Lehi City Council Meeting
Agenda
June 11, 2024

6:00 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 6:00 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. PARC Tax Committee Recommendation Presentation

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Lehi Round-Up Rodeo Royalty Presentation

3. 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.)

4. Consent Agenda

   4.1. Approve Minutes from the City Council Meetings.

   4.2. Approve Purchase Orders
   PO Index.docx

PO Road Projects.pdf

Regular Agenda

5. Consideration of Resolution #2024-35 approving the allocation of PARC Tax funds for the recreation and cultural facilities and cultural organizations within Lehi City.
   Petitioner: Lehi City
   Res 2024-35.docx
   Grant Request - Application Summaries.pdf
   Grant Request - Committee Recommendation.pdf

6. Fiscal Year 2024 Budget Amendment
   a. Public Hearing.
   b. Consideration of Resolution #2024-32 amending the Budget for the City of Lehi for Fiscal Year 2024 (July 1, 2023- June 30, 2024).

   Petitioner: Lehi City
   Res 2024-32.doc
   Budget Adjustment #3.docx

7. Consideration of Resolution #2024-31 proposing a Tax Rate for the City of Lehi for Fiscal Year 2025 (July 1, 2024- June 30, 2025)
   Petitioner: Lehi City
   Resolution-Certified Tax Rate FY2025.docx

8. Consideration of Resolution #2024-34 amending the Lehi City Employee Policy Manual by adding bilingual compensation.
   Petitioner: Lehi City
   Res 2024-34.docx
   Bilingual Pay Stipend - DRAFT.docx

9. Consideration of Resolution #2024-33 granting CentraCom a Nonexclusive Franchise to operate a Telecommunications Network in Lehi City.
   Petitioner: Lehi City
   Res 2024-33.docx
   Agreement-Telecommunications Franchise (CentraCom June 2024).docx

10. Consideration of Resolution #2024-36 approving a relocation exchange agreement with Dominion Energy for the Family Park area.
    Petitioner: Lehi City
    Res 2024-36.docx
    Agreement-Dominion Relocation Exchange.docx

11. Consideration of Preliminary subdivision approval for the Skye Plat C, a residential

development including 369 single family and 228 twin homes units located at approximately Highland Boulevard and Isle of the Skye Way.
Petitioner: DR Horton
CC Staff Report Skye Preliminary Plat C Subdivision 06.11.24.docx
Skye Preliminary Plat C DRC 5.1.2024.docx
Skye Preliminary Plat C Plans.pdf
Skye Preliminary Plat C Narrative.pdf
Skye Land Use Plan Area.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

12. Consideration of Final subdivision approval for the Lehi Brownstones Subdivision, a 6-lot residential development located at 484 West 380 North.
Petitioner: Mark Hampton
CC Staff Report Lehi Brownstones Final Subdivision 06.11.24.docx
Lehi Brownstones Final Subdivision DRC 5.29.2024.docx
Brownstones aerial.pdf
Brownstones GP.pdf
Brownstones Zoning.pdf
Lehi Brownstones Final Subdivision DRC 05.29.24.pdf

13. Consideration of Ordinance #40-2024 approving Development Code Amendments to Chapter 11 and Figure 15, clarifying the approval process for two-lot subdivisions and bonding requirements.
Petitioner: Lehi City
CC Staff Report Ch 11 & Figure 15 Development Code Amendment 06.11.24.docx
Ch 11 & Figure 15 Development Code Amendment DRC 5.1.2024.docx
Ordinance -Chapter 11 & Figure 15 Development Code Amendment 06.11.24.docx
Ch 11 & Figure 15 Development Code Amendment DRC 05.01.24.pdf
Chapter-11-Bonding Requirements.pdf

14. Consideration of Ordinance #41-2024 a Development Code Amendment to Chapter 26 , updating various provisions including the ADU driveway length requirements and clarifying the development process.
Petitioner: Lehi City
CC Staff Report Chapter 26 Development Code Amendment 06.11.24.docx
Ordinance Chapter 26 Development Code Amendment 06.11.24.docx
Ch26AccessoryUses - driveway width detached ADU - DRC comments.pdf
Chatper 26 Driveways ADU's DRC 5.8.2024.docx

15. Consideration of Ordinance #42-2024 an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, updating the ADA standards.

Petitioner: Lehi City
CC Staff Report Design Standards Access Management ADA update 06.11.24.docx
Design Standards Access Management Amendment DRC 5.15.2024.docx
Ordinance -Design Standards Update ADA and Cul-de-sac 06.11.24.docx
Design Standards ADA Update DCA 2.pdf

16. Consideration of Ordinance #43-2024 an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, adding Section 2.05 for access management requirements.
Petitioner: Lehi City
CC Staff Report Design Standards Access Management Section 2.05 update 06.11.24.docx
Design Standards Access Management Amendment DRC 5.15.2024.docx
Lehi Design Standards Access Managment - 05.23.24.pdf
Ordinance -Design Standards Update Section 2.05 06.11.24.docx

17. Consideration of Ordinance #44-2024 a Development Code Amendment to Chapter 23 Signs, to include property address signs as being exempt from the sign regulations.
Petitioner: Lehi City
CC Staff Report Development Code Amendment.docx
Chapter 23- Signs DRC 3.6.2024.docx
Ordinance Chapter 23 Address Signs Development Code Amendment 06.11.2024.docx
Ch 23 Signs DCA 2.pdf

18. Consideration of approving updates to the Lehi Stormwater Management Plan.
Petitioner: Lehi City
Lehi SWMP Draft with Figures.pdf
Lehi Stormwater Management Plan DRC 5.22.2024.docx

19. Consideration of Ordinance #45-2024 a Development Code Amendment to Table 37.080 Parking, updating Short Term Rental parking requirements.
Petitioner: Lehi City
CC Staff Report Table 37.080 Development Code Amendment.docx
Ch. 37 Table- STR Parking DRC 4.17.2024.docx
Narrative and Amendment.pdf
Ordinance Table 37.080 STR Parking Development Code Amendment 06.11.2024.docx

20. Consideration of Ordinance #46-2024 a Development Code Amendment to Chapter 35, Community Forestry, clarifying the City's regulations for both private and public trees.
Petitioner: Lehi City
CC Staff Report Community Forestry Amendment 06.11.24.docx
Chapter 35 Community Forestry DRC 5.08.24.docx
Ordinance Chapter 35 Community Forestry Development Code Amendment 06.11.2024.docx
narrative.docx

Chapter-35-Community-Forestry RT.pdf

21. Consideration of Ordinance #47-2024 repeal of Title 8 Chapter 5 Trees in the Lehi Municipal Code.

22. 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: June 11, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
PARC Tax Committee Recommendation Presentation

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Lehi Round-Up Rodeo Royalty Presentation

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the City Council Meetings.

Suggested Action:

Attachments:

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.docx

PO Road Projects.pdf

LEHI CITY
CITY COUNCIL AGENDA
June 11, 2024

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Balance (before PO)
Staker Parson	Road Projects	$1,780,000.00	$2,554,626.00

LEHI CITY PURCHASE REQUISITION REQUEST

Supplier

Name Staker Parson Materials & Construction
Street 89 West 13490 South
City Draper **State** UT
Zip 84020 **Telephone** 801-871-6632

Vendor Dean Lundell

Date June 5, 2024

Engineering — **Requesting Department**

See below — **Department Account Numbers**

Department Head Signature

Quantity	Unit	Materials and Description		Price	Total
1	LS	300 West 400 North Widening	49-70-70-130	$130,000.00	$130,000.00
1	LS	1100 West Main Street Widening	49-70-70-130	$100,000.00	$100,000.00
1	LS	600 West State Widening	32-70-70-246	$150,000.00	$150,000.00
1	LS	Road Construction Projects (Road Tax)	11-50-20-004	$1,400,000.00	$1,400,000.00
		Mill & Overlays			
		Rebuild roads with asphalt and other improvements			
		Widen roads			
					$1,780,000.00

JUSTIFICATION:
This is part of the multi-year Roads Project with Staker.
Their work to date has been acceptable.
The 300 West 600 West and 1100 West Rds need to be widened.
The Road repair/construction projects need to be done this year.

PRICE DETERMINATION	
Verbal Quote	
Informal Bid	
Written Bid	x
State Bid	
Other	

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-35 approving the allocation of PARC Tax funds for the recreation and cultural facilities and cultural organizations within Lehi City.

Suggested Action:

Attachments:

Res 2024-35.docx

Grant Request - Application Summaries.pdf

Grant Request - Committee Recommendation.pdf

RESOLUTION NO. 2023-38

A RESOLUTION APPROVING THE ALLOCATION OF PARC TAX FUNDS FOR RECREATION AND CULTURAL FACILITIES AND CULTURAL ORGANIZATIONS WITHIN LEHI CITY

WHEREAS, on November 2, 2021, Lehi City voters approved a 1/10th of 1% increase in the local sales and use tax as a means of enhancing the funding for recreation and cultural facilities and cultural organizations within Lehi City; and,

WHEREAS, to decide how funds generated by the PARC tax should be distributed, the City Council has received recommendations from city staff and from the Lehi City Parks, Arts, Recreation, and Culture (PARC) Advisory Committee;

WHEREAS, on June 13, 2023, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) the recommendations received by city staff and the PARC Advisory Committee should be adopted; and ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

1. The funding recommendations from city staff and the PARC Advisory Committee shown on Exhibit A are hereby approved.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 13th day of June, 2023.

LEHI CITY

_____
Mark Johnson, Mayor

ATTEST

_____
Teisha Wilson, City Recorder

GRANT REQUESTS – APPLICATION SUMMARIES

Organization	Request	Organization or Facility Grant?	Description of Request	Requested Amount
Alpine Community Theater (ACT)	Production of Seussical	Organization	Produce and present the musical production of Seussical July 12-22, 2024 involving adults, teens and children ages 8-88 and providing uplifting family-friendly musical theater experiences and entertainment to Lehi residents.	$ 48,990
Alpine Community Theater (ACT)	Production of A Christmas Carol – the Musical	Organization	Produce and present the musical production of A Christmas Carol December 9-18, 2024 involving adults, teens and children ages 8-88 and providing uplifting family-friendly musical theater experiences and entertainment to Lehi residents.	$ 47,489
Alpine Community Theater (ACT)	Trailer for ACT	Organization	Purchase a 7' by 14' Echo Trail with Security features and boot plus applicable insurance needed.	$ 3,520
Arctic Rescue	Arctic Rescue WinterFest: A Celebration of Winter	Organization	Organize and host the Arctic Rescue WinterFest: A Celebration of Winter Arts, Culture, and Sled Dog Heritage event, encompassing expenses such as venue rental, equipment, marketing, entertainment, and logistical arrangements.	$ 5,000
Harrington Center for the Arts	Chalk It Up 2024	Organization	Chalk It Up is Utah's largest chalk art festival held on the Adobe Lehi Campus to create an impactful two-day event that will bring together close to 150 amateur and professional chalk artists to transform the sidewalks into a captivating one-of-a-kind arts experience.	$ 34,130
Harrington Center for the Arts	Chalk It Up 2025	Organization	Chalk It Up is Utah's largest chalk art festival held on the Adobe Lehi Campus to create an impactful two-day event that will bring together close to 150 amateur and professional chalk artists to transform the sidewalks into a captivating one-of-a-kind arts experience.	$ 56,962.36
Hutchings Museum	Education and Event Outreach Coordinator	Organization	Pay wages for an Education/Event coordinator to create content for in-house activities, events, and field trips, and printing material for programs, and create outreach programs (present information to offsite locations, schools, homes, libraries etc.)	$ 45,000
Hutchings Museum	Collection Storage and Security	Organization	Cover the cost of security and storage for artifacts and specimens that are not stored at the museum.	$ 8,000

Organization	Request	Organization or Facility Grant?	Description of Request	Requested Amount
Hutchings Museum	Display Case Updates	Facility	Upgrade plated glass fronts of cases to clear acrylic for safety and better visibility of artifacts.	$ 15,000
Just for Kids of Utah County, Inc.	The Curtis Center for Arts and Education Gymnasium Upgrades	Facility	Enhancement of The Curtis Center for Arts and Education artistic capabilities through stage backdrop projection, gymnasium acoustics, and sound projection.	$ 92,993.62
Lehi Area Music Association	Lehi Silver Band Performance and Rehearsal Space	Organization	Acquire a trailer for storage and transport of its instruments and ancillary equipment.	$ 9,000
Lehi Area Music Association	Lehi Silver Band Trailer	Organization	Provide funding for rental of larger rehearsal and performance space than the band currently has.	$ 2,700
Lehi City Arts Council	Show Royalties and Set Building	Organization	Purchase the show rights and set building for 10 different shows to continue to provide quality shows for the community to enjoy.	$ 32,823.85
Lehi City Arts Council	New Computers for Graphic Arts Classes	Organization	Purchase new computers for our graphic arts class students to use to learn how to do graphic arts.	$ 5,097
Lehi City Arts Council	Finding Nemo Kids and Jr. Puppet Rental	Organization	Rent puppets and costumes from professional props and costume shop for the Finding Nemo show for our kids workshop.	$ 2,962.50
Lehi City Arts Council	New LED Sign	Facility	Replace old sign in front of building with a new LED sign to advertise multiple events.	$ 59,502
Lehi City Arts Council	New Light Board for the Theater	Organization	Purchase a new light board to replace the old light board that no longer supported and cannot receive updates.	$ 7,087.50
Lehi City Arts Council	New Work and House Lights for the Theater	Facility	Put in new work and house lights to light the whole stage to allow for people to find seats for shows and to use while building sets and conducting rehearsals.	$ 7,189.20
Lehi City Arts Council	Electrical Work for New Work Lights and House Lights	Facility	Install the work and house lights by a licensed electrician. An electrician will be needed to come and install the lights, new breakers, conduit, and remove the old house lights.	$ 9,541.21

Organization	Request	Organization or Facility Grant?	Description of Request	Requested Amount
Lehi Historical Society and Archives	Subscription Fee for Collections Management System	Organization	Pay for vendor-hosted collections management system subscription fee used to digitally assign titles, subjects, addresses, names, descriptions, dates, images, and locations to every item and collection.	$ 5,418
Lehi Historical Society and Archives	New Website to Feature the Lehi Historical Marker Program, Online Library, and Lehi Heritage Day	Organization	Creation of a new website to highlight the new PARC-funded Lehi Historical Marker Program, the Lehi Historical Society's online library, and our city-sponsored Lehi Heritage Day.	$ 8,960
Lehi Historical Society and Archives	Part-time Administrative Assistant	Organization	Hire a part-time administrative assistant to ensure that two people are trained to run, understand the process of, and work with the volunteers of the Historical Society.	$ 18,000
Lehi Historical Society and Archives	Lehi Historical Marker Program Map Brochure	Organization	Create and print a tourist/visitor map brochure that advertises the Lehi Historical Marker Program that will be distributed through Utah by way of hotel brochure racks.	$ 27,750
One Voice Children	One Voice Children's Choir Operating Expense	Organization	Assist in covering the operating expenses for the One Voice Children's Choir – one of the leading choral programs for youth in the world.	$ 35,000
One Voice Children	One Voice Children – Recording Studio Microphones and Headphones	Organization	Purchase a set of equipment including 10 headphones and 2 professional recording microphones and mic stands.	$ 9,800
Thanksgiving Point Institute	Thanksgiving Point: Jurassic Hall Exhibit Barriers	Organization	Install barriers to protect the exhibits on display at the Mountain American Museum of Ancient life (MAMAL).	$ 200,000
Utah Foster Care	Chalk Art Festival	Organization	Provide a free chalk art festival that is open to the public while works for art are created on asphalt.	$ 20,000
Wasatch Contemporary Dance Company	"In the Round" Contemporary Dance Performance at Unique Venue	Organization	Create a professional contemporary dance performance with audience seated on all sides of the performers, bringing patrons a fully 3-dimensional art experience.	$ 8,000

Organization	Request	Organization or Facility Grant?	Description of Request	Requested Amount
Wrap the World with Quilts, Inc.	Lehi Heritage Day Quilting Workshop	Organization	Host a service project for Lehi Heritage Day in September 2024, in which the Lehi community can come together and create fleece blankets for refugees and those in need.	$ 4,678.50
Wrap the World with Quilts, Inc.	Community Workspace Expansion	Organization	Add an additional 361 square feet of workshop space at the current headquarters, which will be utilized for community outreach and gathering, sewing days, classes, and presentations.	$ 12,150
Wrap the World with Quilts, Inc.	Add Sewing Center to Expansion Space	Organization	Increase the sewing space and opportunity for volunteers to complete quilts, attend classes, and provide therapy for refugees within the community.	$ 4,913
Wrap the World with Quilts, Inc.	Monthly Operating Expenses for One Year	Organization	Fund one year of operating expenses to assist with keeping the office and workshop operating, and for supplies to continue to make quilts, process quilt donations, and ship to those in need.	$ 75,094

GRANT REQUESTS – PARC COMMITTEE RECOMMENDATION:

Organization	Request	Req. Amount	Rec. Amount
Alpine Community Theater	Production of Seussical	$48,990	**$ -**
	Production of A Christmas Carol – the Musical	$47,489	**$ -**
	Trailer for ACT	$3,520	**$ -**
Arctic Rescue	Arctic Rescue WinterFest: A Celebration of Winter Arts, Culture, and Sled Dog Heritage	$5,000	**$ -**
Harrington Center for the Arts	Chalk It Up 2024	$34,130	**$17,696.06**
	Chalk It Up 2025	$56,962.36	**$17,696.06**
Hutchings Museum	Education and Event Outreach Coordinator	$45,000	**$45,000**
	Collection Storage and Security	$8,000	**$8,000**
	Display Case Updates	$15,000	**$15,000**
Just for Kids of Utah County, Inc.	The Curtis Center for the Arts and Education Gymnasium Upgrades	$92,993.62	**$92,993.62**
Lehi Area Music Association	Lehi Silver Band Trailer	$9,000	**$9,000**
	Lehi Silver Band Performance and Rehearsal Space	$2,700	**$2,700**
Lehi City Arts Council	Show Royalties and Set Building	$32,823.85	**$32,823.85**
	New Computers for Graphic Arts Classes	$5,097	**$5,097**
	Finding Nemo Kids and Jr. Puppet Rental	$2,963	**$ -**
	New LED Sign	$59,502	**$ -**
	New Light Board for the Theater	$7,087.50	**$7,087.50**
	New Work and House Lights for the Theater	$7,189.20	**$7,189.20**
	Electrical Work for New Work and House Lights	$9,541.21	**$9,541.21**
Lehi Historical Society and Archives	Subscription Fee for Collections Management System	$5,418	**$5,418**
	New Website to Feature the Lehi Historical Marker Program, Online Library, and Lehi Heritage Days	$8,960	**$8,960**
	Part-time Administrative Assistant	$18,000	**$18,000**
	Lehi Historical Marker Program Map Brochure	$27,750	**$ -**
One Voice Children	One Voice Children's Choir Operating Expense	$35,000	**$ -**
	One Voice Children's – Recording Studio Microphones and Headphones	$9,800	**$ -**
Thanksgiving Point Institute	Thanksgiving Point: Jurassic Hall Exhibit Barriers	$200,000	**$200,000**
Utah Foster Care Foundation	Chalk Art Festival	$20,000	**$ -**
Wasatch Contemporary Foundation	"In the Round" Contemporary Dance Performance at Unique Venue	$8,000	**$8,000**
Wrap the World with Quilts, Inc.	Lehi Heritage Day Quilting Workshop	$4,678.50	**$4,678.50**
	Community Workspace Expansion	$12,150	**$12,150**
	Add Sewing Center to Expansion Space	$4,913	**$4,913**
	Monthly Operating Expenses for One Year	$75,094	**$18,056**

Total Requested Amount:	$ 922,751.74	**Number of Applications Received:**	32
Total Funding Available:	$ 550,000	**Total Fully Funded Applications:**	19
Total Recommended Amount:	$ 550,000	**Total Partially Funded Applications:**	3
Total Rollover for Next Year:	$ 0	**Total Non-funded Applications:**	10

REASONING FOR VARIATIONS BETWEEN REQUESTED & RECOMMENDATION AMOUNTS:

The PARC Committee is recommending fully funding 19 applications and partially funding 3 applications for this year's Cultural Organization and Recreation/Cultural Facility Grants. The committee determines their recommendations by reviewing each application in reference to the PARC Tax Policy and the PARC Committee scoring criteria. The scoring criteria includes four weighted categories: local impact, community need, capacity and funding, and measurable outcomes. While the committee recognizes the benefits of all 32 applications, due to limited funding available the committee has recommended the following variations between requested and recommended amounts:

Alpine Community Theater

The PARC Committee is recommending not funding the three applications from the Alpine Community Theater (production of Seussical; production of A Christmas Carol; and trailer). This recommendation is due to the committee's assessment that the projects did not have a large local impact for Lehi City as the theater practices and shows would all occur outside of Lehi City. The PARC Tax Policy Section 5.9.1. and 5.10.1 states that "priority will be given to organizations who manage and are located in Lehi City". Because the organization is not managed or located within Lehi City, the PARC Committee scored the organization low in the Local Impact category. The lower overall score made the applications a lower funding priority as other applications received higher scores and thus received higher funding priority. Due to the low score and limited funding availability, the committee does not recommend funding.

Arctic Rescue

The PARC Committee is recommending not funding the application from Arctic Rescue (Arctic Rescue WinterFest). This recommendation is due to the committee's assessment that the organization did not meet the definition of Cultural Organization from the PARC Tax Policy Section 2.5. This section states that a cultural organization is "a private nonprofit organization or institution having its primary purpose the advancement and preservation of: (1) natural history; (2) art; (3) music; (4) theater; (5) dance; or (6) cultural arts, …" While the committee recognizes that the application is for an event located in Lehi City that promotes natural history, the organization's primary mission is related to the adoption of arctic dogs. Due to the organization not meeting the requirements listed in the PARC Policy for Cultural Organizations, the committee does not recommend funding.

Harrington Center for the Arts

The PARC Committee is recommending partially funding the two applications from Harrington Center for the Arts (Chalk It Up 2024 and Chalk It Up 2025). While the committee recognizes that these events are located in Lehi City and do draw community members together for arts and culture, the committee did not score the applications as high in the local impact category due to the organization not being managed or located within Lehi City (PARC Tax Policy Section 5.9.1). The lower score resulted in the recommendation for partial funding as other applications received higher scores and thus received higher funding priority. The committee did recommend to partially fund the events because the committee did see the events as having a good impact towards bringing arts and culture to Lehi City. The committee has listed a recommendation of $17,696.06 per event; however, the committee would like to recommend that the City Council provide flexibility to the organization to use the total funds of $35,392.12 as needed for each event.

Lehi Arts Council

The committee is recommending to fully fund five applications (show royalties and set building; new computers for graphic arts classes; new light board for the theater; new work and house lights for the theater; and electrical work for the new work lights and house lights) for a total of $61,738.76 as these projects were the highest priority for the Arts Council. While the committee recognizes the need for the remaining two projects (puppet show and LED sign), the committee scored the remaining applications as low for capacity and funding because the Arts Council indicated that they were lower priority and could be completed at a future date. The lower overall score made the applications a lower funding priority as other applications received higher scores and thus received higher funding priority. The committee did not recommend funding these projects due to limited funding availability and the lower priority of these projects to the Arts Council.

Lehi Historical Society and Archives

The committee is recommending fully funding three applications (subscription fee, new website, and part-time administrative assistant) for a total of $32,378 as these projects were the highest priority for the Historical Society. The committee has some hesitation about recommending funding for the Historical Marker Program brochures due to the historical markers project not being completed for another few years. In addition, there were some concerns about the ability to do the project if the locations of the markers have not been finalized. The committee recognizes the impact that the marker project will have on the community and the committee recommends that the organization consider reapplying the brochure in future years after the locations have been finalized and more markers have been constructed.

