 FT; S 76 DEG 37' 19" W 149.85 FT; ALONG A CURVE TO R (CHORD BEARS: S 3 DEG 25' 24" E 153.46 FT, RADIUS = 328.59 FT) TO BEG. AREA 38.540 AC.

Serial Number: 11:030:0143
COM N 4248.75 FT & E 316.81 FT FR SW COR. SEC. 29, T4S, R1E, SLB&M.; S 86 DEG 13' 34" W 267.06 FT; N 36 DEG 48' 57" E 208.06 FT; N 50 DEG 52' 57" E 136.42 FT; N 14 DEG 51' 36" E 76.74 FT; N 10 DEG 19' 31" W 76.74 FT; N 35 DEG 36' 54" W 61.1 FT; N 13 DEG 30' 55" E 155.56 FT; ALONG A CURVE TO R (CHORD BEARS: S 49 DEG 34' 51" E 23.57 FT, RADIUS = 165.35 FT); S 45 DEG 39' 38" E 253.44 FT; S 23 DEG 22' 20" W 428.38 FT TO BEG. AREA 2.288 AC.

Serial Number: 11:031:0206
COM N 3765.42 FT & W 102.98 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; S 59 DEG 6' 59" W 150.37 FT; S 12 DEG 30' 37" E 5.76 FT; N 41 DEG 1' 23" W 117.18 FT; S 76 DEG 16' 30" W 202.37 FT; N 29 DEG 54' 48" E 407.73 FT; S 65 DEG 8' 38" E 81.73 FT; S 85 DEG 18' 10" E 14.2 FT; ALONG A CURVE TO L (CHORD BEARS: S 12 DEG 13' 18" E 174.43 FT, RADIUS = 228.13 FT); S 34 DEG 42' 53" E 127.74 FT TO BEG. AREA 1.681 AC.

Serial Number: 11:031:0202
COM N 3692.61 FT & W 637.12 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 29 DEG 54' 44" E 336.58 FT; N 32 DEG 26' 9" E 174.92 FT; S 53 DEG 11' 24" E 92.22 FT; S 65 DEG 8' 33" E .75 FT; S 29 DEG 54' 48" W 407.72 FT; S 29 DEG 54' 48" W 122.48 FT; S 63 DEG 10' 9" W 11.68 FT; N 37 DEG 10' 32" W 101.51 FT TO BEG. AREA 1.194 AC.

Serial Number: 11:031:0150
COM S 963.3 FT & W 1544.35 FT FR NE COR. SEC. 30, T4S, R1E, SLB&M.; S 65 DEG 54' 56" W 135.21 FT; S 55 DEG 33' 30" W 78.41 FT; N 60 DEG 48' 53" W 226.49 FT; S 31 DEG 6' 56" W 120 FT; S 22 DEG 27' 36" E 50.9 FT; ALONG A CURVE TO L (CHORD BEARS: S 20 DEG 55' 54" W 70.66 FT, RADIUS = 67 FT); N 87 DEG 17' 8" W 65.22 FT; S 19 DEG 7' 46" W 120 FT; S 85 DEG 43' 10" W 115.82 FT; S 16 DEG 11' 4" W 130.67 FT; S 61 DEG 52' 41" W 72.96 FT; S 32 DEG 30' 37" W 75.73 FT; N 57 DEG 28' 56" W 81.72 FT; N 82 DEG 24' 59" W 109.16 FT; S 87 DEG 39' 4" W 111.6 FT; S 87 DEG 39' 4" W 13.08 FT; N 45 DEG 49' 30" W 61.52 FT; ALONG A CURVE TO L (CHORD BEARS: N 60 DEG 15' 39" W 223.37 FT, RADIUS = 448 FT); N 8 DEG 44' 24" E 49.17 FT; N 14 DEG 18' 38" E 162.78 FT; N 55 DEG 39' 58" W 158.85 FT; N 52 DEG 1' 17" W 106.29 FT; N 50 DEG 32' 52" W 115.28 FT; N 21 DEG 19' 55"

W 115.16 FT; N 15 DEG 25' 29" W 166.84 FT; N 72 DEG 59' 4" W 33.98 FT; N 74 DEG 34' 20" W 292.35 FT; N 42 DEG 46' 29" W 118.33 FT; N 43 DEG 51' 6" W 78.67 FT; S 34 DEG 36' 13" W 145.76 FT; N 52 DEG 21' 1" W 476.63 FT; N 43 DEG 25' 55" E 300.41 FT; N 16 DEG 22' 5" W 123.82 FT; N 66 DEG 11' 10" E 292.7 FT; N 84 DEG 51' 21" E 130.94 FT; S 8 DEG 3' 6" E 105.73 FT; S 47 DEG 24' 56" E 216.96 FT; S 83 DEG 13' 41" E 435.6 FT; N 75 DEG 27' 14" E 192.77 FT; N 33 DEG 16' 32" E 194.22 FT; N 15 DEG 34' 50" E 170.78 FT; S 63 DEG 48' 52" E 188.54 FT; S 5 DEG 29' 43" E 44.28 FT; S 43 DEG 20' 50" E 132.95 FT; S 51 DEG 13' 7" E 120.89 FT; S 86 DEG 16' 14" E 235.23 FT; S 50 DEG 45' 3" E 183.96 FT; S 64 DEG 31' 18" E 13.6 FT; S 64 DEG 31' 18" E 55.99 FT; S 37 DEG 49' 55" E 113.8 FT; S 65 DEG 27' 52" E 88.44 FT; N 82 DEG 35' 38" E 53.67 FT; S 64 DEG 31' 18" E 179.57 FT; S 64 DEG 31' 18" E 73.08 FT; S 89 DEG 5' 46" E 84.88 FT; S 28 DEG 29' 25" E 59.31 FT; S 7 DEG 38' 32" E 132.04 FT; S 43 DEG 3' 3" W 334.21 FT; S 12 DEG 50' 58" W 190.37 FT TO BEG. AREA 59.750 AC.

Serial Number: 65:482:0901
LOT 901, OPEN SPACE, CANYON HILLS PUD, PHASE 9 SUB AREA 15.010 AC.

Serial Number: 66:646:0151
PARCEL C, PLAT A, SEASONS ESTATES SUB AREA 2.367 AC.

Serial Number: 66:873:0345
PARCEL A, PLAT D, SEASONS ESTATES SUB AREA 4.342 AC.

Serial Number: 66:705:0274
PARCEL C, PUBLIC OPEN SPACE, PLAT B, SEASONS ESTATES SUB AREA 0.760 AC.

Serial Number: 11:031:0157
COM N 3611.6 FT & W 575.75 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; S 63 DEG 10' 16" W 168.81 FT; N 26 DEG 49' 44" W 100 FT; N 63 DEG 10' 16" E 150.61 FT; S 4 DEG 43' 28" W .08 FT; S 37 DEG 10' 33" E 101.58 FT TO BEG. AREA 0.366 AC.

Serial Number: 53:426:0053
PART LOT 40, TRAVERSE MOUNTAIN VIALETTO PHASE 1 SUB DESCRIBED AS FOLLOWS:; COM N 3572.26 FT & W 875.11 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 35 DEG 19' 29" W 167 FT; S 54 DEG 47' 52" W 24.75 FT; N 25 DEG 43' 26" E 262.8 FT; S 67 DEG 47' 42" E 330.48 FT; S 29 DEG 54' 48" W 130.94 FT; S 63 DEG 10' 16" W 266.66 FT TO BEG. AREA 1.904 AC.

Serial Number: 53:581:0337
OPEN SPACE, TRAVERSE MOUNTAIN VIALETTO, PHASE 3 SUB AREA 2.564 AC.

Serial Number: 53:516:0231
PART LOT, OPEN SPACE, TRAVERSE MOUNTAIN VIALETTO, PHASE 2 SUB DESRCIBED AS FOLLOWS; COM S 737.21 FT & W 1252.21 FT FR NE COR. SEC. 30, T4S, R1E, SLB&M.; ALONG A CURVE TO R (CHORD BEARS: N 83 DEG 55' 7" E 225.74 FT, RADIUS = 172.5 FT); S 55 DEG 12' 49" E 106.96 FT; S 55 DEG 12' 49" E 81.01 FT; ALONG A CURVE TO L (CHORD BEARS: S 79 DEG 0' 45" W 25.8 FT, RADIUS = 18 FT); ALONG A CURVE TO L (CHORD BEARS: S 1 DEG 55' 48" E 83.67 FT, RADIUS = 72.63 FT); S 37 DEG 5' 56" E 49.21 FT; ALONG A CURVE TO R (CHORD BEARS: S 5 DEG 41' 14" E 185.02 FT, RADIUS = 177.5 FT); S 25 DEG 43' 29" W 468.63 FT; S 60 DEG 34' 58" W 78.74 FT; N 25 DEG 43' 26" E 453.25 FT; N 64 DEG 16' 34" W 114.19 FT; N 22 DEG 17' 39" E 13.63 FT; S 64 DEG 58' 31" W 241.27 FT; ALONG A CURVE TO L (CHORD BEARS: N 36 DEG 16' 20" W 25.96 FT, RADIUS = 127.5 FT); N 42 DEG 6' 51" W 54.73 FT; ALONG A CURVE TO R (CHORD BEARS: N 32 DEG 8' 21" W 77.09 FT, RADIUS = 222.51 FT); N 22 DEG 9' 50" W 83.53 FT; ALONG A CURVE TO R (CHORD BEARS: N 8 DEG 54' 25" W 88.29 FT, RADIUS = 192.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 23 DEG 42' 3" E 127.57 FT, RADIUS = 192.5 FT); N 43 DEG 3' 4" E 108.71 FT TO BEG. AREA 5.315 AC.

Serial Number: 11:030:0164
COM N 4724.22 FT & E 160.28 FT FR SW COR. SEC. 29, T4S, R1E, SLB&M.; N 12 DEG 44' 41" E 145.49 FT; N 13 DEG 30' 53" E 2.84 FT; S 80 DEG 25' 22" E 15.64 FT; ALONG A CURVE TO R (CHORD BEARS: S 67 DEG 53' 30" E 85.35 FT, RADIUS = 172.08 FT); S 13 DEG 30' 55" W 155.43 FT; N 35 DEG 36' 57" W 16.3 FT; N 61 DEG 0' 36" W 59.72 FT; S 13 DEG 30' 56" W 15.61 FT; N 61 DEG 0' 39" W 29.22 FT TO BEG. AREA 0.341 AC.

Serial Number: 11:030:0069
COM N 4834.45 FT & E 287.55 FT FR SW COR. SEC. 29, T4S, R1E, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 67 DEG 53' 29" W 85.35 FT, RADIUS = 171.9 FT); N 80 DEG 25' 21" W 15.61 FT; N 0 DEG 33' 35" E 45.42

FT; N 33 DEG 8' 36" E 11.56 FT; S 82 DEG 15' 20" E 16.32 FT; ALONG A CURVE TO R (CHORD BEARS: S 70 DEG 48' 25" E 90.47 FT, RADIUS = 228.11 FT); S 13 DEG 30' 55" W 59.52 FT TO BEG. AREA 0.137 AC.

Serial Number: 45:668:0138
PARCEL A, OPEN SPACE/COMMON AREA, PLAT A, LA RINGHIERA SUB AREA 3.448 AC.

Serial Number: 11:031:0153
COM N 3498.68 FT & W 1992.33 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 62 DEG 44' 32" E 101.92 FT, RADIUS = 343.98 FT); S 15 DEG 57' 26" W 41.13 FT; S 17 DEG 1' 15" E 134.56 FT; S 0 DEG 39' 48" E 68.97 FT; S 32 DEG 16' 31" E 84.86 FT; S 12 DEG 0' 1" E 81.28 FT; S 50 DEG 54' 15" W 39.61 FT; S 22 DEG 11' 5" W 183.77 FT; S 20 DEG 50' 51" E 151.02 FT; S 53 DEG 2' 59" E 107.05 FT; S 26 DEG 12' 42" E 125.69 FT; S 80 DEG 9' 45" W 164.78 FT; S 33 DEG 6' 35" E 249.64 FT; S 37 DEG 6' 49" W 130.61 FT; S 51 DEG 32' 16" W 93.55 FT; S 86 DEG 9' 13" W 202.75 FT; N 60 DEG 31' 18" W 61.3 FT; N 19 DEG 3' 42" W 360 FT; N 45 DEG 0' 0" E 454.15 FT; N 20 DEG 6' 7" E 168.33 FT; N 18 DEG 47' 34" W 94.81 FT; N 53 DEG 31' 0" W 75.99 FT; N 74 DEG 55' 29" W 84.78 FT; N 45 DEG 48' 43" W 27.46 FT; N 35 DEG 37' 56" E 255.61 FT; N 59 DEG 46' 52" W 69.2 FT TO BEG. AREA 6.759 AC.

Serial Number: 11:031:0154
COM N 1621.77 FT & W 1381.66 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 74 DEG 55' 12" W 174.34 FT; N 6 DEG 40' 7" W 233.41 FT; N 43 DEG 54' 51" E 142.86 FT; N 22 DEG 57' 36" E 109.37 FT; N 0 DEG 52' 26" E 114.72 FT; N 40 DEG 21' 39" E 89.43 FT; S 17 DEG 16' 5" E 71.74 FT; ALONG A CURVE TO L (CHORD BEARS: S 3 DEG 56' 31" E 171.91 FT, RADIUS = 207.5 FT); S 18 DEG 50' 12" W 94.04 FT; S 1 DEG 29' 33" W 334.76 FT TO BEG. AREA 1.937 AC.

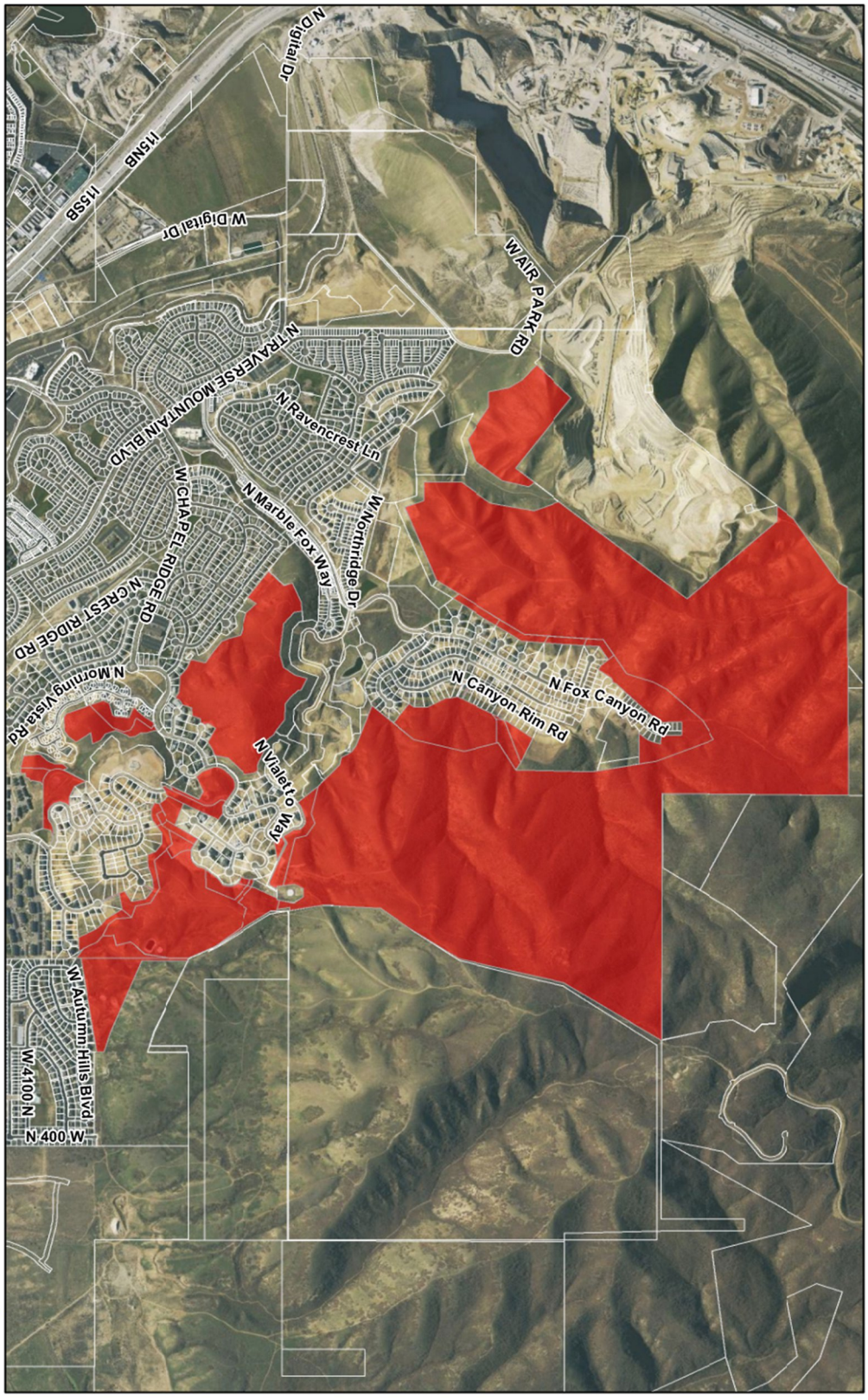
Serial Number: 45:820:0319
PARCEL A, PUBLIC OPEN SPACE, PLAT C, LA RINGHIERA SUB AREA 1.303 AC.

Serial Number: 11:030:0148
COM N 2401.11 FT & E 1314.09 FT FR SW COR. SEC. 29, T4S, R1E, SLB&M.; N 51 DEG 28' 35" W 182.24 FT; N 24 DEG 45' 26" W 201.28 FT; N 47 DEG 21' 56" W 126.66 FT; N 64 DEG 8' 42" W 1.35 FT; ALONG A CURVE TO L (CHORD BEARS: N 3 DEG 25' 11" W 153.5 FT, RADIUS = 327.61 FT); N 76 DEG 37' 18" E 149.85 FT; N 14 DEG 14' 35" W 200.24 FT; N 30 DEG 13' 50" E 61.73 FT; N 43 DEG 40' 36" E 201.75 FT; N 9 DEG 13' 9" E 393.89 FT; S 0 DEG 0' 59" W 1098.77 FT; S 0 DEG 9' 33" E 253.93 FT TO BEG. AREA 4.746 AC.

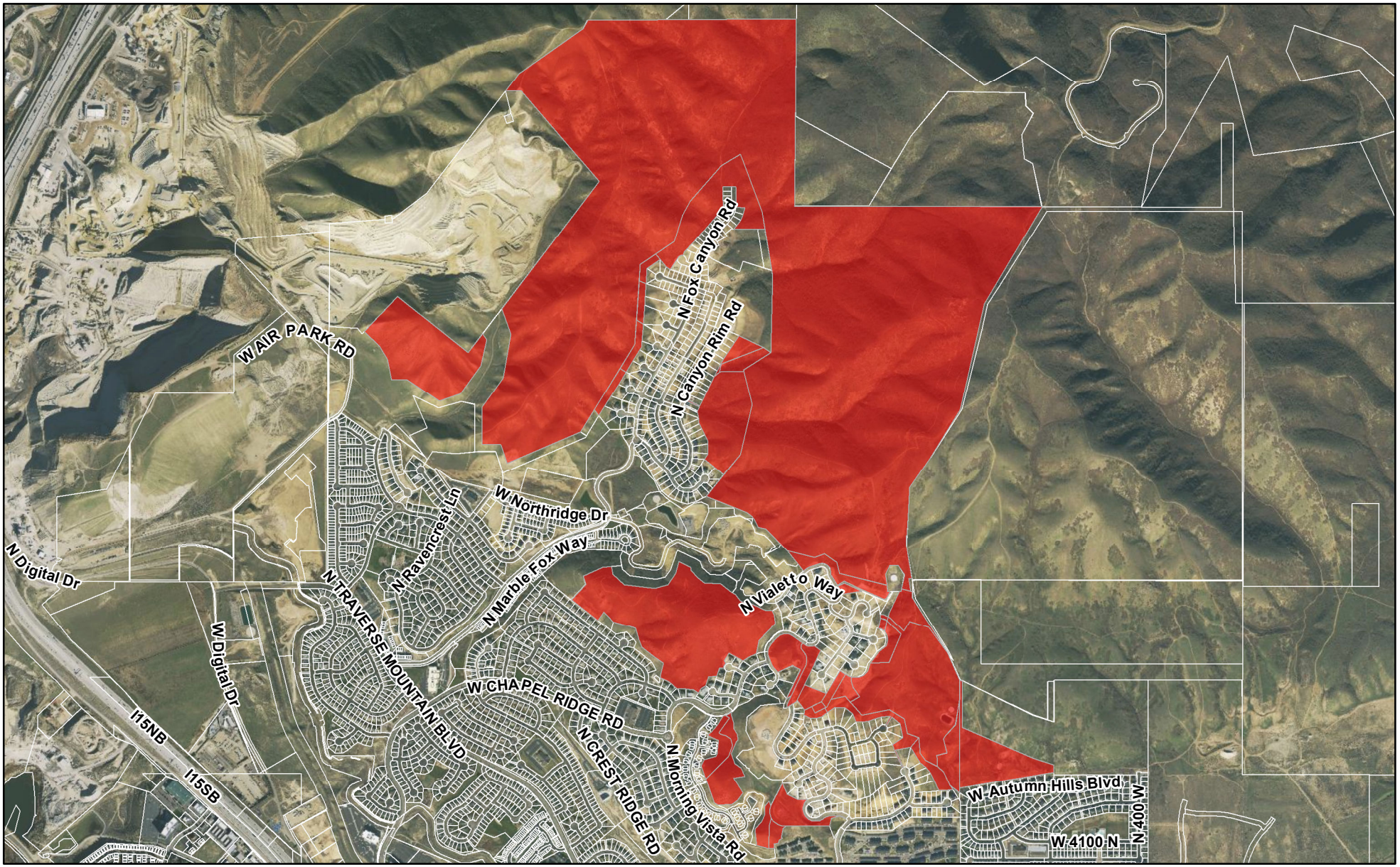
Serial Number: 66:705:0273
PARCEL B, PUBLIC OPEN SPACE, PLAT B, SEASONS ESTATES SUB AREA 5.497 AC.

EXHIBIT B

PROPERTY LOCATION MAP



Traverse Mountain Conservation Easement Parcels



LEHI CITY

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approving substantial changes to the site plan building elevations for Riverbend Dental Office-Cook Orthodontics located at 2284 W Main Street.

Suggested Action:

Attachments:

Cook Orthodontics.pdf

Riverbend Dental Office
DRC Redline Comments

Jake Woodward- requests review of the Riverbend Dental Office-Cook Orthodontics building site plan located at 2284 West Main Street.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Jake Woodward, Mike Cook
Date of Plans Reviewed: 2/19/2024
Time Start: 11:25 am
Time End: 12:17 pm

DRC REDLINE COMMENTS:

Glade – Power:

1. Show existing Lehi Power that loops thru the site on north and east sides.

Garion – Fire:

2. Add a fire hydrant
3. Provide a turn template for a fire standard fire engine.

Ryan – Water/Sewer:

4. Move water services to middle island for new building.

James – Parks:

5. As per the Development code, "street trees will be required at a rate of 1 per 30 foot of frontage." Add one tree to the park strip planter area.
6. Please add trees to the site to meet Lehi City Design Standards-"A minimum of 30 trees per acre based on the total project acreage." Add, at minimum 3 trees.
7. Please provide site acreage breakdown for the site.
8. Please include landscape irrigation plan.
9. Please provide a sum total of groupings of plant material (trees, deciduous shrubs, etc.)
10. This parkstrip area will need to have a treatment other than sod. As per the Lehi City Development Code Section 35.230.
11. Add note to the plans that the landscaping associated with the future building will be installed prior to final occupancy of the second building.

Gary – Building/Inspections:

12. Need soil report.

Shelbey – Public Works:

13. A SWPPP and a SSOMP will be required prior to precon
14. The 80th percentile storm (0.5 inches) must be retained onsite

Brad – Engineering:

15. All Existing improvements (curb & gutter, sidewalk, etc.) must be shown as "dashed" to clearly indicate which improvements are proposed vs. existing
16. Provide a copy of the Storm Drainage Report indicating whether or not the detention basin sizing for the existing Apartment project is sufficient to detain the storm flows from this proposed development. If not accounted for with that existing development, detention will also need to be provided for this project.

Luke - Traffic

17. The future access onto 2300 W (Major Arterial) fails to meet access management spacing for a (350 ft minimum centerline to centerline). If allowed it would likely be limited to right-in right-out.
18. A traffic impact study is required including analyses of existing conditions, opening day, +5 year horizon depending on the use of the future building. It should include the Main St @ 2300 W, and likely 300 N @ 2300 W depending on the use of the future building, and all project accesses.
19. The existing access on Main St may be limited to right-in right-out in the future.
20. The median should be UDOT Type B5 median back to back with plowable ends.

Kim – Planning:

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.

21. The bike parking requirement has changed. It is now 1 space per 5,000 square feet of gross floor area for long term parking (inside building, structure or bike locker) and 1 space per 5,000 square feet for short term parking on an inverted U bike rack. For the current building you need to provide 3.4 long term and 3.4 short term bike parking spots.
22. Include original photometric matrix to ensure light pollution does not exceed allowed amount and spill onto neighboring residential property.
23. Stray symbol needs to be removed on landscape plan
24. Include percentages of building materials. EIFS may be used up to 30% of each wall area. Looks to be ok but percentages would help.
25. Chapter 37 Urban Village Design Standards has a 50% water wise landscaping requirement. The amount of sod used does not seem to meet this.
26. This project must meet the requirements of the Lehi Gateway Development Agreement recorded on 3/14/16. The agreement includes the following provisions:

    a. Building elevations must match those shown in the 2016 concept, or substantially similar as determined by the Community Development Director. Any substantial changes to the elevations will require review and recommendation by the Planning Commission and approval by the City Council.

    b. Additional landscaping and amenities must be provided along Main Street that are similar to the design of the historic Main Street section between Center Street and 200 West which features include:
    1.Benches/seating areas;
    2.Raised planter boxes;
    3.Pavers; and
    4.Specialty street lighting.

    c. On the Commercial Property, a plaza/landscaped feature at the corner of 2300 West and Main must be included.

27. Show ADA ramps for each wheel chair loading zone
28. 40% of the ground floor must include glass as per the Urban Village design standard district.
29. Building entrances must be designed with hierarchal features and meet the following:

    1. Buildings shall have hierarchal massing at building entrances. Building entrances shall include at least one of the following features:
    a. roof tower feature;
    b. pitched roof feature;
    c. parapet extensions; and
    d. articulations in the façade.
    2. The hierarchal architectural features at building entrances shall also include at least two of the following features:
    a. differing exterior material types;
    b. awnings or canopies;
    c. decorative lighting; and
    d. increased amount of glass such as side or transom windows.

PRECON MEETING REQUIRED? (FULL, TAILGATE, NONE)
PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
2. Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Surveyor's and engineer's stamps on construction drawings.
4. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com).
5. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.

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.

6. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Shelbey Brewer at lehicitystormwater@gmail.com and CC Planner) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
7. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
   Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
8. Address comments from Planning Commission approval.
9. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled.
10. Planner needs to sign off on building plans prior to the precon meeting.

DRC GENERAL COMMENTS:

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL RETURN TO DRC. THE REVIEW OF THE ELEVATIONS WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 14, 2024 AND CITY COUNCIL ON MARCH 26, 2024.

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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.

OLD PLANS



1. EAST ELEVATION

KEYED NOTES	
1	JAMESHARDIE "HARDIE PLANK" LAP SIDING - AGED PEWTER
2	JAMESHARDIE "HARDIE PLANK" BOARD AND BATTEN - ARCTIC WHITE
3	HARNSTONE "DRY STONE" - SLATE
4	JAMESHARDIE "HARDIETRIM" - ARCTIC WHITE
5	CERTAINTEED "LANDMARK" ASPHALT SHINGLES - MOORE BLACK



2. SOUTH ELEVATION

MAIN LEVEL	
TOTAL WALL AREA:	1791.2 sf
TOTAL GLAZING AREA:	795.5 sf
GLAZING-TO-WALL RATIO:	44.4%



3. WEST ELEVATION

MAIN LEVEL	
TOTAL WALL AREA:	1390.5 sf
TOTAL GLAZING AREA:	576.3 sf
GLAZING-TO-WALL RATIO:	41.2%

LEHI GATEWAY MEDICAL OFFICE

2284 W MAIN STREET, LEHI, UTAH 84043

BUILDING ELEVATIONS

JZW ARCHITECTS

OLD PLANS



4. NORTH ELEVATION

KEYED NOTES

1	JAMESHARDIE "HARDIE PLANK" LAP SIDING - AGED PEWTER
2	JAMESHARDIE "HARDIE PLANK" BOARD AND BATTEN - ARCTIC WHITE
3	HARRISTONE "DRY STONE" - SLATE
4	JAMESHARDIE "HARDIETRIM" - ARCTIC WHITE
5	CERTAINTEED "LANDMARK" ASPHALT SHINGLES - MOIRE BLACK



5. NORTHEAST ELEVATION

LEHI GATEWAY MEDICAL OFFICE

2284 W MAIN STREET, LEHI, UTAH 84043

BUILDING ELEVATIONS

JZW ARCHITECTS

OLD PLANS



NORTHEAST PERSPECTIVE RENDERING



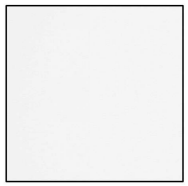
① JAMESHARDIE
"HARDIEPLANK" LAP SIDING
AGED PEWTER



② JAMESHARDIE
"HARDIEPLANK" BOARD & BATTEN
ARCTIC WHITE



③ HARRISTONE
"DRY STONE"
SLATE



④ JAMESHARDIE
"HARDIETRIM"
ARCTIC WHITE



⑤ CERTAINTEED
"LANDMARK" SHINGLES
MOIRE BLACK

LEHI GATEWAY MEDICAL OFFICE
2284 W MAIN STREET, LEHI, UTAH 84043
RENDERINGS WITH MATERIALS

JZW ARCHITECTS

OLD PLANS



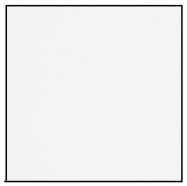
SOUTHWEST PERSPECTIVE RENDERING



① JAMESHARDIE
"HARDIEPLANK" LAP SIDING
AGED PEWTER



② HARRISTONE
"DRY STONE"
SLATE



③ JAMESHARDIE
"HARDIETRIM"
ARCTIC WHITE



④ CERTAINTEED
"LANDMARK" SHINGLES
MOIRE BLACK

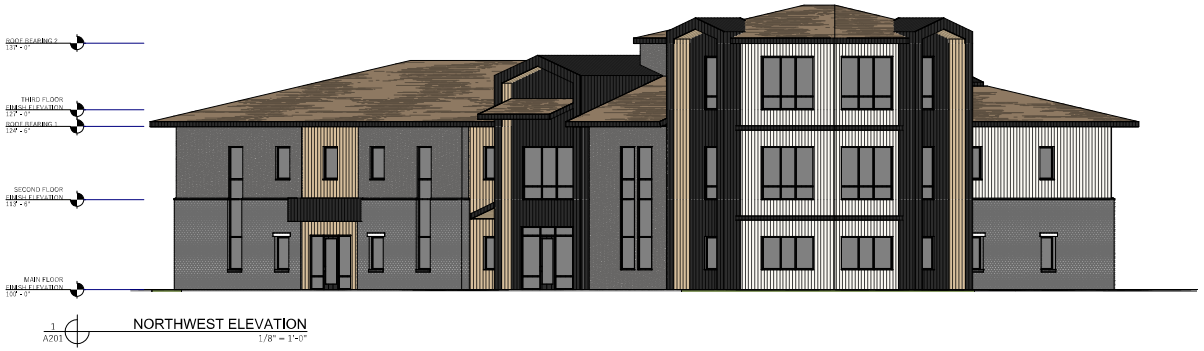
LEHI GATEWAY MEDICAL OFFICE

2284 W MAIN STREET, LEHI, UTAH 84043

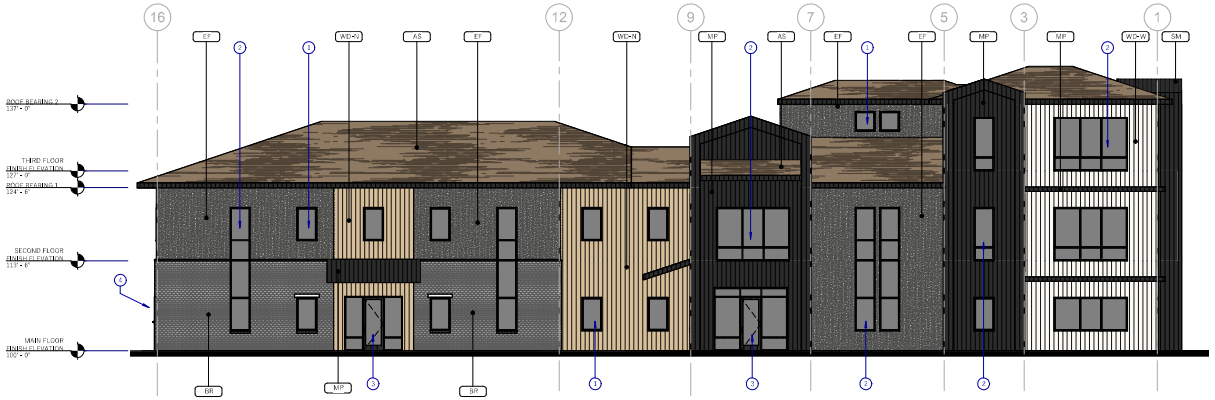
RENDERINGS WITH MATERIALS

JZW ARCHITECTS

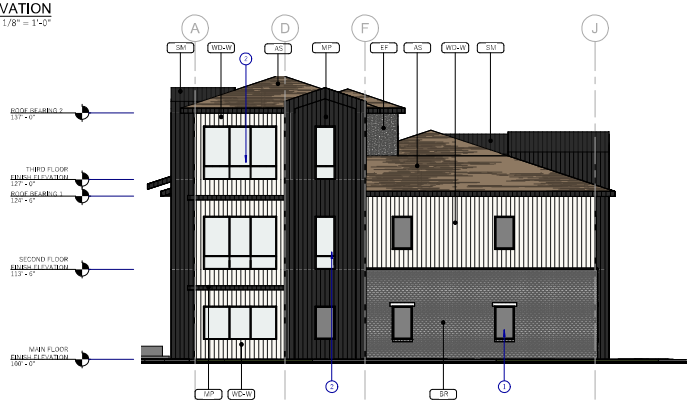
NEW PLANS



1 A201 NORTHWEST ELEVATION
1/8" = 1'-0"



2 A201 NORTH ELEVATION
1/8" = 1'-0"



3 A201 WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES - ELEVATION

A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
B COORDINATE WINDOW HEIGHTS WITH STOREFRONT ELEVATIONS.
C INSTALL FIBER CEMENT SIDING AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL AS PER ELEVATIONS.
D FINISH ROOF TO BE ASPHALT SHINGLES. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
E PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
F COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
G SEE ROOF PLAN FOR ALL ROOF SLOPES.
H INSTALL ROCK VENEER AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C. SEE GENERAL MASONRY NOTES.