One Voice Children

The PARC Committee is recommending not funding the two applications from the One Voice Children (operating expense and recording studio microphones/headphones). This recommendation is due to the committee's assessment that the projects did not have a large local impact for Lehi City as the music practices, recording studio, and shows would all occur outside of Lehi City. The PARC Policy Section 5.9.1. and 5.10.1 states that "priority will be given to organizations who manage and are located in Lehi City". Because the organization is not managed or located within Lehi City, the PARC Committee scored the organization low in the Local Impact category. The lower overall score made the applications a lower funding priority as other applications received higher scores and thus higher funding priority. Due to the low score and limited funding availability, the committee does not recommend funding.

Utah Foster Care Foundation

The PARC Committee is recommending not funding the application from Utah Foster Care Foundation (chalk art festival). This recommendation is due to the committee's assessment that the organization did not meet the definition of Cultural Organization from the PARC Tax Policy Section 2.5. This section states that a cultural organization is "a private nonprofit organization or institution having its primary purpose the advancement and preservation of: (1) natural history; (2) art; (3) music; (4) theater; (5) dance; or (6) cultural arts, …" While the committee recognizes that the application is for an event located in Lehi City that promotes art, the organization's primary mission is related to foster care. Due to the organization not meeting the requirements listed in the PARC Policy for Cultural Organizations, the committee does not recommend funding.

Wrap the World with Quilts, Inc.

The PARC Committee is recommending fully fund three applications (Heritage days quilting workshop, workspace expansion, sewing center in expansion space) for a total of $21,741.50. In addition to fully funding those projects, the committee is recommending partially funding the monthly operating expenses for one year. The committee has recommended funding the application for $18,056. This amount would cover the organization's costs to carry out the projects of the organization for a year, but not the administrative staff salaries. While salaries are a valid use of PARC Grant funds, this application is being recommended to be partially funded due to the limited funding availability and the lower score of this application compared to the other applications received. The total recommended funding amount for Wrap the World with Quilts with the four applications is $39,797.50.

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Fiscal Year 2024 Budget Amendment
a. Public Hearing.
b. Consideration of Resolution #2024-32 amending the Budget for the City of Lehi for Fiscal Year 2024 (July 1, 2023- June 30, 2024).

Suggested Action:

Attachments:

Res 2024-32.doc

Budget Adjustment #3.docx

LEHI CITY

RESOLUTION NO. 2024-32

A RESOLUTION AMENDING THE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2024 (JULY 1, 2023 – JUNE 30, 2024).

WHEREAS, the City of Lehi has previously adopted a budget for Fiscal Year 2024; and

WHEREAS, for the purpose of amending the Fiscal Year 2024 Budget, a public hearing was scheduled and notice thereof published in the Daily Herald, a newspaper of general circulation in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

WHEREAS, a public hearing was duly held at the time and place provided in said notice; and

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

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

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lehi, Utah;

Section 1. General Fund Budget. (See attachment A)

Section 2. Revenues in Excess of Amounts Anticipated. Any revenues received in excess of the amounts anticipated to cover current expenditures shall be applied as per attachment A:

Section 3. This resolution shall take effect immediately upon its adoption.

Approved and Adopted by the City Council of Lehi City this 11th day of June, 2024.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder



ANNUAL OPERATING AND CAPITAL BUDGET

Budget Amendment #3

FISCAL YEAR 2023-2024

Lehi City
Budget Amendment #3
Fiscal Year 2023-24
June 2024

Amendment 3a – Police Training Grant

- Grant funded training specific for Police Officers.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General	Police – Travel/Training	65,550	8,000	73,550	Grants

Amendment 3b – North Pointe Landfill Services

- North Point landfill increased rates. The adjustment is necessary to fund services provides through June 2024.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Garbage	Operations/Ton per Month	1,054,747	30,000	1,084,747	Fund Balance

Amendment 3c – Market Wage Adjustments

- Salary adjustments to market are budgeted in nondepartmental expenses. These adjustments need to be assigned to specific departments.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General	Police Wages	6,697,756	120,000	6,877,756	Market Adjustment
General	Fire Wages	5,384,718	60,000	5,444,718	Market Adjustment

Amendment 3d – CWP Water Purchases

- Costs for water access rights are acquired from Central Utah Water Conservancy District. These costs are paid back to the City by development.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Water	CWP Water Purchase	2,159,200	8,000,000	10,159,200	Development

Amendment 3e – Fiber Network Operator Expense

- The City outsources the operation and monitoring of its fiber system. These costs are funded through the payment of system user fees.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Fiber	Network Operations	0	120,000	120,000	System Revenues

Amendment 3f – RDA Distributions

- RDA distributions are determined by the amount of increment generated. These two areas generated more increment than anticipated. Therefore, the distribution was larger than budgeted.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Xactware RDA	Increment Distribution	315,250	50,000	365,250	Increment
Adobe RDA	Increment Distribution	629,978	565,000	1,194,978	Increment

Amendment 3g – City Insurance and Claims Expense

- Significant, unanticipated claims occurred during the year. Workers compensation insurance adjusted to actual expenditures based on rates and wages.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Risk Management	Litigation Claims	40,000	250,000	290,000	Fund Balance
Risk Management	Insurance Expense	1,157,500	50,000	1,207,500	Fund Balance

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-31 proposing a Tax Rate for the City of Lehi for Fiscal Year 2025 (July 1, 2024- June 30, 2025)

Suggested Action:

Attachments:

Resolution-Certified Tax Rate FY2025.docx

LEHI CITY

RESOLUTION NO. 2024-31

A RESOLUTION PROPOSING A TAX RATE FOR THE CITY OF LEHI FOR FISCAL YEAR 2025 (JULY 1, 2024 – JUNE 30, 2025)

WHEREAS, in order to fund government operations, the City levies property taxes sufficient to meet expenses;

WHEREAS, the City is required to provide the Utah State Tax Commission and Utah County notice of its proposed tax rate in order to properly levy the tax;

WHEREAS, the City is proposing a tax rater higher than the certified rate;

WHEREAS, Utah law requires a public hearing prior to the adoption of a rate exceeding the certified tax rate;

WHEREAS, the date for the public hearing is set for August 20, 2024;

WHEREAS, on June 11, 2024, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the proposed tax rate; 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;

PART I:

Proposed Tax Rate. A tax rate of _____ is hereby proposed for the City of Lehi for Fiscal Year 2025 (July 1, 2024 – June 30, 2025)

PART II:

This resolution shall take effect immediately upon its adoption.

Approved and Adopted by the City Council of Lehi City this 11th day of June, 2024.

ATTEST:

_____ _____

Mayor Mark Johnson, Mayor

Teisha Wilson, City Recorder

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-34 amending the Lehi City Employee Policy Manual by adding bilingual compensation.

Suggested Action:

Attachments:

Res 2024-34.docx

Bilingual Pay Stipend - DRAFT.docx

RESOLUTION NO. 2024-34

A RESOLUTION AMENDING THE LEHI CITY EMPLOYEE POLICY MANUAL BY ADDING SUBSECTION 15 BILINGUAL PAY DIFFERENTIAL TO SECTION III: COMPENSATION POLICIES, SUBJECT: EMPLOYMENT CLASSIFICATIONS/COMPENSATIONS

WHEREAS, Lehi City has adopted an Employee Policy Manual;

WHEREAS, Lehi City now desires to revise the provisions of the manual related to bilingual pay differential;

WHEREAS, on June 11, 2024, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds that: (i) The Lehi City Employee Policy Manual should be amended; 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 Lehi City Employee Policy Manual is hereby amended as shown on the attached Exhibits "A".

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City this 11th day of June, 2024.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit A

Exhibit B

Exhibit C

15. Bilingual Pay Differential.

The purpose of this policy is to offer Bilingual Pay Differential to employees who use non-English languages in their jobs, aiming to serve the community effectively. This policy outlines eligibility, procedures, and pay rates.

A. Eligibility and Procedures

1. Departments may request bilingual pay for an employee when the department demonstrates the need for bilingual skills in a specific language or languages. To be eligible to utilize this policy, the department should meet the following criteria regarding the second language:
    a. Must be used, or be ready to use in the department daily
    b. Must be able to assist other departments when requested
    c. Is critical to serving the community and residents
    d. Is essential to the successful performance of the daily functions of the department.
2. A Department Head may request bilingual pay for employees who will not use these skills on a daily basis, however the pay will be at the reduced amount.
3. Requests are submitted using a Request for Bilingual Pay form and require approval from the Department Head, City Administrator and Human Resource Director.
4. Continuation of Bilingual Pay: Periodically, the employee's supervisor shall determine if their employee(s) receiving bilingual pay continues to qualify for the stipend. Usually, this assessment happens once a year during the employee evaluation.
5. Bilingual pay will be discontinued if the following occur:
    i. Employee is reassigned to a different position which doesn't require bilingual pay.
    ii. The function of the position no longer requires bilingual pay.
    iii. Employees voluntarily withdraw from the program.
    iv. Multiple instances of employees not performing bilingual duties when called upon to do so.
    v. The Department Head requested to remove the bilingual designation from a position. Request will provide justification to Human Resources describing the reasons for the requested change.
6. Competency Standards: The employee must have taken and passed a bilingual fluency test within the past 2 years administered by an approved authority or approved by Department Head.
7. Language proficiency alone (fluency, reading, and writing testing) does not necessarily qualify an employee to translate written materials or to serve as a formal interpreter.

B. Compensation:

1. Pay differential rates will be based on two levels system. The amount is based on frequency using an approved second language for city services and purposes:
    a. Level 1 - On a consistent basis uses a second language less frequently or multiple times during a month: $15.00 per pay period.
    b. Level 2 – On a consistent basis, uses a second language daily or nearly daily: $30.00 per pay period.

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-33 granting CentraCom a Nonexclusive Franchise to operate a Telecommunications Network in Lehi City.

Suggested Action:

Attachments:

Res 2024-33.docx

Agreement-Telecommunications Franchise (CentraCom June 2024).docx

LEHI CITY

RESOLUTION 2024-33

A RESOLUTION GRANTING CENTRACOM A NONEXCLUSIVE FRANCHISE TO OPERATE A TELECOMMUNICATIONS NETWORK IN LEHI CITY PURSUANT TO A FRANCHISE AGREEMENT SPECIFYING CENTRACOM'S RIGHTS AND DUTIES UNDER THE FRANCHISE

WHEREAS, federal and state law, and Chapter 5.64 of the Lehi City Code, provide for the operation of a telecommunications network in the City of Lehi, Utah by franchise agreement; and,

WHEREAS, Lehi City and CentraCom desire to enter into a nonexclusive franchise agreement granting to CentraCom the right and privilege to operate a telecommunications network in Lehi, Utah; and,

WHEREAS, Lehi City and CentraCom have negotiated a nonexclusive franchise agreement setting forth CentraCom's rights and duties with respect to its operation of a telecommunications network in Lehi, Utah (a copy of which is attached hereto as "Exhibit A"); and,

WHEREAS, on the 11th day of June, 2024, the Municipal Council held a duly noticed public meeting to receive public comment and 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 Municipal Council, the Council finds: (i) that it should approve the attached Franchise Agreement and thereby grant to CentraCom a franchise to operate a telecommunications network in Lehi, Utah; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The attached Franchise Agreement between Lehi City and CentraCom is hereby approved; the mayor is authorized to execute the Agreement on behalf of Lehi City; and CentraCom is granted a franchise to operate a telecommunications network in Lehi, Utah, pursuant to the Franchise Agreement.

PART II:

This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City this 11th day of June, 2024.

ATTEST:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

LEHI CITY AND CENTRACOM
TELECOMMUNICATIONS FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT (hereinafter "Agreement") is entered into as of the _____ day of _____, 2024, by and between the City of Lehi, Utah (hereinafter "City"), a municipal corporation and political subdivision of the State of Utah, with principal offices at 153 North 100 East, Lehi, Utah, and CentraCom, a Utah limited liability company, (hereinafter "Company"), with its principal offices at 35 S State Fairview, Utah. City and Company are herein collectively referred to as “Parties” and separately as “Party”.

WITNESSETH:

WHEREAS, the Company desires to provide telecommunications services within the City and in connection therewith to establish a telecommunications network in, under, along, over and across present and future rights-of-way of the City, consisting of telecommunication lines, cables, and all necessary appurtenances (“System”); and

WHEREAS, Lehi City Code Title 8 Chapter 1 "Telecommunications Use of Rights-of-Way" provides for the use of the City’s rights of way for the installation, construction, and maintenance of systems in the City’s rights-of-way; and

WHEREAS, the City, in exercise of its management of public rights-of-way, believes that it is in the best interest of the public to provide the Company a nonexclusive franchise to operate a telecommunications network in the city.

WHEREAS, the City and Company have negotiated an arrangement whereby the Company may provide its services within the city pursuant to the terms and conditions outlined in this Agreement and in Lehi City Code Title 8 Chapter 1, and subject to the further reasonable regulation under its police and other regulatory power;

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the Parties contained herein, and for other good and valuable consideration, the City and the Company agree as follows:

ARTICLE 1
FRANCHISE AGREEMENT AND ORDINANCE

1.1 Agreement. Upon approval by the City Council and execution by the Parties, this Franchise Agreement shall be deemed to constitute a contract by and between the City and Company.

1.2 Ordinance. The City has adopted the Telecommunications Use of Rights-of-Way Ordinance which is and incorporated herein by reference. The Company acknowledges that it has had an opportunity to read and become familiar with the Telecommunications Use of Rights-of-Way Ordinance. The Parties agree that the provisions and requirements of the Telecommunications Use of Rights-of-Way Ordinance are material terms of this Agreement, and that each Party hereby agrees to be contractually bound to comply with the terms of the Telecommunications Use of Rights-of-Way Ordinance. The definitions in the Telecommunications Use of Rights-of-Way Ordinance shall apply herein unless a different or more specific meaning is indicated in this Agreement. Nothing in this Section shall be deemed to require the Company to comply with any provision of the Telecommunications Use of Rights-of-Way Ordinance which is determined to be unlawful or beyond the scope of the City's authority.

1.3 Ordinance Amendments. The City reserves the right to amend the Telecommunications Use of Rights-of-Way Ordinance at any time provided, however, that the City shall not enact any amendments to the Telecommunications Rights-of-Way Ordinance, except as set forth in Article 5 below, that will adversely impact Company without allowing Company thirty (30) days (or such longer time as Company reasonably requests in writing if thirty (30) days is insufficient) in which to comply with the amendment. The City shall give Company notice and an opportunity to be heard concerning any proposed amendments. If there is any inconsistency between Company's rights and obligations under the Telecommunications Use of Rights-of-Way Ordinance as amended and this Agreement, the provisions of this Agreement shall govern during its term. Otherwise, the Company agrees to comply with any such amendments.

1.4 Grant of Franchise. The Telecommunications Franchise provided hereby shall confer upon the Company the nonexclusive right, privilege, and franchise to install, repair, maintain, remove, operate, upgrade, abandon and replace its telecommunications system on the surface of, and any space above or below, any public right of way including, but not limited

to, public utility easements, utility strips, or rights of way dedicated for compatible uses present and future in the city in order to provide services. The franchise does not grant to the Company the right, privilege or authority to use easements granted to the City by private property owners for a specific purpose that does not expressly include a telecommunications system without Company receiving the express written permission of the private property owner; or to engage community antenna (or cable) television business; although, nothing contained herein shall preclude the Company from (i) permitting those with a cable franchise who are lawfully engaged in such business to utilize the Company's System within the City for such purposes, or (ii) from providing such service in the future if an appropriate franchise is obtained and all other legal requirements have been satisfied.

1.5 Grant Limited to Occupation. Nothing contained herein shall be construed to grant or convey any right, title, or interest in City's Public Ways to Company, nor shall anything contained herein constitute a warranty of title.

1.6 Licenses. The Company acknowledges that it has obtained the necessary approvals, licenses or permits required by federal and state law to provide telecommunication services consistent with the provisions of this Agreement and with the Telecommunications Rights-of-Way Ordinance.

1.7 Financial Capability. Company warrants that it has the financial capability to construct, maintain, and operate a telecommunications network and to otherwise comply with the provisions of this Agreement.

1.8 Relationship. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the Parties, and neither Party is authorized to, nor shall either Party act toward third persons or the public in a manner that would indicate any such relationship.

1.9 Pole Attachments/Conduit. The Franchise does not grant Company the right to use City poles, conduit, or other facilities. The use of such facilities shall be governed by a separate joint facilities agreement.

ARTICLE 2
FRANCHISE FEE

2.1 Franchise Fee. (a) For and in consideration of the Franchise, and as fair and reasonable compensation for the use by the Company of the City's Right-of-Way, the Company

agrees to pay an annual franchise fee of 3.5% of gross receipts (the "Franchise Fee"), an amount equal to the municipal telecommunications license tax (the "Municipal Telecommunications Tax") authorized pursuant to the Utah Municipal Telecommunications License Tax Act, Title 10, Chapter 1, Part 4, Utah Code Annotated 1953, as amended (the "Municipal Telecommunications Tax Act"), and imposed and levied pursuant to Utah State Code, Title 3, Chapter 10. Such Franchise Fee shall be calculated in the manner provided in the Municipal Telecommunications Tax Act, and shall be paid by the Company to the Utah State Tax Commission, as agent for the City under an Interlocal Cooperation Agreement by and among the City, the Utah State Tax Commission, and others, at the times and in the manner prescribed in the Municipal Telecommunications Tax Act, and any rules and regulations promulgated thereunder. All payments shall be made to the Utah State Tax Commission, whose current address is as follows:

Utah State Tax Commission
210 North 1950 West
Salt Lake City, Utah 84134

Payments are due to the Utah State Tax Commission within forty-five (45) days after receipt by Company. Interest will accrue on late payments at the rate of one and one-half (1 ½) percent per month until paid. Compliance by the Company with the terms and provisions of the Municipal Telecommunications Tax Act, and any rules and regulations promulgated thereunder, shall satisfy all requirements of this Agreement with respect to the calculation and payment of the Franchise Fee.

(b) The City and the Company agree to negotiate in good faith any amendments to this Agreement as shall be necessary to accommodate the change in the Franchise Fee, including payment provisions; provided such new or changed provisions shall conform substantially with the provisions contained in any permits held by other similarly situated companies.

(c) The Company represents to the City that one of the purposes for entering into this Agreement is to obtain authority to build and/or operate a network within the City to provide telecommunications services to customers within the City.

2.2 Equal Treatment. City agrees that if any service forming part of the base for calculating the franchise fee under this Agreement is, or becomes, subject to competition from a third party, the City will either impose and collect from such third party a fee or tax on Gross Revenues from such competing service in the same percentage specified herein, plus the percentage specified as a utility revenue tax or license fee in the then current ordinances of the City, or waive collection of the fee provided for herein that are subject to such competition.

ARTICLE 3
TERM AND RENEWAL

3.1 Term and Renewal. The franchise granted to Company shall be for a period of ten (10) years commencing on the date first set forth above in this Agreement, unless this Franchise be sooner terminated as herein provided. At the end of the initial ten (10) year term of this Agreement, the franchise granted herein may be renewed by the Company upon the same terms and conditions as contained in this Agreement for an additional five (5) year term, by providing to the City's representative designated herein written notice of the Company's intent to renew not less than ninety (90) calendar days before the expiration of the initial franchise term.

3.2 Rights of Company Upon Expiration or Revocation. Upon expiration of the Franchise granted herein, whether by lapse of time, by agreement between the Company and the City, or by revocation or forfeiture, the Company shall have the right to remove from the Rights-of-Way any and all of its System, but in such event, it shall be the duty of the Company, immediately upon such removal, to restore the Rights-of Way from which such System is removed to as good condition as the same was immediately before the removal was effected.

3.3 Rights of City Upon Expiration or Revocation. Subject to applicable federal and state law, upon expiration of the term of this Franchise, forfeiture, or lawful revocation of this Franchise, and if no renewal, replacement or extension thereof is agreed upon, Company may, at the discretion of the City Council, be required, in part or entirely, to remove all its wires, poles, fixtures, and other facilities or equipment installed or used in the enjoyment of the Franchise or the Parties may mutually agree to abandon Company's facilities in place.. Alternatively, the removal, or sale of such facilities and equipment may be directed, limited, or conditioned by the City by agreement or through means of other lawful municipal power or right. The City may continue to invoke any or all provisions of this Franchise against Company or any successor entity enjoying de facto franchise privileges after expiration or revocation. The City and the Company will work together to take all other actions deemed necessary and proper by the City to accommodate the transition to any successor as may be in the best interest of the City or its inhabitants and the Company.

ARTICLE 4
USE AND RELOCATION OF FACILITIES IN THE PUBLIC RIGHT-OF-WAY.

4.1 Franchise Rights to Use the Public Right-of-Way. The Company shall have the right to use the public right-of-way within the City to construct and maintain its network subject to the conditions set forth in this Agreement, including the provisions of Chapter 8.1; provided, however, that the Company shall not, pursuant to this Agreement, place any new poles, mains, cables, structures, pipes, conduits, or wires on, over, under, within any right-of-way, City park,

pleasure ground, or other recreational area currently existing or developed in the future without a permit from the City. Nothing contained herein shall preclude the City from granting a revocable permit for such purpose. Company specifically understands and acknowledges that certain City easements and rights-of-way may be prescriptive in nature, and that nothing in this Franchise extends permission to use the easement or right-of-way beyond the extent that the City may have acquired, and such easements and rights-of-way may be subject to third party prior or after-acquired interests. Company is cautioned to examine each individual easement and right-of-way and the legal arrangement between the City and adjacent property owners. The City assumes no duty or obligation to defend any interest in any easement or right-of-way and Company remains solely responsible to make any arrangements required as a result of other persons claiming an interest in the City easement or right-of-way.

4.2 Company Duty to Relocate; Subordination to City Use. Whenever the City, for any lawful public purpose, shall require the relocation or reinstallation of any property of the Company or its successors in any of the streets, alleys, rights-of-way, or public property of the City, it shall be the obligation of the Company, upon notice of such requirement and written demand made of the Company, to remove and relocate or reinstall such facilities as may be reasonably necessary to meet the requirements of the City. Such relocation, removal, or reinstallation by the Company shall commence no more than thirty (30) days after of receipt of a written demand; be at no cost to the City; and accomplished no more than ninety (90) days from the receipt of a written demand. Company and its successors and assigns may maintain and operate such facilities, with the necessary appurtenances, in the new location or locations without additional payment, if the new location is a public place. Any money and all rights to reimbursement from the State of Utah or the federal government to which the Company may be entitled for work done by Company pursuant to this paragraph shall be the property of the Company. The City shall assign or otherwise transfer to the Company all rights the City may have to recover costs for such work performed by the Company and shall reasonably cooperate with the Company's efforts to obtain reimbursement. In the event the City has required the Company to relocate its facilities to accommodate a private third party, such third party shall be required to pay the costs of relocation and the Company may require such payment in advance prior to relocating its facilities. Notwithstanding anything to the contrary herein, the Company's use of the right-of-way shall in all matters be subordinate to the City's use of the right-of-way for any public purpose. The City and Company shall coordinate the placement of their respective facilities and improvements in a manner which aims to reasonable minimize adverse impact on each other. Where placement is not otherwise regulated, the facilities shall be placed with adequate clearance from such public improvements so as not to materially and adversely impact or be impacted by such public improvements.

4.3 Duty to Obtain Approval to Move Company Property; Emergency. Except as otherwise provided herein, the City, without the prior written approval of the Company, shall not intentionally alter, remove, relocate, or otherwise interfere with any Company facilities. However, if it becomes necessary in the reasonable and informed judgment of the City to cut, move, remove, or damage any of the cables, appliances, or other fixtures of the Company because of a fire, emergency, disaster, or imminent threat thereof, these acts may be done without prior written approval of the Company. The City will provide the Company notice of its actions as soon as reasonably practicable and permit the Company to make necessary repairs promptly and without unreasonable delay. If the City requests emergency funding reimbursement from federal, state or other governmental sources, and/or if the City requests monetary damages from one or more third party causers of the emergency situation, the City shall include in its request the costs incurred by the Company to repair facilities damaged by the City in responding to the emergency. Any funds received by the City in relation to the damage of Company's facilities shall be paid to the Company within thirty (30) days of receipt of the funds.