KEYED NOTES

1 WINDOW AS PER SCHEDULE
2 STOREFRONT WINDOW SYSTEM
3 STOREFRONT WINDOW AND DOOR SYSTEM
4 DOOR AS PER SCHEDULE

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
	AS	ASPHALT SHINGLES
	SM	STANDING SEAM METAL ROOF
	BR	BRICK VENEER
	MP	METAL PANEL SIDING
	EF	EIFS SIDING
	WD-N	WOOD PANEL SIDING - NATURAL COLOR
	WD-W	WOOD PANEL SIDING - WHITE COLOR

CONSULTANT

RIVERBEND DENTAL OFFICE
2284 W MAIN STREET, LEHI, UTAH 84043

ISSUED:

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
18059

EXTERIOR ELEVATIONS

A201

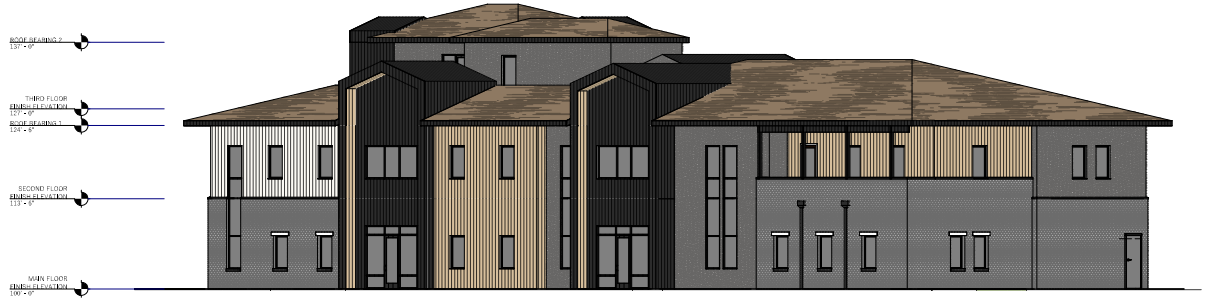
NOT FOR CONSTRUCTION

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JZW ARCHITECTS

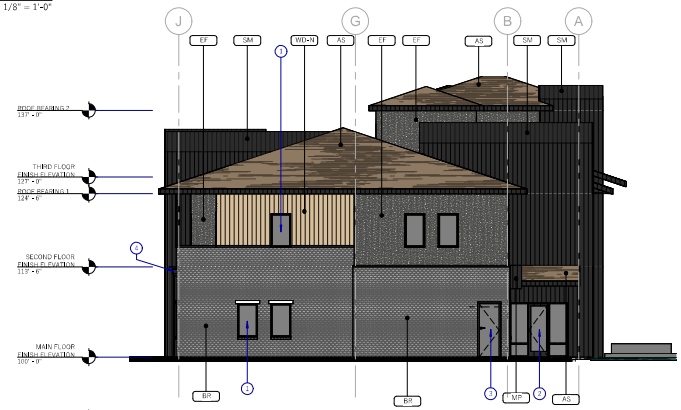
NEW PLANS



1 A202 SOUTHEAST ELEVATION 1/8" = 1'-0"



2 A202 SOUTH ELEVATION 1/8" = 1'-0"



3 A202 EAST ELEVATION 1/8" = 1'-0"

GENERAL NOTES - ELEVATION

A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
B COORDINATE WINDOW HEIGHTS WITH STOREFRONT ELEVATIONS.
C INSTALL FIBER CEMENT SIDING AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL AS PER ELEVATIONS.
D FINISH ROOF TO BE ASPHALT SHINGLES. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
E PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
F COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
G SEE ROOF PLAN FOR ALL ROOF SLOPES.
H INSTALL ROCK VENEER AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C. SEE GENERAL MASONRY NOTES.

KEYED NOTES

1 WINDOW AS PER SCHEDULE
2 STOREFRONT WINDOW AND DOOR SYSTEM
3 DOOR AS PER SCHEDULE
4 DOWNSPOUT WITH SCUPPER TO PROVIDE DRAINAGE FOR DECK
5 STOREFRONT WINDOW SYSTEM

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
	AS	ASPHALT SHINGLES
	SM	STANDING SEAM METAL ROOF
	BR	BRICK VENEER
	MP	METAL PANEL SIDING
	EF	EIFS SIDING
	WD-N	WOOD PANEL SIDING - NATURAL COLOR
	WD-W	WOOD PANEL SIDING - WHITE COLOR

CONSULTANT

RIVERBEND DENTAL OFFICE
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ISSUED:

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
18059

EXTERIOR ELEVATIONS

A202

NOT FOR CONSTRUCTION

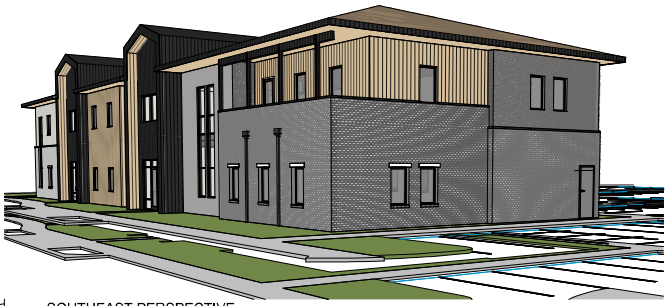
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JZW ARCHITECTS

NEW PLANS



1 A221 NORTHEAST PERSEPCTIVE
NOT TO SCALE: FOR REFERENCE ONLY



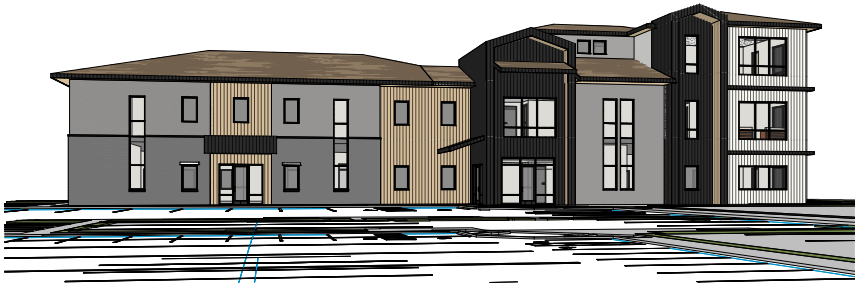
2 A221 SOUTHEAST PERSPECTIVE
NOT TO SCALE: FOR REFERENCE ONLY



3 A221 NORTHWEST PERSPECTIVE
NOT TO SCALE: FOR REFERENCE ONLY



4 A221 SOUTHWEST PERSPECTIVE
NOT TO SCALE: FOR REFERENCE ONLY



5 A221 NORTH PERSPECTIVE
NOT TO SCALE: FOR REFERENCE ONLY

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
	AS	ASPHALT SHINGLES
	SM	STANDING SEAM METAL ROOF
	BR	BRICK VENEER
	MP	METAL PANEL SIDING
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	WD-N	WOOD PANEL SIDING - NATURAL COLOR
	WD-W	WOOD PANEL SIDING - WHITE COLOR

CONSULTANT

RIVERBEND DENTAL OFFICE
2284 W MAIN STREET, LEHI, UTAH 84043

ISSUED:

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
18059

EXTERIOR PERSPECTIVES

A221

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JZW ARCHITECTS

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the updated Skyridge Subdivision Concept Plan, a 5-lot residential development located at approximately 260 East 2750 North.

Suggested Action:

Attachments:

CC Staff Report Skyridge Subdivision Concept 03.26.24.docx

Skyridge Subdivision Concept Plan DRC 01.31.24.docx

Owner Prefered Concept.pdf

Skyridge Parcel Exception Description.pdf

Concept Meeting Code.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

SKYRIDGE SUBDIVISION CONCEPT
CITY COUNCIL REPORT

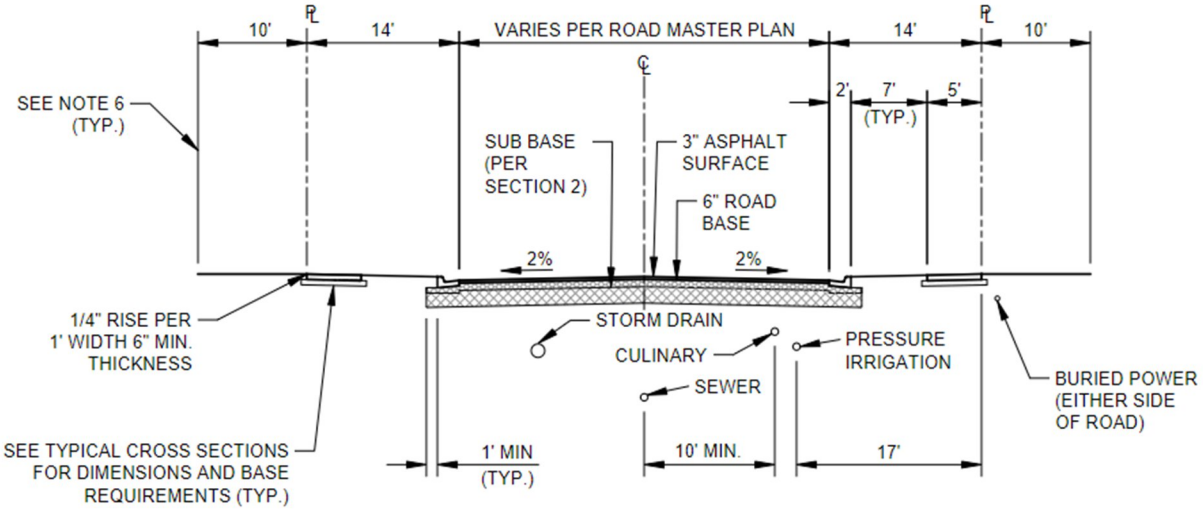
Applicant	Brent Ventura		
Meeting Date	March 26, 2024		
Requested Action/Purpose	Review of exceptions and approval of a proposed conceptual subdivision		
Decision Type	Administrative		
Location	260 East 2700 North		
Project Area	4.07 acres		
Existing Zoning	RA-1		
General Plan Land Use Designation	Very Low Density Residential (VLDR)		
Adjacent Zoning and Land Use	*North*	PF	Skyridge High School Baseball Field
	South	RA-1	Single Family Homes
	East	PF	Skyridge High School Driving Range
	West	RA-1	Single Family Homes
Date of DRC Review	January 31, 2024		
Date of Planning Commission	February 8, 2024		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and approval
City Council	No Action Needed

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.



STANDARD STREET SECTION

REPORT ANALYSIS

The applicant requests approval of the proposed Skyridge Subdivision located at approximately 260 East 2700 North. A previous concept plan came for review with the General Plan Amendment in April 2023. This updated concept plan shows five lots instead of seven. The applicant also requests an exception to the standard cross section.

All the proposed lots exceed the minimum lot size for the RA-1 zone of 15,000 square feet. The frontages were not provided but appear to meet the 100-foot width requirement, which will be verified with a preliminary subdivision. With the previous concept plan the applicant asked for an exception to the maximum cul-de-sac length with the other areas developed around it, this exception was granted.

The applicant seeks an exception to the standard road cross section that includes a 7-foot planter and a 5-foot sidewalk. The owner's concept shows the 5-foot sidewalk integral (next) to the street. They ask for this exception to providing planters because all the streets adjacent to it do not have the park strip. However, this is our current road cross section that we require for all new developments.

The applicant also seeks an exception to the required sidewalk on the west side of the property next to the driving range for the high school. They request this because no houses front the sidewalk, and the driving range is fenced off. City Staff recommend working with the school district to allow access for students walking to school. Staff recommend that the sidewalk continue all the way down lot 5. Staff talked to the school district about access, they said they will allow it to be put in. However, they also made it very clear that they reserve the right to block access if at any time they determine they need or want to. The school district did not indicate a strong preference one way or the other for the access to be put in place.

The applicant provided two concept plans, one that shows their requests and one that shows the subdivision if it meets the requirements with the planter strip and sidewalk. The Planning Commission as the approval body will determine if these exceptions will be granted or not.

The DRC reviewed the proposed conceptual subdivision and had the following comments:

1. A 10' PUE is required on both sides of all roads, public and private. A 15' PUE is required where there is no park strip for water meters, hydrants and blow-offs.
2. The parks department does not want a tiny parcel to maintain.
3. Local roadway cross section must show 32' pavement, 2' curb and gutter, 7' planter and 5' sidewalk
4. On the park strip issue, Planning Staff would support the exception on the western edge, where there is no adjacent private ownership, but the rest of the cul-de-sac must meet the City's current standards of a 7' park strip.
5. On the remnant southwest corner parcel, recommend approaching the adjacent homeowner (BURDETT, DONALD L & JANICE J) to see if they are willing to accept it and extend their back yard. Another option could be to install a small neighborhood patio space. The group mailbox could be located there, maybe a shade structure.
6. Show a pedestrian connection to the Skyridge campus. The proposed layout requires an exception to the connectivity index, and exceptions call for a bike/ped access where a street doesn't punch through.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or approve with modifications the proposed concept plan. Any motion should include findings. Possible findings include:

1. The proposed concept should/should not receive the requested exceptions because of the adjacent existing development.
2. The proposed concept will still provide pedestrian connection to the high school.
3. The proposed concept is/is not consistent with the Lehi City Development Code.
4. The proposed concept does/ does not conform to 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 concept plan on February 8, 2024. The minutes and motion from that meeting follow:

2.2) Public hearing and consideration of Brent Ventura's request for approval of the updated Skyridge Subdivision Concept Plan, a 5-lot residential development located at approximately 260 East 2750 North.).

Jacob Curtis presented information on the agenda item.

The applicant, Brent Ventura, Reno Mahe, and Jason Mandaleras, were present. Skyridge High School does not want access points to the school, and they will be working with the City. Reno stated the exceptions they are asking for an integral sidewalk and to eliminate the park strip. Commissioner Kunze asked about the extra lot. Reno stated he plans on building in the future. Commissioner Everett asked about the design. The applicants stated they chose to have more open space.

Commission Chair opened the public hearing.

Chad Watkins left an online comment stating he would like to keep the sidewalk, asserting they increase walkability.

Commission Chair closed the public hearing.

> **Motion:** Commissioner Roberts moved to recommend approval of **Brent Ventura? S request for approval of the updated Skyridge Subdivision Concept Plan, a 5-lot residential development located at approximately 260 East 2750 North;** including all DRC comments and findings stated in the report; noting the commission is only approving the exception for the park strip since it is consistent with the adjacent neighborhoods. Commissioner Roberts recommends the layout of the owners desired exceptions that was presented. Commissioner Lockhart seconded.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Roberts, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

Skyridge Subdivision Concept Plan
DRC Redline Comments

Brent Ventura requests review of the updated Skyridge Subdivision Concept Plan located at approximately 260 East 2750 North.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney
Representatives of the Applicant Present: Brent Ventura
Date of Plans Reviewed: 1/24/2024
Time Start: 1:55 pm
Time End: 2:24 pm

DRC REDLINE COMMENTS:
Garion – Fire: No comments
Ryan – Water/Sewer:
1. 8" pi main and 6" culinary main 8" sewer main. no storm drain connection. 260 east.

Glade – Power:
2. A 10’ PUE is required on both sides of all roads, public and private. A 15’ PUE is required where there is no park strip for water meters, hydrants and blow-offs.

James – Parks:
3. The parks department does not want a tiny parcel to maintain.
4. It seems like having a sidewalk on the West side connecting the subdivision to Skyridge High School is in alignment with the connectivity standards and beneficial to the community.

Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering:
5. Local roadway cross section must show 32' pavement, 2' curb and gutter, 7' planter and 5' sidewalk. The City Council and City Engineer would both have to approve any exception to the road cross section.
6. Sidewalk should be installed and tied into the high school property.

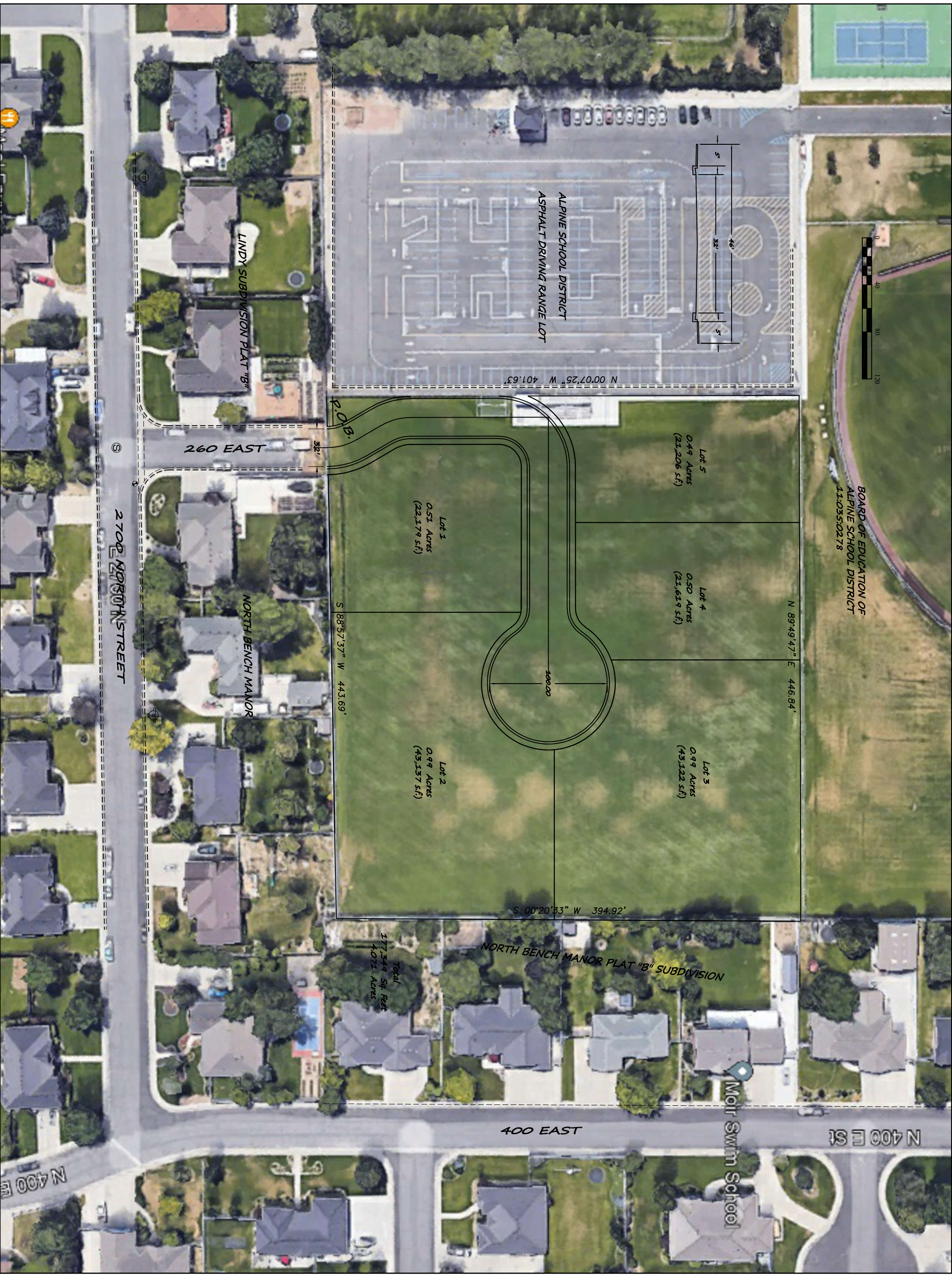
Luke- Traffic: No comments
Kim – Planning:
7. On the park strip issue, Planning Staff would support the exception on the western edge, where there is no adjacent private ownership, but the rest of the cul-de-sac must meet the City's current standards of a 7' park strip.
8. On the sidewalk issue, the sidewalk needs to be installed along the entire length of the cul-de-sac, per City standards.
9. On the remnant southwest corner parcel, recommend approaching the adjacent homeowner (BURDETT, DONALD L & JANICE J) to see if they are willing to accept it and extend their back yard. Another option could be to install a small neighborhood patio space. The group mailbox could be located there, maybe a shade structure.
10. The proposed layout requires an exception to the connectivity index, and exceptions call for a bike/ped access where a street doesn't punch through.
11. Planning Staff prefers the "Current Cross Section" Concept Plan that meets the City's standards for sidewalk and planter strip. We don't see a reason this subdivision would not need to meet our typical current standards for public street improvements.

DRC GENERAL COMMENTS:
1. The concept plan shall not constitute a development permit. (Does not vest).

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 8, 2024

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.

Owner's Desired Layout with Exceptions



Skyridge Parcel
Jason Mandelaris – Subdivision Revised Concept

Request for Review of Revisions

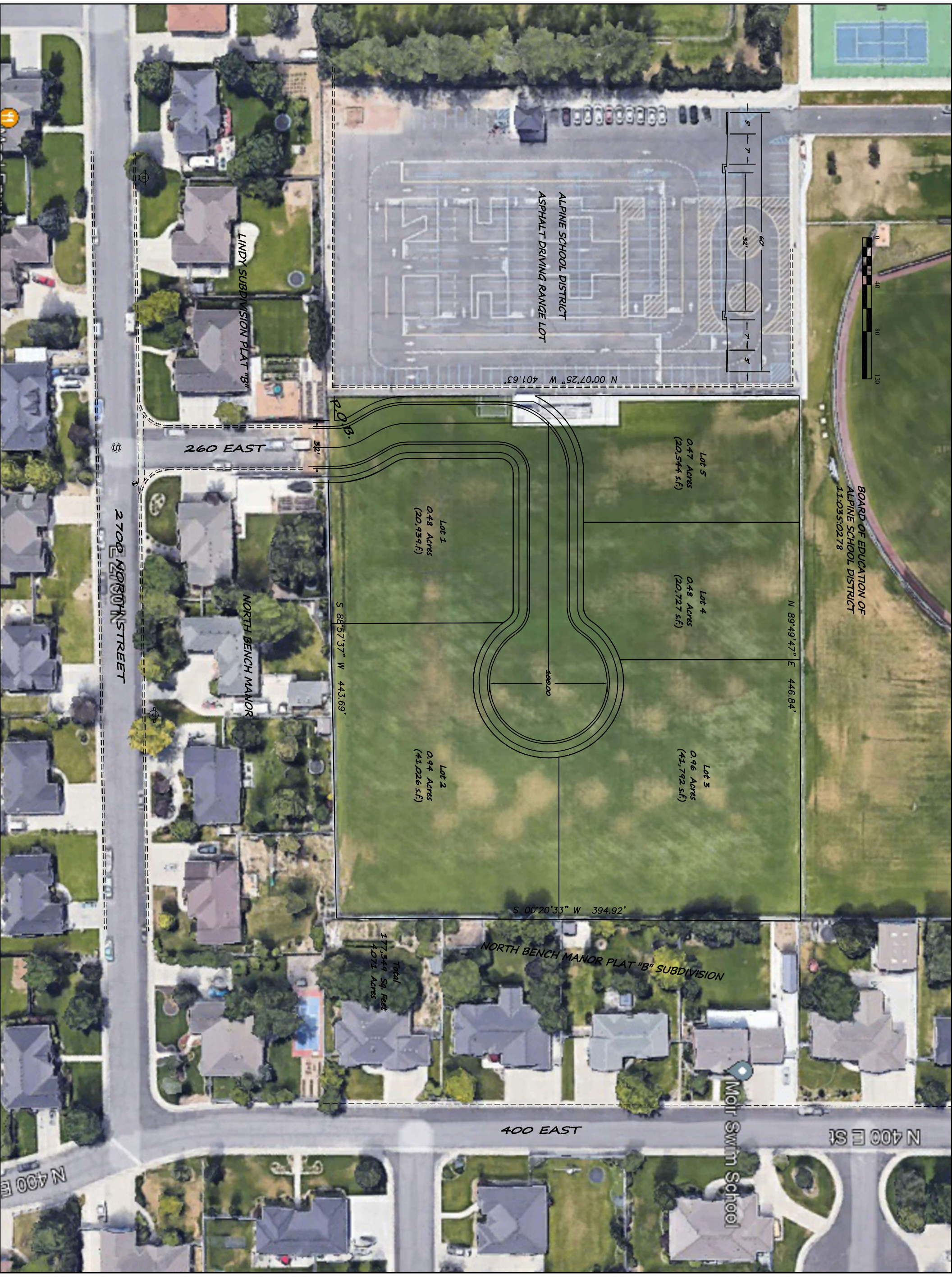
The original concept that we presented to DRC and City Council was based solely on the existing Lehi City Standard roadway section and the maximum number of lots possible. It did not incorporate any project specifics. Now that we own the property and have begun to finalize the purpose of the subdivision and some of its design details, we have seen a need to clarify the final number of lots and to request two specific exceptions to standard designs. The exceptions we are requesting are an exception to installing parkstrip and an exception to installing sidewalk along the west side. All of the clarifications are detailed below.

1) **Our final subdivision will have only 5 lots** (instead of the 8 original). As such, we will provide a subdivision with more open space than even the surrounding area. We are not selling lots to outside buyers to make a profit. We, the owners of the parcel, will build our own homes there which will constitute likely four homes to begin with and a potential fifth home in the future.

2) **Exception to installing parkstrip.** As we have looked at the design, the road section that we are tying into does not have parkstrip. As we looked further, nothing in the immediate area has parkstrip including several new cul de sac developments directly to the east. In addition, our new road entering the subdivision will be directly adjacent to Alpine School District property (the Driver's Training lot) and will have no homeowner that would take care of or own parkstrip. As such, Lehi City would own the parkstrip along the west side and would have to maintain it. Instead, we would like to request to not only eliminate the parkstrip on the west side, but the rest of the subdivision since it matches the surrounding neighborhood, we are providing extraordinary open space, we have to tie into a section with no parkstrip. Additionally, utilities can be installed in the road and/or PUE for every property. The City standards provide for this exception by requiring a 15' PUE where there is no parkstrip.