4.4 Location to Minimize Interference. All lines, poles, towers, pipes, conduits, equipment, property, structures, and assets of the Company shall be located so as to minimize interference with the use of streets, alleys, rights-of-way, and public property by others and shall reasonably avoid interference with the rights of owners of property that abuts any of said streets, alleys, rights-of-way, or public property.

4.5 Repair of Damage. If during the course of work on its facilities, the Company causes actual and documented damage to or alters any street, alley, right-of-way, sidewalk, utility, public improvement, or other public property, the Company (at its own cost and expense and in a manner approved by the City) shall promptly and completely restore such street, alley, right-of-way, sidewalk, utility, public improvement or other public property to its previous condition immediately preceding such damage, in accordance with applicable City ordinances, policies, and regulations relating to repair work of similar character to the reasonable satisfaction of the City. Except in case of emergency, the Company, prior to commencing work in the public way, street, or public property, shall make application for a permit to perform such work from the City Engineer or other department or division designated by the City. Such permit shall not be unreasonably withheld. The Company shall abide by all reasonable regulations and requirements of the City for such work.

4.6 Guarantee of Repairs. For a period of one year following the completion of the repair work performed pursuant to Section 4.5 the Company shall maintain, repair, and keep in

good condition those portions of said streets, alleys, rights-of-way, or public property restored, repaired, or replaced to the satisfaction of the City, except to the extent damage is caused to such portions of said streets, alleys, right-of-way, or public property by a third party of the City.

4.7 Safety Standards. The Company's work, while in progress, shall be properly protected at all times with suitable barricades, flags, lights, flares, or other devices as are reasonably required by applicable safety regulations, or standards imposed by law including, but not limited to signing in conformance with the Federal and State of Utah manuals on Uniform Traffic Control Devices.

4.8 Supervision by the City.

a. The Company shall construct, operate, and maintain the network within the City in strict compliance with all laws, ordinances, rules, and regulations of the City and any other agency having jurisdiction over the operations of the Company.

b. The Company's network and all parts thereof within the City shall be subject to the right of periodic inspection by the City; provided that such inspection shall be conducted at reasonable times and upon advance reasonable notice to the Company.

4.9 Company's Duty to Remove Its Network.

a. The Company shall promptly remove, at its own cost and expense, from any public property within the City, all or any part of the network when one or more of the following conditions occur:

(1) The Company ceases to operate the network for a continuous period of (12) twelve months, and does not respond to written notice from the City within thirty (30) days after receiving such notice following any such cessation, except when the cessation of service is a direct result of a natural or man-made disaster;

(2) The Company fails to construct said network as herein provided and does not respond to written notice from the City within thirty (30) days after receiving such notice following any such failure.

(3) The Franchise is terminated or revoked pursuant to notice as provided herein.

(4) The Franchise expires pursuant to this Agreement.

b. The removal of any or all of the network by the Company that requires trenching or other opening of the City's streets shall be done only after the Company obtains prior written notice and approval from the City.

c. The Company shall receive notice, in writing from the City, setting forth one or more of the occurrences specified in Subsection 4.9 (a) above and shall have ninety (90) calendar days (or other period of time as the Parties may mutually agree to be acceptable for the required work) from the date upon which said notice is received to remove or abandon such facilities.

4.10 Notice of Closure of Streets. Except in cases of emergency, the Company shall notify the City not less than three (3) working days in advance of any construction, reconstruction, repair, or relocation of facilities which would require any street closure which reduces traffic flow to less than two lanes of moving traffic. Except in the event of an emergency, as reasonably determined by the Company, no such closure shall take place without prior authorization from the City. In addition, all work performed in the traveled way or which in any way impacts vehicular or pedestrian traffic shall be properly signed, barricaded, and otherwise protected as required by Section 4.7, above.

4.11 Agreement to Abide Construction and Technical Requirements. In addition to the provisions of this Article 4, Company expressly agrees to comply with all other provisions of Lehi City Code governing the construction and technical requirements of the System.

ARTICLE 5
POLICE POWERS

5. Police Powers. The City expressly reserves, and the Company expressly recognizes, the City's right and duty to adopt, from time to time, in addition to provisions herein contained, such ordinances and rules and regulations as the City may deem necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties.

ARTICLE 6
SEVERABILITY

6. Severability. If any section, sentence, paragraph, term or provision of this Agreement or the Telecommunications Rights-of-Way Ordinance is for any reason determined to be or rendered illegal, invalid or superseded by other lawful authority, including any state or federal, legislative, regulatory or administrative authority having jurisdiction thereof, or is determined to be unconstitutional, illegal or invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision, all of which shall remain in full force and effect for the term of this Agreement or any renewal or renewals thereof. Provided that if the invalidated portion is considered a material consideration for entering into this Agreement, the Parties will negotiate, in good faith, an amendment to this Agreement. As used herein, "material consideration" for the City is Company's payment of Municipal Telecommunications Tax during the term of this Agreement and the City's ability to manage the Rights-of-Way in a manner similar to that provided in this Agreement, the Telecommunications Rights-of-Way Ordinance, and the City's excavation ordinance. For the Company, "material consideration" is its ability to use the Rights-of-Way for telecommunication purposes in a manner similar to that provided in this Agreement, the Telecommunications Rights-of-Way Ordinance, and the City's excavation ordinance.

ARTICLE 7
EARLY TERMINATION, REVOCATION OF FRANCHISE
AND OTHER REMEDIES

7.1 Grounds for Termination. The City may terminate or revoke this Agreement and all rights and privileges herein provided for any of the following reasons:

(a) The Company fails to timely pay or provide the consideration as required under Article 2 of this Agreement and does not correct such failure within thirty (30) calendar days after receipt of written notice by the City of such failure;

(b) The Company, by act or omission, materially violates a material duty herein set forth in any particular within the Company's control, and with respect to which redress is not otherwise herein provided. In such event, the City, acting by or through its City Council, may reasonably determine, after hearing, that such failure is of

a material nature, and thereupon, after written notice giving the Company notice of such determination, the Company, within sixty (60) calendar days of receipt of such notice, shall commence efforts to remedy the conditions identified in the notice and shall have ninety (90) calendar days from the date it receives notice, or such other time as may be mutually agreed upon, to remedy the conditions. After the expiration of the applicable period and failure to correct such conditions, the City may declare the franchise forfeited and this Agreement terminated, and thereupon, the Company shall have no further rights or authority hereunder; provided, however, that any such declaration of forfeiture and termination shall be subject to judicial review as provided by law, and provided further, that in the event such failure is of such nature that it cannot be reasonably corrected within the 90-day time period provided above, the City shall provide additional time for the reasonable correction of such alleged failure if the reason for the noncompliance was not the intentional or negligent act or omission of the Company; if Company is currently serving as Lehi City's incumbent local exchange carrier, Company will be allowed to continue operation while the issue is being negotiated in good faith; or

(c) The Company becomes insolvent, unable or unwilling to pay its debts; is adjudged bankrupt; or all or part of its facilities should be sold under an instrument to secure a debt and is not redeemed by the Company within sixty (60) days.

(d) In furtherance of the Company policy or through acts or omissions done within the scope and course of employment, a director or officer of the Company knowingly engages in conduct or makes a material misrepresentation with or to the City that is fraudulent or in violation of a felony criminal statute of the State of Utah.

7.2 Reserved Rights. Nothing contained herein shall be deemed to preclude the Company from pursuing any legal or equitable rights or remedies it may have to challenge the action of the City.

7.3 Remedies at Law. In the event the Company or the City fails to fulfill any of its respective obligations under this Agreement, the City or the Company, whichever the case may be, shall have a breach of contract claim and remedy against the other, in addition to any other remedy provided herein or by law; provided, however, that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement.

7.4 Third Party Beneficiaries. The benefits and protection provided by this Agreement shall inure solely to the benefit of the City and the Company. This Agreement shall not be deemed to create any right in any person who is not a party and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third party (other than the permitted successors and assigns of a party hereto).

ARTICLE 8
NOTICES

8.1 City Designee and Address. The Mayor or his/her designee(s) shall serve as the City's representative regarding administration of this Agreement. Unless otherwise specified herein or in the Telecommunications Use of Rights-of-Way Ordinance, all notices from the Company to the City pursuant to or concerning this Agreement, shall be delivered to the Mayor at 153 North 100 East, Lehi, Utah 84043, or such other officer and address as the City may designate by written notice to the Company.

8.2 Company Designee and Address. Unless otherwise specified herein or in the Telecommunications Use of Rights-of-Way Ordinance, all notices from the City to the Company pursuant to or concerning this Agreement, shall be delivered to:

CentraCom
Attention: Paul Peckham
35 South State
Fairview Utah, 84629

with a copy to such other offices as the Company may designate by written notice to the City.

8.3 Failure of Designee. The failure or omission of the City's or Company's representative to act shall not constitute any waiver or estoppel by the City or Company.

ARTICLE 9
INSURANCE AND INDEMNIFICATION

9.1 No Liability. Except as otherwise specifically provided herein, the City shall in no way be liable or responsible for any loss or damage to property, including financial or other business loss (whether direct, indirect, or consequential), or any injury to or death of any person that may occur in the construction, operation, or maintenance by the Company of its lines and appurtenances hereunder, except to the extent of the City's negligence or willful misconduct. Notwithstanding any other provision of this Agreement, in no event shall either Party be liable for any consequential, special, incidental, punitive, indirect or similar damages.

9.2 Company Indemnification of City. The Company shall indemnify, and at the City's option defend, and hold the City, its officers, agents and employees thereof, harmless from and against any and all claims, suits, actions, liability and judgments for damages or otherwise harmless from and against claims, demands, liens, and all liability or damage of whatsoever kind to the extent arising from the exercise by the Company of the related rights, or from the operations of the Company within the City, and shall pay the costs of defense plus reasonable attorneys' fees. Said indemnification shall include, but not be limited to, the Company's negligent acts or omissions pursuant to its use of the rights and privileges of this Agreement, including construction, operation, and maintenance of telecommunications lines and appurtenances, whether or not any such use, act, or omission complained of is authorized, allowed, or prohibited by this Agreement.

9.3 Notice of Indemnification. The Company shall give prompt written notice to the Company of any claim, demand, or lien that may result in a lawsuit against the City. The City shall (a) give prompt written notice to the Company of any claim, demand, or lien with respect to which the City seeks indemnification hereunder; and (b) unless, in the City's judgment, a conflict of interest may exist between the City and the Company with respect to such claim, demand, or lien, permit the Company to assume the defense of such claim, demand, or lien with counsel satisfactory to the City. If such defense is not assumed by the Company, the Company shall not be subject to any liability for any settlement made without its consent. Notwithstanding any provision hereof to the contrary, the Company shall not be obligated to indemnify, defend, or hold the City harmless to the extent any claim, demand, or lien arises out of or in connection with a breach by the City of any obligation under this Agreement or any negligent or otherwise tortious act or failure to act of the City or any of its officers or employees or agents.

9.4 Insurance. Company shall procure and maintain insurance against claims for injuries to persons or damages to property which may arise from, or in connection with, the exercise of the rights, privileges, and authority granted hereunder to Company, its agents, representatives, or employees. Company shall provide to the City for its inspection an insurance certificate naming the City as an additional insured as its respective interests may appear prior

to the commencement of any work or installation of any telecommunication facilities. Such insurance certificate shall evidence: i) Commercial General Liability insurance written on an occurrence basis, arising out of claims for bodily injury (including death), property damage, products liability, completed operations liability, personal injury, advertising injury, damage to premises rented to you, with not less than $3,000,000 per occurrence and $3,000,000 aggregate, with the contractor naming the City as Additional Insured for ongoing and completed operations, on a primary and non-contributory basis, with rights of subrogation against the city waived; ii) automobile liability insurance for owned, non-owned, and hired vehicles with a limit inclusive of umbrella or excess liability coverage of not less than $500,000 for each person and $1,000,000 for each incident; and workers' compensation coverage with limits prescribed by statute.

The insurance policies required by this section shall be maintained by Company throughout the term of this Agreement and during such other periods as Company is operating without a franchise or is engaged in the removal of its telecommunications system. Payment of deductibles and self-insured retentions shall be the sole responsibility of Company. The insurance certificate required by this section shall contain a clause stating that the coverage shall apply separately to each insured against whom a claim is made or against whom a suit is brought. Company's insurance shall be primary insurance with respect to the City. Any insurance maintained by the City, its officers, officials, employees, consultants, agents, and volunteers shall be in addition to Company's insurance and shall not contribute with it. The policy or policies of insurance shall be maintained by the Company in full force and effect during the entire term of the Franchise. Each policy of insurance shall contain a statement on its face that the insurer will not cancel the policy or fail to renew the policy, whether for nonpayment of premium, or otherwise, and whether at the request of the Company or for other reasons, except after thirty (30) calendar days advance written notice mailed by the insurer to the City, and that such notice shall be transmitted postage prepaid.

9.5 City's Right to Intervene. In any suit in which the City is named as a party and seeks indemnification from the Company, and in which the City in its own reasonable discretion believes that a conflict of interest with Company exists, the City shall have the right to provide its own defense in connection with the same. In such event, in addition to being reimbursed for any such judgment that may be rendered against the City which is subject to indemnification hereunder, together with all court costs incurred therein, the Company shall reimburse the City for all reasonable attorney's fees, including those employed by the City in such case or cases, as well as all reasonable expenses incurred by the City by reason of undertaking the defense of such suit or suits, whether such suit or suits are successfully defended, settled, compromised, or fully adjudicated against the City.

9.6 No Creation of a Private Cause of Action. The provisions set forth herein are not intended to create liability for the benefit of third parties but is solely for the benefit of the Company and the City. In the event any claim is made against the City that falls under these indemnity provisions and a Court of competent jurisdiction should adjudge, by final decree, that the City is liable therefore, the Company shall indemnify and hold the City harmless of and from any such judgment or liability, including any court costs, expenses, and attorney fees incurred by the City in defense thereof. Nothing herein shall be deemed to prevent the parties indemnified and held harmless herein from participating in the defense of any litigation by their own counsel at their own expense. Such participation shall not under any circumstances relieve the Company from its duty of defense against liability or paying any judgment entered against such party.

9.7 Performance Bonds and Other Surety. To ensure completion of the Company's performance of its obligations hereunder, Company shall furnish to the City a performance bond from an insurer or guarantor that is acceptable to the City.

ARTICLE 10
REMEDIES

10.1 Duty to Perform. The Company and the City agree to take all reasonable and necessary actions to assure that the terms of this Agreement are performed.

10.2 Remedies at Law. In the event the Company or the City fail to fulfill any of their respective obligations under this Agreement the City or the Company, whichever the case may be, shall have a breach of contract claim and remedy against the other in addition to any other remedy provided by law, provided that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement.

10.3 Force Majeure. The Company shall not be held in default or noncompliance with the provisions of the Franchise, nor suffer any enforcement or penalty relating thereto, where such noncompliance or alleged defaults are caused by strikes, acts of God, power outages, or other events reasonably beyond its ability to control, but the Company shall not be relieved of any of its obligations to comply promptly with any provision of this Franchise contract by reason of any failure of the City to enforce prompt compliance. Nothing herein shall be construed as to imply that City waives any right, payment, or performance based on future legislation where said legislation impairs this contract in violation of the United States or Utah Constitutions.

ARTICLE 11
TRANSFER OF FRANCHISE

11.1 Written Approval Required. The Company shall not transfer or assign the Franchise or any rights under this Agreement to another entity, unless the City shall first give its approval in writing, which approval shall not be unreasonably withheld or delayed; provided however, that the Company may fully assign the Franchise to its corporate parent, a corporate affiliate or a subsidiary, and also that inclusion of the Franchise as property subject to the liens of the Company's mortgages or other security interests shall not constitute a transfer or assignment. Any attempted assignment or transfer other than those permitted under this section without such prior written consent shall constitute a default of the Franchise. In the event of such a default, City shall proceed according to the procedure set forth in this ordinance, and any applicable state or federal law.

11.2 Procedure for Obtaining Approval for Transfer. At least ninety (90) calendar days before a proposed assignment or transfer of Company's franchise is scheduled to become effective (other than those permitted assignment listed in Section 11.1), Company shall petition in writing for the City Council's written consent for such a proposed assignment or transfer. The City will not unreasonably withhold its consent to such an assignment or transfer. However, in making such a determination, the City Council may consider the following:

(a) experience of proposed assignee or transferee (including conducting an investigation of proposed assignee or transferee's service record in other communities);

(1) qualifications of proposed assignee or transferee;
(2) legal integrity of proposed assignee or transferee;
(3) financial ability and stability of the proposed assignee or transferee;
(4) the corporate connection, if any, between the Company, and proposed assignee or transferee;
(5) any other aspect of the proposed assignee's or transferee's background which could affect the health, safety, and welfare of the citizenry of the City as it relates to the operation of telecommunications network.

11.3 Certification of Assignee. Before an assignment or transfer is approved by the City Council, the proposed assignee or transferee shall execute an affidavit, acknowledging that it has read, understood, and intends to abide by the applicable Franchise agreement and Franchise Ordinance.

11.4 Effect of Approval. In the event of any approved assignment or transfer, the assignee or transferee shall assume all obligations and liabilities of Company, except an assignment or transfer shall not relieve the Company of its liabilities under the Franchise agreement until the assignment actually takes place, or unless specifically relieved by federal, or state law, or unless specifically relieved by the City Council at the time an assignment or transfer is approved.

11.5 Transfer Upon Revocation by City. Company and City agree that in the case of a lawful revocation of the Franchise, at Company's request, which shall be made in its sole discretion, Company shall be given a reasonable opportunity to effectuate a transfer of its network to a qualified third party, unless the Parties have mutually agreed that Company's network may be abandoned in place. City further agrees that during such a period of time, it shall authorize the Company to operate pursuant to the terms of its prior Franchise; however, in no event shall such authorization exceed a period greater than six (6) months from the effective date of such revocation. If at the end of that time, Company is unsuccessful in procuring a qualified transferee or assignee of its network which is reasonably acceptable to the City, Company and City may avail themselves of any rights they may have pursuant to federal or state law; it being further agreed that Company's continued operation of its network during the six (6) month period shall not be deemed to be a waiver, nor an extinguishment, of any rights of either the City or the Company. Notwithstanding anything to the contrary set forth herein, neither City nor Company shall be required to violate federal or state law.

11.6 Abandonment of Facilities by Company. The Company, with the consent of the City, may abandon any underground facilities in place, subject to the requirements of the City. In such an event, the abandoned network shall become the property of the City, and the Company shall have no further responsibilities or obligations concerning those facilities.

ARTICLE 12
ACCEPTANCE BY THE COMPANY OF FRANCHISE

12.1 Company Duty to Approve Franchise Agreement. If the Company has not duly executed this Agreement prior to the City Council's adoption of the corresponding Ordinance, within sixty (60) calendar days after the effective date of the City Council's adoption of the Ordinance, the Company shall execute this Agreement and file an unqualified acceptance of the Ordinance in writing with the City Recorder of the City in a form approved by the City Attorney; otherwise, this Agreement and any ordinance adopted relating thereto and all rights granted hereunder shall be null and void.

ARTICLE 13

GENERAL PROVISIONS

13.1 Parties Representations. The Parties represent that (a) when executed by their respective Parties, this Agreement shall constitute legal and binding obligations of the Parties; and (b) that each Party has complied with all relevant statutes, ordinances, resolutions, by-laws and other legal requirements applicable to their operation in entering into this Agreement; and (c) each Party represents to the other that the person signing on its behalf has the legal right and authority to execute, enter into and bind such party to the commitments and obligations set forth herein.

13.2 Governing Law. This Agreement shall be interpreted pursuant to Utah law.

13.3 Time of Essence. Time shall be of the essence of this Agreement.

13.4 Interpretation of Agreement. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include any other and all genders. The paragraphs and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

13.5 No Presumption. All Parties have participated in preparing this Agreement. Therefore, the Parties stipulate that any court interpreting or construing the Agreement shall not apply the rule of construction that the Agreement should be more strictly construed against the drafting Party.

13.6 Entire Agreement and Amendments. This Agreement and all attachments hereto constitute and represent the entire agreement and understanding between the Parties hereto and replaces any previous agreement, understanding or negotiation between the Parties with respect to the subject matter hereof, and may be modified or amended, supplemented, or changed only by the written agreement of the Parties, including the formal approval of the City Council. No oral modifications or amendments shall be effective.

13.7 Binding Agreement. This Agreement shall be binding upon the heirs, successors, administrators and assigns of each of the Parties.

IN WITNESS HEREOF, the Parties have executed this Agreement as of the Effective Date in duplicate, each of which shall be deemed an original.

LEHI CITY CORPORATION:

Date:_____ _____
Mark Johnson, Mayor

ATTEST:

Date:_____ _____
Teisha Wilson, City Recorder

CentraCom

Date: _____ By: _____
Brad Welch, C.O.O

STATE OF UTAH)

)ss.

COUNTY OF UTAH)

On this _____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared [officer], known or identified to me to be the COO of CentraCom, a Utah limited liability company, and the person whose name is subscribed to the within instrument, and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for _____
Residing at: _____
My commission expires: _____

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-36 approving a relocation exchange agreement with Dominion Energy for the Family Park area.

Suggested Action:

Attachments:

Res 2024-36.docx

Agreement-Dominion Relocation Exchange.docx

LEHI CITY

RESOLUTION NO. 2024-36

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A RELOCATION EXCHANGE AGREEMENT WITH QUESTAR GAS COMPANY dba DOMINION ENERGY

WHEREAS, Dominion Energy owns and operates a 20-inch high-pressure pipeline that currently runs through Lehi City in public utility right-of-way under Franchise, as well as public and private property under easement grants.

WHEREAS, the pipeline is included in a replacement project, which extends from approximately 2875 North to 1850 North, and will run through Family Park and Memorial Park in Lehi City.

WHEREAS, the pipeline, in its current location in Family Park, may interfere with Lehi City's proposed development of Family Park and Lehi City and Dominion Energy desire to incorporate the relocation of the pipeline in Family Park into the replacement project.

WHEREAS, on June 11th, 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 a Relocation Exchange Agreement with Dominion Energy; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 11th day of June, 2024.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

RELOCATION EXCHANGE AGREEMENT

24-inch High Pressure Pipeline/Lehi City Family Park-Memorial Park

This Relocation Exchange Agreement ("**Agreement**") is entered into this ___ day of _____ 2024, between QUESTAR GAS COMPANY, dba Dominion Energy Utah, a Utah corporation ("**Dominion Energy**") and LEHI CITY, a body corporate and politic of the State of Utah ("**Owner**"). Dominion Energy and Owner may be referred to collectively as the "**Parties**" and singularly as a "**Party**" all as governed by the context in which such terms are used.

RECITALS

A. Dominion Energy owns and operates a 20-inch high-pressure (HP) Pipeline identified as FL026 (the "**Pipeline**"). The Pipeline currently runs through Lehi City in public utility right-of-way under Franchise, as well as public and private property under easement grants.

B. The Pipeline is included in a Dominion Energy Replacement Project ("**Replacement Project**"), which extends from approximately 2875 North to 1850 North, and shall run through Family Park and Memorial Park in Lehi City. The Replacement Project is depicted in the attached Exhibit "A".

C. In Family Park, the Pipeline is located pursuant to that Right-of-Way and Easement Grant recorded in the Official Records of Utah County on August 10, 1962 as Entry No. 10950, Book 912, Page 455-6, also on August 10, 1962 as Entry No. 10951, Book 912, Pages 457-8, also on August 28 1985 as Entry No. 24604, Book 2241, Page 782 ("**Family Park Easement Grant**" or collectively the "**Family Park Easement Grants**"), further described in the attached Exhibit "B".

D. The Pipeline, in its current location in Family Park, may interfere with Owner's proposed development of the Property (the "**Owner's Project**") and the Parties desire incorporate the relocation of the Pipeline in Family Park into the Replacement Project.

E. Dominion Energy requires a location to discard soils and hydrotest waters to facilitate the Replacement Project as well as the Pipeline relocation in Family Park.

F. Owner desires to provide the foregoing location, as well as other valuable provisions, necessary for the Replacement Project and Pipeline relocation in Family Park.

G. In exchange for Owner's contributions to facilitate Dominion Energy's Replacement Project, Dominion Energy shall relocate the Pipeline in Family Park under the terms and conditions this Agreement.

AGREEMENT

In consideration of the Recitals and for other good and valuable consideration, the Parties hereby agree as follows:

1. Dominion Energy Scope of Work for Family Park Relocation.

a. Dominion Energy shall remove approximately 650 linear feet of 20-inch HP ("**Removed Section**") from Family Park and install approximately 2,400 linear feet of 24-inch HP ("**Relocated Section**") in Family Park, as shown on the attached Exhibit "C". All Dominion obligations under this Section 1.a. shall be collectively referred to herein as the "**Relocation Work**". Dominion Energy shall perform and furnish the following:

i. Design, engineering, trenching or boring, procurement of materials;
ii. Installation of the Relocated Section, including backfill and compaction;
iii. Removal and disposal of the Removed Section; and
iv. Clean-up and backfill for the Removed Section and the Relocated Section.
v. Dominion Energy shall obtain any and all necessary governmental permits and/or approvals required to perform the Relocation Work.
vi. Dominion Energy shall provide survey and staking/marking for the location of the Relocated Section.

2. Owner's Scope of Work for Replacement Project and Relocation Work.

a. Owner shall provide the following:

i. Location to discard soils and hydrotest water from the Replacement Project.
ii. Protection for the Relocation Work from additional relocation for a term of five (5) years, which restriction shall be included in all grants of rights-of-way and easements.
iii. Temporary Construction Easements (TCE) for Family Park and Memorial Park as required by Dominion Energy, in the form set forth in Exhibit "D".
iv. Grants of rights-of-way and easements as required by Dominion Energy for the Relocated Section, in the form set forth in Exhibit "E".
v. Grading to within +- 2' of final grade in 600 East road alignment, to allow Dominion Energy to easily construct Relocation Work.

3. Access; Release of Easement; Replacement Right-of-Way. Upon the execution of this Agreement, Owner agrees to provide Dominion Energy all necessary access to Family Park to perform the Relocation Work. Dominion Energy shall coordinate with Owner to minimize the risk of interference between the Owner's Project and the Relocation Work. At the completion of Relocation Work Dominion Energy shall grant a partial release of the Family Park Easement Grant for the Removed Section in the form attached as Exhibit "F".

4. Exchange Value. Dominion Energy and Owner have estimated the value of the property, labor, and materials exchanged herein and agree that adequate and fair compensation shall be received by both Parties for the performance of their obligations herein.

5. Conditions Precedent. Dominion Energy shall not have any obligation to perform under this Agreement until all of the following conditions are met:

a. Dominion Energy obtaining all necessary approvals and applicable permits for performance of the Relocation Work.

b. Dominion Energy timely engaging a contractor or other required labor, and obtaining materials.

c. Receipt by Dominion Energy of the Owner's requirements set forth in Section 2. of this Agreement.

d. Dominion Energy may waive any of the foregoing conditions precedent in accordance with Section 11.d. of this Agreement, in Dominion's sole discretion, however, any such waiver shall not be construed as a waiver of any other provision of this Agreement.

6. Cancellation/Commencement of Work. Dominion Energy shall notify Owner at least forty-eight (48) hours in advance of commencing the Relocation Work. Dominion Energy may adjust its schedules without notice as required to handle emergencies on its system, after which it will notify Owner as to when the Relocation Work will be resumed.

7. Indemnity. Dominion Energy and Owner will each be liable only for their own negligent acts or omissions, or those of their authorized employees, officers, and agents while engaged in the performance of the obligations under this Agreement and neither Dominion Energy nor the Owner will have any liability whatsoever for any negligent act or omission of the other, its employees, officers, or agents.

8. Consequential Damages. Dominion Energy shall not be liable to Owner for any indirect, consequential, incidental, special, punitive, or exemplary damages including, but not limited to, loss of profit, loss of use, or business interruption, even if advised of the possibility of such damages.

9. *Reserved.*

10. Notices. All notices concerning this Agreement, other than the day-to-day communications between the Parties, shall be in writing and shall be sent to the relevant address set forth below. The Parties may designate other addressees or addresses by notice to the other Party. A notice shall be deemed effective (a) when given by hand delivery or receipt of electronic mail; (b) three (3) days after deposit into the U.S. mail, postage prepaid; or (c) one (1) business day after deposit with commercial overnight delivery service, charges prepaid.

Questar Gas Company	OWNER
Dba, Dominion Energy Utah	Lehi City
Attn: Michael Gill	Attn:_____
P.O. Box 45360	153 North 100 East
Salt Lake City, Utah 84145-0360	Lehi, UT 84043

11. Miscellaneous.

a. Assignment. Owner may not assign this Agreement or any rights, obligations,

or payments unless, in advance of the assignment, it has received Dominion Energy's written consent. This Agreement shall be binding upon and inure to the benefit of the Parties' permitted successors and assigns.

b. Severability. If any provision or part of a provision of this Agreement is held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision, but this Agreement shall be construed as if it did not contain such invalid, illegal, or unenforceable provision. Each provision shall be deemed to be enforceable to the fullest extent available under applicable law.

c. Survival of Terms. The Parties' representations, warranties, rights, and obligations of indemnity, limitations of damages, and payment created or required to be enforced shall survive termination of this Agreement.

d. Waiver. The failure of a Party to require the performance of a term or obligation under this Agreement, or the waiver by a Party of any breach, shall not prevent subsequent enforcement of such term or obligation or be deemed a waiver of any subsequent breach under this Agreement. No waiver of any provision of this Agreement shall be valid unless in writing and signed by the Party against whom charged.

e. Applicable Law. This Agreement is governed by Utah law and the Tariff, rules, and regulations on file with the Commission. In the event that the Tariff, rules, or applicable regulations conflict with any term in this Agreement, the Tariff, rules or applicable regulations shall govern. In the event it becomes necessary for either Party to enforce its rights under this Agreement, then with or without litigation, the prevailing Party shall be entitled to recover all expenses, including reasonable attorney fees and costs, arising out of the enforcement of its rights.

f. Entire Agreement. This Agreement, together with its exhibit(s), contains the entire agreement between the Parties concerning the subject matter, and it replaces and supersedes any and all prior or contemporaneous, oral or written, agreements, understandings, communications, and representations between the Parties. Any terms or conditions contained in any confirmation, statement, or invoice that differ or vary the terms of this Agreement are null and void and shall have no effect between the Parties. This Agreement may not be amended except in writing signed by the Parties.

g. No Third-Party Beneficiaries. There are no third party beneficiaries of this Agreement and nothing in this Agreement, express or implied, shall confer on any person or entity other than the Parties hereto, any rights, remedies, obligations, or liabilities.

h. Authority. Each person signing this Agreement warrants that the person has full legal capacity, power and authority to execute this Agreement for and on behalf of the respective Party and to bind such Party.

i. Exhibits/Representations. All Exhibits attached hereto, and Recitals set forth herein, are hereby incorporated in to this Agreement.

INTENDING TO BE LEGALLY BOUND, the Parties have executed this Agreement on the day and year first above written.

Questar Gas Company Dba Dominion Energy Utah	OWNER
By: _____	By: _____
Its: _____	Its: _____

EXHIBIT "A"
Replacement Project Maps



Exhibit B to Pipeline Relocation Agreement

EXHIBIT "B"
Legal Description of Family Park Easement Grants

Parcel 120130175
COM N 25.87 FT & E 2661.17 FT FR W 1/4 COR. SEC. 4, T5S, R1E, SLB&M.; S 0 DEG 15' 23" E 1650 FT; S 89 DEG 44' 31" W 6.7 FT; N 0 DEG 19' 39" W 84.33 FT; N 0 DEG 19' 39" W 105.68 FT; S 89 DEG 40' 21" W 207.21 FT; S 1 DEG 56' 14" W 105.77 FT; S 1 DEG 40' 38" W 84.11 FT; S 89 DEG 44' 37" W 438.97 FT; S 0 DEG 15' 23" E 419.37 FT; N 58 DEG 22' 19" W 165.49 FT; S 0 DEG 2' 14" E 65.04 FT; N 51 DEG 23' 23" W 17.09 FT; N 55.58 FT; N 57 DEG 3' 0" W 440.36 FT; N 51 DEG 23' 23" W 106.88 FT; S 58 DEG 7' 46" E 70.5 FT; N 349.54 FT; W 89.13 FT; N 0 DEG 15' 23" W 591.15 FT; S 34 DEG 59' 59" E 2.22 FT; N 0 DEG 0' 1" E 35 FT; S 89 DEG 56' 28" E 458.82 FT; N 0 DEG 3' 13" W 25.9 FT; N 88 DEG 43' 11" E 1.94 FT; N 0 DEG 3' 14" W 267.65 FT; N 41 DEG 33' 14" W 4.87 FT; N 0 DEG 15' 23" W 48.86 FT; S 54 DEG 23' 57" E 121.29 FT; N 35 DEG 21' 34" E 271.68 FT; N 54 DEG 23' 47" W 28.47 FT; N 35 DEG 20' 37" E 8.03 FT; S 54 DEG 39' 23" E 23.84 FT; N 54 DEG 24' 56" E 401.59 FT; N 89 DEG 44' 37" E 248.26 FT TO BEG. AREA 39.690 AC.

Parcel 120160011
COM AT NW COR. OF SE 1/4 SEC. 4, T5S, R1E, SLB&M.; S 40 RD; E 20 RD; N 40 RD; W 20 RD TO BEG. AREA 5.000 AC.

Parcel 1201601480
COM N 0 DEG 43' 19" W 625.44 FT & W 2068.49 FT FR E 1/4 COR. SEC. 4, T5S, R1E, SLB&M.; S 1287 FT; S 89 DEG 57' 20" W 233.63 FT; N 660 FT; N 89 DEG 57' 20" E 132 FT; N 627 FT; N 89 DEG 57' 20" E 101.63 FT TO BEG. AREA 5.003 AC.

Parcel 120160179
COM S 89 DEG 57' 20" W 1716 FT & S 134.53 FT FR E 1/4 COR. SEC. 4, T5S, R1E, SLB&M.; S 684.45 FT; S 42 DEG 29' 31" W 232.1 FT; S 89 DEG 57' 20" W 767.22 FT; N 330 FT; N 89 DEG 57' 20" E 563.63 FT; N 525.47 FT; N 89 DEG 57' 20" E 360.37 FT TO BEG. AREA 11.033 AC.

Parcel 392430003
PARCEL A, PLAT A, FOREST CREEK SUB AREA 0.836 AC.

EXHIBIT "C"
Relocation of Pipeline in Family Park (Removed/Relocated Section)

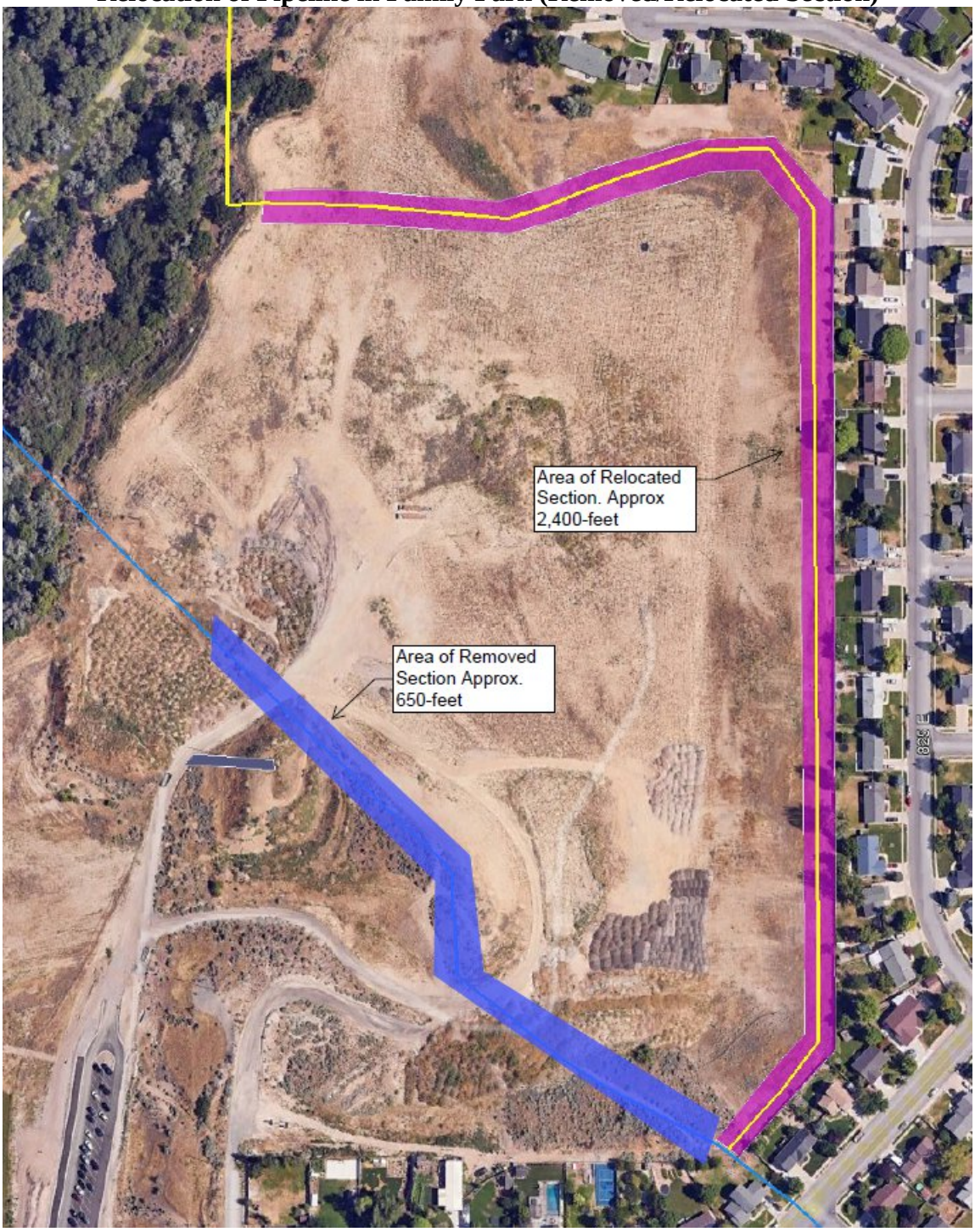


EXHIBIT "D"
TCE Form for Memorial Park and Family Park

WHEN RECORDED MAIL TO:
Questar Gas Company, dba Dominion Energy Utah
P.O. Box 45360, Right of Way
Salt Lake City, UT 84145
LehiTCE tce.ah

Space above for County Recorder's use
PARCEL I.D.# 120160179, 120160175, 120150084, 120160148, 120150023, 392430003, 120150023,110330140

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT ("**Agreement**") is made effective as of _____, 2024 ("**Effective Date**"), by and between Lehi City, a body corporate and politic of the State of Utah, with an address of 153 North 100 East, Lehi, UT 84043 ("**Grantor**"), and Questar Gas Company, dba Dominion Energy Utah, a Utah corporation ("**Grantee**"). Grantor and Grantee are sometimes referred to herein collectively as the "**Parties**" and individually as a "**Party**." For the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee agree as follows:

1. Temporary Construction Easement. Grantor hereby grants to Grantee a temporary easement ("**TCE**") for use as a construction workspace and staging area for pipe installation, including personnel, vehicles, equipment, and materials necessary for 24" Gas Line Replacement Project (the "**Project**").

2. Use of Easement Area. Grantor reserves the right to use the TCE in any manner that does not unreasonably interfere with Grantee's rights under this Agreement.

3. Duration. The TCE will begin on _____ (the "**Commencement Date**"), and shall continue until the earlier to occur of (a) the date that is 11 months after the Commencement Date or (b) Grantee provides written notice of the termination of the TCE. Upon written notice to Grantor, Grantee may extend the TCE on a month-to-month basis, for up to an additional 1 year, based on payment of a prorated consideration equal to that paid for the TCE.

4. Restoration. Upon completion of the TCE, Grantee shall restore the TCE area to as near practical its condition prior to any of Grantee's use of the TCE and shall clean up and remove all construction debris. During the TCE, Grantee shall maintain the TCE area substantially clean of all litter and trash.

5. Miscellaneous.

a. *Representations & Warranties.* Grantor represents and warrants that it holds fee simple title to the TCE and has authority to enter into and perform under this Agreement.

b. *Counterparts.* This Agreement may be executed in any number of counterpart originals, each of which will be deemed an original instrument for all purposes, but all of which will comprise one and the same instrument.

c. *Governing Law.* This Agreement will be construed, administered, and enforced according to the laws of the State of Utah.

d. *No Waiver.* Failure of a Party to insist upon strict performance of any provisions of this Agreement will not be construed as a waiver for future purposes with respect to any such provision or option; no provision of this Agreement may be deemed waived unless such waiver is in writing and signed by the Party alleged to have waived its rights.

e. *Further Assurances.* The Parties shall, from time to time, execute, acknowledge, subscribe and deliver to or at the request of the other Party such documents and further assurances as may be reasonably required for the purpose of evidencing, preserving or confirming the rights and obligations therein.

IN WITNESS WHEREOF, Grantor has caused its corporate name and seal to be hereunto affixed this ____ day of _____, 2024.

LEHI CITY

ATTEST:

_____ By:_____

Clerk/ Auditor Mayor

(SEAL)

STATE OF UTAH)
) ss.
COUNTY OF)

On the _____ day of _____, 2024 personally appeared before me_____ who, being duly sworn, did say that they are the Mayor of _____, and that the foregoing instrument was signed on behalf of said city and acknowledged to me that they duly executed the same.

_____
Notary Public

QUESTAR GAS COMPANY, DBA
DOMINION ENERGY UTAH

By:
Its: Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

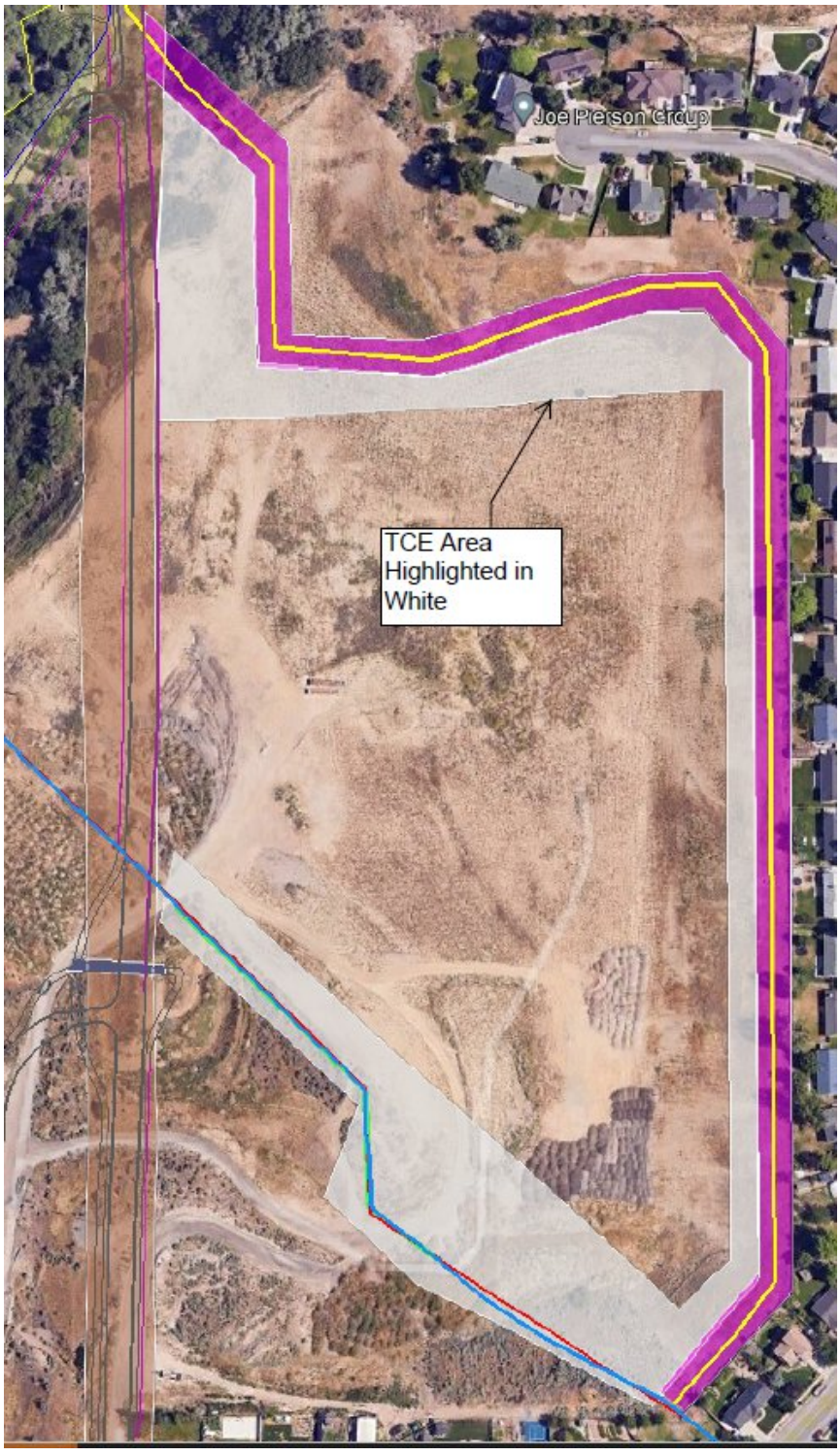
On the _____ day of _____, 2024, personally appeared before me _____, who being duly sworn, did say that he/she is an Authorized Representative for QUESTAR GAS COMPANY, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors.

_____
Notary Public

EXHIBIT "A" TO TEMPORARY CONSTRUCTION EASEMENT

(Temporary Workspace Drawing)

Family Park TCE Area



Memorial Park TCE Area



Exhibit "E"
ROW & Easement to Dominion for Relocated Section

WHEN RECORDED MAIL TO:
Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
Fl-26 lehi.ah;

Space above for County Recorder's use
PARCEL I.D.# 120160179, 120160175, 120150084, 120160148, 120150023, 392430003

RIGHT-OF-WAY AND EASEMENT GRANT

LEHI CITY, a body corporate and politic of the State of Utah, with an address of 153 North 100 East, Lehi, UT 84043 ("**Grantor**"), does hereby convey to QUESTAR GAS COMPANY dba Dominion Energy Utah, a corporation of the State of Utah ("**Grantee**"), its successors and assigns, for the sum of TEN DOLLARS ($10.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a non-exclusive right-of-way and easement ("**Easement**") to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove, replace and abandon in place (whether above or below ground) pipelines, valves, valve boxes and install cathodic monitoring and mitigation facilities and other gas transmission and distribution facilities (collectively, the "**Facilities**"), said Easement being situated in the County of Utah, State of Utah, as shown on **Exhibit "A"** attached hereto and by this reference made a part hereof and more particularly described as follows, to-wit:

Family Park Legal Description
Memorial Park Legal Description

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns, in perpetuity, with the right of ingress and egress to and from said Easement to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove, replace and abandon in place (whether above or below ground) the same. This Easement shall carry with it the right to use any available access road for the purpose of conducting the foregoing activities. During temporary periods, Grantee may use such portion of the property along and adjacent to the Easement as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor shall have the right to use said premises except for the purposes for which this Easement is granted to Grantee, provided such use does not interfere with

the Facilities or any other rights granted to Grantee hereunder.

Without limiting the generality of the foregoing, Grantor does hereby covenant, warrant and agree as follows:

1. Grantor shall not build or construct, nor permit to be built or constructed, over or across the Easement, any building, retaining walls, rock walls, footings or improvement which impairs the maintenance or operation of the Facilities.

2. Any relocation requested by Grantor of Grantee's Facilities within the Franchise Protection Area, attached hereto as Exhibit B, and incorporated herein, shall be paid in full by Grantor for a period of five (5) years from the date this Easement is recorded.