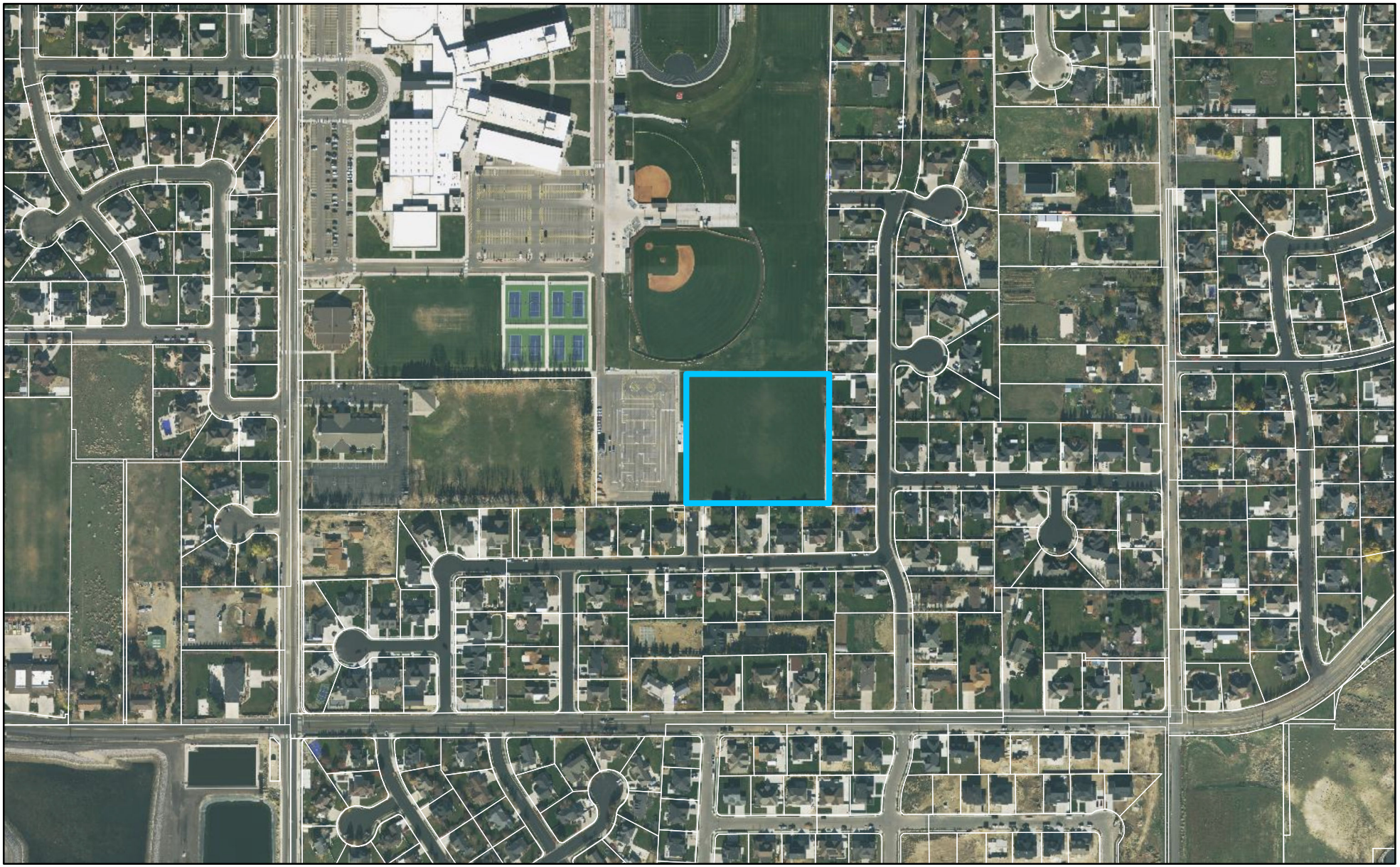
3) Exception to installing sidewalk on the west side. As we have considered our final design and the connectivity from the subdivision to other City infrastructure as well as the school facilities, it seems that a sidewalk on the west side of the road would be superfluous to construct for just 3 lots. There would be no through-traffic on the street and no real safety issue with children who might live in these homes traversing the cul de sac and using the sidewalk on the east side. We have felt that putting in a sidewalk on the west side might create a similar maintenance issue for the City since it is not the frontage to anyone's property.

Concept Meeting City Requirements- Road Cross Section



Skyridge Subdivision

Aerial

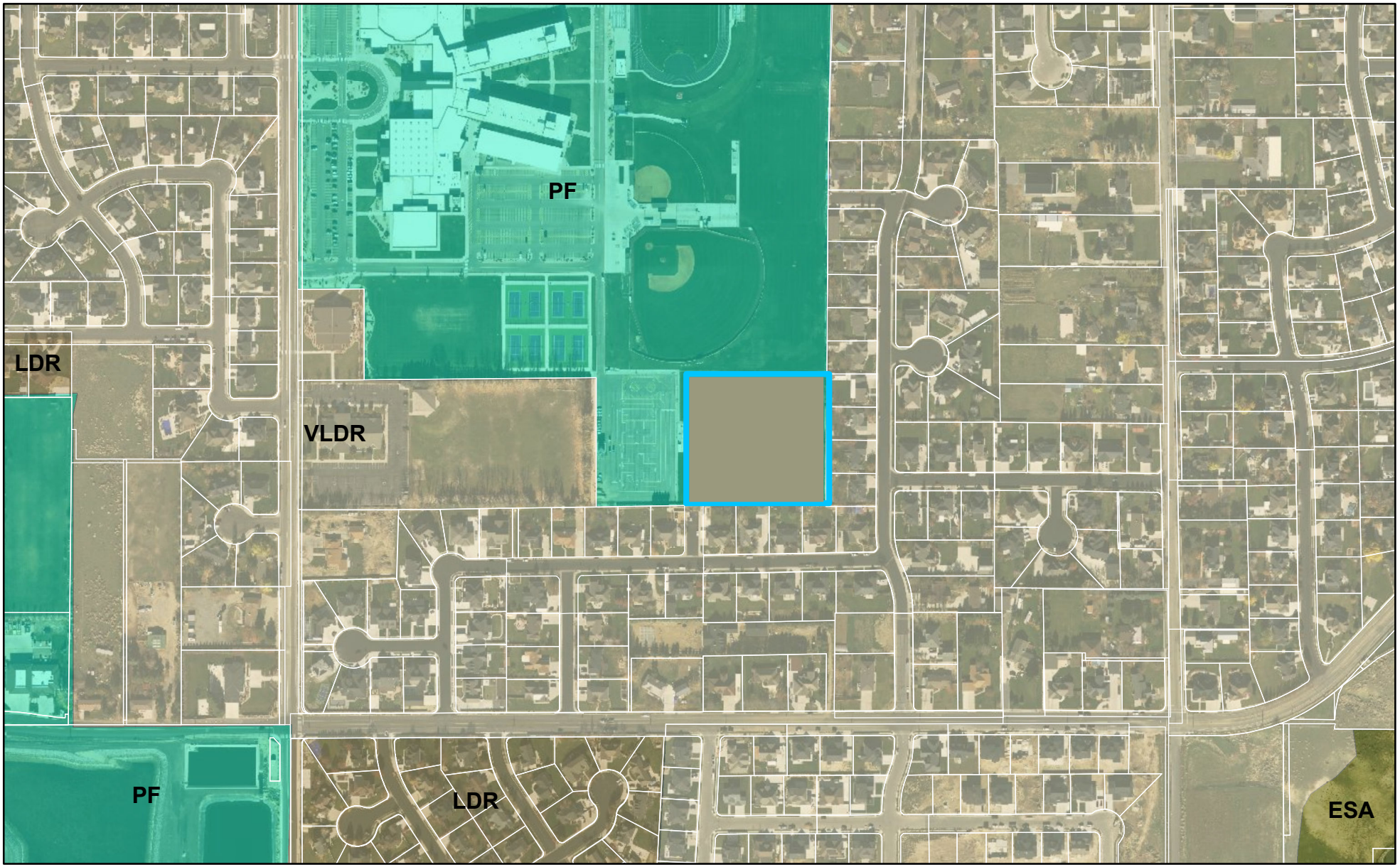


0 500 1,000 Feet

LEHI CITY

Skyridge Subdivision

General Plan

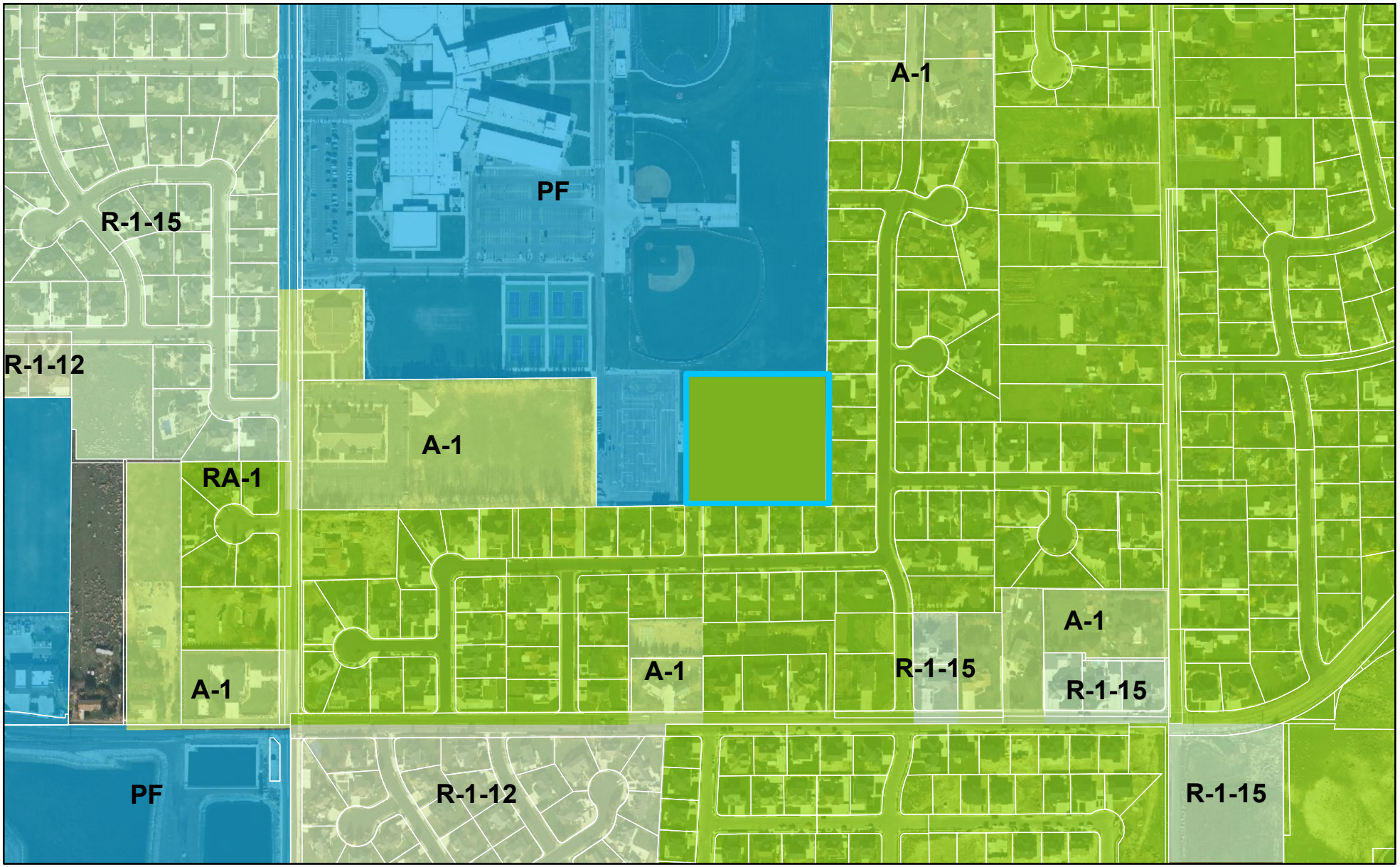


0 500 1,000 Feet

LEHI CITY

Skyridge Subdivision

Zoning



LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #16-2024 the JD XIII Zone Change on 1.01-acres located at approximately 1070 West State Street changing the zoning from Mixed Use to C-H (Heavy Commercial).

Suggested Action:

Attachments:

CC Staff Report JDXIII Zone Change 03.26.24.docx

JDXIII Zone Change DRC 1.31.24.docx

Ord 16-2024.docx

JDH Development JD XIII Lehi Zoning Application Revised 2.5.24.docx

JDXIII Zone Change DRC 01.31.24.pdf

JDXIII Aerial.pdf

JDXIII General Plan.pdf

JDXIII Zoning.pdf

JDXIII ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Mark Skousen		
Meeting Date	March 26, 2024		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 1070 West State Street		
Project Area	1.01 acres		
Existing Zoning	MU		
Proposed Zoning	C-H		
Existing General Plan Land Use Designation	C-H		
Adjacent Zoning and Land Use	*North*	MU	I-15
	South	R-1-8	Gateway Subdivision Plats
	East	MU	I-15
	West	C	UDOT Park and Ride
Date of DRC Review	January 31, 2024		
Date of Planning Commission Review	February 22, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES



HEAVY COMMERCIAL (C-H)

The Heavy Commercial (C-H) classification is intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/ office.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

June 15, 1872 – This property was incorporated as part of the original boundaries of Lehi City.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from MU (Mixed Use) to C-H (Heavy Commercial) on 1.01 acres located at approximately 1070 West State Street. The applicant would like to develop four properties into automobile service and repair and in order to do that they need to rezone the properties.

The proposed zone change is consistent with the General Plan designation of Heavy Commercial.

The DRC reviewed the proposed zone change and had three comments, including the following:

1. Update narrative to clarify that zone change is to C-H (Heavy Commercial)

Please consider DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on February 22, 2024. The minutes and motion from this meeting are as follows:

JD XIII Zone Change
DRC Redline Comments

*Mark Skousen- requests review of the **JD XIII zone change** on 1.01-acres located at approximately 1070 West State Street changing the zoning from Mixed Use to C-H (Heavy Commercial).*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Jacob
Representatives of the Applicant Present: None
Date of Plans Reviewed: 1/22/24
Time Start: 2:26 pm
Time End: 2:30 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering:
1. Right of Access must be confirmed with UDOT at the time of Site Plan Development
2. Informational Only - we have a corridor agreement with UDOT for a future signal at 1800 N @ State St if redevelopment on the northeast justified. (Luke)

Kim – Planning:
3. Update narrative to clarify that zone change is to C-H (Heavy Commercial)

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2024.

(NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 16-2024

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 1070 WEST STATE STREET

WHEREAS, Mark Skousen, applicant for property located at approximately 1070 West State Street and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as C-H (Heavy Commercial); and

WHEREAS, following a public hearing on February 22, 2024, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on March 26, 2024, City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of February 22, 2024; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to Heavy Commercial.

PART II:

A. If a provision of this Ordinance 16 -2024 conflicts with a provision of a previously

adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of March 2024.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

JDXIII ZONE CHANGE

12:018:0080
Taxing Description: COM S 0 DEG 11' 59" E 277.8 FT & E 20.49 FT FR W 1/4 COR. SEC. 5, T5S, R1E, SLB&M.; N 35 DEG 44' 0" E 15 FT; S 69 DEG 30' 11" E 292.22 FT; S 50 DEG 55' 55" E 98.29 FT; S 60 DEG 57' 30" E 20.78 FT; N 81 DEG 30' 37" W 27.31 FT; S 45 DEG 17' 57" W 80.03 FT; N 45 DEG 0' 0" W 18.13 FT; N 54 DEG 15' 58" W 345.24 FT TO BEG. AREA 0.531 AC.

12:018:0078
Taxing Description: COM S 176 FT & S 45 DEG 0' 0" E 446.8 FT FR W 1/4 COR. SEC. 5, T5S, R1E, SLB&M.; S 45 DEG 0' 0" E 119 FT; N 43 DEG 33' 0" E 70.2 FT; N 6 DEG 2' 0" E 54.57 FT; N 60 DEG 57' 30" W 54.61 FT; N 81 DEG 30' 37" W 40.1 FT; S 45 DEG 17' 57" W 68 FT TO BEG. AREA 0.264 AC.

12:018:0079
Taxing Description: COM S 175 FT & S 45 DEG 0' 0" E 565.8 FT & N 43 DEG 33' 0" E 70.2 FT FR W 1/4 COR. SEC. 5, T5S, R1E, SLB&M.; N 43 DEG 33' 0" E 50.98 FT; N 60 DEG 57' 30" W 37.65 FT; S 6 DEG 2' 0" W 49.4 FT TO BEG. AREA 0.023 AC.

41:375:0006
Taxing Description: PART LOT 1, PLAT A, HUERTA SUB DESCRIBED AS FOLLOWS; COM S 487.09 FT & E 484.31 FT FR W 1/4 COR. SEC. 5, T5S, R1E, SLB&M.; S 61 DEG 0' 8" E 55.3 FT; S 23 DEG 38' 58" W 73.98 FT; S 45 DEG 26' 6" W 68 FT; N 44 DEG 52' 37" W 76.5 FT; N 43 DEG 33' 0" E 121.53 FT TO BEG. AREA 0.216 AC.

JDH Development
Application Submittal for JD XIII, LLC
Revised per recommendation from DRC – 1/31/24

Owner would like to develop its 3 parcels located at approximately 1070 W. State Street in Lehi. (Parcel Map included) The city has asked that these three parcels be amended from MU to C-H (Heavy Commercial) per the city of Lehi's general plan.

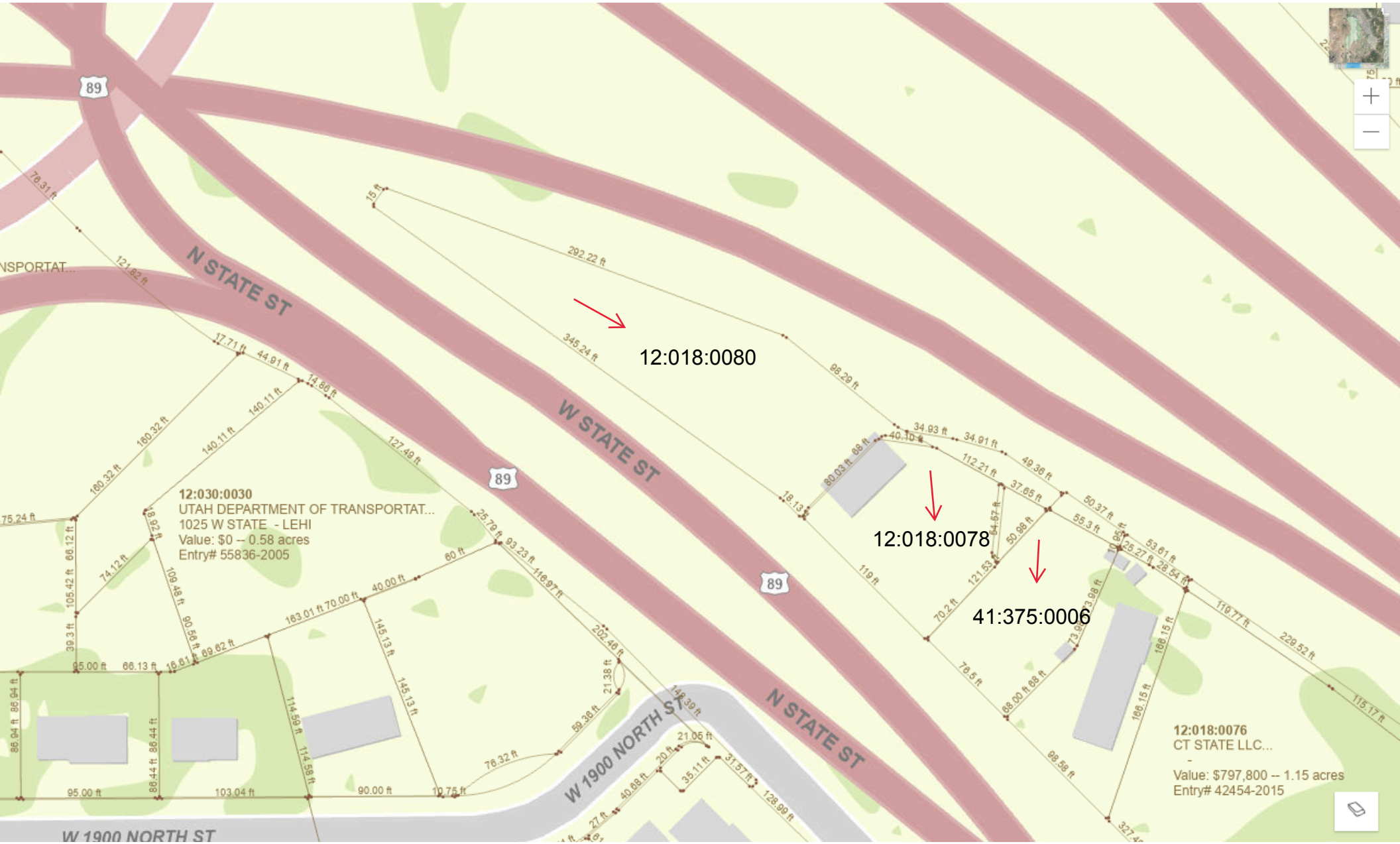
The following submittal requirements have been addressed.

1.

A) In order to develop this property, the city planner (Jacob Curtis) has advised that these parcels be re-zoned to conform with the general plan of heavy commercial (C-H). Owner would like to develop this property for automotive sales and maintenance which is consistent and a permitted used under the C-H designation.
B) Development use is consistence with goals and policies of the General Plan.
C) Owner has another dealership that is adjacent to these parcels so it is a consistent use in the area.
D) No adjoining properties will be unduly affected by this zoning change.
E) The classification from MU to C-H will not negatively impact the health, safety, and welfare of the overall community.
F) Right of Access will be confirmed with UDOT at the time of Site Plan Development

2. Parcel Map Included

3. See Parcel Map


89
N STATE ST
W STATE ST
89
89
N STATE ST
W 1900 NORTH ST
W 1900 NORTH ST
12:018:0080
12:018:0078
41:375:0006
12:030:0030
UTAH DEPARTMENT OF TRANSPORTAT...
1025 W STATE - LEHI
Value: $0 -- 0.58 acres
Entry# 55836-2005
12:018:0076
CT STATE LLC...
-
Value: $797,800 -- 1.15 acres
Entry# 42454-2015

JDXIII Zone Change

Aerial

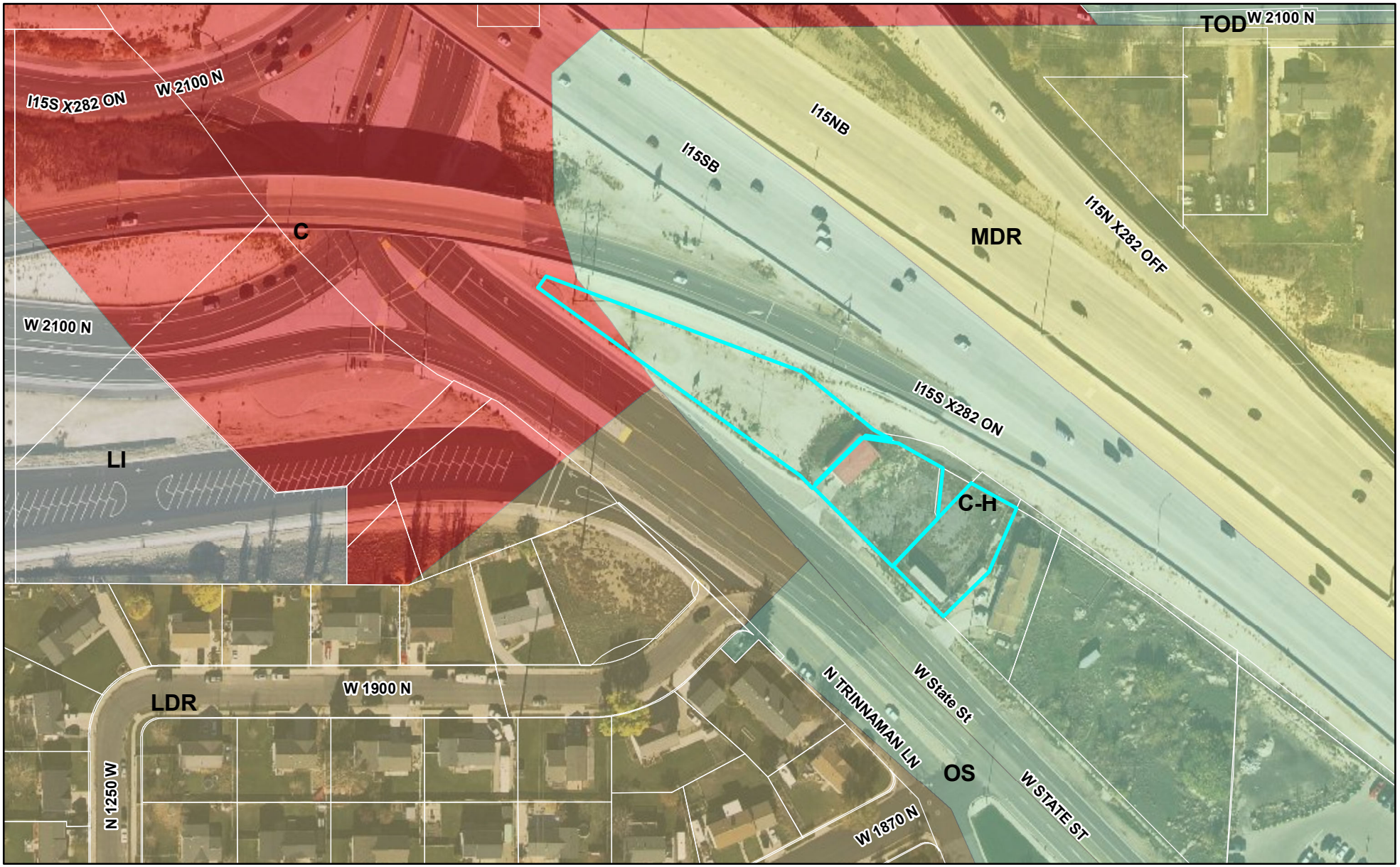


0 175 350 Feet

LEHI CITY

JDXIII Zone Change

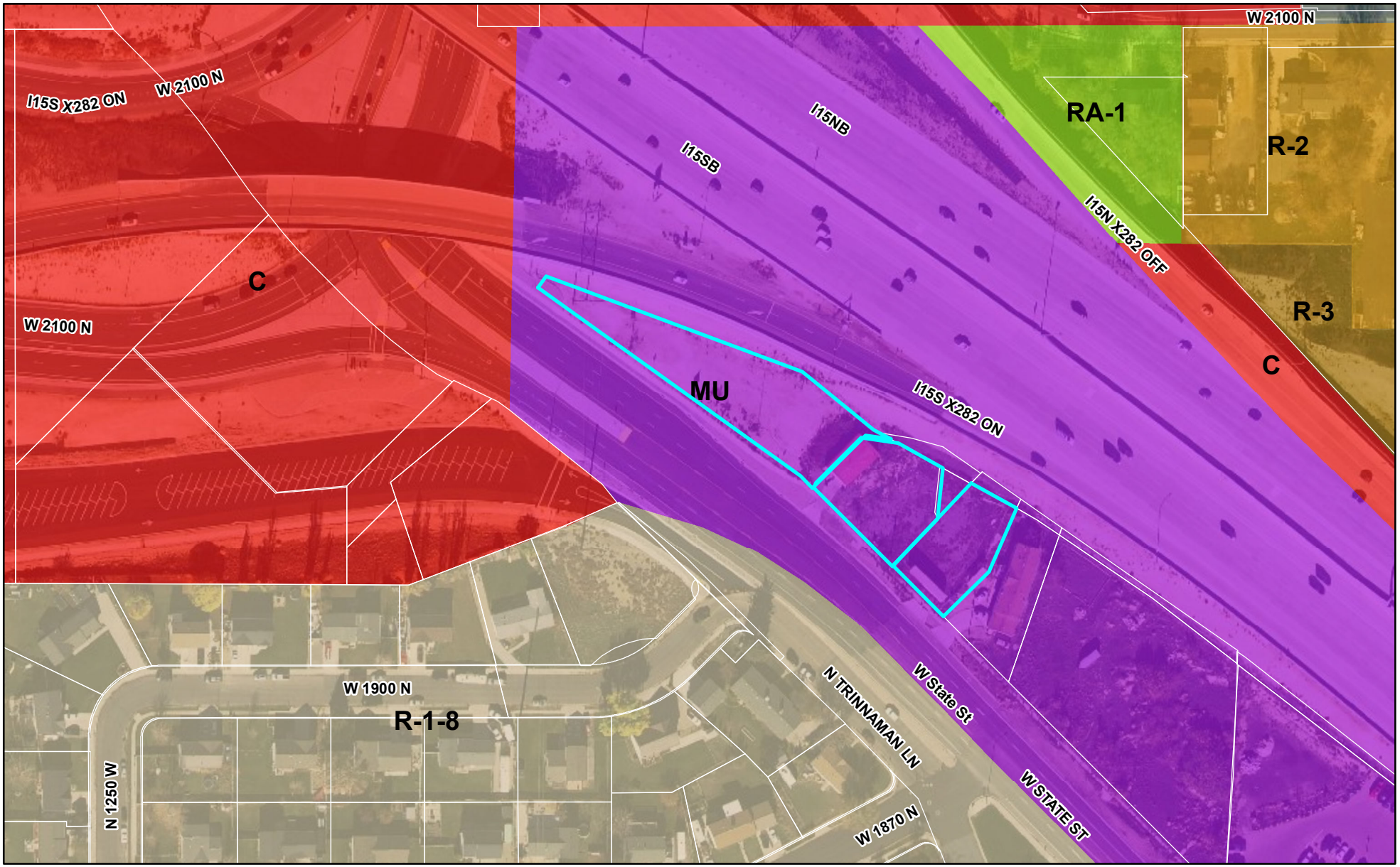
General Plan



LEHI CITY

JDXIII Zone Change

Zoning



0 175 350 Feet

LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-10, a Resolution of Intent to Annex the Hadco-Pacific Annexation, approximately 10.63 acres located at approximately 2100 N 1450 W with Light Industrial zoning.

Suggested Action:

Attachments:

CC Staff Report Hadco-Pacific Annexation - Resolution of Intent 03.26.24.docx

Hadco Annexation DRC 2.28.2024.docx

Res 2024-10.docx

Hadco-Pacific Annexation DRC 02.28.24.pdf

Hadco-Pacific Annexation Plat Updated Plat.pdf

HADCO-PACIFIC ANNEXATION

CITY COUNCIL REPORT

Applicant	Mark Skousen		
Meeting Date	March 26, 2024		
Requested Action/Purpose	Acceptance of a resolution of intent to annex		
Location	Approximately 2100 N 1450 W		
Requested Zoning	LI (Light Industrial)		
General Plan Land Use Designation	LI		
Acreage	10.63 acres (24.95 acres with UDOT parcels)		
Existing Land Use	Parking & Undeveloped		
Adjacent Zoning and Land Use	*North*	C	2100 N
	South	LI	Hadco Construction
	East	PF/A-1/C	City Park & Park n Ride
	West	LI	Granite Point Business Park
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Acceptance of resolution
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

REPORT ANALYSIS

The applicant requests approval of the resolution of intent to annex property located at approximately 2100 N 1450 W with proposed Light Industrial zoning.

The resolution of intent is the first step in the process of annexing. If approved, the annexation will go to the Planning Commission for review and recommendation on the zoning. The final public hearing and consideration will take place at the final City Council meeting.

The proposed annexation will add a portion of an existing county island. This area has a general plan land use designation with the intent that it would annex into Lehi at some point.

The DRC reviewed the proposed annexation and had no critical issue concerns. Some of their comments include:

1. The narrative states that the desired zoning is Light Industrial. This would require water dedication. The alternative option is to come in with TH-5 zoning, but this would require a separate zone change application before any development can take place.
2. As a condition of recording the zone change ordinance, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the Light Industrial Zone is 1.35 acre feet per acre of culinary water and 1.25 acre feet per acre of irrigation water.
3. Recommend including all of the UDOT property to the northeast to fill in the entire County Island. The UDOT property could be annexed with TH-5 zoning.
4. On each parcel of the annexation plat, label the proposed zoning and property address (work with City Staff to determine new City address)
5. There will be a circuit study required for development.

These comments were informative for the applicant.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to accept or deny the resolution of intent to annex. Any motion should include findings. Possible findings include:

1. The proposed application does/does not conform to the goals and policies of the General Plan.
2. Other findings as determined by the public hearing.

Hadco-Pacific Annexation
DRC Redline Comments

Mark Skousen- requests review of the Hadco-Pacific Annexation, approximately 10.63-acres of property located at approximately 2100 North 1450 West with a Light Industrial zoning.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Representatives of the Applicant Present: Mark Skousen
Assigned Planner: Jacob
Date of Plans Reviewed: 2/20/2024
Time Start: 2:04 pm
Time End: 2:09 pm

DRC REPORT:

1. **Critical Issues: None**

2. **Location of existing and proposed City facilities**

3. **Zoning required or recommended- Light Industrial**

4. **Distances to schools/parks/shopping**

5. **Transportation**

DRC GENERAL COMMENTS:

1. The narrative states that the desired zoning is Light Industrial. This would require water dedication. The alternative option is to come in with TH-5 zoning, but this would require a separate zone change application before any development can take place.
2. As a condition of recording the zone change ordinance, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the Light Industrial Zone is 1.35 acre feet per acre of culinary water and 1.25 acre feet per acre of irrigation water.
3. Recommend including all of the UDOT property to the northeast to fill in the entire County island. The UDOT property could be annexed with TH-5 zoning.
4. On each parcel of the annexation plat, label the proposed zoning and property address (work with City Staff to determine new City address)
5. There will be a circuit study required for development.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON MARCH 26, 2024.

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

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.

RESOLUTION NO: 2024-10

RESOLUTION OF INTENT OF LEHI CITY COUNCIL TO ANNEX REAL PROPERTY ("HADCO-PACIFIC" ANNEXATION)

WHEREAS, the Lehi City Council has determined that a certain parcel of real property described in Exhibit A constitutes a portion of land contiguous to Lehi City Corporation and should be annexed to Lehi City Corporation; and

WHEREAS, the area to be annexed consists of one or more unincorporated islands or unincorporated peninsulas contiguous to the municipality, each of which has fewer than 800 residents; and

WHEREAS, Lehi City Corporation can provided one or more municipal-type services to the area; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to annex the parcels of real property owned by JDCO LLC and the Utah Department of Transportation, consisting of approximately 25 acres, and further described by Attachment "A".

2. Staff is directed to publish notice of this proposed annexation in a newspaper of general circulation within Lehi City, once a week for three successive weeks. Said notice shall comply with the requirements of Section 10-2-418(2)(b) of the Utah Code.

3. This Resolution shall be effective upon the date of its adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 26th day of March 2024.

ATTEST:

_____ _____

MARK JOHNSON, Mayor TEISHA WILSON, City Recorder

Exhibit A

NOTICE OF INTENT TO ANNEX REAL PROPERTY

Notice is hereby given that Lehi City Corporation has adopted a resolution indicating its intent to annex real property owned by JDCO LLC and the Utah Department of Transportation located at approximately 2100 N 1450 W, Lehi, Utah, consisting of approximately 25 acres, and further described as follows:

Legal Description:

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 6, Township 5 South, Range 1 West, Salt Lake Base and Meridian described as follows:

Beginning at a northeasterly corner the current Lehi City boundary described in that Native Plants Addition Annexation Plat to Lehi City recorded November 22, 1983 as Entry No. 35415, having Map No. 2934 in the Office of the Utah County Recorder, which is 1571.81 feet N. 00°04'38" W. along the Section line and 1327.56 feet West from the Southeast Corner of said Section 6; thence along said current Lehi City boundary the following two (2) courses: 1) S. 89°49'22" W. 663.55 feet (R=S89°48'56" W 650.58); 2) N. 00°06'00" W. (R=N 00°06'26" W) 1067.52 feet to the Quarter Section line and a current Lehi City boundary described in that H. Keith Bushman Annexation to Lehi City recorded February 28, 1996 as Entry No. 15874, having Map No. 6477 in the Office of said Recorder; thence N. 89°47'46" E. (R=N89°47'20"E) 1322.65 feet along said lines to a current Lehi City boundary described in that Sunderland Annexation Plat recorded June 8, 1979 as Entry No. 22209, having Map No. 2392 in the Office of said Recorder; thence along said current Lehi City boundary the following three (3) courses: 1) S. 00°00'42" W. (R=South) 575.13 feet; 2) S. 89°59'54" W. (R=West) 655.54 feet; 3) S. 00°10'56" W. (R=South) 495.02 feet to the **Point of Beginning**.

The above-described parcel of land contains 24.95 acres, more or less.

A public hearing has been scheduled before the Lehi City Council on the 26th day of March 2024, at 7 p.m. for the purpose of receiving public comment.

The Lehi City Council will annex the above-described parcels unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property located within the area proposed for annexation covering a majority of the total private land area within the entire area proposed for annexation and also is equal to at least ½ the value of all private real property within the entire area proposed for annexation.

JDH Development
Application For Annexation by Petition for JDCO LLC

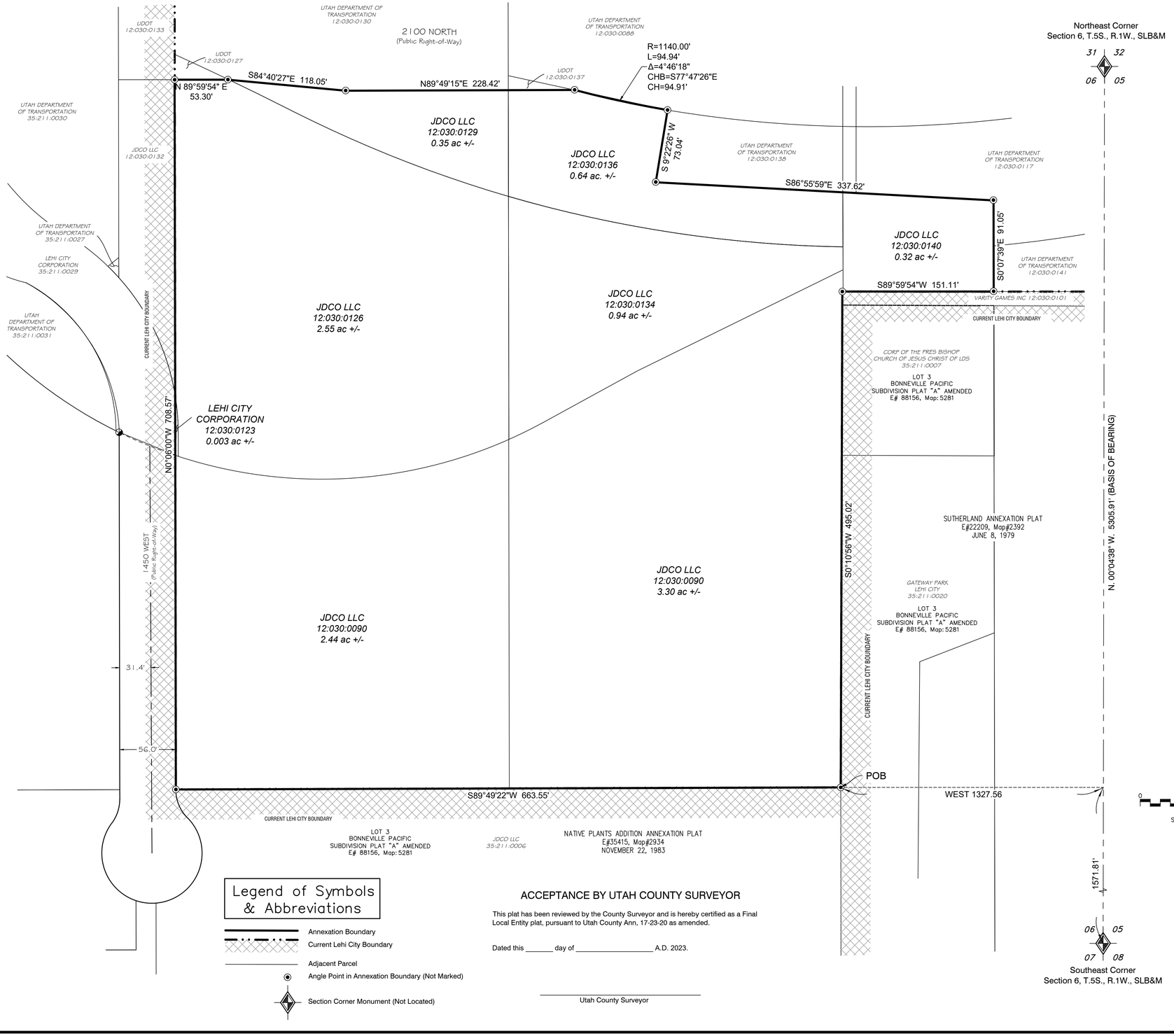
Owner would like to Annex 7 parcels, approximately 10.63 acres of land into the city of Lehi. Approximate location is 2 2100 North St and N 1450 W. St, Lehi, UT.

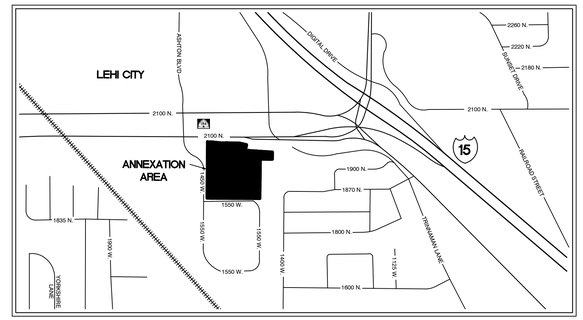
3) Annexation Information Requirements

- **a)** Topography is flat, with little to no vegetation. Currently there are parked construction vehicles and asphalt on a portion of the property being annexed.
- **b)** Light Industrial
- **c)** Property would continue to be used as Light Industrial. The proposed development is a new office building for HADCO Construction including asphalt and parking.
- **d)** Light Industrial conforms to Lehi City's General Plan, and industrial buildings are permitted use.
- **e)** We are looking to develop the property in the near future. We are working with our architects and engineers on potential impacts for the City. Including culinary water, wastewater, drainage, fire protection, and waste removal.
- **f)** Water rights should flow with the land. Not necessary for annexation.

2. Final Local Entity Plat - Included

FINAL LOCAL ENTITY PLAT
HADCO-PACIFIC ANNEXATION
TO LEHI CITY





NARRATIVE

This plat and the description hereon have been prepared for the purpose of annexing Parcels No. 12:030:0126, 12:030:0129, 12:030:0136, 12:030:0140, 12:030:0134, 12:030:0090, 12:030:0099 and 12:030:0123 into the corporate limits of Lehi City as depicted hereon. The information shown hereon was compiled from documents of record found in the Office of the Utah County Recorder and does not purport to be based upon an actual survey of the area to be annexed.

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 6, Township 5 South, Range 1 West, Salt Lake Base and Meridian described as follows:

Beginning at a point on the current Lehi City boundary described as Sunderland Annexation Plat recorded June 8, 1979 as Entry No. 22209, having Map No. 2392 in the Office of the Utah County Recorder, which is1571.81 feet N. 00°04'38" W. along the Section line and 1327.56 feet West from the Southeast Corner of said Section 6; thence along the existing Lehi City boundary described as Native Plants Addition Annexation Plat recorded November 22, 1983 as Entry No. 35415, having Map No. 2934 in the Office of said Recorder the following two (2) courses: 1) S. 89°49'22" W. 663.55 feet (R=S89°48'56" W 650.58); 2) N. 00°06'00" W. (R=N 00°06'26" W) 708.57 feet to the southerly right-of-way line of 2100 North Street; thence along said southerly right-of-way line of 2100 North Street the following four (4) courses: 1) N. 89°59'54" E. 53.30 feet; 2) S. 84°40'27" E. 118.05 feet; 3) N. 89°49'15" E. 228.42 feet to a point of non-tangency with a 1140.00 - foot radius curve to the left, concave northerly (Radius point bears N. 14°35'42" E.); 4) Easterly 94.94 feet along the arc of said curve, through a central angle of 04°46'18" (Chord bears S. 77°47'26" E. 94.91 feet); thence S. 09°22'26" W. 73.04 feet; thence S. 86°55'59" E. 337.62 feet; thence S. 00°07'39" E. 91.05 feet to said existing Lehi City boundary described as Sunderland Annexation Plat; thence along said Sunderland Annexation Plat the following two (2) courses: 1) S. 89°59'54" W. (R=West) 151.11 feet; 2) S. 00°10'56" W. (R=South) 495.02 feet to the **Point of Beginning**.

The above-described parcel of land contains 460,792 sq. ft or 10.578 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Brian F. Mitchell, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 was made by me and shown hereon is a true and correct representation of said Final Local Entity Plat.

Signed this 7th day of November, 2023

11/07/2023
PROFESSIONAL LAND SURVEYOR
BRIAN F. MITCHELL
No. 5707871
STATE OF UTAH

PRELIMINARY

ACCEPTANCE BY LEGISLATIVE BODY

We, the duly elected Council of the Lehi City, Utah, have received a request to initiate procedures for the annexation of the tract of land shown hereon, which tract constitutes a portion of an existing island or peninsula within or contiguous to the City, and do hereby certify: (1) the council has adopted a resolution setting forth its intent to annex the tract, provided notice and conducted hearings on the matter, and adopted an ordinance providing for the annexation of the tract to the City; all in accordance with the provisions of Section 10-2-418 Utah Code Annotated, as amended, and (2) that the Council does hereby approve and accept the annexation of the tract of land shown hereon as a part of Lehi City, to be known hereafter as the **HADCO-PACIFIC ANNEXATION**.

Dated this _____ day of _____ A.D. 2023.

_____
Mayor

Attest: _____
(Clerk-Recorder)

Legend of Symbols & Abbreviations

- Annexation Boundary
- Current Lehi City Boundary
- Adjacent Parcel
- Angle Point in Annexation Boundary (Not Marked)
- Section Corner Monument (Not Located)

ACCEPTANCE BY UTAH COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity plat, pursuant to Utah County Ann, 17-23-20 as amended.

Dated this _____ day of _____ A.D. 2023.

_____
Utah County Surveyor

SHEET 1 / 1

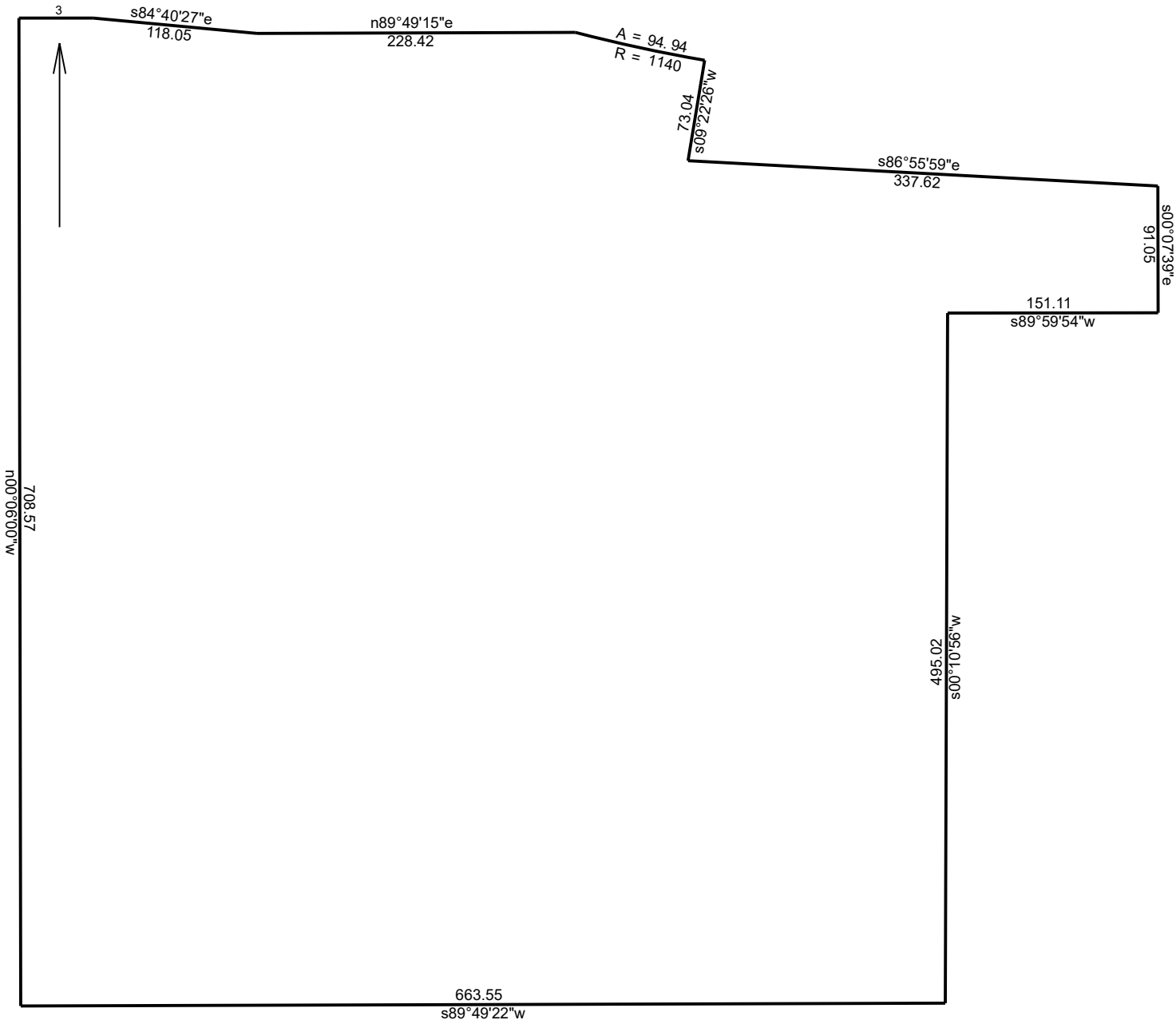
FINAL LOCAL ENTITY PLAT
HADCO-PACIFIC ANNEXATION
TO LEHI CITY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UTAH COUNTY, UTAH

PREPARED BY:

CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

UTAH COUNTY RECORDER

C:\YDRI Dropbox\YDRI\PROJECTS\Lehi\1Hidden 1HADD West\Survey\YDRI\PROJECTS\Annexation Plat\Lehi Annexation_Rev2023 0224.dwg Feb 02, 2024 - 2:51pm



Hadco-Pacific Annexation

7/24/2023

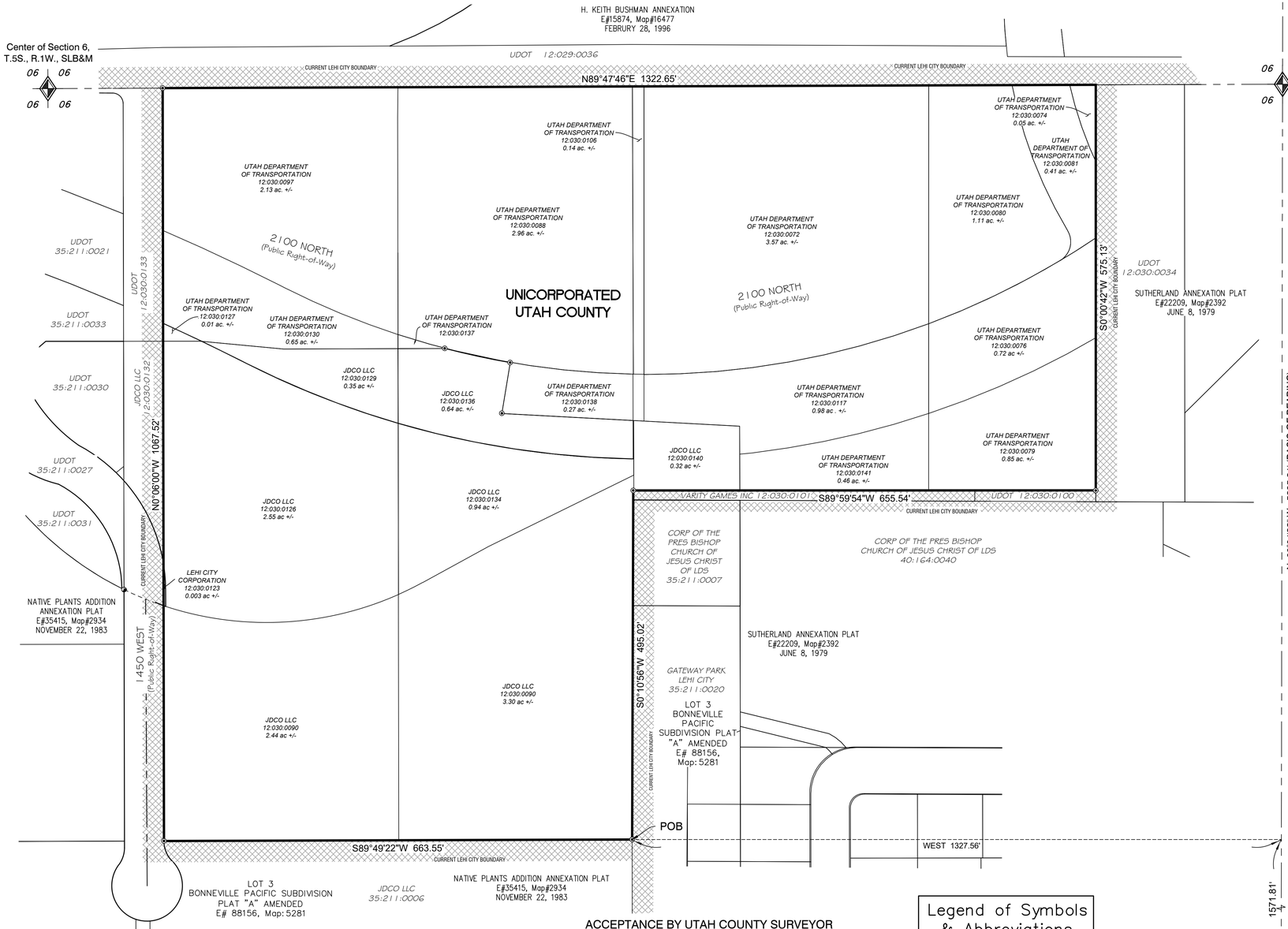
Scale: 1 inch= 110 feet | File:

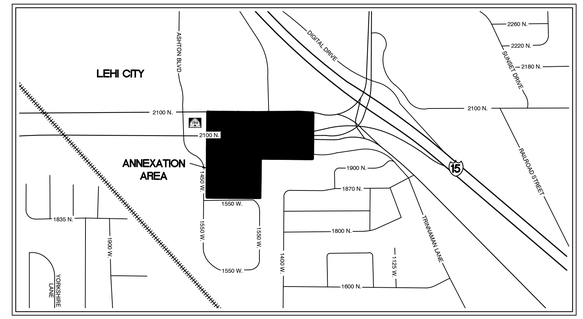
Tract 1: 10.5784 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3015 ft.

01 s89.4922w 663.55
02 n00.0600w 708.57
03 n89.5954e 53.3
04 s84.4027e 118.05
05 n89.4915e 228.42
06 Lt, r=1140.00, delta=004.4618, arc=94.94, chord=s77.4726e 94.91
07 s09.2226w 73.04
08 s86.5559e 337.62
09 s00.0739e 91.05
10 s89.5954w 151.11
11 s00.1056w 495.02

UPDATED PLAT

FINAL LOCAL ENTITY PLAT
HADCO-PACIFIC ANNEXATION
TO LEHI CITY





NARRATIVE

This plat and the description hereon have been prepared for the purpose of annexing the following seven (7) JDCO LLC Parcel No.'s 12:030:0 099, 12:030:0090, 12:030:0126, 12:030:0134, 12:030:0129, 12:030:0136, 12:030:0140, and the following fifteen (15) Utah Department of Transportation (UDOT) Parcel No.'s 12:030:0138, 12:030:0130, 12:030:0127, 12:030:0117, 12:030:0141, 12:030:0079, 12:030:0076, 12:030:0074, 12:030:0081, 12:030:0080, 12:030:0072, 12:030:0106, 12:030:0088, 12:030:0137, 12:030:0097 and Lehi City Corporation Parcel No. 12:030:0123 into the corporate limits of Lehi City as depicted hereon. The information shown hereon was compiled from documents of record found in the Office of the Utah County Recorder and does not purport to be based upon an actual survey of the area to be annexed.

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 6, Township 5 South, Range 1 West, Salt Lake Base and Meridian described as follows:

Beginning at a northeasterly corner the current Lehi City boundary described in that Native Plants Addition Annexation Plat to Lehi City recorded November 22, 1983 as Entry No. 35415, having Map No. 2934 in the Office of the Utah County Recorder, which is 1571.81 feet N. 00°04'38" W. along the Section line and 1327.56 feet West from the Southeast Corner of said Section 6; thence along said current Lehi City boundary the following two (2) courses: 1) S. 89°49'22" W. 663.55 feet (R=S89°48'56" W 650.58); 2) N. 00°06'00" W. (R=N 00°06'26" W) 1067.52 feet to the Quarter Section line and a current Lehi City boundary described in that H. Keith Bushman Annexation to Lehi City recorded February 28, 1996 as Entry No. 15874, having Map No. 6477 in the Office of said Recorder; thence N. 89°47'46" E. (R=N89°47'20"E) 1322.65 feet along said lines to a current Lehi City boundary described in that Sunderland Annexation Plat recorded June 8, 1979 as Entry No. 22209, having Map No. 2392 in the Office of said Recorder; thence along said current Lehi City boundary the following three (3) courses: 1) S. 00°00'42" W. (R=South) 575.13 feet; 2) S. 89°59'54" W. (R=West) 655.54 feet; 3) S. 00°10'56" W. (R=South) 495.02 feet to the **Point of Beginning**.

The above-described parcel of land contains 24.95 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Brian F. Mitchell, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 was made by me and shown hereon is a true and correct representation of said Final Local Entity Plat.

Signed this _____ day of _____, 20____

PROFESSIONAL LAND SURVEYOR
03/11/2024
BRIAN FAY MITCHELL
No. 5707871
STATE OF UTAH

PRELIMINARY

ACCEPTANCE BY LEGISLATIVE BODY

We, the duly elected Council of the Lehi City, Utah, have received a request to initiate procedures for the annexation of the tract of land shown hereon, which tract constitutes a portion of an existing island or peninsula within or contiguous to the City, and do hereby certify: (1) the council has adopted a resolution setting forth its intent to annex the tract, provided notice and conducted hearings on the matter, and adopted an ordinance providing for the annexation of the tract to the City; all in accordance with the provisions of Section 10-2-418 Utah Code Annotated, as amended, and (2) that the Council does hereby approve and accept the annexation of the tract of land shown hereon as a part of Lehi City, to be known hereafter as the **HADCO-PACIFIC ANNEXATION**.

Dated this _____ day of _____ A.D. 2024.

_____
Mayor

Attest: _____
(Clerk-Recorder)

ACCEPTANCE BY UTAH COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity plat, pursuant to Utah County Ann, 17-23-20 as amended.

Dated this _____ day of _____ A.D. 2023.

_____
Utah County Surveyor

Legend of Symbols & Abbreviations

- Annexation Boundary
- Current Lehi City Boundary
- Adjacent Parcel
- Angle Point in Annexation Boundary (Not Marked)
- Section Corner Monument (Not Located)

SHEET 1 / 1

FINAL LOCAL ENTITY PLAT
HADCO-PACIFIC ANNEXATION
TO LEHI CITY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UTAH COUNTY, UTAH

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

UTAH COUNTY RECORDER

C:\USR Dropbox\WPData\82170\Work Holdco 1\HADCO Read\Survey\[UPRC82170Annexation Plat1\Lehi Annexation_25x42(ANSIDsheet) Date: 1/9, 2024 – 10:28pm

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #15-2024 the Gordon Zone Change on 1.63-acres located at 860 North 2300 West changing the zoning from A-1 (agriculture) to NC (Neighborhood Commercial).

Suggested Action:

Attachments:

CC Staff Report Gordon Zone Change 03.26.24.docx

Gordon Zone Change DRC 1.31.24.docx

Ord 15-2024.docx

Gordon Zone Change narrative.pdf

Gordon Zone Change DRC 01.31.24.pdf

Gordon aerial.pdf

Gordon General plan.pdf

Gordon Zoning.pdf

GORDON ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Kevin & Sarah Gordon		
Meeting Date	March 26, 2024		
Requested Action/Purpose	Approval of a proposed zone change		
Location	860 N 2300 W		
Project Area	1.63 acres		
Existing Zoning	A-1		
Proposed Zoning	NC		
Existing General Plan Land Use Designation	NC		
Adjacent Zoning and Land Use	*North*	R-1-22	Grange Acres
	South	R-1-22	Cloverleaf Fields
	East	A-1	Ascent Academy School
	West	A-1	Single Family Residential
Date of DRC Review	January 31, 2024		
Date of Planning Commission Review	February 22, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

NEIGHBORHOOD COMMERCIAL (NC)

The Neighborhood Commercial (NC) classification is to allow for smaller-scale retail and service-oriented businesses and can provide basic goods and services to residential areas. Developments within this zone should be designed for a sensitive transition between commercial and residential uses.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

December 11, 1978 – This property was annexed into the City with the Lehi Meadows Addition.

April 21, 2022 - a General Plan Amendment was approved changing the General Plan designation to Neighborhood Commercial (NC) with intentions of building a childcare center.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-1 (Agriculture) to NC (Neighborhood Commercial) on 1.63 acres located at approximately 860 N 2300 W. As per a previous development agreement with Lehi City, a zone change to NC was required and a stipulation was put in place that the NC zoning will only allow for a childcare center on the property. The proposed zone change is consistent with the General Plan designation of Neighborhood Commercial for the property.

The DRC reviewed the proposed zone change and had one redline comment pertaining to water dedication, and one comment relating to Code Enforcement compliance. The property has been used for RV storage which is not allowed in the NC zone. The DRC comments are as follows:

1. As a condition of recording the zone change ordinance, water dedication will be required. The amount of water for the NC Zone is 1.35 acre feet per acre of culinary water and 1.25 acre feet per acre of irrigation water.
2. Property needs to be brought into compliance before recording the zone change.

Please consider DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on February 22, 2024. The minutes and motion from this meeting are as follows:

Gordon Commercial Zone Change
DRC Redline Comments

Kevin & Sarah Gordon- requests review of the Gordon zone change on 1.63-acres located at 860 North 2300 West changing the zoning from A-1 (agriculture) to NC (Neighborhood Commercial).

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Jacob
Representatives of the Applicant Present: Kevin & Sarah Gordon
Date of Plans Reviewed: 1/22/24
Time Start: 2:31 pm
Time End: 2:35 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections:
1. Property needs to be brought into compliance before recording the zone change.

Shelbey – Public Works: No comments
Brad – Engineering: No comments
Kim – Planning:
2. As a condition of recording the zone change ordinance, water dedication will be required. The amount of water for the NC Zone is 1.35 acre feet per acre of culinary water and 1.25 acre feet per acre of irrigation water.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2023.

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

ORDINANCE NO: 15-2024

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 860 NORTH 2300 WEST

WHEREAS, Kevin and Sarah Gordon, applicants for property located at 860 North 2300 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as NC (Neighborhood Commercial); and

WHEREAS, following a public hearing on February 22, 2024, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on March 26, 2024, City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of February 22, 2024; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to Neighborhood Commercial.