3. Grantor shall not change the contour within the Easement without prior written consent of Grantee.

4. Grantor shall not plant, or permit to be planted, any deep-rooted trees, or any vegetation with roots that may damage the Facilities, within the Easement, without prior written consent of Grantee.

5. Grantor shall not place personal property within the Easement that impairs the maintenance or operation of the Facilities.

6. Grantee shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with Grantee's use, occupation or enjoyment of this Easement, without liability to Grantor, and without any obligation of restoration or compensation.

7. Grantor agrees to indemnify, hold harmless and defend Grantee, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason of Grantor's use of the Easement or any activities conducted thereon by Grantor, Grantor's agents, employees, invitees or as a result of Grantor's negligence.

This Easement shall be binding upon and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has caused its corporate name and seal to be hereunto affixed this ____ day of _____, 2024.

LEHI CITY

ATTEST:

_____ By:_____

Clerk/ Auditor Mayor

(SEAL)

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On the _____ day of _____, 2024 personally appeared before me who, being duly sworn, did say that they are the Mayor of Lehi City, and that the foregoing instrument was signed on behalf of said city and acknowledged to me that they duly executed the same.

_____

Notary Public

EXHIBIT "A" RIGHT-OF-WAY AND EASEMENT GRANT

Exhibit for Family Park

Exhibit for Memorial Park

EXHIBIT "B" RIGHT-OF-WAY AND EASEMENT GRANT

Franchise Protection Area



Exhibit "F"
Partial Release of Family Park Easement Grant

When Recorded Mail to:
Questar Gas Company
P.O. Box 45360, Right-of-Way
Salt Lake City, Utah 84145-0360
Fl-26 Release Lehi.ah

Space above for County Recorder's use
PARCEL I.D. # 120160179, 120160148, 120160011

PARTIAL RELEASE OF EASEMENT

FL-26 Family Park Lehi

For the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, QUESTAR GAS COMPANY, a Utah corporation, dba DOMINION ENERGY UTAH, ("**DEU**") does hereby release to LEHI CITY, a body corporate and politic of the State of Utah, with an address of 153 North 100 East, Lehi, UT 84043 ("**Owner**") the current property owner, its grantees, transferees, heirs, successors and assigns, the rights DEU holds pursuant to that certain Right-of-Way and Easement Grant dated August 10, 1962 as Entry No. 10950, Book 912, Page 455-6, also on August 10, 1962 as Entry No. 10951, Book 912, Pages 457-8, also on August 28 1985 as Entry No. 24604, Book 2241, Page 782, Utah County Recorder's office (the "**Easements**").

DEU releases only the portion of the Easement which is over the property commonly referred to as Parcel No's. 120160179, 120160148, 120160011 in Lehi City, Utah County, Utah, including but not limited to pipelines and related facilities, within the following described tract of land in Utah County, State of Utah, to-wit:

[Description]

DATED this ____ day of _____, 2024.

QUESTAR GAS COMPANY,
dba DOMINION ENERGY UTAH

By: _____

Its: Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 20____ personally appeared before me _____, who, being duly sworn, did say that he is Authorized Representative for QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

_____
Notary Public

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Skye Plat C, a residential development including 369 single family and 228 twin homes units located at approximately Highland Boulevard and Isle of the Skye Way.

Suggested Action:

Attachments:

CC Staff Report Skye Preliminary Plat C Subdivision 06.11.24.docx

Skye Preliminary Plat C DRC 5.1.2024.docx

Skye Preliminary Plat C Plans.pdf

Skye Preliminary Plat C Narrative.pdf

Skye Land Use Plan Area.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

SKYE PLAT C PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	DR Horton		
Meeting Date	June 11, 2024		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Decision Type	Administrative		
Location	Approximately Highland Boulevard and Isle of the Skye Way		
Existing General Plan Designation	Very Low Density Residential, Low Density Residential, Medium Density Residential, Public Facility and Open Space		
Existing Zoning	Planned Community		
Existing Land Use	Undeveloped		
Number of Lots/Units	369 Single Family Homes and 228 Twin Homes		
Adjacent Zoning and Land Use	*North*	PC	Future Skye
	South	PC/PF	Texas Instruments Buffer
	East	Highland	Residential
	West	PC	Texas Instruments Buffer
Date of DRC Review	May 1, 2024		
Date of Planning Commission Review	May 23, 2024		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 37.040. Connectivity Standards.

1. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project density as identified on the following table of maximum block lengths:

Density	Block Length
0-2.5 DU/AC	1,000 ft. street and pedestrian block length
2.6-4 DU/AC	800 ft. street and pedestrian block length
4.1-6 DU/AC	600 ft. street and pedestrian block length
6.1+ DU/AC	600 ft. street block length and 400 ft. pedestrian block length

a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features such as Dry Creek or the Waste Ditch drainage channel;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

A. Pedestrian Connectivity Standards. All residential and non-residential developments and subdivisions shall meet the following standards:

1. Pedestrian connections shall be utilized to connect proposed developments to master planned trails and adjacent existing or future developments where applicable. Connections shall be of a hard surface with a minimum width of ten feet including landscaped shoulders on each side of at least five feet in width. Trail access spacing shall not exceed 600 feet.

2. Sidewalks and trails shall interconnect all units, buildings, and streets within a development, and shall provide connectivity to existing adjacent development or future development areas.

PROPERTY HISTORY

December 11, 2012	City Council approved the Micron Area Plan
April 8, 2022	This property came into Lehi as the Micron East Annexation
August 23, 2022	City Council approved the Skye Area Plan amending the Micron Area Plan
September 19, 2023	City Council approved the Skye Area Plan Second Amendment

REPORT ANALYSIS

The applicant requests approval of the proposed Skye Plat C Preliminary Subdivision including 369 single family lots and 228 twin homes located at approximately Highland Boulevard and Isle of the Skye Way. It also includes several open space corridors with trails, a civic site for a future church building, and an area identified for a future clubhouse.

The proposed subdivision meets the requirements of the Area Plan and the Development Code including the connectivity index requirement but needs an exception to the maximum block length. Staff recommended that the applicant consider more pedestrian connections to meet the connectivity to master planned trails requirement which would also reduce the pedestrian block length. The Code also lists reasons an exception can be made to the maximum block length and significant grade is one of those reasons. Significant grade exists in this area making road connections difficult.

Staff also indicated several places trails should continue or additional trail connections should be made.

The DRC had 11 redline comments including:

1. It would be nice to add trail connections to trail 8 at the midway point from isle of the skye way and glasgow drive.
2. Maximum block length is exceeded on several of these blocks. An exception can be made based on grade. Please provide a short written justification for needing the longer block length. Also see if pedestrian connections can be provided mid block.
3. Show curb extensions at trail crossings
4. Our requirement is to add trail connections with a max spacing of 600'. I think these connections would be required as well as some of the others suggested on here.
5. Show trail connections to the cul-de-sacs with bike ramps to the street. At the time of final plats, show directional ADA tiles for these ramps.
6. I have concerns with putting these trails integral to the perpendicular parking. It doesn't maintain the minimum 2' clear area, and cars will likely overhang the trail and reduce its effective width. The trail along the open space seems to have plenty of room to provide buffering from the parking areas.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or approve with modifications the proposed preliminary subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision has significant grade that justifies an exception to the connectivity standards./ The grade of the proposed subdivision does not justify an exception to the connectivity standards.
2. The proposed subdivision meets the requirements of the Skye Area Plan.
3. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on May 23, 2024. The minutes and motion from that meeting follow.

3.1) Public hearing and recommendation of DR Horton's request for preliminary subdivision review of Skye Plat C, a residential development including 369 single family and 228 twin homes units located at approximately Highland Boulevard and Isle of the Skye Way.
Applicant Scott Bishop was there for questions.

Commissioner Everett asked about the need for longer block lengths, Mr. Bishop explained that the steep slopes require roads to run parallel to the topography, which makes perpendicular roads difficult. The ordinance allows an exception to this. Additionally, they agreed to add more trail connections for pedestrian convenience as requested by the staff.

Chairman Jackson opened public hearing.
Chairman Jackson closed public hearing.

Motion: Commissioner Eyre moved to approve DR Horton's request for preliminary subdivision review of Skye Plat C, a residential development including 369 single family and 228 twin homes units located at approximately Highland Boulevard and Isle of the Skye Way; with the findings that the proposed subdivision has a significant grade that justifies the exception to the connectivity standards. The greater the proposed subdivision does justify that. The proposed subdivision meets the requirements of the Skye area plan; 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.

Skye Preliminary Plat C
DRC Redline Comments

DR Horton- requests review of Skye Preliminary Plat C located at approximately Highland Boulevard and Isle of the Skye Way including 369 single family and 228 twin homes units.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Scott Bishop, Jeff Stephenson, and Ben Tuckett
Date of Plans Reviewed: 4/23/2024
Time Start: 2:55pm
Time End: 3:24pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Indicate correct easement width on sheets 103-106.
2. PRV(s) in conflict with power locations- main feeders.

For construction of buildings near the RMP transmission line, reference and comply with 29 CFR 1926.1408
Garion – Fire:
I would highly recommend keeping the private road width to 26' or less. Roads greater than 26' and less than 32' only allow on street parking on one side. If 26' roads remain you will be expected to determine which side will allow for on-street parking and you will need to sign the other side.
Ryan – Water/Sewer: No comments
James – Parks:
3. Connect trail all the way to Isle of the Skye Way to the south.

Gary – Building/Inspections:
4. Soils report is needed for this area.

Shelbey – Public Works: No comments
Brad/Luke – Engineering:
5. See curb extension details shown on Cover sheet for all curb extensions at trail crossings

Kim – Planning:
6. It would be nice to add trail connections to trail 8 at the midway point from isle of the skye way and glasgow drive.
7. Maximum block length is exceeded on several of these blocks. An exception can be made based on grade. Please provide a short written justification for needing the longer block length. Also see if pedestrian connections can be provided mid block.
8. Show curb extensions at trail crossings
9. Our requirement is to add trail connections with a max spacing of 600'. I think these connections would be required as well as some of the others suggested on here.
10. Show trail connections to the cul-de-sacs with bike ramps to the street. At the time of final plats, show directional ADA tiles for these ramps.
11. I have concerns with putting these trails integral to the perpendicular parking. It doesn't maintain the minimum 2' clear area, and cars will likely overhang the trail and reduce its effective width. The trail along the open space seems to have plenty of room to provide buffering from the parking areas.

PRECON MEETING REQUIRED? (FULL)
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. Reimbursement Agreement for any reimbursable improvement items must be in place.
4. Required water dedication must be completed.

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

5. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
6. Provide a title report to be reviewed by Staff.
7. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Fidelity National Title Agency 801-610-1670.
9. Surveyor's and engineer's stamps on construction drawings.
10. New property line adjacent to existing roads must be staked and reviewed by the City.
11. Provide signed easement verification sheet.
12. Need Irrigation Company signature on the construction drawings for the irrigation piping.
13. Off-site easements (turnarounds, utilities, power, etc).
14. Provide a copy of any necessary boundary line agreement(s).
15. Provide required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
16. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com).
17. 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.
18. 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.
19. Provide approval letter from the State (UDEQ) for Class V UIC Injection Well.
20. 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.
21. Address comments from Planning Commission approval.
22. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled.
23. 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.

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 23rd.

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.

SKYE
PRELIMINARY PLAN C
A PLANNED COMMUNITY IN LEHI, UTAH



SCALE: 1"=200'

200 100 0 200

NORTH

VICINITY MAP

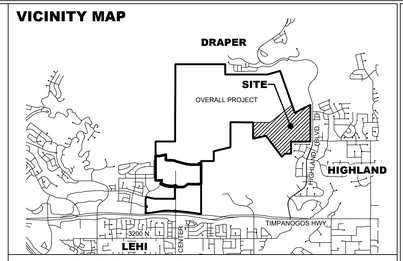


TABLE OF CONTENTS

COVER	COVER
NOTES	NOTES
LOT LAYOUT OVERALL	101
LOT LAYOUT 1	102
LOT LAYOUT 2	103
LOT LAYOUT 3	104
LOT LAYOUT 4	105
LOT LAYOUT 5	106
LOT SUMMARY SHEET 1	201
LOT SUMMARY SHEET 2	202
LOT SUMMARY SHEET 3	203
LOT SUMMARY SHEET 4	204
UTILITY OVERALL	301
UTILITY LAYOUT 1	302
UTILITY LAYOUT 2	303
UTILITY LAYOUT 3	304
UTILITY LAYOUT 4	305
GRADING OVERALL	401
GRADING PLAN 1	402
GRADING PLAN 2	403
GRADING PLAN 3	404
GRADING PLAN 4	405
DETAILS	501

TABULATIONS

TOTAL AREA:	197.12 ACRES
ROADWAY:	40.67 ACRES
SINGLE FAMILY LOTS:	369 UNITS
TWINHOMES:	228 UNITS
TOTAL:	597 UNITS
DENSITY:	3.03 UNITS/ACRES
PUBLIC OPEN SPACE:	29.86 ACRES
PRIVATE OPEN SPACE:	18.94 ACRES
ZONE:	PC

PARKING REQUIREMENTS:

COTTAGE LOTS NARROWER THAN 50': 54
PARKING REQUIRED: 18 (1 STALL PER 3 LOTS)
TOTAL PARKING REQUIRED: 18
TOTAL PARKING PROVIDED: 352

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'X4' CATCH BASIN
		3'X3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
OHP	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		OPEN SPACE (REFER TO LANDSCAPE PLANS FOR DESIGN DETAILS)
		UNITS REQUIRED TO ADHERE TO ALL WILDLAND URBAN INTERFACE REQUIREMENTS

NOTES

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - 1.1. PLAN & PROFILES / CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
   - 1.2. ALL PIPE TYPES, SPECIFIC LOCATIONS, AND DETAILS. (BENDS, DETECTOR TAPE, ETC.)
   - 1.3. VALVES
   - 1.4. BLOW-OFFS INCLUDING SIZE, TYPE, AND PROTECTION.
   - 1.5. MANHOLES, BOXES AND RELATED DETAILS.
   - 1.6. WATER AND SEWER SERVICE DETAILS.
   - 1.7. FIRE HYDRANTS.
   - 1.8. LOT LINE UTILITY EASEMENTS.
   - 1.9. STREET LIGHTS / STREET SIGNS / TRAFFIC SIGNS.
   - 1.10. POWER LINE EXTENSIONS & DOME / TRANSFORMER LOCATIONS.
   - 1.11. LOT ADDRESSES.
   - 1.12. CBR VALUES AND ROAD SUB-BASE.
   - 1.13. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.
2. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
3. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
4. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
5. ALL INTERIOR FENCE LINES TO BE REMOVED UNLESS OTHERWISE NOTED.

DEVELOPER / OWNER

DR. HORTON
12351 S. GATEWAY PARK PL #D-100
DRAPER, UT 84020
(801) 571-7101

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

SKYE PRELIMINARY PLAN C

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C
LEHI, UTAH
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=200'
DATE: 4/23/2024

SHEET
COVER

V:\2020_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
3. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
4. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
5. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES, NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OF SERVICE CONNECTIONS.
6. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
7. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
8. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
9. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
10. AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
11. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
12. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
13. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
14. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

GENERAL CLEARING AND GRADING NOTES

1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION. OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER SHALL BE PROVIDED FOR FIRE PROTECTION FOR ALL GRADING ACTIVITIES DONE WITHIN THE WILDLAND URBAN INTERFACE.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C
LEHI, UTAH

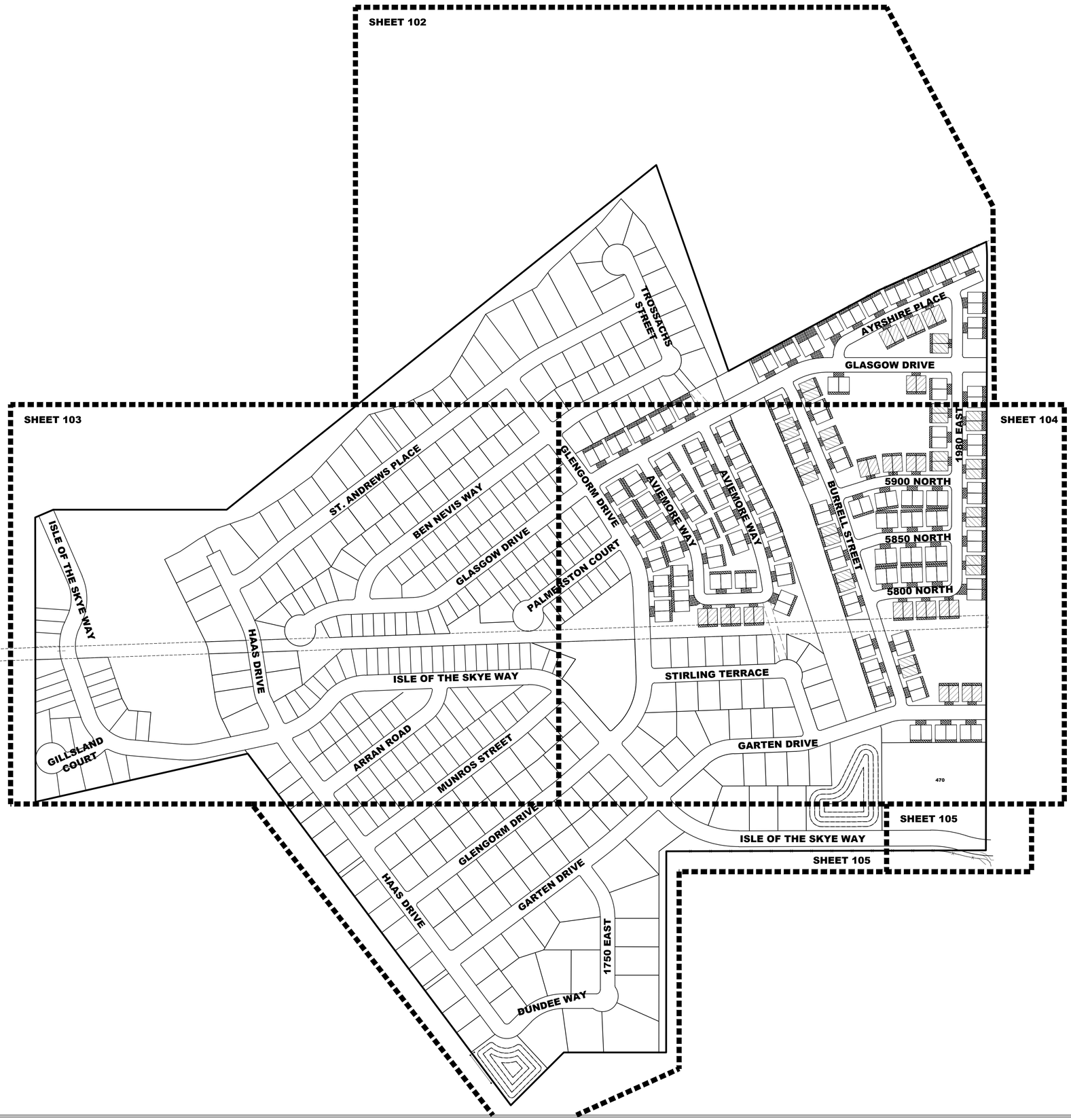
GENERAL NOTES

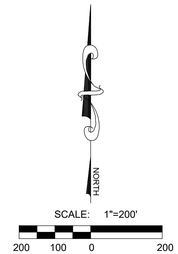
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: NONE
DATE: 4/23/2024

SHEET
NOTES

I:\LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM





LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

LOT LAYOUT OVERALL

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=200'
DATE: 4/23/2024

SHEET 101

G:\0 PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1964.00	1°47'03"	61.16	N36°03'59"W 61.15
C3	168.00	7°22'02"	21.60	N19°51'22"E 21.59
C4	232.00	11°28'34"	46.47	S17°48'06"W 46.39
C5	232.00	12°22'46"	50.13	S5°52'26"W 50.03
C6	232.00	5°28'58"	22.20	S16°09'07"E 22.19
C7	232.00	23°03'35"	93.37	S30°25'24"E 92.74
C8	15.00	92°59'37"	24.35	N4°32'38"E 21.76
C9	170.00	26°10'18"	77.65	N64°07'35"E 76.98
C10	12.00	73°10'25"	15.33	S66°12'04"E 14.30
C11	64.00	57°44'32"	64.50	N58°29'07"W 61.80
C12	64.00	105°25'53"	117.77	S39°55'40"W 101.84
C13	64.00	96°45'16"	108.08	S61°09'54"E 95.68
C14	64.00	28°34'48"	31.92	N56°10'04"E 31.59
C15	12.00	35°20'04"	7.40	S59°32'42"W 7.28
C16	230.00	1°45'54"	7.09	N76°19'47"E 7.09
C17	230.00	29°28'59"	118.35	N60°42'20"E 117.05
C18	15.00	70°42'06"	18.51	S81°18'53"W 17.36
C19	232.00	18°18'26"	74.13	S72°29'17"E 73.81
C21	167.00	0°55'12"	2.68	S18°26'00"E 2.68
C22	167.00	32°55'31"	95.97	S35°21'22"E 94.65

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C23	167.00	33°14'43"	96.90	S68°26'29"E 95.55
C24	529.00	6°39'54"	61.54	S33°28'09"E 61.50
C25	7.00	73°00'40"	8.92	N66°38'32"W 8.33
C26	76.00	13°03'11"	17.31	N43°19'41"W 17.28
C27	12.00	104°06'42"	21.81	N25°43'58"E 18.93
C28	180.00	1°21'07"	4.25	S25°38'49"E 4.25
C29	180.00	16°18'29"	51.23	S16°49'01"E 51.06
C30	270.00	14°13'34"	67.04	N19°12'36"W 66.87
C31	12.00	90°00'00"	18.85	N71°19'23"W 16.97
C32	101.00	13°44'38"	24.23	S56°48'18"W 24.17
C33	1033.00	3°06'31"	56.05	S51°29'14"W 56.04
C34	1027.00	1°46'26"	31.80	S53°55'43"W 31.79
C35	1027.00	5°00'50"	89.87	S57°19'21"W 89.84
C36	1027.00	2°14'59"	40.33	S60°57'16"W 40.32
C37	12.00	85°54'43"	17.99	N19°07'24"E 16.35
C38	12.00	43°59'20"	9.21	N45°49'37"W 8.99
C39	12.00	39°58'08"	8.37	N87°48'21"W 8.20
C40	12.00	43°59'20"	9.21	N45°49'37"W 8.99
C41	64.00	102°38'36"	114.65	S56°28'06"E 99.93
C42	64.00	61°19'27"	68.50	S25°30'55"W 65.28

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C43	64.00	52°10'42"	58.28	S82°16'00"W 56.29
C44	64.00	47°48'43"	53.41	N47°44'18"W 51.87
C46	64.00	61°19'27"	68.50	S25°30'55"W 65.28
C47	12.00	35°20'04"	7.40	S41°29'59"E 7.28
C48	64.00	40°31'04"	45.26	N38°54'29"W 44.32
C49	64.00	50°01'49"	55.88	N6°21'57"E 54.13
C50	64.00	27°06'41"	30.28	N44°56'12"E 30.00
C51	64.00	38°55'17"	43.48	N77°57'11"E 42.64
C52	12.00	35°20'04"	7.40	S79°44'48"W 7.28
C53	64.00	50°01'49"	55.88	N6°21'57"E 54.13
C54	670.00	6°02'41"	70.69	S59°03'25"W 70.65
C55	670.00	2°59'35"	35.00	S54°32'17"W 35.00
C56	12.00	90°00'00"	18.85	S8°02'30"W 16.97
C58	967.00	5°52'57"	99.28	S55°37'30"W 99.24
C59	967.00	3°30'47"	59.29	S60°19'22"W 59.28
C60	12.00	94°05'17"	19.71	N70°52'36"W 17.57
C61	13.00	85°54'43"	19.49	N19°07'24"E 17.72
C62	730.00	1°21'48"	17.37	S61°23'52"W 17.37
C63	730.00	5°31'08"	70.31	S57°57'24"W 70.29