PART II:

A. If a provision of this Ordinance 15-2024 conflicts with a provision of a

previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of March 2024.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

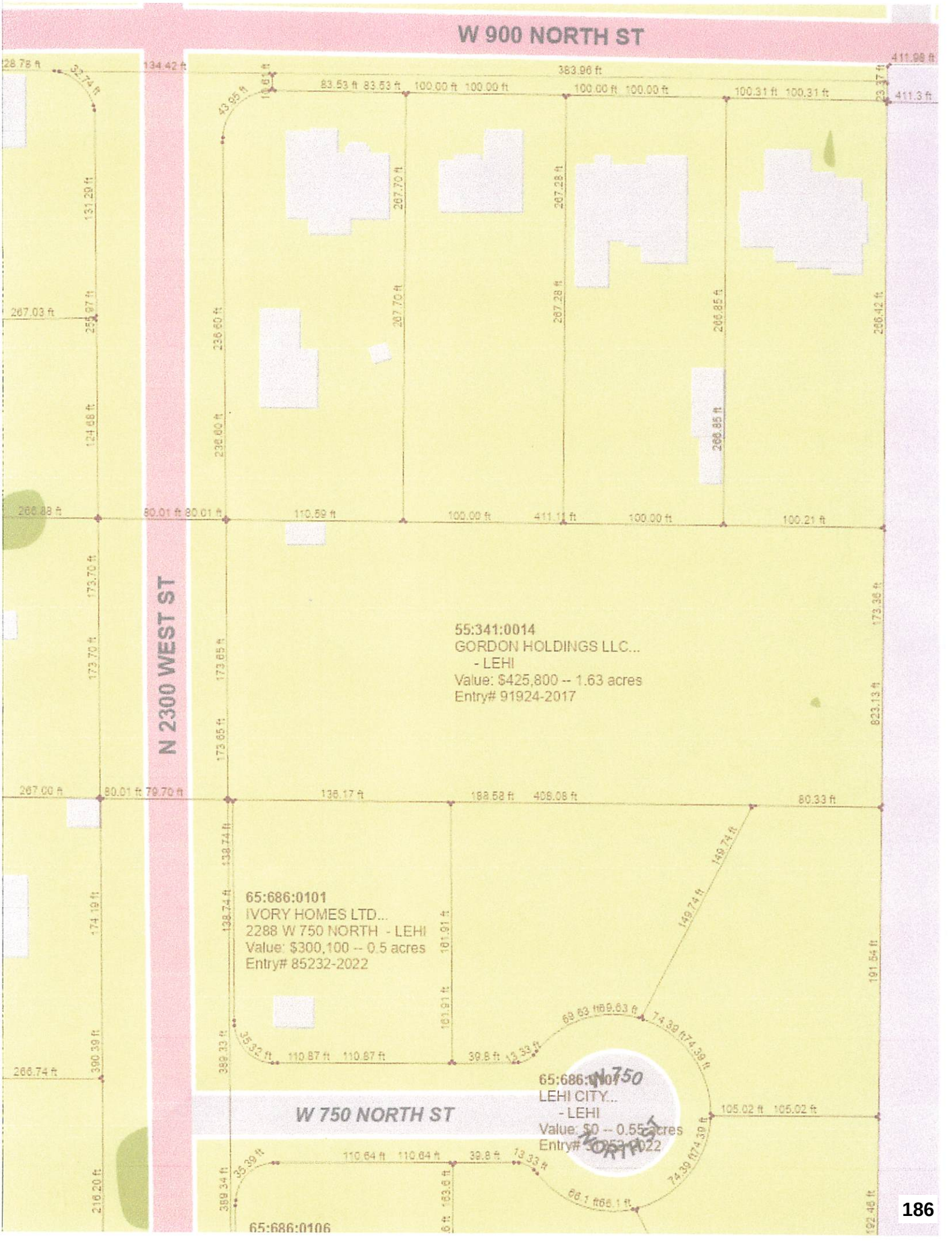
EXHIBIT “A”

GORDON ZONE CHANGE

Taxing Description: PT. LOT 2, PLAT A, WILLOW CREEK ACRES SUB DESCRIBED AS FOLLOWS; COM S 329.43 FT & E 356.64 FT FR W 1/4 COR. SEC. 7, T5S, R1E, SLB&M.; S 89 DEG 12' 53" E 411.11 FT; S 0 DEG 46' 41" W 173.36 FT ACTUAL COURSE = S00-46-42W 173.36; N 89 DEG 15' 6" W 408.08 FT ACTUAL COURSE = N89-15-08W 408.08; N 89 DEG 15' 6" W .31 FT ACTUAL COURSE = N89-15-08W 0.31; N 0 DEG 7' 3" W 173.65 FT TO BEG. AREA 1.632 AC.

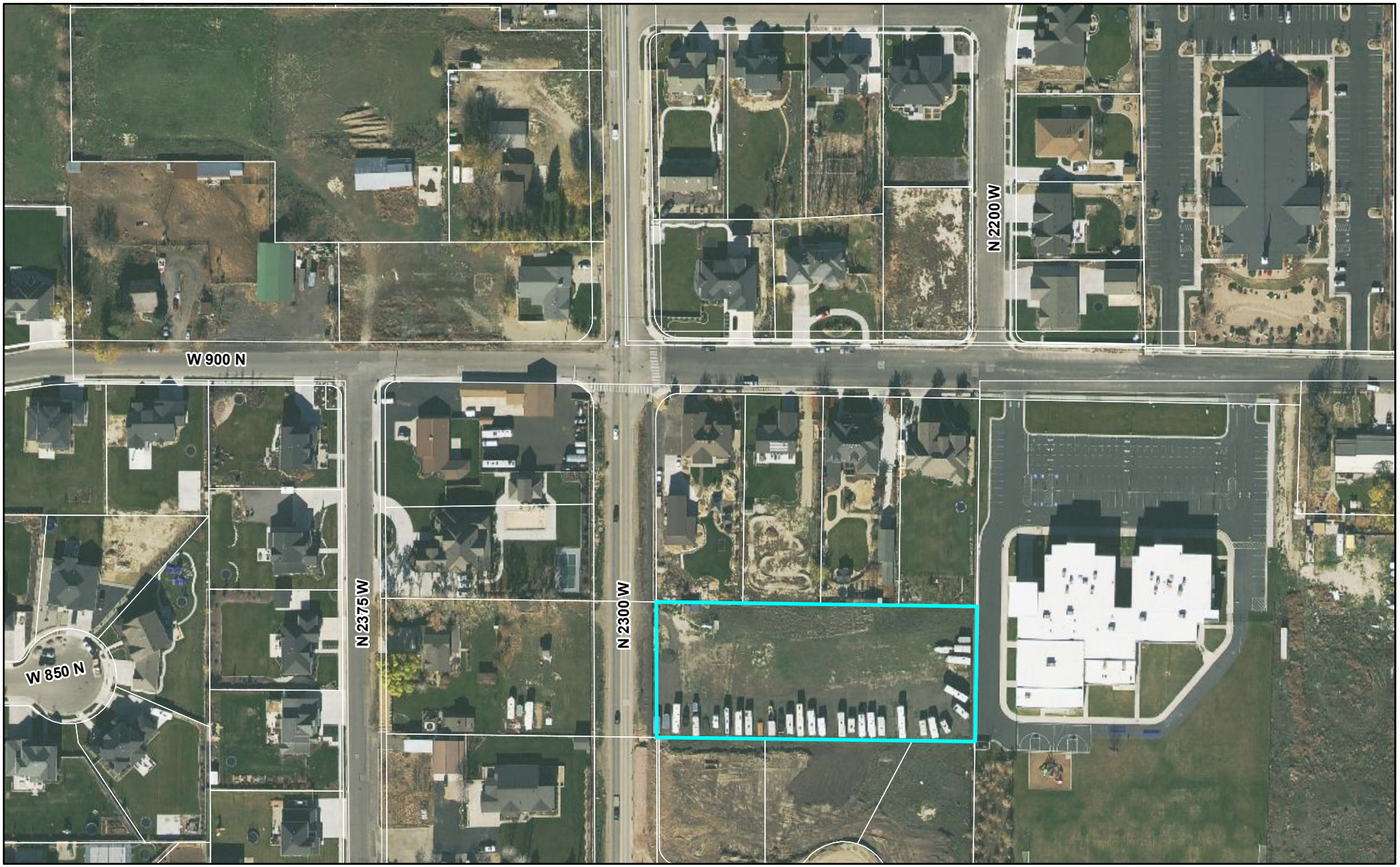
We would like to change the zoning of the lot located at 860 N 2300 W in Lehi as per the Gordon Development Agreement with Lehi City. The current zoning is A-1 and the new zoning would be NC. As per the development agreement with Lehi City the new NC zoning would only allow use for a childcare center.

This location on 2300 W allows for easy access to families in the community who have to commute to work. The location has quick access to I-15 and also both east and west sides of Lehi. It is important to us that the center fits well into the surrounding neighborhood and the community of Lehi. We chose this lot not only for the easy access but also because of its large size which would have little impact on the surrounding area.


W 900 NORTH ST
N 2300 WEST ST
W 750 NORTH ST
55:341:0014
GORDON HOLDINGS LLC...
- LEHI
Value: $425,800 -- 1.63 acres
Entry# 91924-2017
65:686:0101
IVORY HOMES LTD...
2288 W 750 NORTH - LEHI
Value: $300,100 -- 0.5 acres
Entry# 85232-2022
65:686:0107
LEHI CITY...
- LEHI
Value: $0 -- 0.55 acres
Entry# 30053-2022
65:686:0106
383.96 ft
411.98 ft
411.3 ft
134.42 ft
83.53 ft
100.00 ft
100.31 ft
267.70 ft
267.28 ft
266.85 ft
266.42 ft
236.60 ft
131.29 ft
267.03 ft
255.97 ft
124.68 ft
266.88 ft
80.01 ft
110.59 ft
411.11 ft
100.21 ft
173.70 ft
173.65 ft
823.13 ft
267.00 ft
79.70 ft
136.17 ft
188.58 ft
408.08 ft
80.33 ft
138.74 ft
161.91 ft
149.74 ft
191.54 ft
174.19 ft
389.33 ft
55.32 ft
110.87 ft
39.8 ft
13.33 ft
69.63 ft
74.39 ft
390.39 ft
266.74 ft
105.02 ft
359.34 ft
35.39 ft
110.64 ft
66.1 ft
216.20 ft
192.46 ft

Gordon Zone Change

Aerial

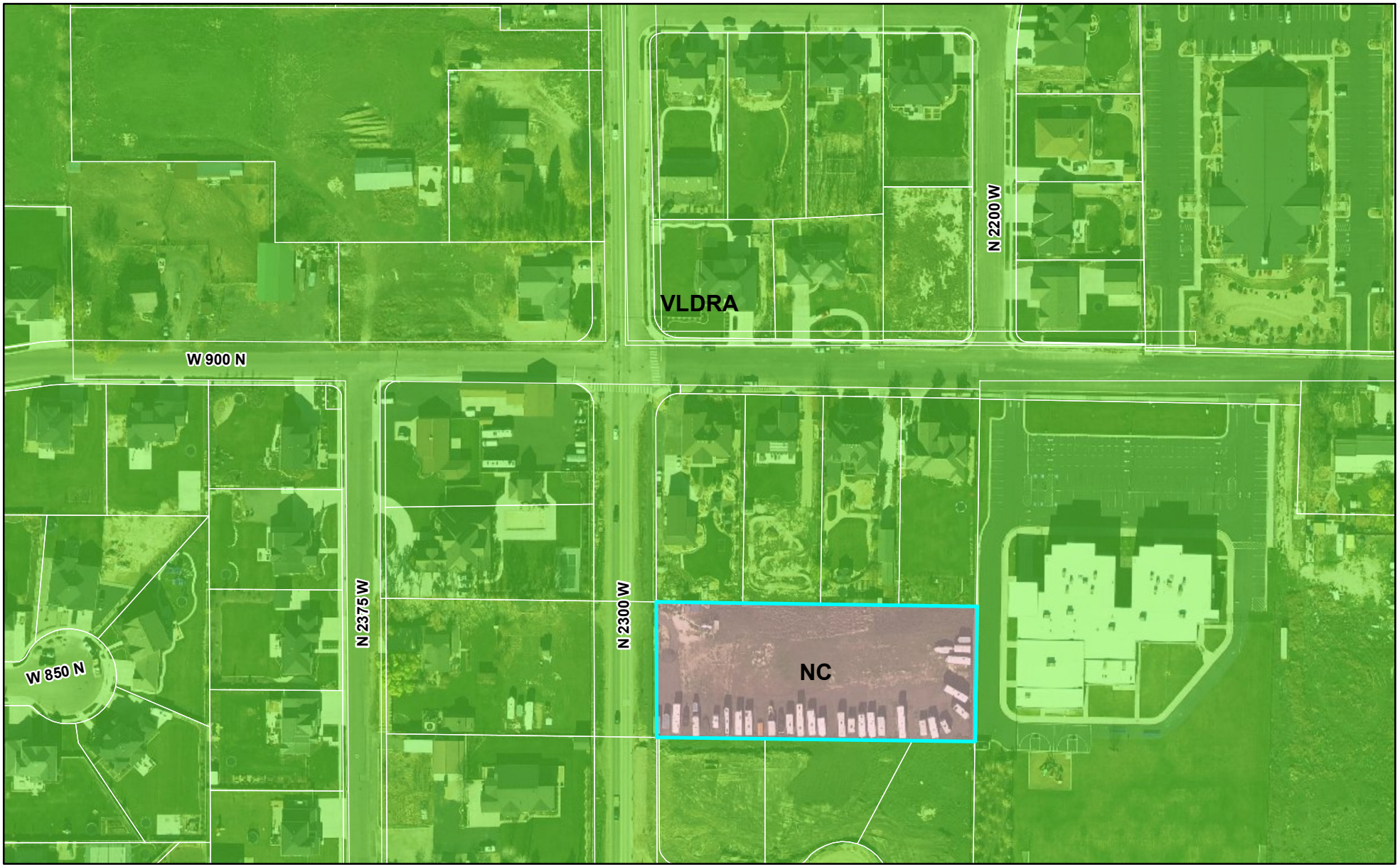


0 210 420 Feet

LEHI CITY

Gordon Zone Change

General Plan

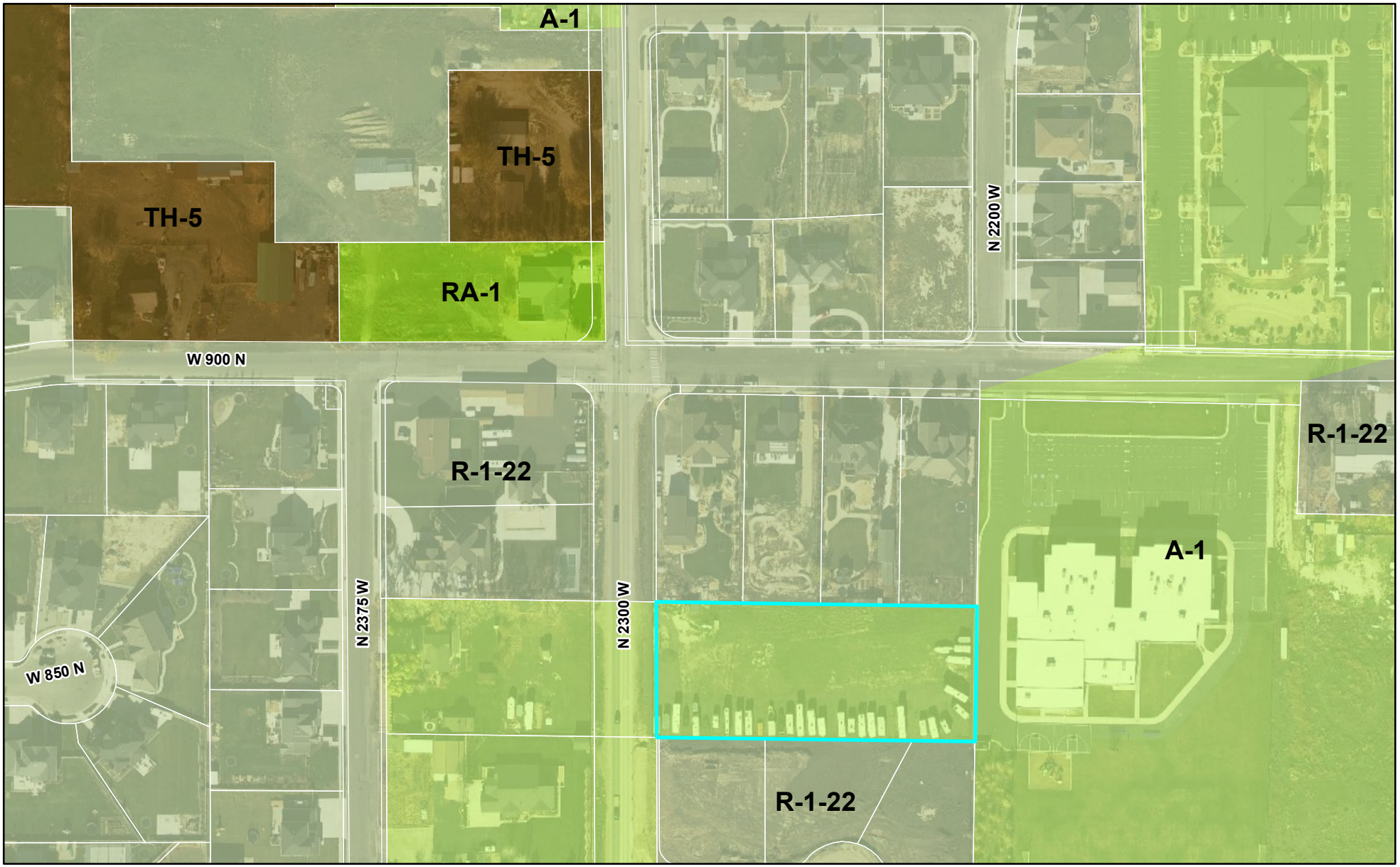


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LEHI CITY

Gordon Zone Change

Zoning



LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #14-2024 the Cammans Zone Change on 0.61-acres located at 1403 North 2020 West, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).

Suggested Action:

Attachments:

CC Staff Report Cammans Zone Change 03.12.24.docx

Cammans Zone Change DRC 2.7.24.docx

Ord 14-2024.docx

Cammans Zone Change Narrative.pdf

Cammans Aerial.pdf

Cammans General Plan.pdf

Cammans Zoning.pdf

CAMMANS ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Garrett Cammans		
Meeting Date	March 26, 2024		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 1403 N 2020 W		
Project Area	0.61 acres		
Existing Zoning	A-1		
Proposed Zoning	R-1-22		
Existing General Plan Land Use Designation	VLDRA		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	R-1-22	Staten Farms Plat A Subdivision
	East	RA-1	Scottfield Acres Subdivision
	West	A-1	Single family residential
Date of DRC Review	February 7, 2024		
Date of Planning Commission Review	February 22, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

RESIDENTIAL DEVELOPMENT
Accommodate a range of housing and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

December 11, 1978 Property was included as part of the Lehi Meadows Addition.

October 12, 2023 The Homestead Estates 2-Lot Subdivision was approved by the Planning Commission.

February 22, 2023 The Homestead Estates Plat B plat amendment was approved by the Planning Commission contingent on the approval of the zone change.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-1 to R-1-22 on 0.61 acres of property located at approximately 1403 North 2020 West. The General Plan designation of VLDRA is consistent with the zone change request.

At DRC, Staff realized that a zone change was needed on the Lot 102 portion of the Homestead Estates Plat B plat amendment so that each lot met the zoning requirements. That lot was not over an acre, which made this zone change request necessary. The City Council will need to approve this zone change, water will need to be dedicated, and the zone change be recorded with Utah County before the plat amendment can also record.

The DRC reviewed the proposed zone change and had two redline comments.

1. As a condition of recording the Zone Change Ordinance and as a condition of recording the plat amendment, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.
2. We will need a legal description for this since the plat amendment will record after the zone change so right now it is still part of the larger lot- lot 101

Please consider the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on February 22, 2024. The minutes and motion from this meeting are as follows:

Cammans Zone Change
DRC Redline Comments

Garrett Cammans- requests review of the Cammans zone change, changing the zoning on 0.61 acres of property at 1403 N 2020 W from A-1 to R-1-22.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Jacob
Representatives of the Applicant Present: None
Date of Plans Reviewed: 1/31/24
Time Start: 1:02 pm
Time End: 1:05 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey– Public Works: No comments
Brad – Engineering: No comments
Kim – Planning:

1. As a condition of recording the Zone Change Ordinance and as a condition of recording the plat amendment, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.
2. We will need a legal description for this since the plat amendment will record after the zone change so right now it is still part of the larger lot- lot 101

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2024
(NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 14-2024

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 1403 NORTH 2020 WEST

WHEREAS, Garrett Cammans, applicant for properties located at approximately 1403 North 2020 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-1-22; and

WHEREAS, following a public hearing on February 22, 2024, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on March 26, 2024, City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of February 22, 2024; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the properties described on Exhibit "A" are hereby amended to R-1-22.

PART II:

A. If a provision of this Ordinance 14 -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the

provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of March 2024.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

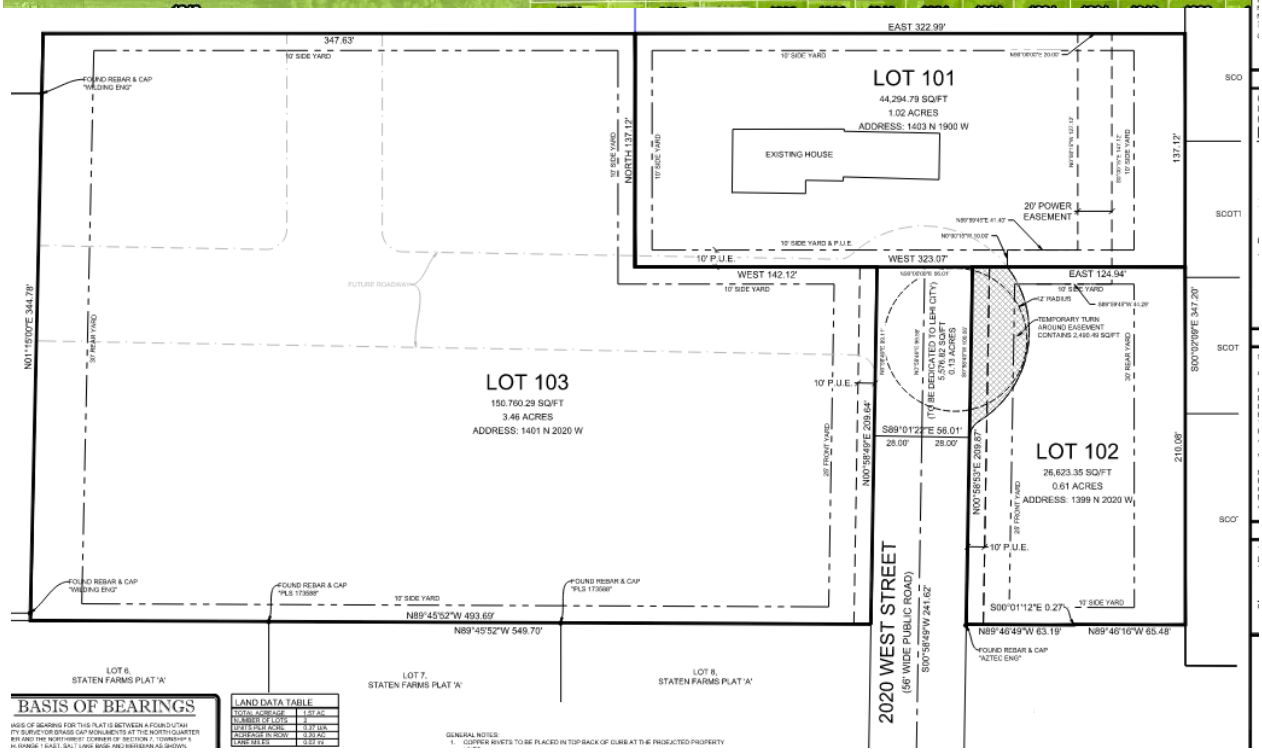
CAMMANS ZONE CHANGE

Still Need

Cammans Zone Change Narrative

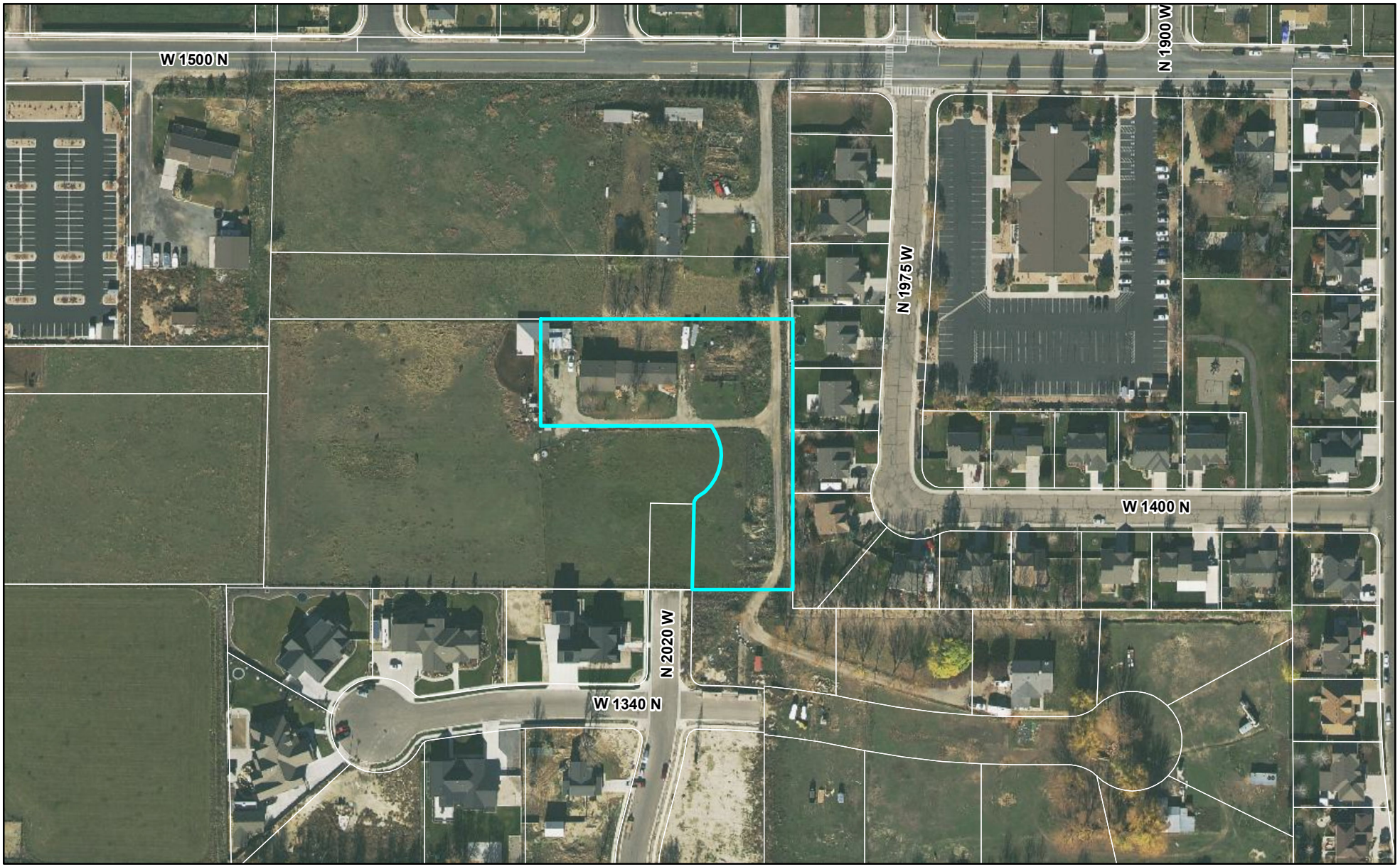
At DRC, we realized that I need to do a zone change on the Lot 102 portion of the Homestead Estates Plat amendment. The zone change is for .60 acres and will change the zoning from A-1 to R-1-22. This request is consistent with the General Plan designation of VLDRA.





Homestead Estates Plat Amendment & Cammans Zone Change

Aerial

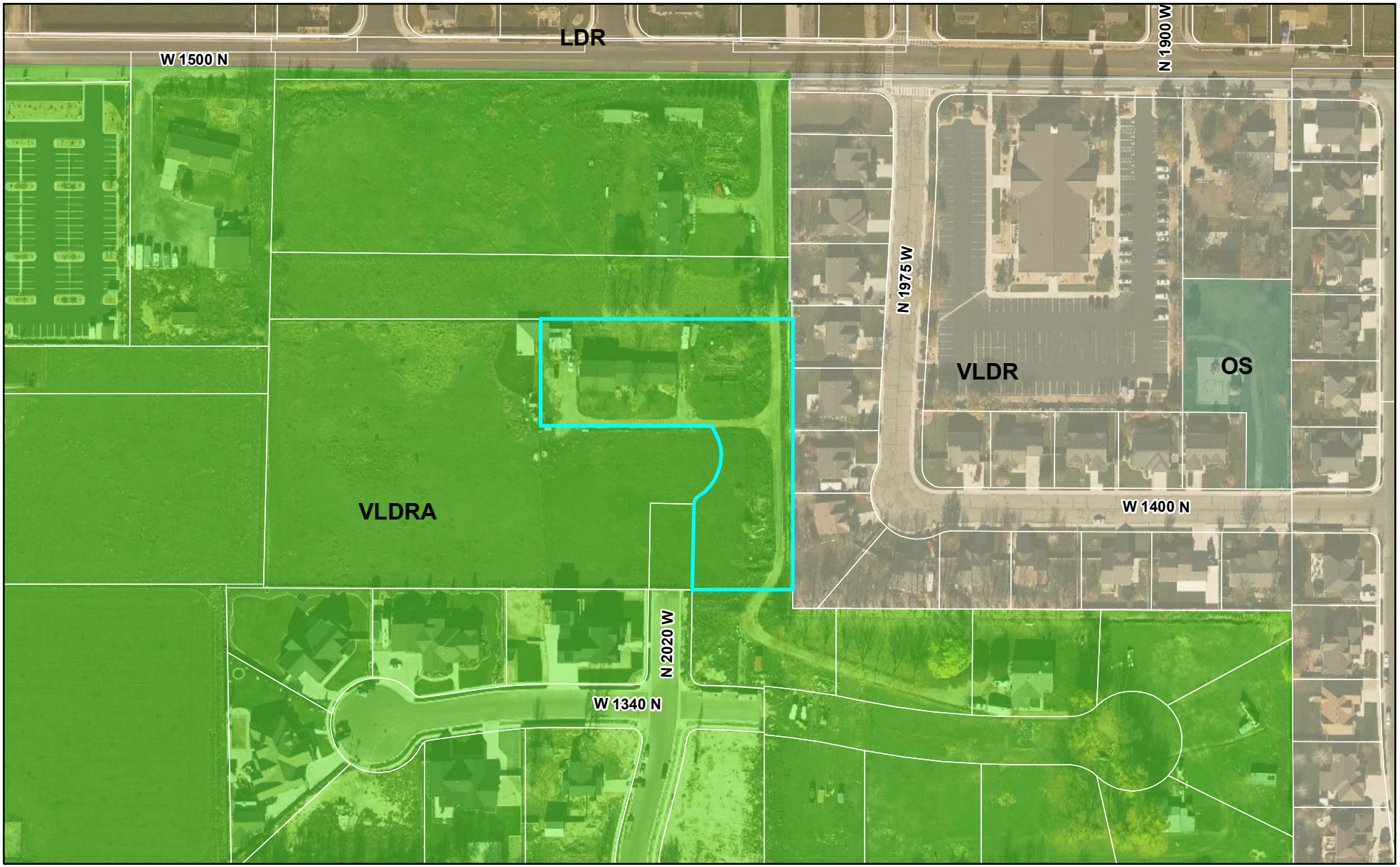


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LEHI CITY

Homestead Estates Plat Amendment & Cammans Zone Change

General Plan

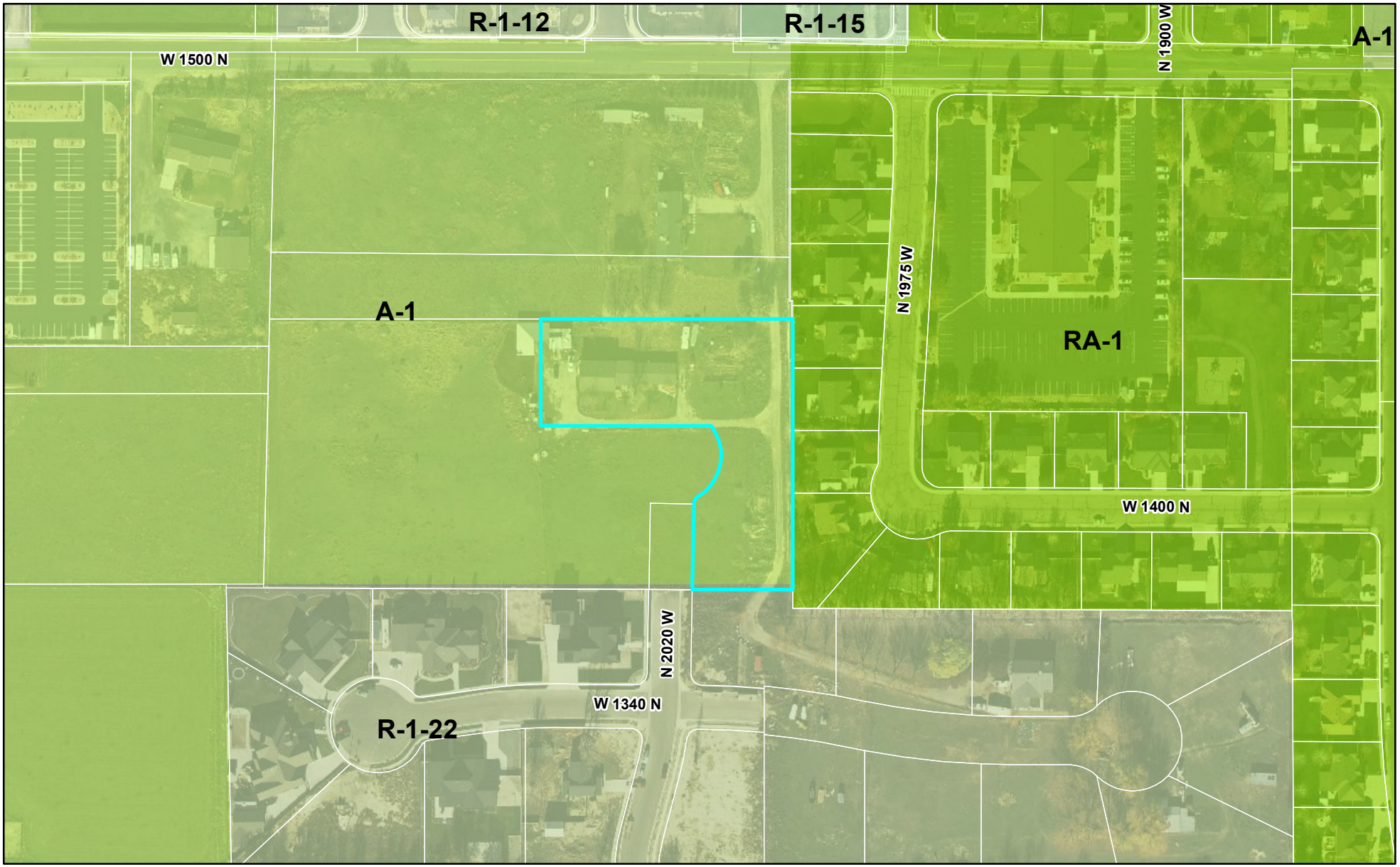


0 210 420 Feet

LEHI CITY

Homestead Estates Plat Amendment & Cammans Zone Change

Zoning



0 210 420 Feet

LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #17-2024 the Pineda Zone Change on 0.65-acres located at 59 North 500 West changing the zoning from RA-1 (residential/agriculture) to Commercial.

Suggested Action:

Attachments:

CC Staff Report Pineda Zone Change 03.26.24.docx

Pineda Zone Change DRC 2.7.24.docx

Ord 17-2024.docx

Pineda Zone Change DRC 02.07.24.pdf

Pineda Aerial.pdf

Pineda General Plan.pdf

Pineda Zoning.pdf

PINEDA ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Rose Alvarado		
Meeting Date	March 26, 2024		
Requested Action/Purpose	Approval of a proposed zone change		
Location	59 N 500 W		
Project Area	.65 acres		
Existing Zoning	RA-1		
Proposed Zoning	Commercial		
Existing General Plan Land Use Designation	Commercial		
Adjacent Zoning and Land Use	*North*	RA-1	Residential Agricultural
	South	MU	Commercial/ Residential
	East	RA-1	Residential Agricultural
	West	A-1	Agricultural
Date of DRC Review	February 7, 2024		
Date of Planning Commission Review	February 22, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

COMMERCIAL (C)

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;

6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

June 15, 1872- This property was incorporated with the original boundaries of Lehi City.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from RA-1 (Residential Agriculture) to Commercial on 0.65 acres located at 59 N 500 W. This will allow the property to facilitate and explore future redevelopment opportunities. This zone change request is in line with the City's General Plan designation for the property. This change is consistent with the surrounding area as well, which has a mix of residential and commercial uses.

There were no DRC comments.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on February 22, 2024. The minutes and motion from this meeting are as follows:

Pineda Zone Change
DRC Redline Comments

Rose Alvarado- requests review of the Pineda Zone Change, changing the zoning on 0.65 acres of property at 59 N 500 W from RA-1 to Commercial.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, Trent Dyer
Assigned Planner: Jacob
Representatives of the Applicant Present: None
Date of Plans Reviewed: 1/30/24
Time Start: 1:05 pm
Time End: 1:10 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2024.

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

ORDINANCE NO: 17-2024

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 59 NORTH 500 WEST

WHEREAS, Rose Alvarado, applicant for property located at 59 N 500 W and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as C (Commercial); and

WHEREAS, following a public hearing on February 22, 2024, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on March 26, 2024, City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of February 22, 2024; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to Commercial.

PART II:

A. If a provision of this Ordinance 17 -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the

provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of March 2024.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

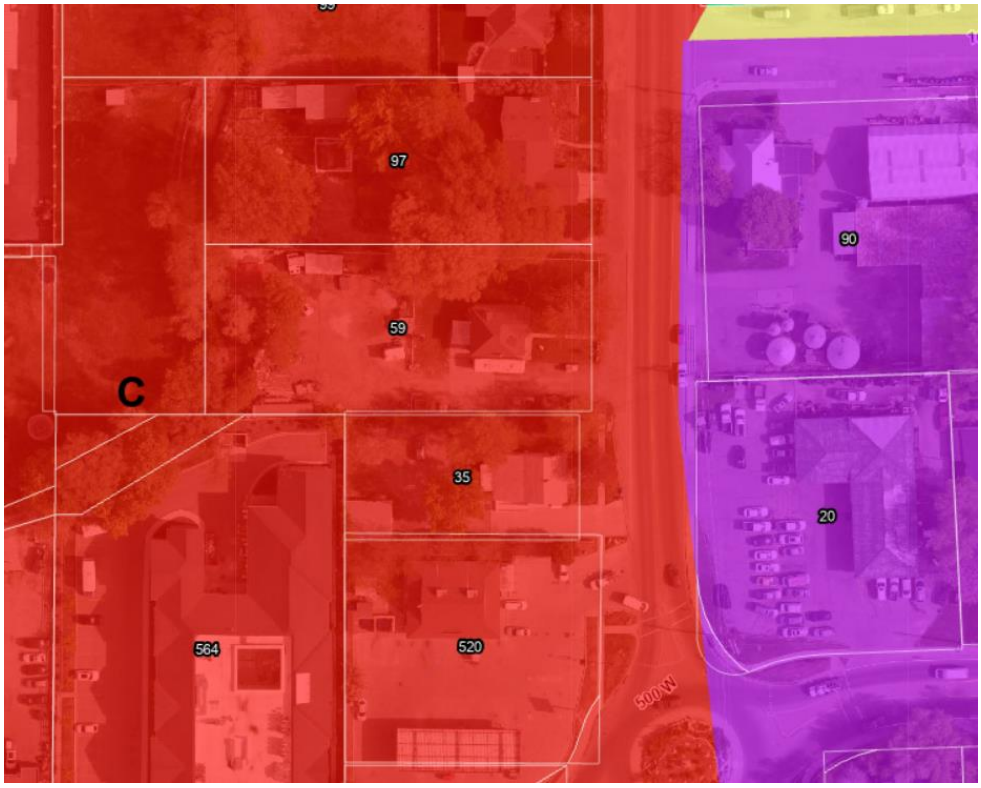
EXHIBIT “A”

PINEDA ZONE CHANGE

13:022:0043

Taxing Description: COM S 1125 FT & E 189.75 FT FR N 1/4 COR. SEC. 17 T5S, R1E, SLB&M.; E 255.75 FT; S 110 FT; W 163.25 FT; S 2.19 FT; W 92.5 FT; N 112.19 FT TO BEG. AREA 0.650 AC.

Pineda Zone Change- Narrative: We'd like to rezone the property at 59 N 500 W from RA-1 to Commercial to explore future redevelopment opportunities. This matches the City's General Plan. This change is consistent with the area having a mix of residential and commercial uses.

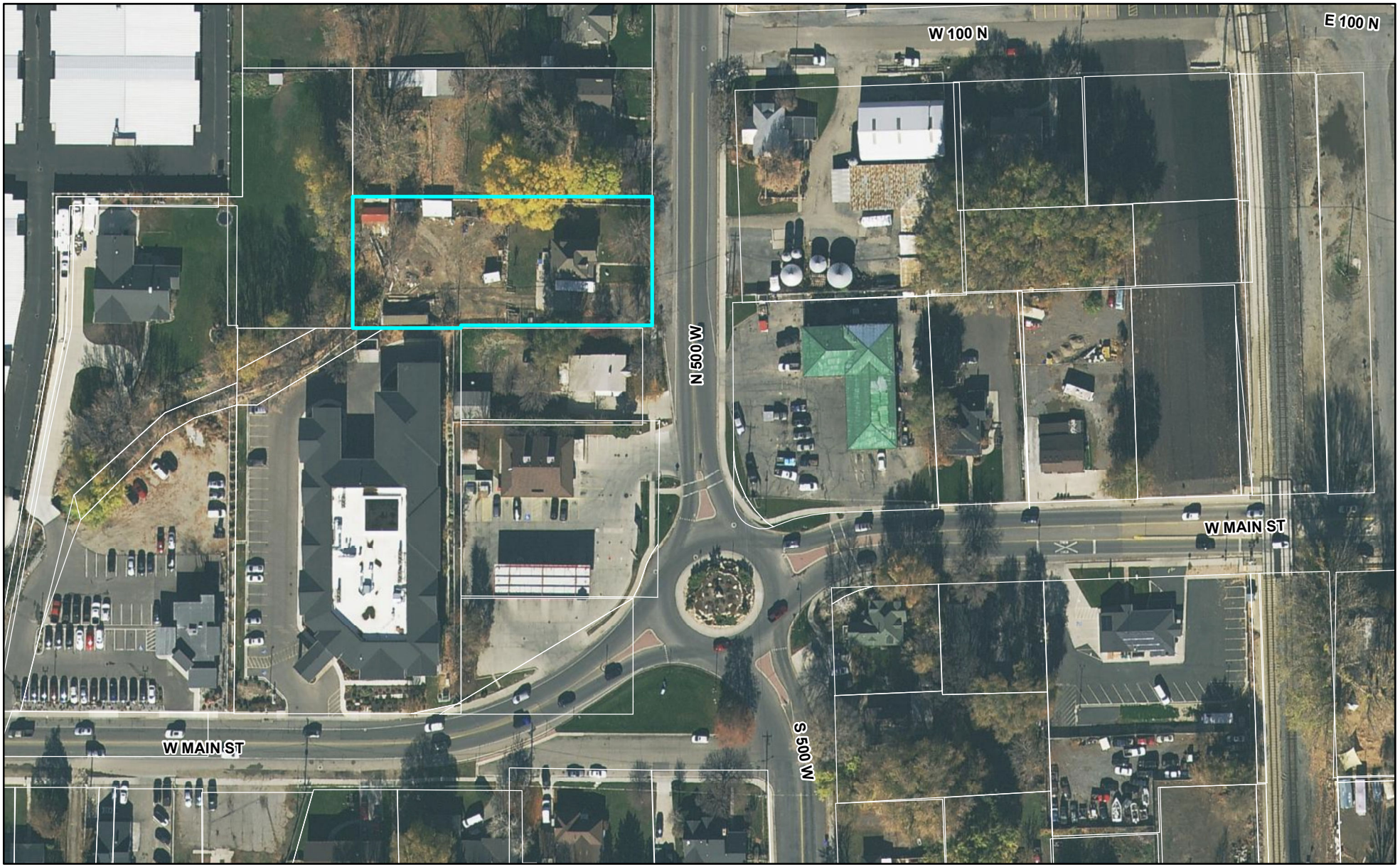


Current General Plan



Pineda Zone Change

Aerial

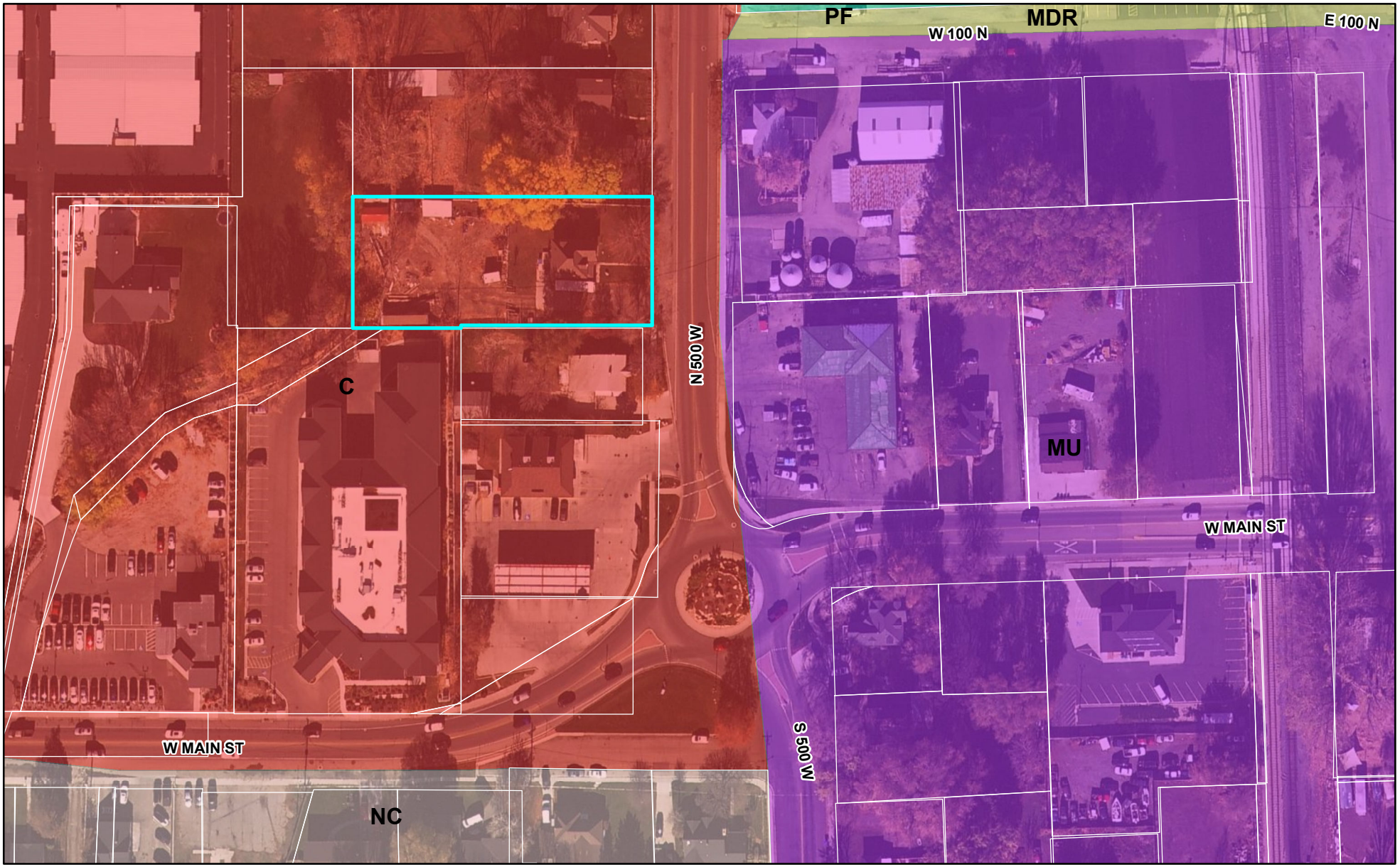


0 140 280 Feet

LEHI CITY

Pineda Zone Change

General Plan

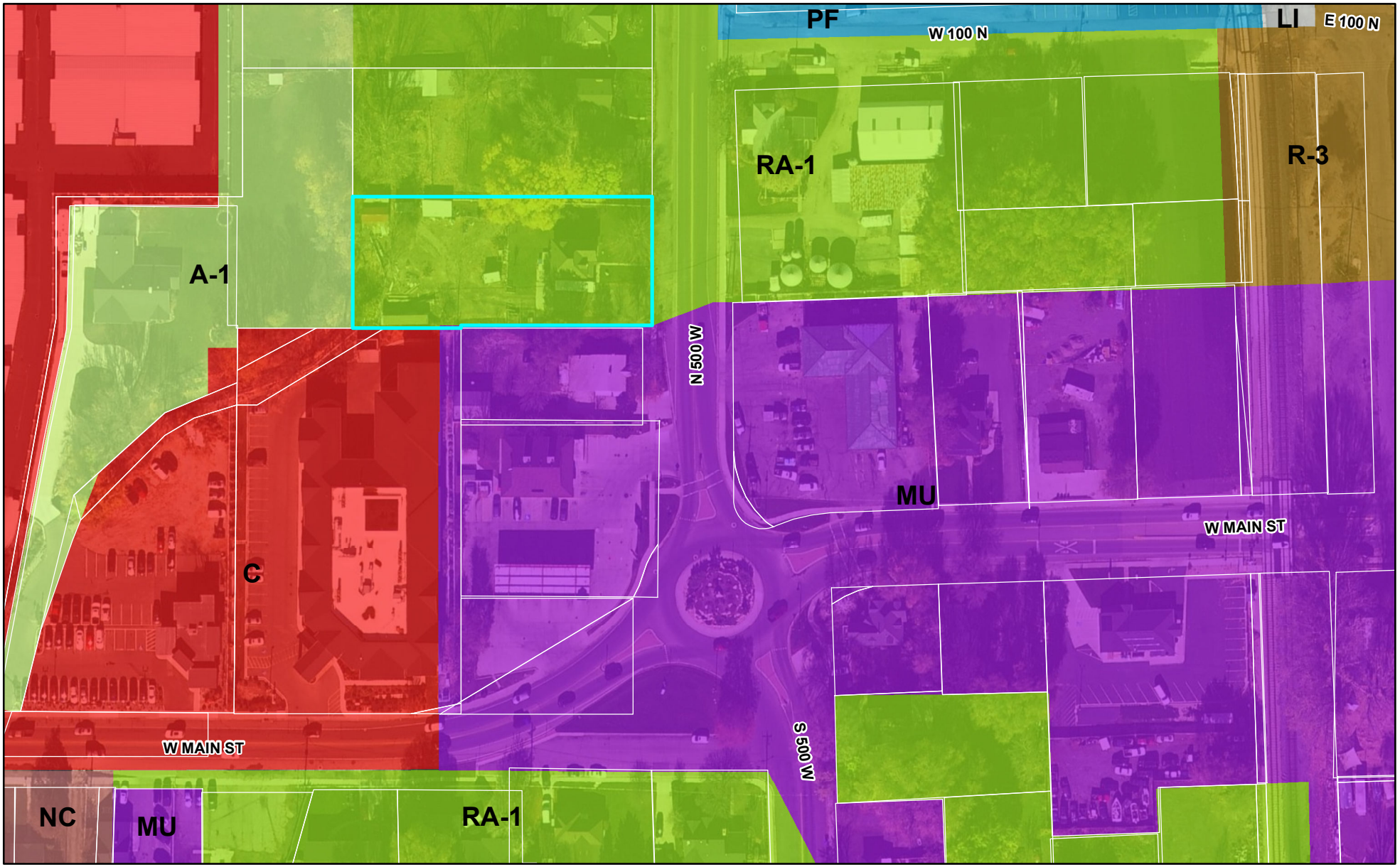


0 140 280 Feet

LEHI CITY

Pineda Zone Change

Zone Change



0 140 280 Feet

LEHI CITY

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #13-2024 the Hippocrates Cove Zone Change on 8 acres located at approximately 3333 West 1500 North, changing the zoning from TH-5 (transitional holding) to Neighborhood Commercial on 3 acres and R-1-Flex (residential) on 5 acres.

Suggested Action:

Attachments:

CC Staff Report Hippocrates Subdivision Zone Change 03.26.24.docx

DRC Hippocrates Cove Zone Change 01.17.24.docx

Ord 13-2024.docx

Hippocrates Cove Zone Change - narrative, map 01.17.2.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

HIPPOCRATES SUBDIVISION ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Kraig Johnson		
Meeting Date	March 26, 2024		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 3333 West 1500 North		
Project Area	8 acres		
Existing Zoning	TH-5		
Proposed Zoning	Neighborhood Commercial and R-1-Flex		
Existing General Plan Land Use Designation	Neighborhood Commercial and LDR		
Adjacent Zoning and Land Use	*North*	PF	Future high school
	South	R-1-8	Future River Point phase
	East	TH-5	Protected natural area
	West	PF	Fire Station 84
Date of DRC Review	January 17, 2024		
Date of Planning Commission Review	February 22, 2024		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

LOW DENSITY RESIDENTIAL (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre.

NEIGHBORHOOD COMMERCIAL (NC)

The Neighborhood Commercial (NC) classification is to allow for smaller-scale retail and service-oriented businesses and can provide basic goods and services to residential areas. Developments within this zone should be designed for a sensitive transition between commercial and residential uses.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining

properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

December 16, 2020 Kraig Johnson bought the property.

January 25, 2022 Lehi City General Plan adopted by City Council.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from Transitional Holding (TH-5) to R-1-Flex and Neighborhood Commercial. Specifically, five acres of the property are being proposed to change to R-1-Flex to facilitate the construction of a 12-lot single-family subdivision, and three acres will remain on the west of the property to be changed to Neighborhood Commercial. This is consistent with the General Plan as a portion of the property is designated as Low Density Residential (LDR) and the other is designated as Neighborhood Commercial. R-1-Flex falls within the General Plan designation of Low Density Residential. LDR has a maximum density of 4 units an acre, while R-1-Flex has a maximum density of 3.5 units an acre. Therefore, the requested zone change meets the General Plan.

DRC Comments
There was one DRC comment pertaining to water dedication. Please include this in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change matches the General Plan Land Use Designation.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on February 22, 2024. The minutes and motion from that meeting are as follows:

3.7 Public hearing and recommendation of Kraig Johnson's request for review of the Hippocrates Cove zone change on 8 acres located at approximately 3333 West 1500 North changing the zoning from TH-5 (transitional holding) to Neighborhood Commercial on 3 acres and R-1-Flex (residential) on 5 acres.

Item 3.7 and 3.8 were presented together.

Applicant Kraig Johnson was available for questions.

Chairperson Jackson opened the public hearing.
Chairperson Jackson closed the public hearing.

> **Motion:** Commissioner Eyre moved to send a positive recommendation for Kraig Johnson's request for review of the Hippocrates Cove zone change on 8 acres located at approximately 3333 West 1500 North changing the zoning from TH-5 (transitional holding) to Neighborhood Commercial on 3 acres and R-1-Flex (residential) on 5 acres; including the DRC comments; with the findings as listed in the staff report. The motion was seconded by Commissioner Everett.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Kunze, yes; Commissioner Everett, yes; Commissioner Lockhart, yes; Commissioner Eyre, yes. The motion passed unanimously.

Hippocrates Cove Zone Change
DRC Redline Comments

Kraig Johnson requests review of the Hippocrates Cove Zone Change, changing 8-acres located at approximately 3400 West 1500 North changing the zoning from TH-5 to Neighborhood Commercial and R-1-Flex.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Katie
Representatives of the Applicant Present: Kraig Johnson, Hua
Date of Plans Reviewed: 1/8/24
Time Start: 1:45 PM
Time End: 1:47 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections: No comments.
Shelbey– Public Works: No comments.
Brad – Engineering: No comments.
Kim – Planning:

1. Water dedication will be required as a condition of recording the zone change ordinance. The rates will be:
    a. R-1-Flex
        i. Culinary – 1.58 acre feet/acre
        ii. Irrigation – 2.11 acre feet/acre
    b. Neighborhood Commercial
        i. Culinary – 1.35 acre feet/acre
        ii. Irrigation – 1.25 acre feet/acre

Consistency with the elements of the Lehi City General Plan.

This area has a proposed LDR designation on the General Plan that has been filed concurrently.

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

From the Lehi City General Plan Land Use Element the following goals and policies related to development should be considered:

1. Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.

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

3. Promote variety in commercial spaces, densities, and locations.

THIS ITEM WILL MOVE FORWARD TO PLANNING COMMISSION WHEN CONCURRENT CONCEPT PLAN IS READY.

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

ORDINANCE NO: 13-2024

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 3333 WEST 1500 NORTH

WHEREAS, Kraig Johnson, applicant for the property located at approximately 3333 West 1500 North and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as Neighborhood Commercial and R-1-Flex; and

WHEREAS, following a public hearing on February 22, 2024, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on March 26, 2024, City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of February 22, 2024; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the properties described on Exhibit "A" are hereby amended to Neighborhood Commercial and R-1-Flex.

PART II:

A. If a provision of this Ordinance 13 -2024 conflicts with a provision of a previously

adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of March 2024.

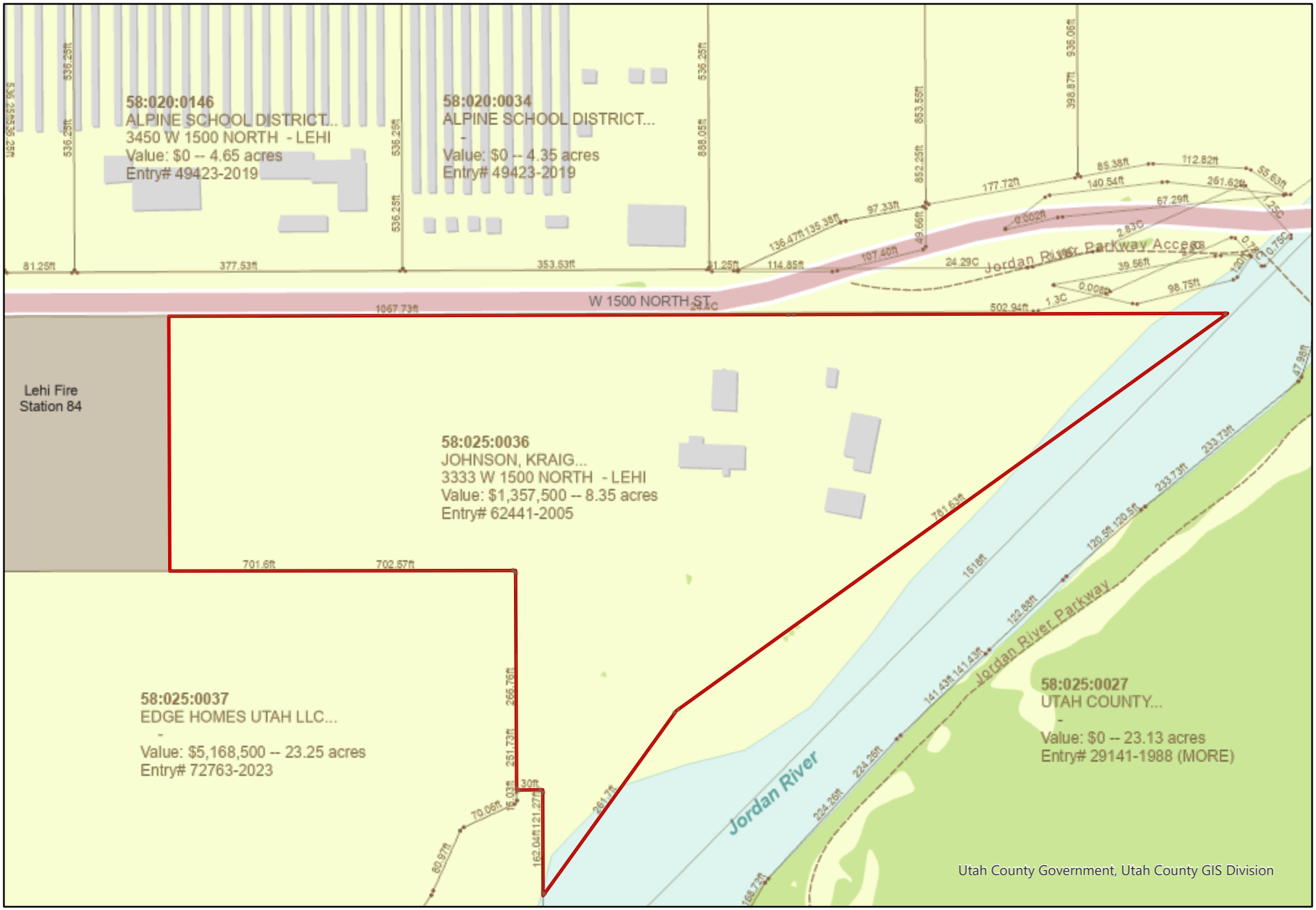
ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

58:025:0036

Legal Description: COM S 1.1 FT & E 612.06 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; S 89 DEG 53' 51" E 716.29 FT; S 89 DEG 53' 50" E 502.94 FT; S 54 DEG 34' 6" W 781.63 FT; S 36 DEG 7' 50" W 261.7 FT; N 121.27 FT; N 89 DEG 49' 25" W 30 FT; N 251.73 FT; N 89 DEG 49' 25" W 398.06 FT; N 292.36 FT TO BEG. AREA 8.349 AC.