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C64	730.00	2°09'20"	27.46	S54°07'10"W 27.46
C65	12.00	90°00'00"	18.85	S81°57'30"E 16.97
C66	232.00	11°07'18"	45.03	N60°50'40"W 44.96
C67	232.00	11°07'52"	45.07	N71°58'15"W 45.00
C68	232.00	11°02'00"	44.68	N83°03'11"W 44.61
C69	232.00	3°39'08"	14.79	S89°36'15"W 14.79
C70	232.00	8°40'31"	35.13	S83°26'26"W 35.09
C71	232.00	11°04'59"	44.88	S73°33'42"W 44.81
C72	232.00	11°04'59"	44.88	S62°28'43"W 44.81
C74	232.00	6°49'23"	27.63	S42°26'34"W 27.61
C75	379.00	2°37'14"	17.34	N40°20'29"E 17.33
C76	379.00	9°04'11"	60.00	N46°11'12"E 59.93
C77	379.00	9°01'03"	59.65	N55°13'49"E 59.59
C78	379.00	7°50'28"	51.87	N63°39'35"E 51.83
C79	12.00	86°05'48"	18.03	S69°22'17"E 16.38
C80	120.00	17°39'36"	36.99	S17°29'35"E 36.84
C81	12.00	90°00'00"	18.85	S18°40'37"W 16.97
C82	161.00	13°44'38"	38.62	S56°48'18"W 38.53
C83	973.00	1°18'51"	22.32	S52°23'04"W 22.32
C84	973.00	1°47'40"	30.47	S50°49'49"W 30.47

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C85	7.00	90°00'00"	11.00	N81°57'30"W 9.90
C86	7.00	90°00'00"	11.00	N8°02'30"E 9.90
C87	230.00	0°55'44"	3.73	S52°34'38"W 3.73
C88	230.00	15°59'19"	64.18	S44°07'06"W 63.97
C89	230.00	16°36'16"	66.65	S27°49'18"W 66.42
C90	230.00	17°20'16"	69.60	S10°51'02"W 69.33
C91	12.00	85°39'15"	17.94	N45°00'32"E 16.31
C92	330.00	6°54'31"	39.79	S84°22'54"W 39.77
C93	330.00	8°41'22"	50.05	S76°34'57"W 50.00
C94	330.00	8°52'37"	51.13	S67°47'58"W 51.08
C95	330.00	8°41'22"	50.05	S59°00'58"W 50.00
C96	330.00	8°41'22"	50.05	S59°00'58"W 50.00
C97	12.00	44°32'10"	9.33	N76°56'23"E 9.09
C98	64.00	40°23'23"	45.12	S79°00'46"W 44.19
C99	64.00	40°23'23"	45.12	S79°00'46"W 44.19
C100	64.00	45°59'12"	51.37	S35°49'28"W 50.00
C101	64.00	45°59'12"	51.37	S10°09'44"E 50.00
C102	12.00	70°06'16"	14.68	S23°15'29"W 13.78
C103	270.00	4°33'14"	21.46	S60°35'14"W 21.45
C104	270.00	14°16'37"	67.28	S70°00'10"W 67.10

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C105	270.00	10°41'41"	50.40	S82°29'19"W 50.32
C106	230.00	2°35'01"	10.37	N86°32'39"E 10.37
C107	230.00	11°24'16"	45.78	N79°33'00"E 45.70
C108	230.00	11°19'00"	45.43	N68°11'22"E 45.35
C109	230.00	9°29'22"	38.09	N57°47'11"E 38.05
C110	7.00	93°57'13"	11.48	N79°58'54"W 10.24
C111	7.00	84°55'31"	10.38	N10°34'44"E 9.45
C112	12.00	34°00'33"	7.12	N70°02'47"E 7.02
C113	64.00	25°50'25"	28.86	S74°07'51"W 28.62
C114	64.00	42°17'46"	47.25	S40°03'45"W 46.18
C115	64.00	41°09'57"	45.98	S1°40'07"E 45.00
C116	64.00	7°39'38"	8.56	N17°05'16"W 8.55
C117	12.00	73°57'34"	15.49	S16°03'43"W 14.44
C118	7.00	95°04'29"	11.62	N79°25'16"W 10.33
C119	264.00	17°08'53"	79.01	N23°18'35"W 78.72
C120	7.00	88°12'57"	10.78	N8°56'01"E 9.74
C121	170.00	1°54'21"	5.65	N53°59'41"E 5.65
C122	170.00	32°53'18"	97.58	N71°23'30"E 96.25
C123	12.00	96°39'54"	20.25	S43°49'54"E 17.93
C124	170.00	48°32'27"	144.02	S28°46'17"W 139.75

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C125	7.00	90°00'00"	11.00	N81°57'30"W 9.90
C126	200.00	36°51'01"	128.63	S18°22'35"E 126.43
C127	46.00	89°57'28"	72.22	S45°01'39"W 65.03
C128	219.00	45°00'11"	172.01	S67°30'17"W 167.63
C129	46.00	98°11'42"	78.84	N85°53'57"W 69.54
C130	499.00	10°28'43"	91.26	N31°33'44"W 91.13
C131	150.00	17°39'36"	46.23	N17°29'35"W 46.05
C132	300.00	17°39'36"	92.47	N17°29'35"W 92.10
C133	203.00	47°04'21"	166.78	S0°00'13"W 162.13
C134	197.00	42°25'59"	145.90	S2°19'24"W 142.59
C135	197.00	66°10'14"	227.51	S51°58'43"E 215.08
C136	331.00	17°08'50"	99.06	N86°21'44"E 98.69
C137	409.00	38°45'27"	276.67	N58°24'36"E 271.42
C138	202.00	48°44'49"	171.86	N63°24'17"E 166.72
C139	202.00	50°50'51"	179.27	S66°47'53"E 173.44
C140	398.00	48°50'37"	339.29	S65°47'46"E 329.11
C141	441.00	17°57'16"	138.19	S81°14'26"E 137.63
C142	409.00	17°36'48"	125.73	S81°04'12"E 125.24
C143	200.00	34°55'59"	121.94	N59°44'44"E 120.06
C144	150.00	55°25'12"	145.09	N25°29'18"E 139.50

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C145	1003.00	4°34'21"	80.05	N50°54'43"E 80.03
C146	1290.00	4°34'21"	102.95	N50°54'43"E 102.92
C147	300.00	50°50'25"	266.20	N23°12'20"E 257.55
C148	299.00	29°40'09"	154.83	N17°02'57"W 153.11
C149	1999.00	5°04'29"	177.05	N34°25'16"W 176.99
C150	1592.00	4°34'21"	127.05	N50°54'43"E 127.02
C151	200.00	39°07'54"	136.59	N68°11'29"E 133.96
C152	200.00	16°21'02"	57.07	N79°34'55"E 56.88
C153	200.00	18°16'55"	63.82	N80°32'52"E 63.55
C154	46.00	73°38'58"	59.13	N55°25'05"W 55.14
C155	80.00	17°26'20"	24.35	N9°01'51"W 24.26
C156	622.00	5°06'59"	55.54	N20°18'31"W 55.53
C157	250.00	5°03'15"	22.05	N25°23'38"W 22.05
C158	300.00	15°48'01"	82.73	N80°08'59"E 82.47
C159	40.00	87°55'42"	61.39	N44°05'09"E 55.54
C160	150.00	24°21'07"	63.75	N12°03'16"W 63.27
C161	100.00	15°38'23"	27.30	S80°04'41"W 27.21
C162	500.00	17°51'48"	155.89	S81°11'24"W 155.26
C163	300.00	27°55'23"	146.20	S76°02'26"W 144.76
C164	1200.00	9°02'15"	189.28	S57°33'37"W 189.08

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C165	200.00	34°47'39"	121.45	S70°26'20"W 119.60
C166	300.00	43°39'23"	228.58	S66°00'28"W 223.09
C167	997.00	17°36'29"	306.40	S16°53'19"E 305.19
C168	31.00	95°13'47"	51.52	S40°26'06"W 45.80
C169	31.00	89°43'54"	48.55	N47°05'03"W 43.74
C170	300.00	29°39'55"	155.33	N17°03'04"W 153.60
C171	150.00	5°04'29"	13.29	N55°34'44"E 13.28
C172	200.00	55°12'21"	192.70	N25°26'19"E 185.34
C173	700.00	9°02'16"	110.42	N57°33'38"E 110.30
C174	46.00	85°54'43"	68.97	N19°07'24"E 62.69
C175	997.00	9°02'16"	157.26	S57°33'38"W 157.10
C176	1003.00	3°06'31"	54.42	S51°29'14"W 54.41
C177	131.00	13°44'38"	31.42	S56°48'18"W 31.35
C178	1000.00	3°57'51"	69.19	S63°47'16"W 69.17
C179	69.00	61°48'12"	74.43	S30°54'14"W 70.87
C180	7.00	99°18'34"	12.13	S17°32'00"W 10.67
C181	444.00	8°51'18"	68.62	N62°45'37"E 68.55
C182	444.00	7°29'24"	58.04	N54°35'16"E 58.00
C183	444.00	7°31'59"	58.37	N47°04'35"E 58.33
C184	444.00	4°16'43"	33.16	N41°10'14"E 33.15

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C185	167.00	8°54'44"	25.98	S43°29'14"W 25.95
C186	167.00	20°04'16"	58.50	S57°58'44"W 58.20
C187	167.00	19°45'49"	57.61	S77°53'47"W 57.32
C188	7.00	100°39'40"	12.30	N41°53'28"W 10.78
C189	120.00	44°45'33"	93.74	N30°49'08"E 91.38
C191	12.00	90°00'00"	18.85	S81°48'06"E 16.97
C192	12.00	90°00'00"	18.85	S8°11'54"W 16.97
C193	180.00	49°00'06"	153.94	N28°41'51"E 149.29
C194	180.00	19°47'51"	62.20	N32°47'05"E 61.89
C195	180.00	18°41'22"	58.71	N13°32'29"E 58.45
C196	7.00	83°34'53"	10.21	S45°59'15"W 9.33
C197	167.00	32°30'32"	94.75	N75°58'02"W 93.49
C198	7.00	108°20'19"	13.24	N5°32'37"W 11.35
C199	973.00	0°11'44"	3.32	N48°43'25"E 3.32
C200	973.00	3°32'15"	60.07	N50°35'24"E 60.06
C201	973.00	0°50'22"	14.26	N52°46'43"E 14.26
C202	12.00	90°00'00"	18.85	S81°48'06"E 16.97
C203	7.00	90°00'00"	11.00	N3°37'33"E 9.90
C204	7.00	90°00'00"	11.00	N86°22'27"W 9.90
C205	1033.00	4°34'21"	82.44	S50°54'43"W 82.42

CURVE TABLE

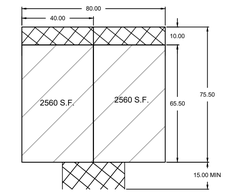
CURVE	RADIUS	DELTA	LENGTH	CHORD
C206	12.00	90°00'00"	18.85	S8°11'54"W 16.97
C207	12.00	90°00'00"	18.85	S81°48'06"E 16.97
C208	1260.00	3°57'56"	87.21	N51°12'56"E 87.19
C209	1260.00	0°36'25"	13.35	N48°55'45"E 13.35
C210	7.00	90°00'00"	11.00	S86°22'27"E 9.90
C211	1320.00	0°34'46"	13.35	N48°54'56"E 13.35
C212	1320.00	3°59'35"	92.00	N51°12'06"E 91.98
C213	12.00	90°00'00"	18.85	N8°11'54"E 16.97
C214	12.00	90°00'00"	18.85	N81°48'06"W 16.97
C215	7.00	90°00'00"	11.00	S3°37'33"W 9.90
C216	1562.00	0°29'23"	13.35	N48°52'14"E 13.35
C217	1562.00	4°04'59"	111.31	N51°09'25"E 111.29
C218	7.00	90°00'00"	11.00	S8°11'54"W 9.90
C219	7.00	90°00'00"	11.00	N81°48'06"W 9.90
C220	170.00	36°51'01"	109.34	N18°22'35"W 107.46
C221	16.00	98°11'42"	27.42	S85°53'57"E 24.19
C222	249.00	7°42'03"	33.47	S48°51'13"W 33.44
C223	249.00	21°38'04"	94.02	S63°31'17"W 93.46
C224	249.00	15°40'04"	68.09	S82°10'21"W 67.88
C225	16.00	89°57'28"	25.12	N45°01'39"E 22.62

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C226	76.00	73°17'46"	97.22	N86°30'10"W 90.73
C227	76.00	11°50'46"	15.71	S50°55'35"W 15.69
C228	189.00	43°07'55"	142.28	S66°34'09"W 138.94
C229	189.00	1°52'16"	6.17	S89°04'15"W 6.17
C230	12.00	35°20'04"	7.40	N72°19'35"W 7.28
C231	64.00	160°37'36"	179.42	N45°01'39"E 126.18
C232	64.00	160°37'36"	179.42	N45°01'39"E 126.18
C233	64.00	160°37'36"	179.42	N45°01'39"E 126.18
C234	12.00	35°20'04"	7.40	S17°37'07"E 7.28
C235	230.00	25°31'00"	102.43	N12°42'35"W 101.59
C236	230.00	11°20'01"	45.50	N31°08'05"W 45.42
C237	7.00	90°00'00"	11.00	S8°11'54"W 9.90
C238	1627.00	4°34'21"	129.85	N50°54'43"E 129.81
C239	7.00	89°59'59"	11.00	N86°22'27"W 9.90
C240	433.00	17°50'45"	134.62	S50°16'52"E 134.08
C241	12.00	90°01'42"	18.86	S47°13'43"E 16.97
C242	12.00	36°22'15"	7.62	N69°34'19"E 7.49
C243	65.00	146°23'29"	166.08	N55°25'05"W 124.45
C244	65.00	35°29'51"	40.27	N70°17'18"W 39.63
C245	65.00	40°55'58"	46.44	N32°04'23"W 45.46

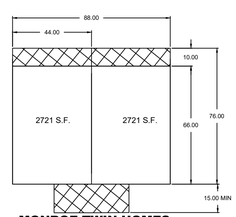
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C246	65.00	29°23'04"	33.34	N3°05'08"E 32.97
C247	12.00	36°22'15"	7.62	S0°24'28"E 7.49
C248	12.00	89°59'58"	18.85	S63°35'37"E 16.97
C249	12.00	83°27'46"	17.48	S46°01'33"W 15.98
C250	16.00	73°38'58"	20.57	N55°25'05"W 19.18
C251	12.00	99°59'25"	20.94	N31°24'06"E 18.38
C252	230.00	3°48'28"	15.29	S85°51'12"W 15.28
C253	230.00	20°22'42"	81.80	S73°45'37"W 81.37
C254	230.00	14°56'44"	59.99	S56°05'54"W 59.82
C255	12.00	90°00'00"	18.85	S86°22'27"E 16.97
C256	12.00	90°00'00"	18.85	S3°37'33"W 16.97
C257	330.00	13°20'40"	76.86	N41°57'12"E 76.69
C258	330.00	10°53'24"	62.72	N29°50'11"E 62.63
C259	330.00	20°05'49"	115.75	N14°20'34"E 115.16
C260	12.00	90°00'00"	18.85	S3°37'32"W 16.97
C261	170.00	39°07'54"	116.11	S68°11'29"W 113.86
C262	230.00	11°58'51"	48.09	N81°46'01"E 48.01
C263	230.00	4°22'11"	17.54	N73°35'30"E 17.54
C264	368.00	28°43'35"	184.50	S55°44'15"E 182.58
C265	368.00	20°07'02"	129.21	S80°09'33"E 128.55



IRVINE TWIN HOMES

NOTE: GRAY HATCH DENOTES AN IRVINE UNIT. NO HATCH DENOTES A MONROE UNIT. REFER TO PLANS FOR LOCATIONS OF EACH UNIT TYPE.



MONROE TWIN HOMES

NOTE: GRAY HATCH DENOTES AN IRVINE UNIT. NO HATCH DENOTES A MONROE UNIT. REFER TO PLANS FOR LOCATIONS OF EACH UNIT TYPE.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

LOT LAYOUT 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=NA'
DATE: 4/23/2024

SHEET 102

I:\2020-0067 PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

NORTH

SCALE: 1"=80'

80 40 0 80

NOTE: ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.

ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LD LOTS:	150
MD LOTS:	219
AA LOTS:	228
CIVIC USE (LOT 470)	2
CLUBHOUSE:	3

TABULATIONS

TOTAL AREA:	197.12 ACRES
LOT/ PRIVATE AREA:	92.82 ACRES
LIMITED COMMON AREA:	4.06 ACRES
COMMON AREA/PRIVATE	
OPEN SPACE:	18.94 ACRES
PUBLIC OPEN SPACE:	29.86 ACRES
PUBLIC ROADWAYS:	43.14 ACRES
PRIVATE ROADWAYS:	4.54 ACRES
# OF UNITS:	597
DENSITY:	3.03 UNITS/ACRE
ZONE:	PC

LOT/PRIVATE AREA (LESS PUBLIC STREETS)
LIMITED COMMON AREA
COMMON AREA
PUBLIC OPEN SPACE

SKYE PRELIMINARY PLAN C

LEHI, UTAH

LOT LAYOUT 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 4/23/2024

SHEET 103

G:\LEI PROJECTS\2020\2020-0067 DR HORTON UEH PROJECT\CAD\DWG\PRELIMINARY\2D-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM

SEE SHEET 102

NORTH

SCALE: 1"=80'

80 40 0 80

NOTE: ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.

- LOT/PRIVATE AREA (LESS PUBLIC STREETS)
- LIMITED COMMON AREA
- COMMON AREA/PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE

SEE SHEET 104

SEE SHEET 105

LEI

- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

LOT LAYOUT 3

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067

DRAWN BY: DSE/CJI

DESIGNED BY: BCT

SCALE: 1"=80'

DATE: 4/23/2024

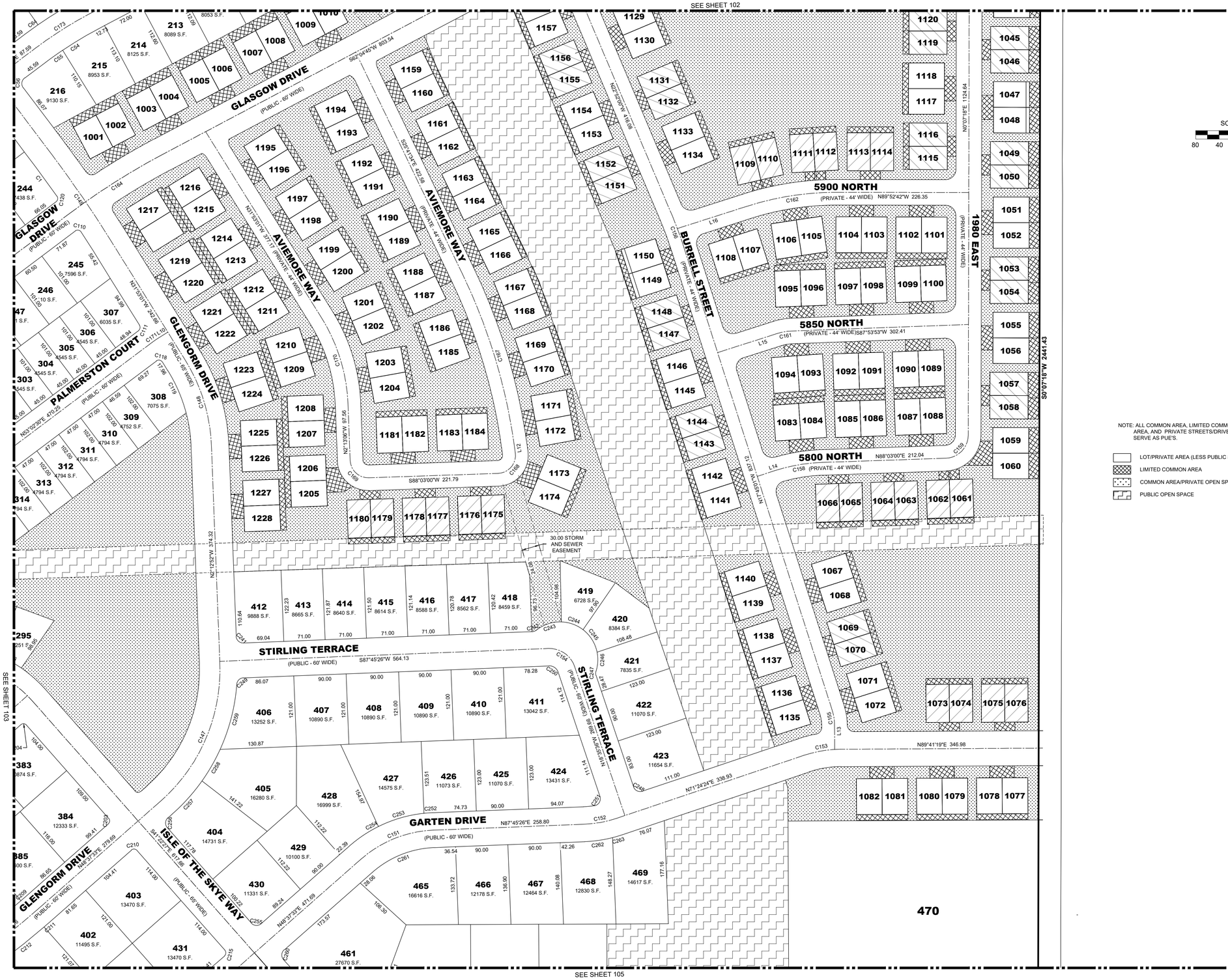
SHEET 104

G:\0_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE 3.DWG 4/23/2024 4:25 PM

SEE SHEET 102

SEE SHEET 103

SEE SHEET 105



NOTE: ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.

- LOT/PRIVATE AREA (LESS PUBLIC STREETS)
- LIMITED COMMON AREA
- COMMON AREA/PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

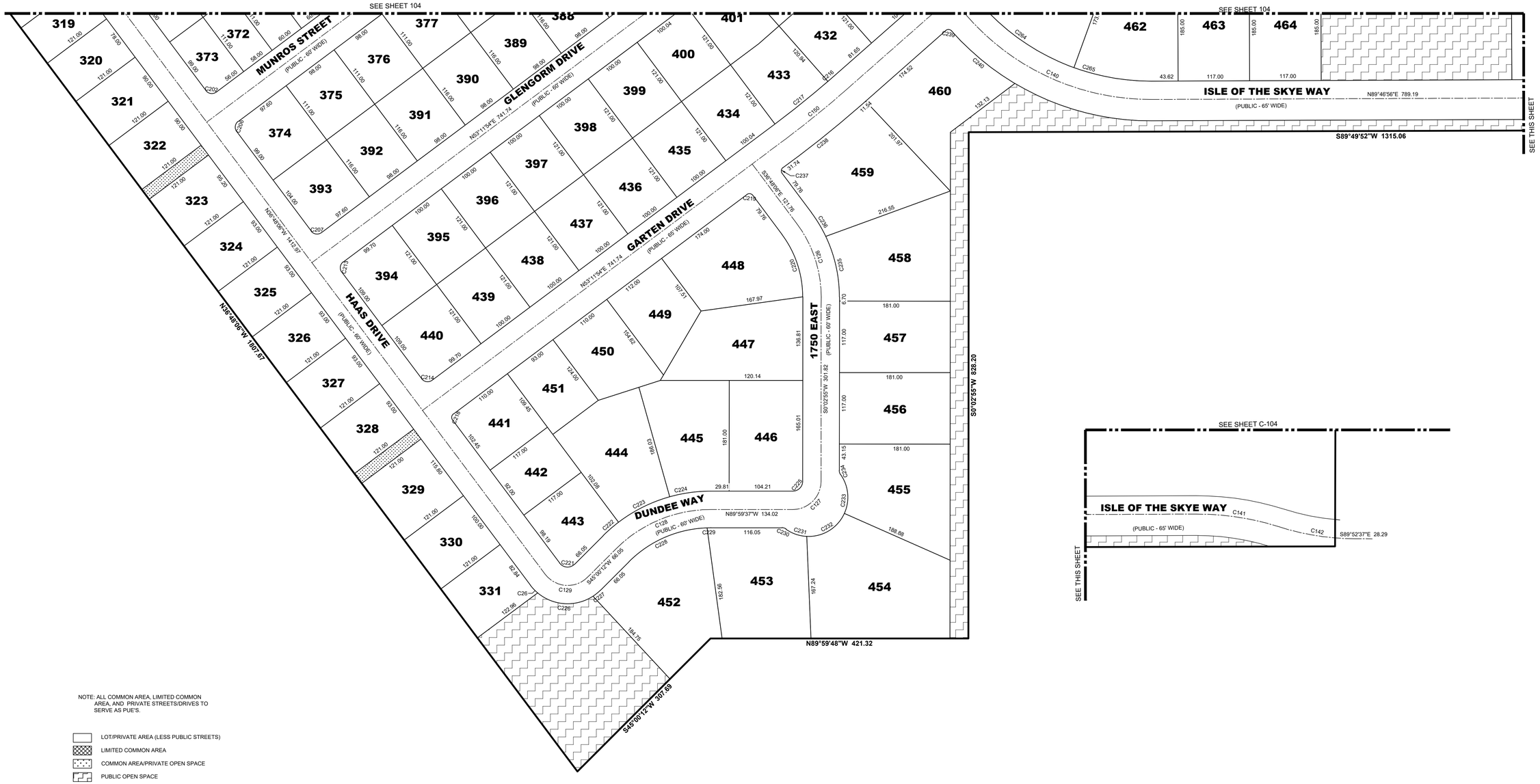
LOT LAYOUT 4

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 4/23/2024

SHEET 105

I:\0_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE 5.DWG 4/23/2024 4:25 PM



NOTE: ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.

- LOT/PRIVATE AREA (LESS PUBLIC STREETS)
- LIMITED COMMON AREA
- COMMON AREA/PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE

SCALE: 1"=80'

80 40 0 80

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

LOT LAYOUT 5

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 4/23/2024

SHEET 106

S:\0_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM

LOT TYPE	MD	LD	AA
MINIMUM LOT AREA	3,600 SQ.FT.	6000 SQ FT	N/A
MAX. DWELLING UNITS PER ACRE	7	4	6

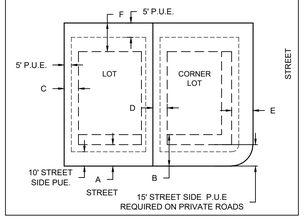
LOT TYPE LEGEND

- MD (219 LOTS)
- LD (150 LOTS)
- AA (228 LOTS)

TOTAL LOTS = 597

	MD LOTS 101-126,182-320 332-373, 412-423	LD LOTS 127-181, 321-331, 374-411, 424-469	AA LOTS 1001-1228
FRONT LIVING SETBACK (A)	15 Ft	15 Ft	18 Ft
FRONT GARAGE SETBACK (B)	20 Ft	20 Ft	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft	10 Ft	5 Ft
INTERIOR SIDE (D)	5 Ft	10 Ft	0 Ft
STREET SIDE SETBACK (E)	18 Ft	20 Ft	18 Ft
REAR SETBACK (F)	10 Ft	20 Ft	10 Ft

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS





SCALE: 1"=100'

100 50 0 100



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

LOT SUMMARY 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 4/23/2024

SHEET 201

S:\LD PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:29 PM

LOT TYPE	MD	LD	AA
MINIMUM LOT AREA	3,600 SQ.FT.	6000 SQ FT	N/A
MAX. DWELLING UNITS PER ACRE	7	4	6

LOT TYPE LEGEND

MD

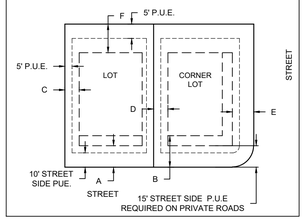
LD

AA

	MD LOTS 101-126,182-320 332-373, 412-423	LD LOTS 127-181, 321-331, 374-411, 424-469	AA LOTS 1001-1228
FRONT LIVING SETBACK (A)	15 Ft	15 Ft	18 Ft
FRONT GARAGE SETBACK (B)	20 Ft	20 Ft	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft	10 Ft	5 Ft
INTERIOR SIDE (D)	5 Ft	10 Ft	0 Ft
STREET SIDE SETBACK (E)	18 Ft	20 Ft	18 Ft
REAR SETBACK (F)	10 Ft	20 Ft	10 Ft

SEE SHEET 201

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



NORTH

SCALE: 1"=80'

80 40 0 80

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

LOT SUMMARY 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 4/23/2024

SHEET 202

G:\O..LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:29 PM

LOT TYPE	MD	LD	AA
MINIMUM LOT AREA	3,600 SQ.FT.	6000 SQ FT	N/A
MAX. DWELLING UNITS PER ACRE	7	4	6



SCALE: 1"=80'

80 40 0 80

NORTH

- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

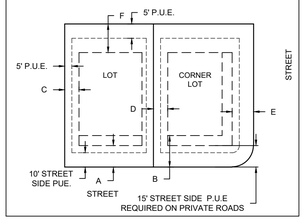
LOT SUMMARY 3

LOT TYPE LEGEND

- MD
- LD
- AA

	MD LOTS 101-126,182-320 332-373, 412-423	LD LOTS 127-181, 321-331, 374-411, 424-469	AA LOTS 1001-1228
FRONT LIVING SETBACK (A)	15 Ft	15 Ft	18 Ft
FRONT GARAGE SETBACK (B)	20 Ft	20 Ft	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft	10 Ft	5 Ft
INTERIOR SIDE (D)	5 Ft	10 Ft	0 Ft
STREET SIDE SETBACK (E)	18 Ft	20 Ft	18 Ft
REAR SETBACK (F)	10 Ft	20 Ft	10 Ft

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



REVISIONS
1 -
2 -
3 -
4 -
5 -

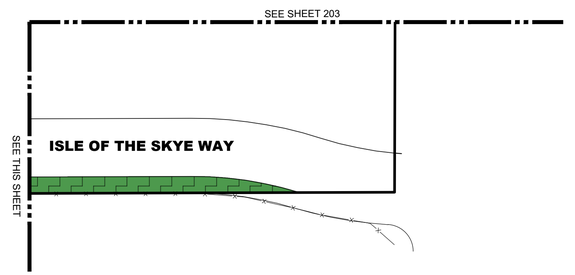
LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 4/23/2024

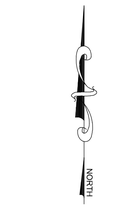
SHEET 203

4/23/2024 4:55 PM
C:\USERS\CJIMENEZ\DOCUMENTS\2020-0067_PRELIMINARY_PHASE 3.DWG
DWG: LEFT_0 PRELIMINARY PLAT 2020-0067 PROJECTS\2020\2020-0067 NORTH LEHI

LOT TYPE	MD	LD	AA
MINIMUM LOT AREA	3,600 SQ.FT.	6000 SQ FT	N/A
MAX. DWELLING UNITS PER ACRE	7	4	6







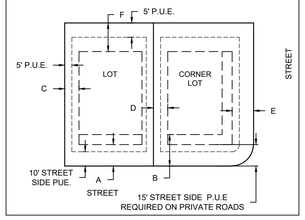
SCALE: 1"=80'

80 40 0 80

LOT TYPE LEGEND
MD
LD
AA

	MD LOTS 101-126,182-320 332-373, 412-423	LD LOTS 127-181, 321-331, 374-411, 424-469	AA LOTS 1001-1228
FRONT LIVING SETBACK (A)	15 Ft	15 Ft	18 Ft
FRONT GARAGE SETBACK (B)	20 Ft	20 Ft	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft	10 Ft	5 Ft
INTERIOR SIDE (D)	5 Ft	10 Ft	0 Ft
STREET SIDE SETBACK (E)	18 Ft	20 Ft	18 Ft
REAR SETBACK (F)	10 Ft	20 Ft	10 Ft

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

LOT SUMMARY 4

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 4/23/2024

SHEET 204

G:\O. LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:29 PM

SHEET 301

SHEET 302

SHEET 303

SHEET 304

SHEET 304

ISLE OF THE SKYE WAY

ST. ANDREWS PLACE

BEN NEVIS WAY

GLASGOW DRIVE

GLENGORM DRIVE

PALMERSTON COURT

ISLE OF THE SKYE WAY

HAAS DRIVE

GILLS LANE COURT

ISLE OF THE SKYE WAY

ARRAN ROAD

MUNROE STREET

GLENGORM DRIVE

GARTEN DRIVE

HAAS DRIVE

DUNDEE WAY

1750 EAST

FFOSRHEDYN STREET

AYRSHIRE PLACE

GLASGOW DRIVE

5900 EAST

5900 NORTH

AVIEMORE WAY

KINROSS WEST

KINROSS STREET

5850 NORTH

5800 NORTH

STIRLING TERRACE

STIRLING TERRACE

GARTEN DRIVE

ISLE OF THE SKYE WAY

SHEET 304

NORTH

SCALE: 1"=200'

200 100 0 200

LEI

- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

UTILITY OVERALL

REVISIONS

1 -

2 -

3 -

4 -

5 -

LEI PROJECT #: 2020-0067

DRAWN BY: DSE/CJI

DESIGNED BY: BCT

SCALE: 1"=200'

DATE: 4/23/2024

SHEET 301

U:\0_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM

NORTH

SCALE: 1"=80'

80 40 0 80

INSTALL DEBRIS FLOW FENCE
(USE TS-DC DELTA FENCE OR APPROVED EQUIVALENT

DRAINAGE SWALE

ST. ANDREWS PLACE

TROSSACHS STREET

BEN NEVIS WAY

AYRSHIRE PLACE

GLASGOW DRIVE

1980 EAST

8" PI
6" CULINARY
8" SEWER
12" STORM

SEE SHEET 302

SEE SHEET 302

- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

UTILITY LAYOUT 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 4/23/2024

SHEET 302

S:\LD PROJECTS\2020\2020-0067 DR HORTON-LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:29 PM

SEE SHEET 301

84' DIAMETER TEMPORARY TURNAROUND PER LEHI CITY STANDARDS

STUB AND PLUG CULINARY/PI FOR FUTURE USE

INSTALL DRAINAGE SWALE

INSTALL DEBRIS FLOW FENCE (USE TS-DC DELTA FENCE OR APPROVED EQUIVALENT

CONNECT TO 12" PI INSTALLED WITH TRAIL

CONNECT TO 20" CULINARY INSTALLED WITH TRAIL

INSTALL PRV VAULT FOR CULINARY AND PI

STUB WATER AND PI HERE TO NOT CROSS PRESSURE ZONE BOUNDARY

18" STORM DRAIN CULVERT

ST. ANDREWS PLACE

BEN NEVIS WAY

GLASGOW DRIVE

PALMERSTON COURT

GLENGORM DRIVE

ISLE OF THE SKYE WAY

GILLSLAND COURT

HAAS DRIVE

ARRAN ROAD

MUNROS STREET

SEE SHEET 303

SEE SHEET 304

SCALE: 1"=80'

80 40 0 80

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

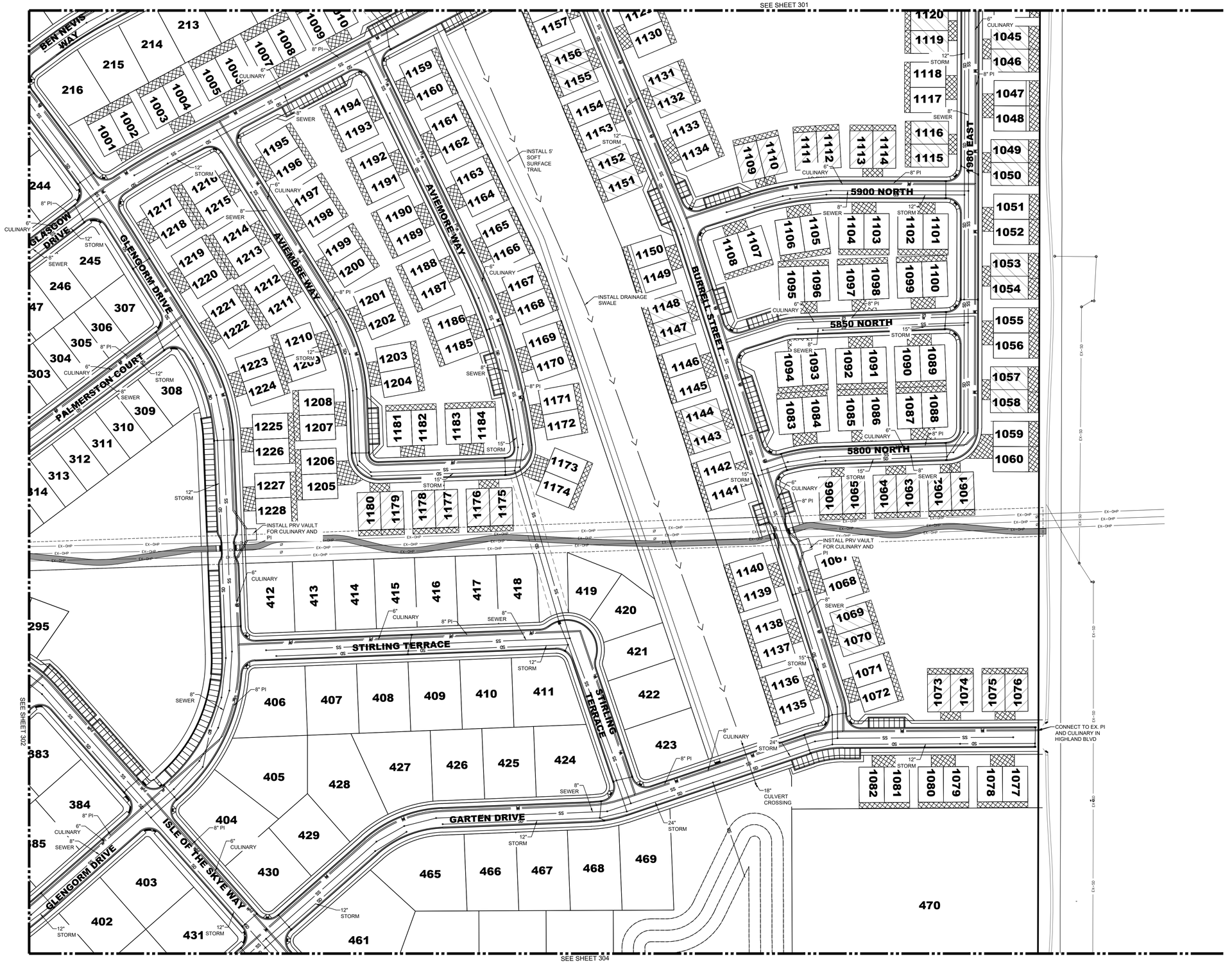
UTILITY LAYOUT 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 4/23/2024

SHEET 303

U:\0_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM





LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

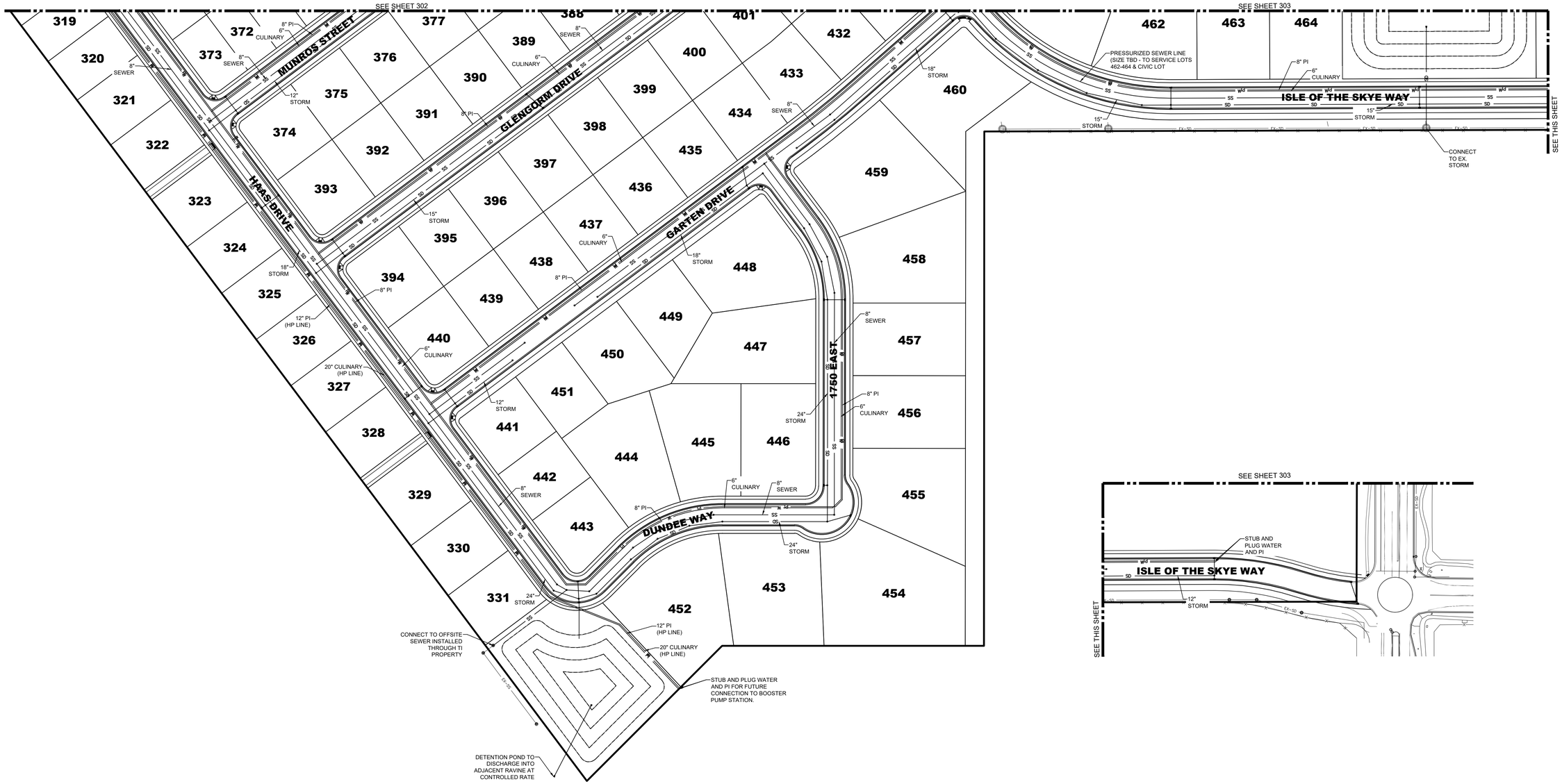
LEHI, UTAH

UTILITY LAYOUT 3

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2020-0067
DRAWN BY:	DSE/CJI
DESIGNED BY:	BCT
SCALE:	1"=80'
DATE:	4/23/2024
SHEET	304

V:\2020 LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\2020-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

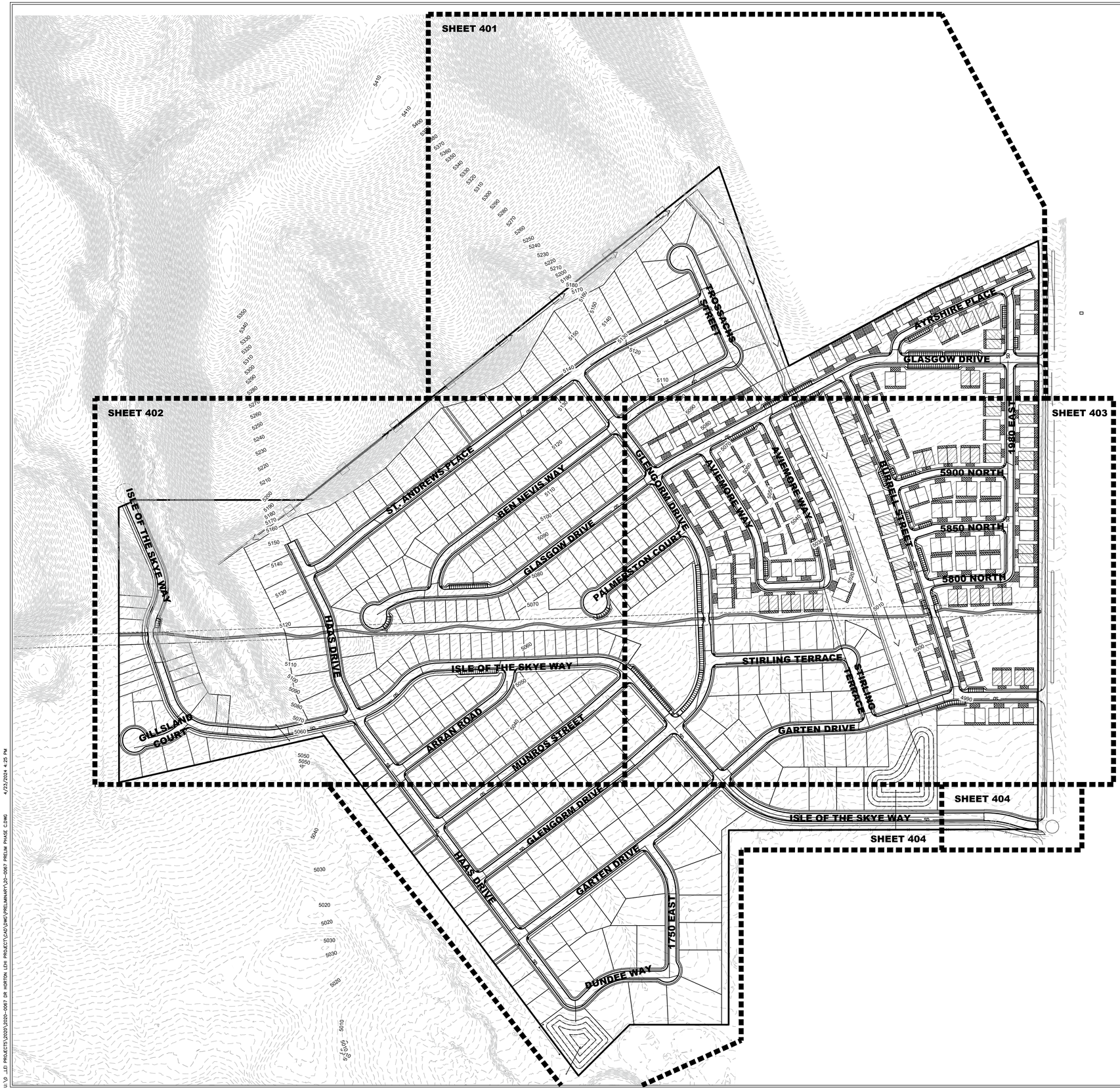
UTILITY LAYOUT 4

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 4/23/2024

SHEET
305

I:\0_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM



NORTH

SCALE: 1"=200'