Utah County Parcel Map

Parcel Map

1 inch equals 188.1 feet

Date: 1/5/2024

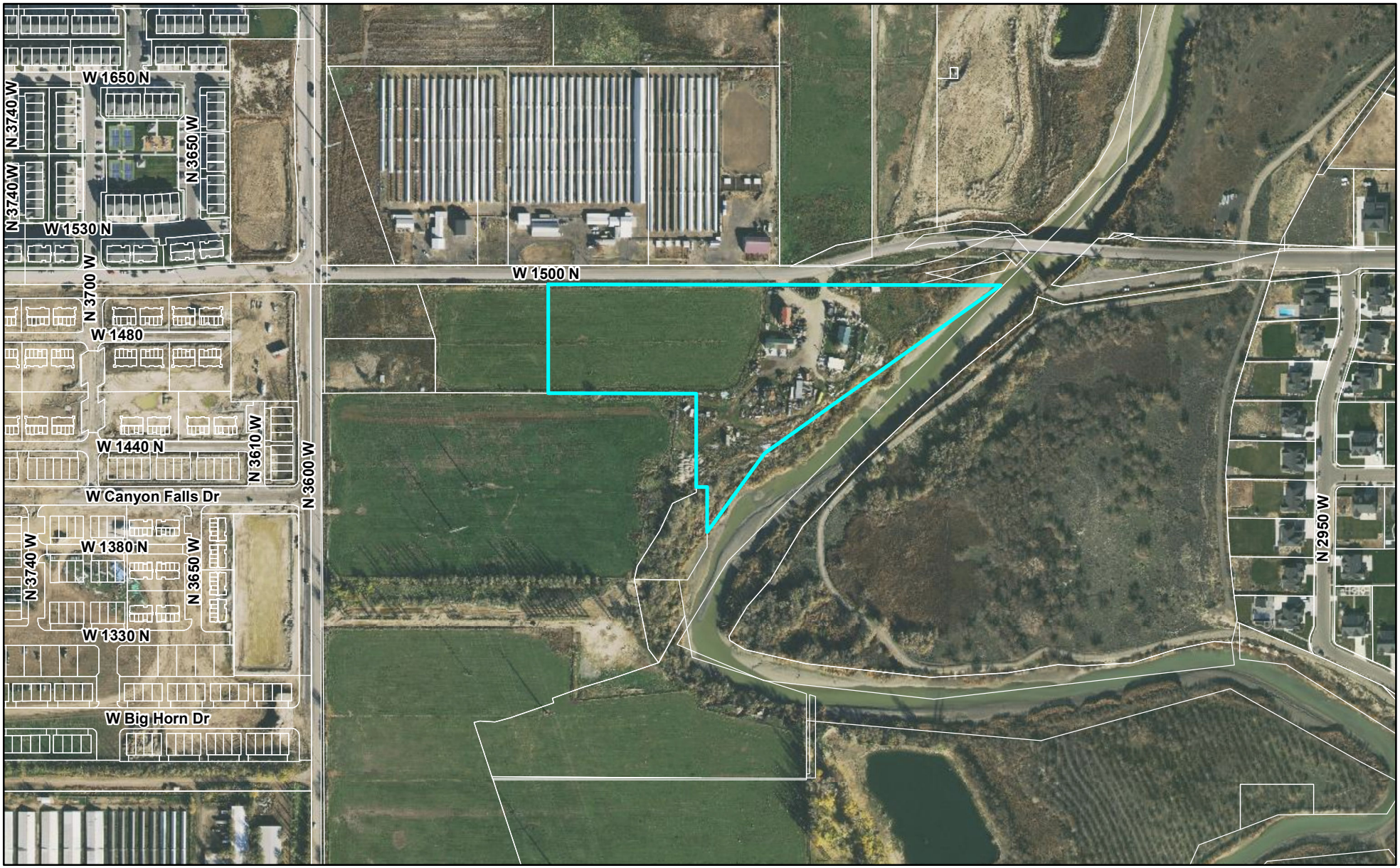
This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.

N W E S

Utah County HEART of UTAH

Hippocrates Subdivision

Aerial Map

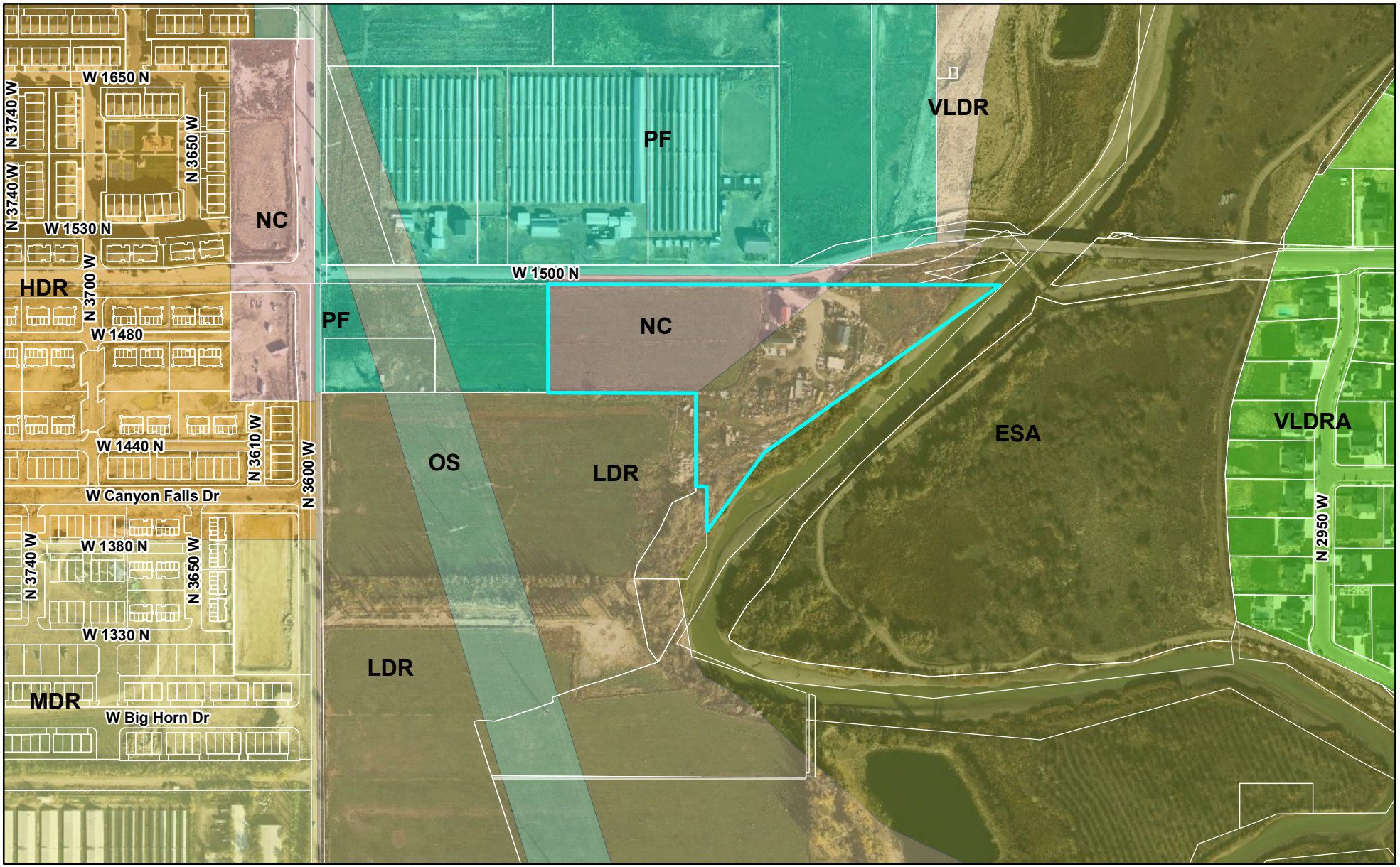


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LEHI CITY

Hippocrates Subdivision

General Plan

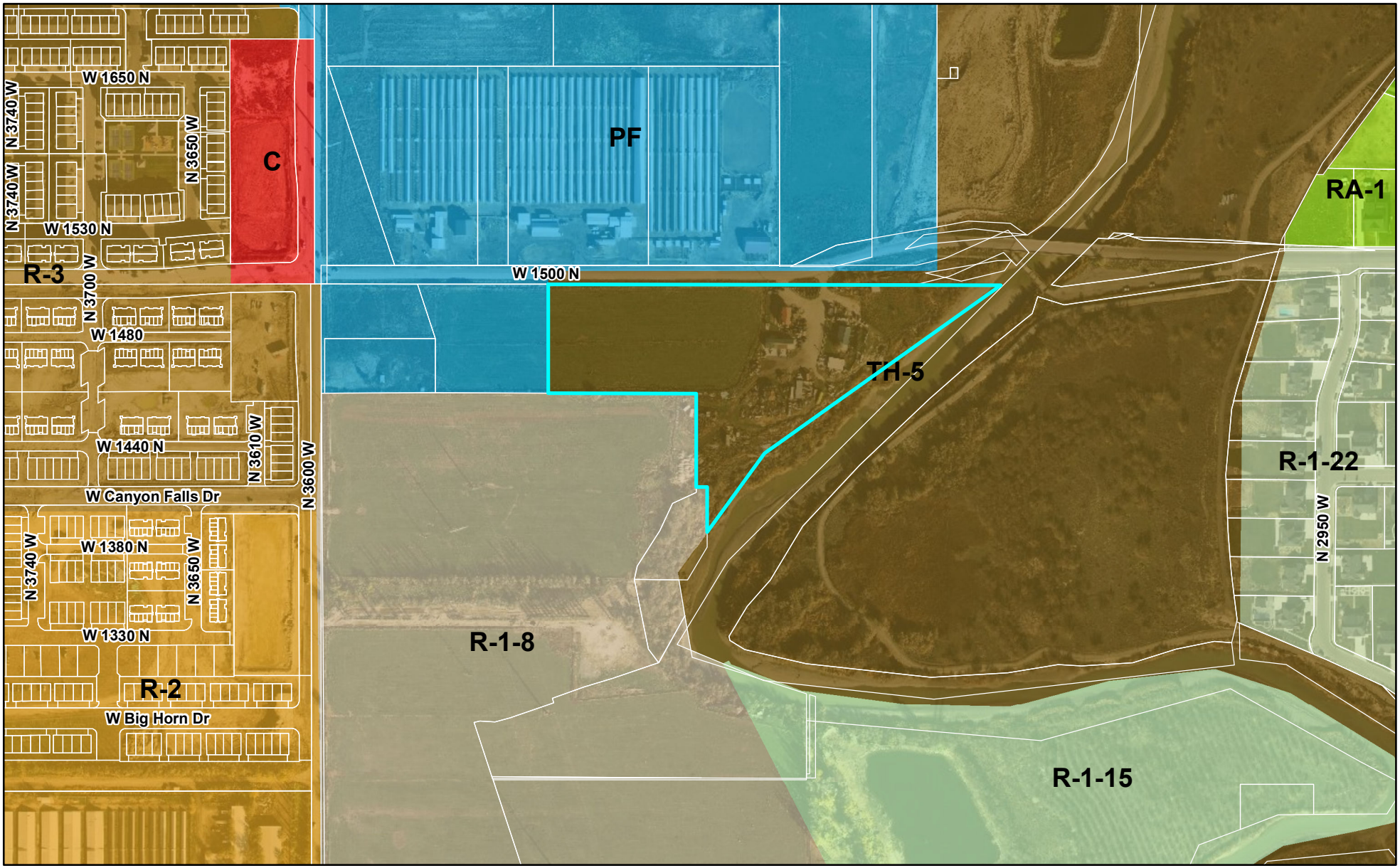


0 440 880 Feet

LEHI CITY

Hippocrates Subdivision

Zoning Map



0 440 880 Feet

LEHI CITY

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #11-2024 a Development Code Amendment to Chapter 11, Application Requirements, to include all common and limited common areas in condo and townhome projects as public utility easements to allow access for fiber/telecommunications.

Suggested Action:

Attachments:

CC Staff Report Dev Code Amendment 03.26.24.docx

Chapter 11 Application DRC 2.7.24.docx

Ord 11-2024.docx

Chapter 11 Application Requirements allowing fiber telecommunications.pdf

CHAPTER 11 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	March 26, 2024
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	February 7, 2024
Date of Planning Commission Review	February 22, 2024

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

REPORT ANALYSIS

Lehi City proposes a change to Chapter 11, Application Requirements, of the Development Code to specify that for townhome and condominium plats all the limited common areas, streets and drives are designated as public utility easements. This will allow more areas for utility locations which is often needed in these areas that have a lot of building in a small space.

The DRC reviewed the proposed change and had one redline comment:

1. Do we need to add some wording in here to include our Public Utility and Roadway Construction Easement (PU&RCE) annotations? I don't know of any other location where we indicate that we are requiring these.

This change is being incorporated by staff.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed amendments to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code Amendment codifies the requirement for easements throughout a site to service with utilities and roadways.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Development Code Amendment on February 22, 2024. The minutes and motion from that meeting follow:

3.11 Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Chapter 11, Application Requirements, to include all common and limited common areas in condo and townhome projects as public utility easements to allow access for fiber/telecommunications.

Chairperson Jackson opened the public hearing.

Chairperson Jackson closed the public hearing.

Commissioner Everett had a clarifying question for staff. They discussed adding to 9f "as long as the structures don't encroach on any existing public utilities. "

Motion: Commissioner Lockhart moved to send a positive recommendation for Lehi City's request for review of a Development Code amendment to Chapter 11, Application Requirements, to include all common and limited common areas in condo and townhome projects as public utility easements to allow access for fiber/telecommunications; with the addition to 9f "as long as the structures don't encroach on any existing public utilities;" including the DRC comments; with the findings as listed in the staff report. The motion was seconded by Commissioner Kunze.

Vote: Commissioner Jackson, yes; Commissioner Kunze, yes; Commissioner Everett, yes; Commissioner Lockhart, yes; Commissioner Eyre, yes. The motion passed unanimously.

Chapter 11 Application Requirements
DRC Redline Comments

Lehi City- requests review of a Development Code amendment to Chapter 11, Application Requirements to include all common and limited common areas in condo and townhome projects as public utility easements to allow access for fiber/telecommunications.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Kim
Representatives of the Applicant Present: Shaye R
Date of Plans Reviewed: 1/30/24
Time Start: 2:32 pm
Time End: 2:35 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering:
1. Do we need to add some wording in here to include our Public Utility and Roadway Construction Easement (PU&RCE) annotations? I don't know of any other location where we indicate that we are requiring these.

Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2024.

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

ORDINANCE NO: 11-2024

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 11, CONDO AND TOWNHOME EASEMENTS

WHEREAS, it has become necessary to amend Chapter 11 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to clarify that all common space is a public utility easement; and

WHEREAS, following a public hearing on February 22, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on March 26, 2024, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of February 22, 2024, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 11 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 11 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 11 -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of March 2024.

ATTEST

_____ _____

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

5. a notation of any adjoining plats or certificates of survey and titles thereto;

6. the exterior boundaries of the platted area, giving lengths and bearings of the boundary lines, and if the subdivision is bounded by a water body or watercourse, a closing meander traverse of that boundary;

7. where curving boundaries are used, sufficient data to establish the boundary on angle, and arc length, showing proper closures in all boundaries of the subdivision, and no final plat will be approved that shows a plus or minus distance for closure;

8. location of existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records;

9. location of proposed easements including:

(a) any required easements for water, sewer, drainage or irrigation, telecommunications,
(b) temporary turnaround easements ~~and~~
(c) a ten-foot public utility easement shown along front lot lines and any rear or side lot lines adjacent to a public right-of-way, or as otherwise required by the City to accommodate necessary public utilities;
(d) A fifteen foot public utility easement shall be required on both sides of a private roadway, alley, or access way where there is not a planter strip.
(e) Adequate building set-back distance to accommodate code mandated clearances to various utilities is required. The public utility easement shall be free and clear of permanent structures including but not limited to: building footings, foundation walls, window wells, retaining walls, retention and detention facilities, geotextile reinforcing, and tie-backs.
~~9.~~(f)All common areas~~,~~ limited common areas, and streets or drives in townhome or condominium projects shall also be designated as ~~to serve as~~ public utility easements. This easement requirement does not preclude the ability to construct amenities in common areas such as a clubhouse, pavilion, pool, etc.

10. all lots, blocks, and rights-of-way, including open space, created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose, including for curved boundaries, the curve radius, central angle, and length of arc;

11. an indication of lot areas in square feet;

12. lots consecutively numbered or lettered in alphabetical order;

13. proposed addresses shown on each lot, with corner lots showing two addresses, as obtained from the Lehi City Planning Division;

14. all proposed new streets named or numbered in accordance with the street naming and numbering system of the City;

15. location and names of adjacent properties and property owners and platted subdivisions;

16. location of zoning boundary lines within and adjacent to the proposed subdivision;

17. location of all existing homes or buildings within the proposed subdivision that are to remain;

18. all existing monuments found during the course of the survey, including a physical description such as "brass cap";

19. all monuments erected or to be erected, including corners and other points established in the field, with the monuments made of brass and the legend indicating the diameter, length, and weight of the monuments, and all exterior boundary angle points of the subdivision and lot corners marked in accordance with the Lehi City Design Standards and Public Improvements Specifications including brass pins in the back of curb for all front property lines;

20. location, type, and height of any new fencing, berming, or other buffering to be installed as part of the development, including any fencing required to comply with Chapter 18, Right to Farm indicating new fencing on the Final Plat and new and existing fencing on the construction drawings;

21. a notation of the distance from the asphalt centerline of each existing road to the new property line of the subdivision;

22. a detail diagram showing typical setbacks

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Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Lehi City's request for approval of the Willow Park zone change, on 13.22-acres located at approximately 3250 West 300 North changing the zoning from A-5 (agriculture) to Public Facility.

Suggested Action:

Attachments:

CC Staff Report Willow Park Zone Change 03.26.24.docx

Willow Park Zone Change DRC 2.7.24.docx

Ord 12-2024.docx

Willow Park Zone Change Narrative.pdf

Willow Park Zone Change legal descriptions.pdf

Aerial map.pdf

General Plan Map.pdf

Zoning map.pdf

WILLOW PARK ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Lehi City		
Meeting Date	March 26, 2024		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 3250 West 300 North		
Project Area	13.22 acres		
Existing Zoning	A-5		
Proposed Zoning	Public Facility		
Existing General Plan Land Use Designation	Open Space		
Adjacent Zoning and Land Use	*North*	Public facility	Willow Park
	South	A-5	Single-family residential, wetlands
	East	A-5	Wetlands
	West	Planned Community	Cold Springs Ranch
Date of DRC Review	February 7, 2024		
Date of Planning Commission Review	February 22, 2024		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES



PUBLIC FACILITIES (PUB)

The Public Facilities (PUB) classification includes uses such as schools, places of worship, government facilities, recreation centers, parks, police and fire stations, libraries, and public utilities.

PARKS/OPEN SPACE (OS)

The Parks/Open Space (OS) classification is intended to create diverse and well-connected park and open space amenities which may include playgrounds, pocket parks, recreation facilities, plazas, trails, and natural areas.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider

the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

October 13, 1998 Property was annexed into Lehi City from Utah County.

January 25, 2022 Lehi City Council adopted the General Plan.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from A-5 to Public Facility (PF). During 2022, several parcels that had been owned by the city or by a public entity were re-zoned as Public Facility. These two parcels are part of Willow Park, which is owned by Utah County but maintained by Lehi City, and they were missed during that change.

Changing the zone of these parcels is consistent with the General Plan as they are designed as Open Space. The Public Facility zone includes uses like public parks. Furthermore, changing these parcels to Public Facility is compatible with the surrounding uses as they are a part of Willow Park.

There were no comments from the DRC.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on February 22, 2024. The minutes and motion from this meeting are as follows:

3.9 Public hearing and recommendation of Lehi City's request for review of the Willow Park zone change, on 13.22-acres located at approximately 3250 West 300 North changing the zoning from A-5 (agriculture) to Public Facility.

Chairman Jackson- opened the public hearing.

Chairman Jackson- closed the public hearing.

Motion: Commissioner Everett moved to send a positive recommendation for Lehi City's request for review of the Willow Park zone change, on 13.22-acres located at approximately 3250 West 300 North changing the zoning from A-5 (agriculture) to Public Facility; including the DRC comments; with the findings as listed in the staff report. The motion was seconded by Commissioner Eyre.

Vote: Commissioner Jackson, yes; Commissioner Kunze, yes; Commissioner Everett, yes; Commissioner Lockhart, yes; Commissioner Eyre, yes. The motion passed unanimously.

Willow Park Zone Change
DRC Redline Comments

Lehi City- requests review of the Willow Park Zone Change, changing the zoning from A-5 to Public Facility.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Katie
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 1/31/2024
Time Start: 1:10 PM
Time End: 1:10 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Brad – Engineering: No comments.
Luke- Traffic: No comments.
Kim – Planning: No comments.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22ND.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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

ORDINANCE NO: 12-2024

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 3250 WEST 300 NORTH

WHEREAS, Lehi City, applicant for properties located at approximately 3250 West 300 North and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as Public Facility; and

WHEREAS, following a public hearing on February 22, 2024, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on March 26, 2024, City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of February 22, 2024; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the properties described on Exhibit "A" are hereby amended to Public Facility.

PART II:

A. If a provision of this Ordinance 12 -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the

provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of March 2024.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

Legal Description Parcel 58:029:0016

COM N 1.36 FT & E 669.58 FT FR NW COR. SEC. 13, T5S, R1W, SLB&M.; N 89 DEG 53' 0" E 771.49 FT; S 0 DEG 7' 0" E 649.86 FT; N 79 DEG 0' 30" W 520 FT; N 25 DEG 32' 9" W 608.59 FT TO BEG. AREA 8.674 AC.

Legal Description Parcel 58:029:0011

COM S 1.54 FT & W 686 FT FR N 1/4 COR. SEC. 13, T5S, R1W, SLB&M.; S 40 DEG 7' 33" W 812.66 FT; S 0 DEG 7' 0" E 788.69 FT; N 89 DEG 55' 2" W 25 FT; N 0 DEG 7' 0" W 1408.92 FT; N 89 DEG 53' 0" E 550 FT TO BEG. AREA 4.547 AC.

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

153 North 100 East
Lehi, UT 84043
Office 385.201.1030
lehi-ut.gov

January 29, 2024

Narrative – Willow Park Zone Change

The Planning Division is proposing a zoning map amendment for two parcels located within Willow Park. Specifically, we are proposing to change the zone from A-5 to Public Facility (PF).

During 2022, several parcels that had been owned by the city or by a public entity were re-zoned as Public Facility. These two parcels are part of Willow Park, which is a city owned park, and they were missed during that change.

Changing the zone of these parcels is consistent with the General Plan as they are designated as Open Space. Changing these parcels to Public Facility is compatible with the surrounding uses as it is part of Willow Park, and it will not cause any undue impact the general public health, safety, and welfare.

Please contact the Planning Division if you have any questions.

Thank you,

Katie Bussell
Planner 1

Willow Park Zone Change Legal Descriptions

Legal Description Parcel 58:029:0016

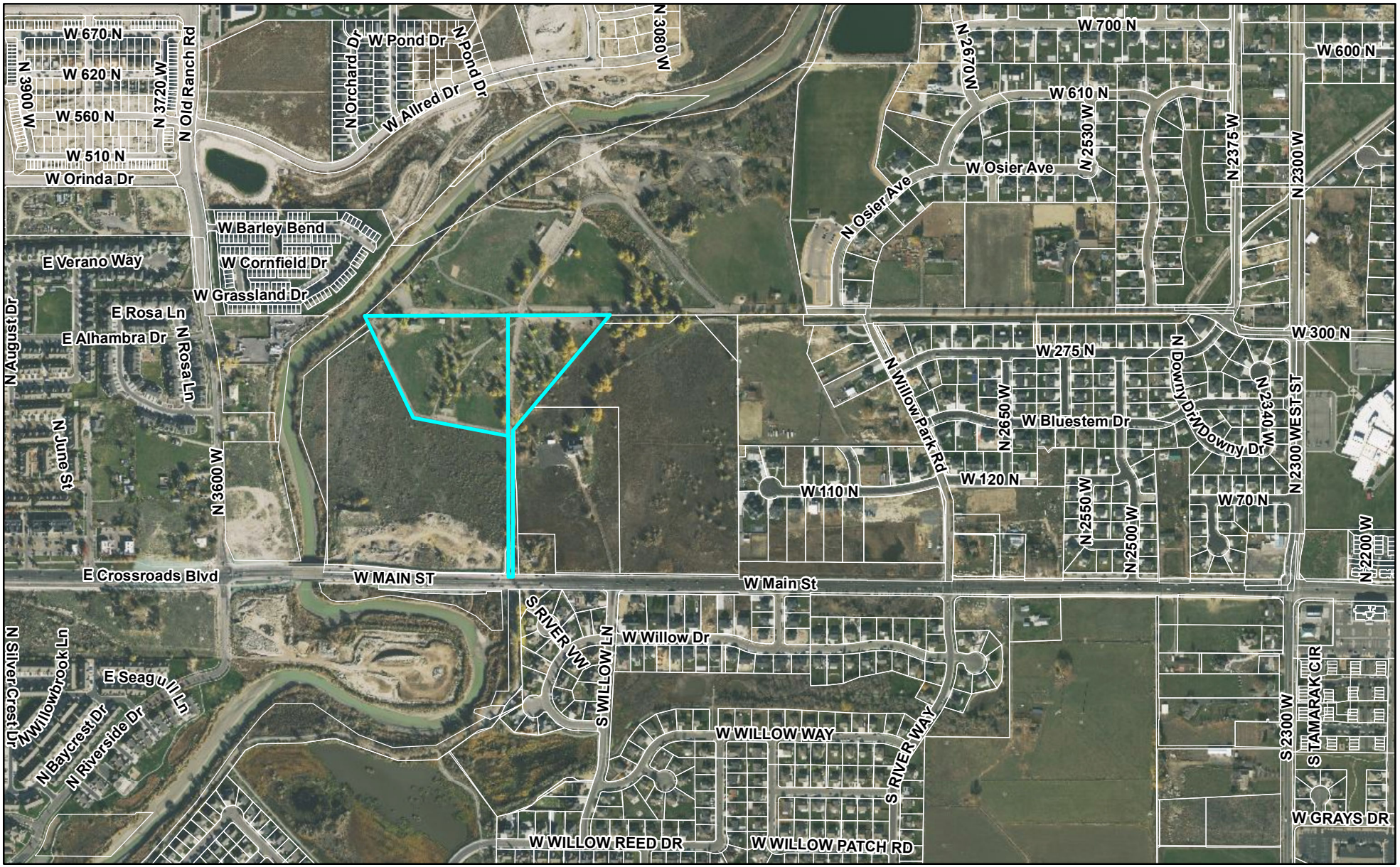
COM N 1.36 FT & E 669.58 FT FR NW COR. SEC. 13, T5S, R1W, SLB&M.; N 89 DEG 53' 0" E 771.49 FT; S 0 DEG 7' 0" E 649.86 FT; N 79 DEG 0' 30" W 520 FT; N 25 DEG 32' 9" W 608.59 FT TO BEG. AREA 8.674 AC.

Legal Description Parcel 58:029:0011

COM S 1.54 FT & W 686 FT FR N 1/4 COR. SEC. 13, T5S, R1W, SLB&M.; S 40 DEG 7' 33" W 812.66 FT; S 0 DEG 7' 0" E 788.69 FT; N 89 DEG 55' 2" W 25 FT; N 0 DEG 7' 0" W 1408.92 FT; N 89 DEG 53' 0" E 550 FT TO BEG. AREA 4.547 AC.

Willow Park Zone Change

Aerial Map

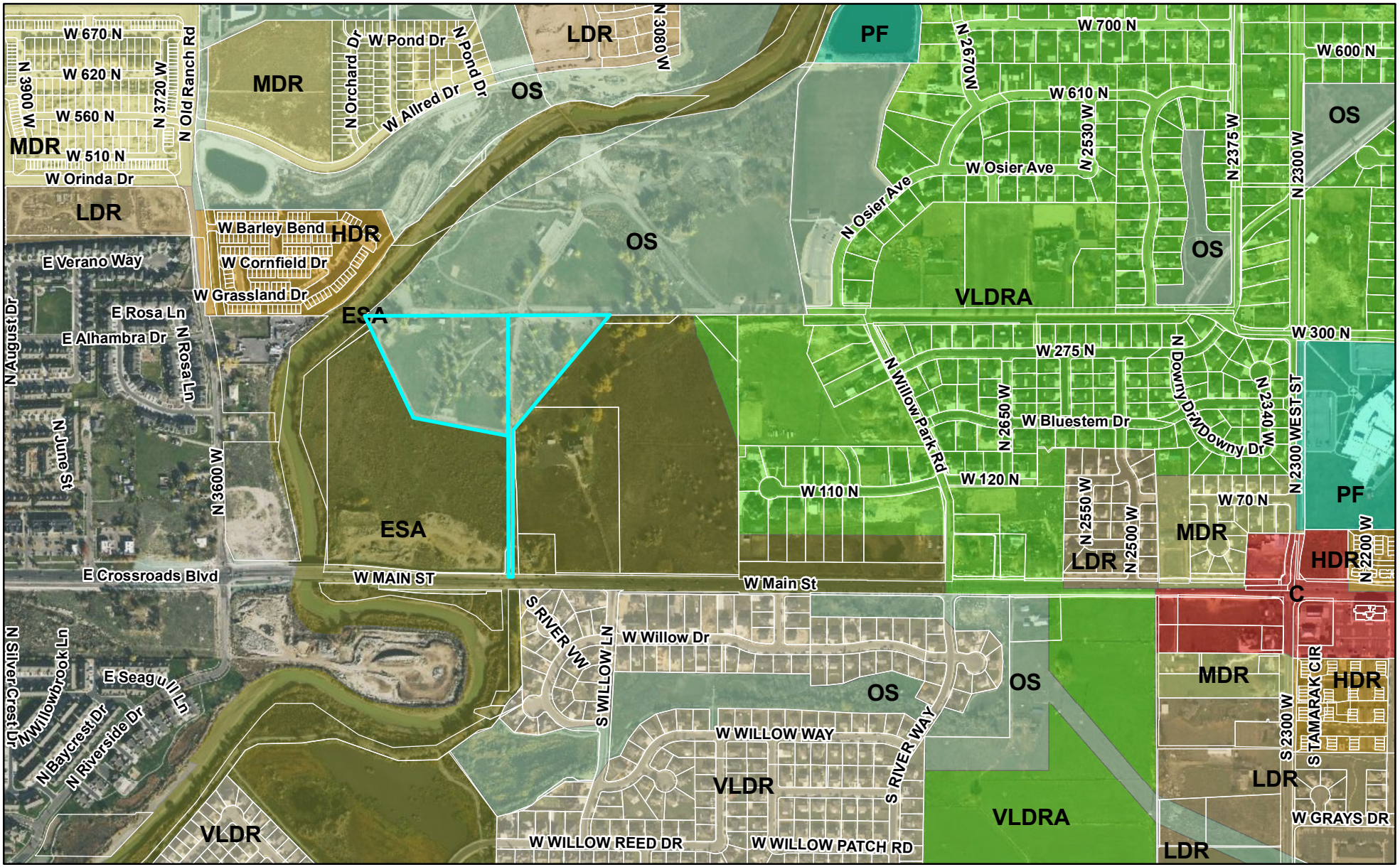


0 890 1,780 Feet

LEHI CITY

Willow Park Zone Change

General Plan

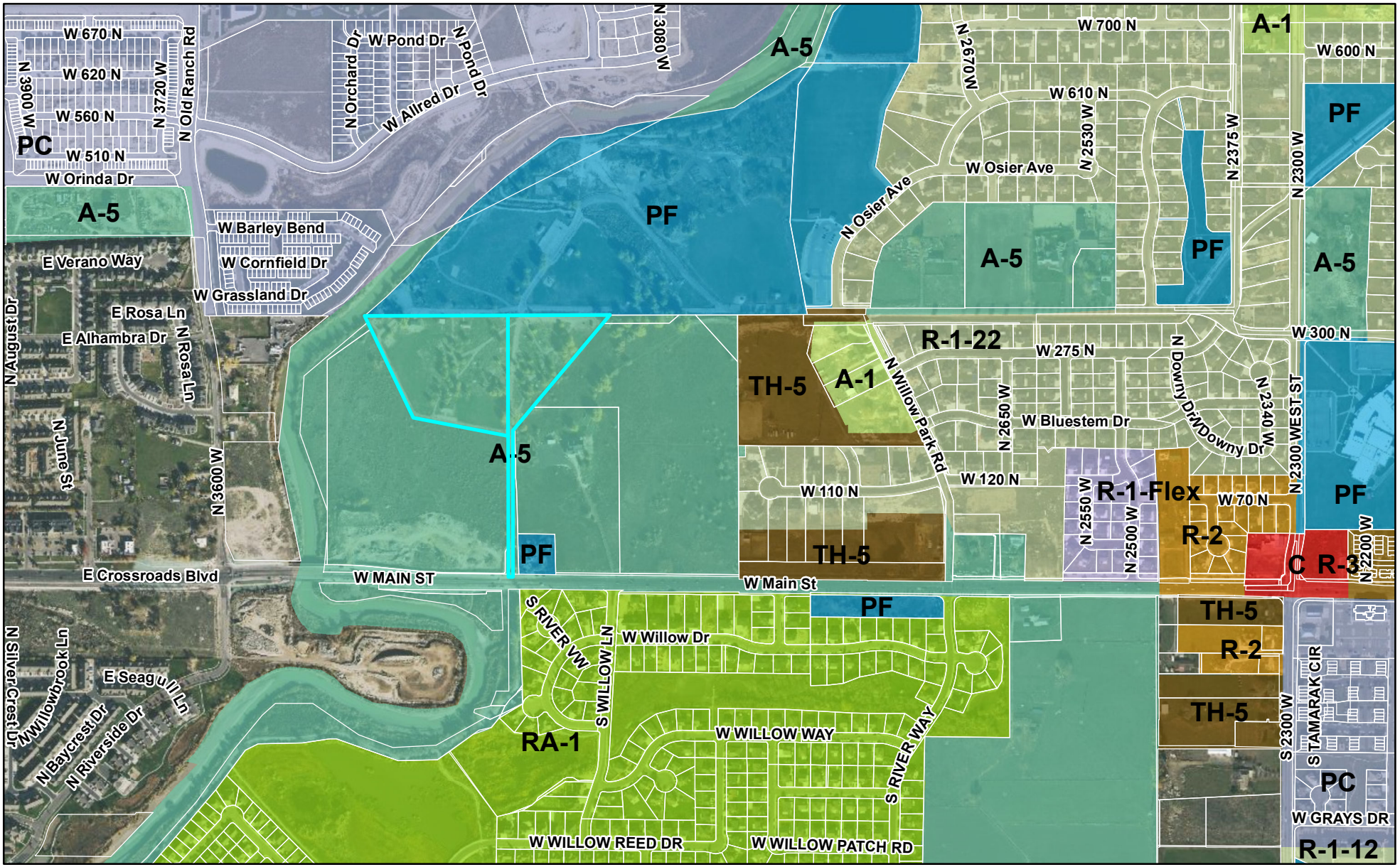


0 890 1,780 Feet

LEHI CITY

Willow Park Zone Change

Zoning Map



0 890 1,780 Feet

LEHI CITY

Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #18-2024 a Development Code Amendment to Chapter 39, Definitions, to include telecommunications as a utility and clarify uses allowed in a public utility building.

Suggested Action:

Attachments:

CC Staff Report Utilities Chapter 39 Development Code Amendment 03.26.24.docx

Chaper 39 DRC 2.7.24.docx

Ord 18-2024.docx

Utilities Chapter 39 Development Code Amendment DRC 02.07.24.pdf

UTLITIES CHAPTER 39 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	March 26, 2024
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	February 7, 2024
Date of Planning Commission Review	February 22, 2024

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

REPORT ANALYSIS

Staff recommends a Development Code Amendment to Chapter 39 of the Development Code. Specifically, the proposed amendment includes minor modifications to the definitions related to utilities/telecommunications. This update is meant to clarify the allowance of telecommunications and update the Public Utility Building use to be consistent with Chapter 5 of the Development Code.

These changes were requested by Lehi City Power as part of the Citywide Fiber project. These updates will serve to prevent confusion over fiber and telecommunications. Additionally, the definition of Public Utility Building is being updated to reflect what is already in Chapter 5 of the Code. Public Works and Power have utilized sites zoned for Public Facilities and had Public Utility Buildings for storage and shops in the past.

We believe this will help clarify the interpretation of the Code by removing confusing or contradictory text. There were no DRC comments on this item.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on February 22, 2024. The minutes and motion from this meeting are as follows:

Chapter 39 Definitions
DRC Redline Comments

Lehi City- requests review of a Development Code amendment to Chapter 39, Definitions to include telecommunications as a utility and clarify uses allowed in a public utility building.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob
Representatives of the Applicant Present: Shaye R
Date of Plans Reviewed: 1/25/24
Time Start: 2:30 pm
Time End: 2:32 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2024.

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.

LEHI CITY

ORDINANCE NO: 18-2024

AN ORDINANCE AMENDING LEHI CITY DEVELOPMENT CODE CHAPTER 39

WHEREAS, it has become necessary to amend Chapter 39 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to clarify the allowance of telecommunications and update the Public Utility Building use to be consistent with Chapter 5 of this Code; and

WHEREAS, following a public hearing on February 22, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on March 26, 2024, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of February 22, 2024, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 39 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 39 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 18 -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of March 2024.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

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LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

153 North 100 East
Lehi, UT 84043
Office 385.201.1030
lehi-ut.gov

January 30, 2024

Narrative –Chapter 39 Development Code Amendment

The Planning Division is proposing a Development Code Amendment to Chapter 39 of the Development Code. Specifically, we are proposing minor modifications to the definitions related to utilities/telecommunications. This update is meant to clarify the allowance of telecommunications and update the Public Utility Building use to be consistent with Chapter 5 of the Development Code.

These changes were requested by Lehi City Power as part of the Citywide Fiber project. These updates will serve to prevent confusion over fiber and telecommunications. Additionally, the definition of Public Utility Building is being updated to reflect what is already in Chapter 5 of the Code. Public Works and Power have utilized sites zoned for Public Facilities and had Public Utility Buildings for storage and shops in the past.

We believe this will help clarify the interpretation of the Code by removing confusing or contradictory text.

Please contact the Planning Division if you have any questions.

Thank you,

Jacob Curtis, AICP
Planner 3

loans money on deposits of personal property or deals in the purchase, exchange or possession of personal property, on condition of selling the same back again to the pledgor or depositor, or who loans or advances money on personal property by taking chattel mortgage security thereon and takes or receives such personal property into his possession, and who sells the unredeemed pledges together with such new merchandise as will facilitate the sale of the same.

Permitted Use - A use of allowed by right under the provision of the Code.

Personal Services - A business which provides a service, such as a beauty salon, a barbershop, hair, nail, massage services and tanning salons. Also includes microblading, fine line tattoos, henna tattoos, permanent cosmetics, and body piercings. Personal services does not include Sexually-oriented Businesses or Body Art Facilities; except that a licensed and approved personal services business may include body art as a portion of provided services, so long as body art does not comprise more than ten percent of the total business and the body art facility is located towards the rear of the establishment in an area separated from the rest of the business by a door that can be shut.

Pet Grooming Facility – A business dedicated to the grooming and care of household pets, including dogs, cats, birds, and other similar animals. This use does not include overnight boarding (kennel) or medical care (veterinary office) for animals.

Pharmacy – A business where medicinal drugs and medicine are prepared, preserved, dispensed, and sold.

Plat Amendment - A change in a map of an approved or recorded subdivision plat if such affects any street layout in such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Plant Nursery – A business where plants are grown for transplanting or for sale.

Point Source - Any discernible confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged.

Portable Storage Container – Generally a repurposed intermodal shipping container, which are available in various modular sizes that can be conveniently moved, and not exceeding 8 feet in width by 40 feet in length or a total enclosed area of 320 square feet. This definition does not include truck trailers, used semi boxes or other similar containers that have been modified from a previous use.

Portable Storage Container Sales- a location where portable storage containers are sold.

Preliminary Plat - The preliminary drawing or drawings, described in this Code, indicating the proposed manner or layout of the subdivision.

Preliminary Site Plan - The preliminary drawing or drawings, described in the Code, indicating the proposed manner or layout of a proposed nonresidential, attached residential or mixed-use development.

Premises - Land and/or buildings or other improvements thereon.

Principal Use - The main use of land or a building (as distinguished from an accessory use).

Printing and Publishing Facility - An establishment devoted to the processing, binding, or distribution of reading materials including newspaper, periodical, book publishing, commercial printing, business forms, greeting card manufacturing, book-binding, printing, typesetting and similar uses.

Private School - An educational institution, not operated by a political entity of the State for which entrance or tuition fees are charged for attendance.

Private Utilities - Includes power, telephone, natural gas, cable television, telecommunications, and private water supply service.

Public Improvement - Any drainage ditch or system, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, water or sewer system, or any other facility for which the City may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which City responsibility is established. All such improvements shall be properly guaranteed and installed as per City codes, specifications and regulations.

Public/Civic Use - A building or structure primarily

used for the provision of services by governmental or public agencies, including the city, state or federal agencies. Typical uses include public administrative offices, animal shelters, maintenance facilities, active open space owned and operated by a public entity, fire stations, police stations, utility buildings and similar services.

Public Use - A use operated exclusively by a public body, or quasi-public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and other recreational facilities, administrative and service facilities.

Public Utility - Any company, or municipal department, duly authorized to furnish under public regulation, electricity, gas, steam, ~~telephone~~telecommunications, and transportation~~,~~ water, or sewer service.

Public Utility Building - Any buildings or premises used for the administration of public utility repair, maintenance and installation crews, including parking for vehicles not to exceed two tons rated capacity. Can also include shops and storage areas as specified in Chapter 5 of this Code.~~, but not including warehouses or storage yards.~~

Recreation, Private - A recreation facility operated on private property and not open to the public, including recreation facilities owned by a homeowner or home owners association for private use by members.

Recreation, Public - A recreation facility or service provided through the use of recreational facilities, systems or improvements operated by a public agency and open to the public with or without a fee.

Recycling Center - A building, structure or land area used for the collection, processing or transfer of recyclable materials such as glass, paper, plastic, cans, or other household scrap materials.

Recycling Collection Station – A building or structure used for the collection of recyclable materials such as glass, paper, plastic, cans, or other household scrap materials.

Rehabilitation and Treatment Facility, Drug and Alcohol - A 24-hour group living environment for individuals unrelated to the owner or operator that offers room or board and specialized treatment, rehabilitation, or habilitation services for persons with current chemical dependencies.

Research and Development Facilities – An establishment or complex of structures located in a building whose dimension are intended to foster physical, chemical, and biological research and/or experimentation involving but not limited to controlled simulation of factors, development of prototypes, chemicals, commodities, pharmaceuticals, information technology, electronics and instrumentation for academic and industrial purposes. Light manufacturing may be included as an ancillary use depending on the impact of activity on neighboring property and scale of the premises.

Restaurant - A building in which food is prepared and served for consumption within the premises. Typical uses include buffets; cafes; cafeterias; caterers; coffee shops; dairy bars; diners; dining rooms; dinner theaters; fast food restaurants; food bars; frozen custard, ice cream and yogurt stores; luncheonettes; pizza parlors and pizzerias; sandwich bars; and snack shops. Alcohol may be served on the premises; however revenue from food sales shall constitute at least 50 percent of the total business revenue.

Retail Sales, General - An establishment primarily engaged in the sale or rental of commonly used goods and merchandise for personal or household use, but excluding those classified more specifically in this section. Typical uses include department stores, sporting goods stores, home furnishings, electronics and appliances, wallpaper, indoor powersports and marine vehicle sales (See Section 12.130 (M)), carpeting and floor-covering, or automotive parts and accessories excluding service and installation.

Ridgeline - An area including the crest of a hill or slope and a vertical, perpendicular distance of 150 feet on either side of the crest.

Right-of-Way - Land acquired and owned by a governmental agency or public utility and reserved for public use.

Rock, Sand, Gravel, and Topsoil Storage and Distribution - a facility that stores and sells rock, sand, gravel, and topsoil. This use includes all associated screening, transportation, and distribution infrastructure, but does not include mining.

School - Any building or part thereof that is designed, constructed or used for education or instruction, whether public or private, in any branch of

Agenda Item No: 17

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #19-2024 a Development Code Amendment to Chapters 12, 39, and Table 05-030-B, clarifying regulations for bars and liquor stores and add those uses and commercial campgrounds to the table of uses.

Suggested Action:

Attachments:

CC Staff Report Liquor Store & Bar Development Code Amendment 03.26.24.docx

Chapters 12,39 and Table DRC 2.7.24.docx

Ord 19-2024.docx

Liquor Store and Bar Development Code Amendment DRC 02.07.24.pdf

LIQUOR STORE AND BAR DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	March 26, 2024
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	February 7, 2024
Date of Planning Commission Review	February 22, 2024

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

REPORT ANALYSIS

Staff recommends a Development Code Amendment to Chapter 12, 39, and Table 05-030-B of the Development Code. Specifically, staff recommends the addition of the Liquor Store and Bar use to the Table of Uses to be consistent with Chapter 12 and 39 of the Development Code. Additionally, the Commercial Campgrounds use is being added to the Table of Uses to be consistent with Chapter 39 and the current zoning of Willow Park Campground.

As part of the comprehensive Definitions Chapter update las year and with the recent review and approval of the Lucky Soles Tavern concept, Planning Staff has been reviewing the uses and definitions that facilitate drinking establishments. The Private Club definition was deemed to be more what was envisioned by the Bar use and so part of the Code amendment is to rename Private Club to Bar in Chapters 12 and 39. Additionally, Staff realized that there were definitions for the Liquor Store and Private Club uses, but that they were not included in the Table of Uses. This Code amendment allows for them as conditional uses in the Heavy Commercial and Light Industrial zones.

We believe this will help clarify the interpretation of the Code by having consistency in terminology and between chapters of the Code.

There were no DRC comments on this item.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on February 22, 2024. The minutes and motion from this meeting are as follows:

Chapters 12, 39, and Table 05-030 B
DRC Redline Comments

Lehi City- requests review of Development Code amendments to Chapters 12, 39, and Table 05-030-B to clarify regulations for bars and liquor stores and add those uses and commercial campgrounds to the table of uses.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob
Representatives of the Applicant Present: None
Date of Plans Reviewed: 1/25/2024
Time Start: 2:38 pm
Time End: 2:38 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2024.

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

ORDINANCE NO: 19-2024

AN ORDINANCE AMENDING LEHI CITY DEVELOPMENT CODE CHAPTER 12, 39, AND TABLE 05-030-B

WHEREAS, it has become necessary to amend Chapter 12, 39, and Table 05-030-B of the Lehi City Development Code; and

WHEREAS, this amendment seeks to improve consistency between the Chapter 12 and 39 with Table of Uses by adding Liquor Store, Bar, and Commercial Campgrounds; and

WHEREAS, following a public hearing on February 22, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on March 26, 2024, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of February 22, 2024, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 12, 39, and Table 05-030-B of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 12, 39, and Table 05-030-B of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance 19 -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of March 2024.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

153 North 100 East
Lehi, UT 84043
Office 385.201.1030
lehi-ut.gov

January 31, 2024

Narrative –Liquor Store & Bar Development Code Amendment (Chapters 12, 39, and Table 05-030-B)

The Planning Division is proposing a Development Code Amendment to multiple chapters of the Development Code. Specifically, we are proposing the addition of the Liquor Store and Bar use to the Table of Uses to be consistent with Chapter 12 and 39 of the Development Code. Additionally, the Commercial Campgrounds use is being added to the Table of Uses to be consistent with Chapter 39 and the current zoning of Willow Park Campground.

As part of the comprehensive Definitions Chapter update and with the recent review and approval of the Lucky Soles Tavern concept, Planning Staff has been reviewing the uses and definitions that facilitate drinking establishments. The Private Club definition was deemed to be more what was envisioned by the Bar use and so part of the Code amendment is to rename Private Club to Bar in Chapters 12 and 39. Additionally, we realized that there were definitions for the Liquor Store and Private Club uses, but that they were not included in the Table of Uses. This Code amendment allows for them as conditional uses in the Heavy Commercial and Light Industrial zones.

We believe this will help clarify the interpretation of the Code by having consistency in terminology and between chapters of the Code.

Please contact the Planning Division if you have any questions.

Thank you,

Jacob Curtis, AICP
Planner 3

in width, a perceptible change in wall angle or a corner.

7. Driveways and access aisles shall be designed so that fire equipment and other emergency vehicles can readily access and exit all areas of the site.

8. The caretaker residence should be limited to one residential dwelling unit. The Planning Commission may allow exceptions if the owner or applicant can demonstrate that an additional caretaker unit is necessary because of the size of the project or other unusual circumstances. In no case shall the number of caretaker units exceed three units.

9. No business activities other than the rental of storage units shall be conducted on the portion of the premises devoted to the rental of storage units. No retail or wholesale sales shall be conducted on the premises, except sales of goods and services by the management. No auctions or commercial sales or uses, manufacturing, fabricating, or assembly of any items shall be conducted on the site. No activities such as miscellaneous or garage sales shall be conducted on the premises. The servicing or repair of motor vehicles, boats, household, industrial, or commercial items shall not be conducted on the premises.

B. Hotels and motels. Applications to establish a hotel or motel facility, including hotels with extended stay accommodations, shall comply with the following requirements in addition to the other provisions of this Code:

1. No hotel or motel shall be located within 600 feet of an elementary school or middle school or junior high 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.

2. None of the rooms in the hotel or motel shall be used as a dwelling unit or primary residence by its occupant.

3. Travel trailers, campers, and other similar recreational vehicles shall not be occupied on the premises of a hotel or motel facility or used in any way to provide additional accommodations for the hotel or motel occupants unless otherwise approved by the Zoning Administrator.

4. The length of time for guest occupancy of a hotel or motel unit may be limited as part of the Conditional Use approval. In no case shall the length of stay exceed 90 consecutive days unless otherwise approved by the Zoning Administrator.

5. Low level security lighting for safety and security shall be provided for all areas of the site that are not covered by a building, including all walkways and trash storage areas.

6. The Lehi City Police Department may provide recommendations regarding the security of the site. Such recommendations may include, but are not limited to, on site security personnel, security lighting, security fencing, secured parking, information signs, and building design and landscaping to reduce places of potential concealment.

C. Liquor Stores and ~~Private Clubs~~Bar**.** Applications to establish a liquor store or ~~private club~~bar shall be reviewed and considered as a conditional use within the zoning districts authorized pursuant to Chapter 9 of this Code and shall comply with the following requirements in addition to the other provisions of this Code:

1. No liquor store or ~~private club~~bar shall be located within 600 feet of any residential zone or use, including the Mixed Use Zoning District measured in a straight line from the closest property line of the proposed store or club to the closest zone district boundary or property line of the residential use.

2. No liquor store or ~~private club~~bar shall be located within 600 feet of any public building, school, park, or church measured in a straight line from the closest property line of the proposed store or club to the closest property line of the public building, school, park, or church.

D. Portable Storage Containers.

1. Portable storage containers are allowed in all zones subject to the provisions of this section.

2. Vertical stacking of portable storage containers and stacking of any other materials or merchandise on top of any portable storage container shall be prohibited in residential zones.

3. No portable storage container shall be placed

customers. Typical production includes, but is not limited to: custom furniture, ceramic studios, glass blowing, candle making, custom jewelry, stained and leaded glass, woodworking, shoe repair, arts studio, photography studio, custom textile manufacturing, and crafts production.

Assisted Living Facility – A residential facility with a home-like setting that provides an array of coordinated supportive personal and healthcare services, available 24 hours per day, to residents who have been assessed under Utah State Department of Health rules to need any of these services. Each resident shall have a service plan based on the assessment which may include:

1. specified services of intermittent nursing care;
2. administration of medication; and
3. support services promoting residents' independence and self-sufficiency.

For the purpose of defining assisted living facilities and associated words and terms, the following words shall have the following meanings:

1. Assisted Living Facility, Large Capacity – An assisted living facility accommodating more than eight residents, excluding staff. A large capacity assisted living facility is regulated under the assisted living facility use.
2. Assisted Living Facility, Limited Capacity – An assisted living facility accommodating not more than eight residents, excluding staff. All residents must be ambulatory which means a person who is capable of achieving mobility sufficient to exit a structure without the assistance of another person. If such a facility is located in an existing home and/or in a residential zone, this use is regulated as a Group Home as per Section 12.150. A limited capacity assisted living facility that does not meet the requirements of a Group Home use must be regulated under the assisted living facility use.

Athletic Instruction - The instruction of one or more types of athletic activities including dance, gymnastics, martial arts, sports, and other related activities.

Authorized Agent - Any person with valid authority provided by the Owner, as evidenced by a document, filed with the City, authorizing the Agent to represent the Owner, and acting on behalf of the Owner of land seeking a development order or development permit approval.

Automobile Rental - The business of renting or leasing vehicles for a term not exceeding four months and for a fixed rate or price.

Automobile Service and Repair - An establishment primarily engaged in the repair of automobiles, trucks less than 10,000 pounds of gross vehicle weight, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excluding dismantling or salvage.

Automobile Service and Repair, Large - An establishment primarily engaged in the repair of large vehicles greater than 10,000 pounds of gross vehicle weight, including the sale, installation, and servicing of equipment and parts. Typical uses include large equipment repair, semi-truck repair, and similar repair and service activities, but excluding dismantling or salvage.

Automobile Sales - An establishment primarily engaged in the sale or rental of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships, motorcycle dealerships, and boat, trailer, or recreational vehicle dealerships.

Auxiliary - Functioning in a subsidiary capacity.

Bakery, Retail – An establishment that produces and sells flour-based foods baked for consumption including bread, cookies, cakes, pastries, and pies.

~~**Private Club**~~**Bar** - An establishment that primarily serves~~ing~~ alcoholic beverages for consumption on the premises and revenue from alcohol sales exceeds 50 percent of the total business revenue~~.~~

Basement - That portion of a building elevation in which 50 percent or more of the height (as measured from top of finished floor to top of foundation) is below finished grade.

Bed and Breakfast Inn - An owner-occupied detached single-family residence in which rooms are rented out separately for overnight lodging, and where at least a breakfast meal is served to the guests at no extra cost and where an innkeeper or employee is present at all times. Length of stay cannot exceed 30 consecutive days.

USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
Body Art Facility							P				
Brew Pub	P	P	P	P		P	P	P			
Building and Property Maintenance Services		C	P				P		P		
Building Materials Supply Store		P	P				P				
Car Wash		P	P	P			P				
Check Cashing, Title Loans & other Credit Services (See Section 12.130E)		C	C			C	C				
Child Daycare (Commercial)	P	P		P		P		P		P	
Commercial Campgrounds										P	
Commercial Laundries, Linen Service							P				
Commercial Parking Lot/Structure (Paid Parking)		P	P	P		P	P	P	P		P
Commercial Entertainment Facility		C	C				C				
Commercial Recreational Facility	P	P	P	P		P	P	C	P		
Conference Center, Convention Center, Reception Center		P		P		P		P	P		
Construction Service			P				P				
Convenience Store, with Gasoline Sales		P	P	P			P				
Convenience Store, without Gasoline Sales	P	P	P	P		P	P	P			
Crematory			P				P				
Dog Care Facility		C	C	C		C	C	C	C		
Drive through facilities incidental to an allowed use		C	P	P		P	P				
Equipment Sales and Rental			C		C		P				
Financial Institutions and Services	P	P		P	P	P		P	P		
Funeral Home	P	P	P	P			P	P			
Grocery Store		P									
Grocery Store- Small	P	P						P			

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Notes:
P = Uses allowed as a Permitted Use.
P[1]= 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[2]= Allowed provided there is remaining density as allocated per Map 05.010 Maximum TOD and Mixed Use Density Map.
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 15or 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.

USE	DISTRICT										
	NC	**C**	**C-H**	**CR**	**C-1**	**BP**	**LI**	**MU**	**T/M**	**PF**	**HI**
Hardware Store	P	P	P	P			P	P			
Health Care Facility	P	P	P	P		P		P		C	
Health/Fitness Club	P	P	P	P	P	P	P	P	P		
Heliport		C	C	C		C	C		C		
Hobby Garages			P				P				
Hospital		P		P		P					
Hotels		P	P	P		P	P	P	P		
Indoor Shooting Range		P	P	P			P				
Laboratory - Medical, Dental, Optical		P	P			P	P	P	P		
Laundry Services	P	P	P	P			P	P			
Light Office/Warehouse Combination		P	P	P			P		P		
Liquor Store			C				C				
Manufactured Home Sales and Service							P				
Medical, Dental, Optical Clinics	P	P		P		P	P	P	P		
Medical Cannabis Pharmacy		P	P	P	P	P	P		P		P
Moving and Storage Facilities			C				P				
Movie Theater		P		P				P			
Nightclub/Dance Hall		P		P				P			
Offices, Professional	P	P	P	P	P	P	P	P	P		P
Office/Warehouse with no outside storage			P			P	P				
Outdoor Race Tracks for ATV and Motocross or other Motorized Sports Recreational Facilities (includes private or commercial)		C	C				C				
Outdoor Sales and Display	P	P	P	P		P	P	P			P
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)			C				C		C		C

Notes:
P = Uses allowed as a Permitted Use.
P[1]= 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[2]= Allowed provided there is remaining density as allocated per Map 05.010 Maximum TOD and Mixed Use Density Map.
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 15or 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.

USE	DISTRICT										
	NC	**C**	**C-H**	**CR**	**C-1**	**BP**	**LI**	**MU**	**T/M**	**PF**	**HI**
Pawn Shops (see Sec. 12.130 F)		P	P				P				
Personal Services	P	P	P	P		P	P	P			
Pet Grooming Facility	P	P	P	P			P	P			
Pharmacy	P	P		P		P		P			
Plant Nursery	P	P	P	P			P	P			
Portable Storage Container [See Sec. 12.130-D]		C	C	C					C	C	
Portable Storage Container Sales [See Sec. 12.130-D]			C				C				
Bar			C				C				
Research and Development Facilities		P	P			P	P		P		
Restaurant	P	P	P	P	P	P	P	P	P		P
Retail Facilities and Services accessory to a principal use	P	P	P	P	P	P	P	P	P		P
Retail Sales, General		P	P	P	P	P	P	P			P
Schools - Vocational and Technical		P	P	P	P	P	P	P	P		
Sexually Oriented Businesses (SOB)							P		P		
Smoke Shop							C				
Storage Units, Climate Controlled Indoor		P	P	P			P				
Storage Units, Outdoor Access [See Sec.12.130-A]			C				C				
Storage, Vehicles [See Sec.12.130-A]			C				C				
Trades Shop	P	P	P	P			P	P			
Towing and Impound Yard [See Sec. 12.130-G]							C				
Unoccupied Structures	C	C	C	C	C	C	C	C	C	C	C
Veterinary Office	P	P	P	P	P	P	P	P			
MANUFACTURING											
Cabinet and Woodworking Shop			C				P				

Notes:
P = Uses allowed as a Permitted Use.
P[1]= 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[2]= Allowed provided there is remaining density as allocated per Map 05.010 Maximum TOD and Mixed Use Density Map.
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 15or 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.

Agenda Item No: 18

City Council Agenda Item Report

Meeting Date: March 26, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #20-2024 a Development Code Amendment to Table 05-030-B Nonresidential Zones, removing the Trades Shop use to be consistent with Chapter 39, Definitions.

Suggested Action:

Attachments:

CC Staff Report Trade Shops Development Code Amendment 02.27.24.docx

Development Code Amendment DRC 1.24.24.docx

Ord 20-2024.docx

Trade Shops Development Code Amendment 01.24.24.pdf

TRADE SHOPS DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	March 26, 2024
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	January 24, 2024
Date of Planning Commission Review	February 8, 2024

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

REPORT ANALYSIS

Staff recommends a Development Code Amendment to Table 05-030-B of the Development Code. Specifically, staff recommends the removal of the Trades Shop use to be consistent with Chapter 39, Definitions of the Development Code.

When Chapter 39 of the Development Code was updated last year, the Trades Shop definition was eliminated because Planning Staff felt that it was very similar to several definitions that were more specific, including Construction Service, Artisan Shop, and School-Vocational. The decision was made then to let those more specific uses remain and to remove Trades Shop.

However, during the comprehensive update the needed change to the Table of Uses was overlooked until recently when someone asked how we defined Trades Shop.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on February 8, 2024. The minutes and motion from this meeting are as follows:

2.3) Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Table 05-030-B Nonresidential Zones, removing the Trades Shop use to be consistent with Chapter 39, Definitions.
Jacob Curtis presented information on the item.

Commission Chair Jackson opened and closed the public hearing.

Motion: Commissioner Everett moved to recommend approval of **Lehi City's request for review of a Development Code amendment to Table 05-030-B Nonresidential Zones, removing the Trades Shop use to be consistent with Chapter 39, Definitions;** including the findings stated in the report**.** Commissioner Lockhart seconded.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Roberts, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

Trade Shops Development Code Amendment
DRC Redline Comments

*Lehi City – requests review of a **Development Code amendment** to Table 05-030-B Nonresidential Zones, removing the Trades Shop use to be consistent with Chapter 39, Definitions.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob
Representatives of the Applicant Present: None
Date of Plans Reviewed: 1/16/2024

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 8, 2024.

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

ORDINANCE NO: 20-2024

AN ORDINANCE AMENDING LEHI CITY DEVELOPMENT CODE TABLE 05-030-B

WHEREAS, it has become necessary to amend Table 05-030-B of the Lehi City Development Code; and

WHEREAS, this amendment seeks to improve consistency with Chapter 39 of the Code by removing Trade Shops from the Table of Uses; and

WHEREAS, following a public hearing on February 8, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on March 26, 2024, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of February 8, 2024, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Table 05-030-B of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Table 05-030-B of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 20 -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of March 2024.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

153 North 100 East
Lehi, UT 84043
Office 385.201.1030
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January 18, 2024

Narrative –Table 05-030-B Development Code Amendment

The Planning Division is proposing a Development Code Amendment to Table 05-030-B of the Development Code. Specifically, we are proposing the removal of the Trades Shop use to be consistent with Chapter 39, Definitions of the Development Code.

When Chapter 39 of the Development Code was updated last year, the Trades Shop definition was eliminated because Planning Staff felt that it was very similar to several definitions that were more specific, including Construction Service, Artisan Shop, and School-Vocational. The decision was made then to let those more specific uses remain and to remove Trades Shop. However, during the comprehensive update the needed change to the Table of Uses was overlooked until recently when someone asked how we defined Trades Shop.

We believe this will help clarify the interpretation of the Code by removing a use with no definition.

Please contact the Planning Division if you have any questions.

Thank you,

Jacob Curtis, AICP
Planner 3

USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding			C				C		C		C
Pawn Shops (see Sec. 12.130 F)		P	P				P				
Personal Services	P	P	P	P		P	P	P			
Pet Grooming Facility	P	P	P	P			P	P			
Pharmacy	P	P		P		P		P			
Plant Nursery	P	P	P	P			P	P			
Portable Storage Container [See Sec. 12.130-D]	P	P	P	P	P	P	P	P	P	P	P
Portable Storage Container Sales [See Sec. 12.130-D]			C				C				
Research and Development Facilities		P	P			P	P		P		
Restaurant	P	P	P	P	P	P	P	P	P		P
Retail Facilities and Services accessory to a principal use	P	P	P	P	P	P	P	P	P		P
Retail Sales, General		P	P	P	P	P	P	P			P
Schools - Vocational and Technical		P	P	P	P	P	P	P	P		
Sexually Oriented Businesses (SOB)							P		P		
Smoke Shop							C				
Storage Units, Climate Controlled Indoor		P	P	P			P				
Storage Units, Outdoor Access [See Sec.12.130-A]			C				C				
Storage, Vehicles [See Sec.12.130-A]			C				C				
~~Trades Shop~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~			
Towing and Impound Yard [See Sec. 12.130-G]							C				
Unoccupied Structures	C	C	C	C	C	C	C	C	C	C	C
Veterinary Office	P	P	P	P	P	P	P	P			

Notes:
P = Uses allowed as a Permitted Use.
P[1]= 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[2]= Allowed provided there is remaining density as allocated per Map 05.010 Maximum TOD and Mixed Use Density Map.
P[3]= 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 15or 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.