200 100 0 200

LEGEND

AREAS GREATER THAN 30% SLOPE

NOTE: WATER SHALL BE PROVIDED FOR FIRE PROTECTION FOR ALL GRADING ACTIVITIES DONE WITHIN THE WILDLAND URBAN INTERFACE

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

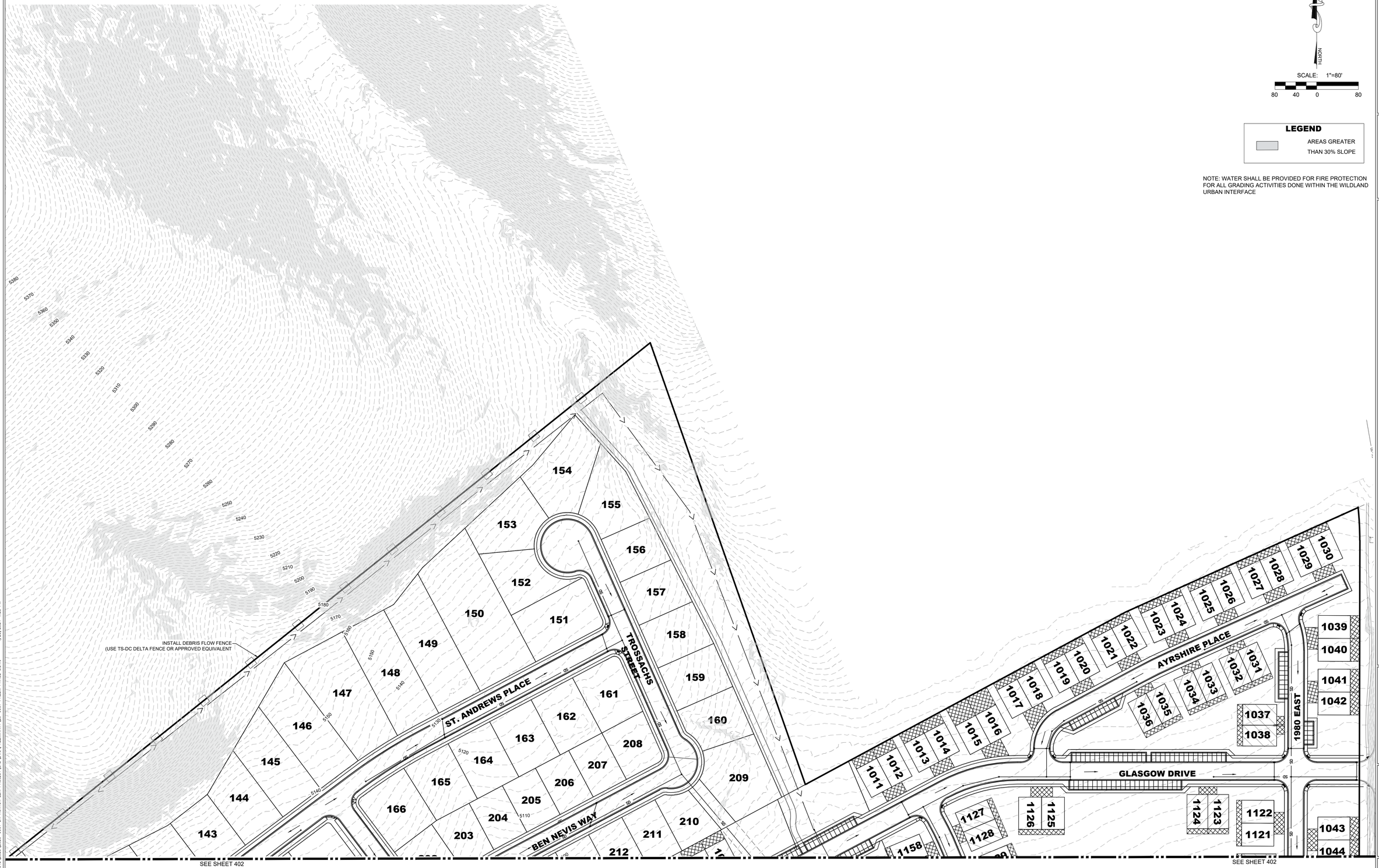
GRADING OVERALL

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=200'
DATE: 4/23/2024

SHEET 401

S:\0_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM



NOTE: WATER SHALL BE PROVIDED FOR FIRE PROTECTION FOR ALL GRADING ACTIVITIES DONE WITHIN THE WILDLAND URBAN INTERFACE

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

GRADING PLAN 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 4/23/2024

SHEET 402

V:\LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\2D-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM

SEE SHEET 401

INSTALL DEBRIS FLOW FENCE
(USE TS-DC DELTA FENCE OR APPROVED EQUIVALENT

ST. ANDREWS PLACE
BEN NEVIS WAY
GLENGORM DRIVE
GLASGOW DRIVE
PALMERSTON COURT
ISLE OF THE SKYE WAY
HAAS DRIVE
GILLSLAND COURT
ARRAN ROAD
MUNROS STREET

SEE SHEET 403

SEE SHEET 404

NORTH

SCALE: 1"=80'

80 40 0 80

LEGEND

AREAS GREATER THAN 30% SLOPE

NOTE: WATER SHALL BE PROVIDED FOR FIRE PROTECTION FOR ALL GRADING ACTIVITIES DONE WITHIN THE WILDLAND URBAN INTERFACE

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

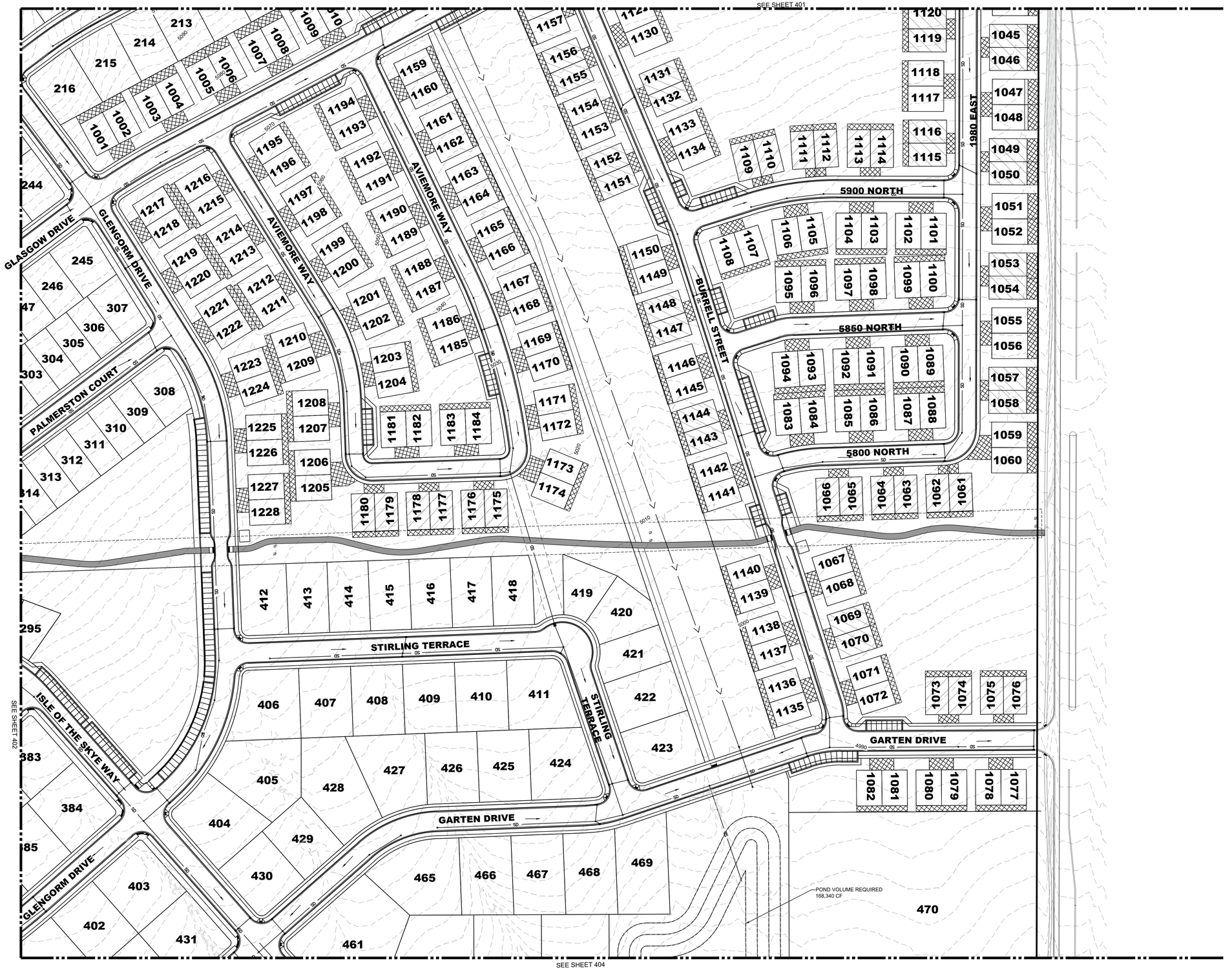
GRADING PLAN 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 4/23/2024

SHEET 403

U:\0_PROJECTS\2020\2020-0067 DR HORTON UH PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM



NORTH

SCALE: 1"=80'

80 40 0 80

LEGEND

AREAS GREATER THAN 30% SLOPE

NOTE: WATER SHALL BE PROVIDED FOR FIRE PROTECTION FOR ALL GRADING ACTIVITIES DONE WITHIN THE WILDLAND URBAN INTERFACE

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

GRADING PLAN 3

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2020-0067
DRAWN BY:	DSE/CJI
DESIGNED BY:	BCT
SCALE:	1"=80'
DATE:	4/23/2024
SHEET	404

S:\LEI PROJECTS\2020\2020-0067 DR HORTON UEI PROJECT\CAD\DWG\PRELIMINARY\2C-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM



LEGEND

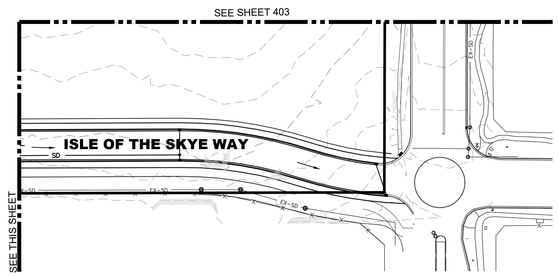
AREAS GREATER THAN 30% SLOPE

NORTH

SCALE: 1"=80'

80 40 0 80

NOTE: WATER SHALL BE PROVIDED FOR FIRE PROTECTION FOR ALL GRADING ACTIVITIES DONE WITHIN THE WILDLAND URBAN INTERFACE



LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C

LEHI, UTAH

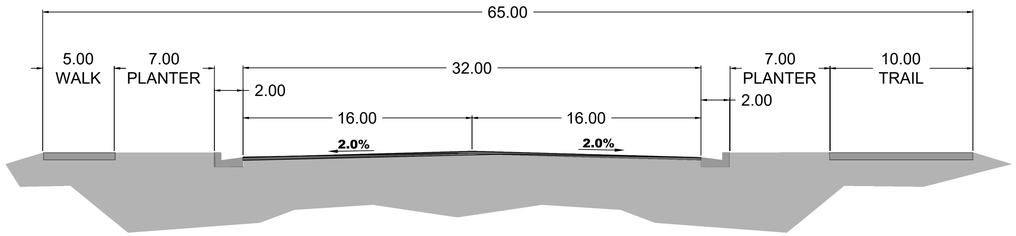
GRADING PLAN 4

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 4/23/2024

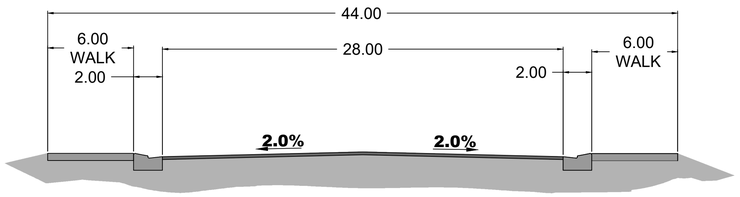
SHEET 405

U:\2_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\2D-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM

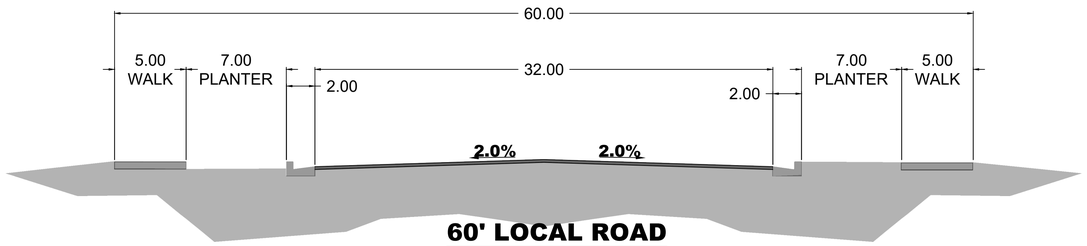


65' LOCAL ROAD
(ISLE OF THE SKYE WAY, PORTION OF GLENGORM DRIVE , AND PORTION OF GARTEN DRIVE)

NOTE: MODIFIED MOUNTABLE CURB SHALL BE ALLOWED ON LOCAL PUBLIC ROADS AND IN ANY LOCATION THAT PROVIDES ACCESS TO OFFSTREET PARKING STALLS



44' PRIVATE ROAD
(AVIMORE WAY, AYRSHIRE PLACE, BURRELL STREET, 1980 EAST, 5900 NORTH, 5850 NORTH, AND 5800 NORTH)



60' LOCAL ROAD
(ST.ANDREWS PLACE, BEN NEVIS WAY, TROSSACHS STREET, GLASGOW DRIVE, PALMERSTON COURT, HAAS DRIVE, DUNDEE WAY, GILLSLAND COURT, ARRAN ROAD, MUNROS ROAD, GLENGORM DRIVE, GARTEN DRIVE, 1750 EAST, AND STIRLING TERRACE)

NOTE: MODIFIED MOUNTABLE CURB SHALL BE ALLOWED ON LOCAL PUBLIC ROADS AND IN ANY LOCATION THAT PROVIDES ACCESS TO OFFSTREET PARKING STALLS

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN C
LEHI, UTAH
DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: N/A
DATE: 4/23/2024

SHEET
501

I:\0_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\20-0067 PRELIM PHASE C.DWG 4/23/2024 4:25 PM

April 23, 2024

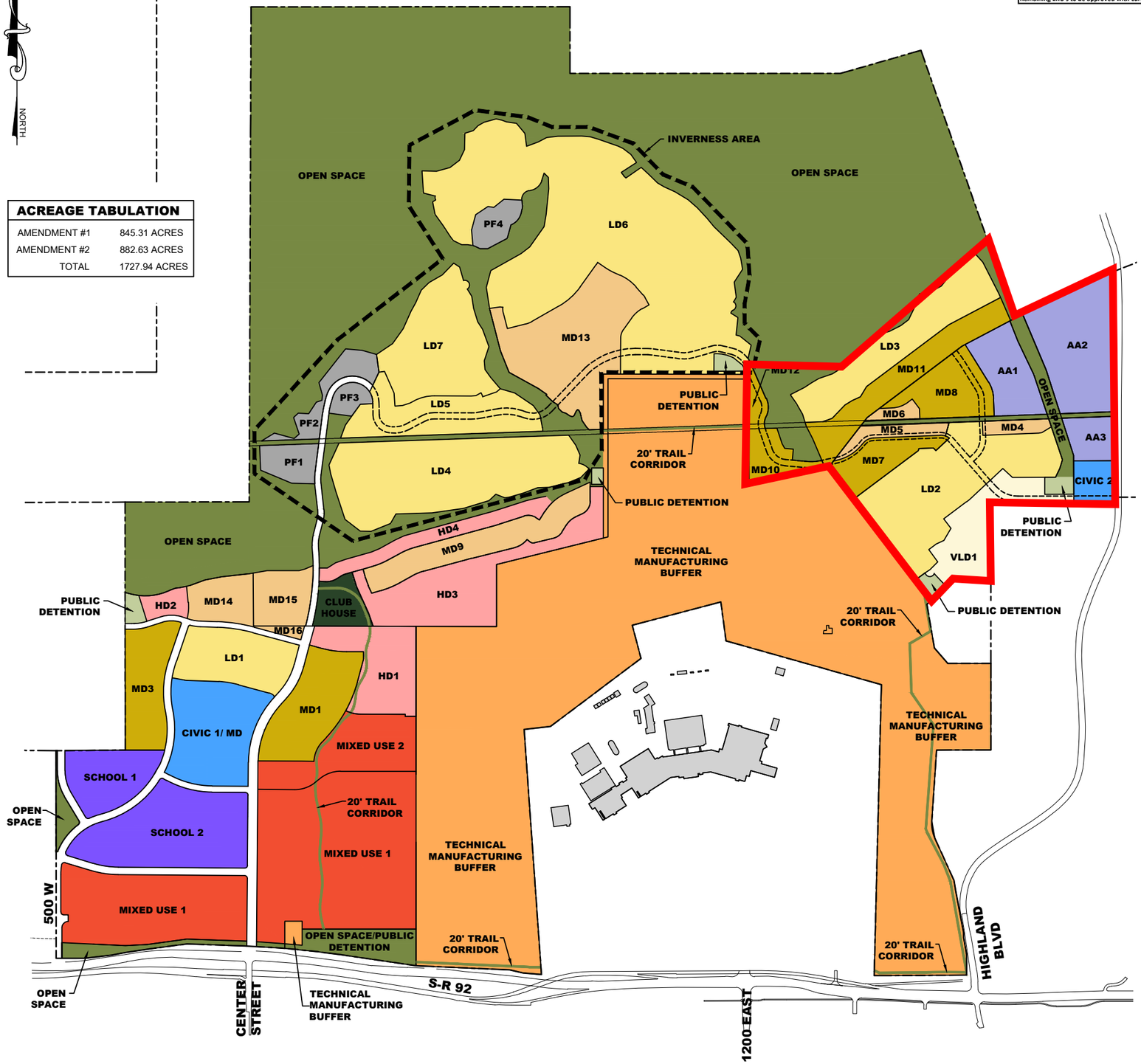
Skye Area Plan Preliminary Plat C

Preliminary Plat C includes the remaining 597 residential lots and 1 civic lot on the far east of Skye . It also completes the connection of the water and power infrastructure from the Low Hills Booster to the Skye culinary tank and the Skye PI pond as well as the Lehi Power Skye substation.

NORTH

ACREAGE TABULATION

AMENDMENT #1	845.31 ACRES
AMENDMENT #2	882.63 ACRES
TOTAL	1727.94 ACRES



ERU Allocation Table

		Notes
Overall Total ERU's Allowed	3294	Total ERU's allowed from original Micron Area plan (2994) plus the additional 300 ERU's granted by city council
ERU's Used by Canyon Hills (Existing)	246	Includes 244 lots + 1 church
ERU's to be Used by Peck Property (58.89 ac)	88	Assumes 1.5 units/ac (from original Area Plan)
ERU's to be Used by Entrata Property (149.28 ac)	224	Assumes 1.5 units/ac (from original Area Plan)
Total ERU's Remaining for Skye Development	2736	
ERU's approved with Skye Area Plan Amendment #1	1751	
Remaining ERU's to be approved with current Area Plan Amendment	**985**	

NOTES:

1. OF THE 827 ERU'S ASSIGNED TO THE MIXED-USE, 609 ARE INTENDED TO BE DESIGNATED AS RESIDENTIAL.
2. THE TOTAL ERU'S ALLOCATED FOR THIS AREA PLAN AMENDMENT AND ALL FUTURE AMENDMENTS SHALL BE GOVERNED BY THE ERU ALLOCATION TABLE ON THIS SHEET.
3. THE 20' TRAIL SHOWN WITHIN THE TECHNICAL MANUFACTURING BUFFER AREA AND WITHIN THE MIXED USE AREA IS INCLUDED AS PUBLIC OPEN SPACE IN THE TABULATION TABLE.
4. THIS MAP ONLY SHOWS PUBLIC OPEN SPACE & DETENTION THAT IS PLANNED FOR THE PROJECT. ADDITIONALLY, PRIVATE OPEN SPACE WILL BE PROVIDED THROUGHOUT THE AREA PLAN. REFER TO THE BUFFERS & OPEN SPACE SECTION FOR MORE INFORMATION.
5. TOTAL OPEN SPACE WILL MAKE UP APPROXIMATELY 37.76% OF THE NET AREA, LESS THE CIVIC AND SCHOOL AREAS.
6. PRIOR TO ANY DEVELOPMENT TAKING PLACE EAST OF THE TECHNICAL MANUFACTURING BUFFER, AN AGREEMENT MUST BE IN PLACE BETWEEN LEHI CITY AND TSSD TO PROVIDE SEWER SERVICE.
7. THE NEARBY SEASONS CULINARY WATER TANK & PI RESERVOIR HAVE LIMITED CAPACITY AVAILABLE FOR THE SKYE AREA PLAN. REFER TO THE CULINARY AND PI SECTIONS OF THE SKYE AREA PLAN UTILITY SECTION FOR DETAILS ON AVAILABLE CAPACITIES AND NEEDED IMPROVEMENTS FOR THIS PROJECT.
8. ADDITIONAL CULINARY WATER AND PI CITY PROJECTS MAY BE NEEDED TO SERVICE THE SKYE AREA PLAN. REFER TO THE CULINARY & PI SECTIONS OF THE SKYE AREA PLAN UTILITY SECTION FOR ADDITIONAL DETAILS.
9. NEITHER THE CULINARY NOR THE PI SYSTEMS FOR SKYE HAVE A WATER SOURCE IDENTIFIED. REFER TO THE CULINARY & PI SECTIONS FOR ADDITIONAL INFORMATION ON IDENTIFIABLE SOURCES.
10. TECHNICAL MANUFACTURING BUFFER SHALL HAVE NO ERU'S ASSOCIATED WITH IT. ANY ADDITIONAL DEVELOPMENT ON THIS AREA SHALL REQUIRE ADDITIONAL UTILITY STUDIES AND CITY STAFF APPROVAL.
11. IF THE PROPOSED CIVIC 1 SITE IS NOT USED AS A CIVIC/CHURCH SITE, IT WILL BECOME AN MD POD WITH A DENSITY RANGE OF 3-7 UNITS/ACRE. DENSITY WILL BE TRANSFERRED FROM OTHER PODS AS NECESSARY, KEEPING THE TOTAL ERU CAP AT 2736.
12. DENSITY FROM POD MD13 SHALL HAVE THE ABILITY TO BE SHIFTED SOUTH OR EAST TO PODS HD1-4, OR LD4-7

LAND USE	ACRES	% OF NET AREA	PROPOSED DENSITY Low Range (units/acre)	PROPOSED DENSITY High Range (units/acre)	PROPOSED UNITS Low Range (Units)	PROPOSED UNITS High Range (Units)
Total Area	**1727.94**					
MP Roads Deduction	29.83					
NET AREA	**1698.11**					
School 1 (Elementary)	**12.71**	**0.75%**			9	
School 2 (Jr. High)	**30.27**	**1.78%**			15	
Civic 1[11]	**22.59**	**1.33%**	3	7	27	
Civic 2	**4.44**	**0.26%**			2	
Mixed Use 1[1]	**97.02**	**5.71%**	4	30	517	
Mixed Use 2[1]	**17.83**	**1.05%**	4	30	310	
Clubhouses	**5.60**	**0.33%**			9	
Public Facilities 1	**5.19**	**0.31%**			0	
Public Facilities 2	**6.19**	**0.36%**			0	
Public Facilities 3	**2.62**	**0.15%**			0	
Public Facilities 4	**4.39**	**0.26%**			0	
Dedicated Public Detention	**5.33**	**0.31%**			0	
Technical Manufacturing[10]	**381.93**	**22.49%**			0	
HD	**54.25**	**3.19%**				
HD #1	16.30	0.96%	8	12	130	196
HD #2	3.06	0.18%	8	12	24	37
HD #3	25.74	1.52%	8	12	206	309
HD #4	9.16	0.54%	8	12	73	110
MD	**151.70**	**8.93%**				
MD #1	18.34	1.08%	3	7	55	128
MD #3	14.21	0.84%	3	7	43	99
MD #4	2.43	0.14%	3	7	7	17
MD #5	3.79	0.22%	3	7	11	27
MD #6	1.76	0.10%	3	7	5	12
MD #7	8.32	0.49%	3	7	25	58
MD #8	11.89	0.70%	3	7	36	83
MD #9	16.42	0.97%	3	7	49	115
MD #10	8.98	0.53%	3	7	27	63
MD #11	12.84	0.76%	3	7	39	90
MD #12	2.08	0.12%	3	7	6	15
MD #13	33.52	1.97%	3	7	101	235
MD #14	7.09	0.42%	3	7	21	50
MD #15	9.00	0.53%	3	7	27	63
MD #16	1.01	0.06%	3	7	3	7
LD	**276.90**	**16.31%**				
LD #1	16.14	0.95%	1	4	16	65
LD #2	35.72	2.10%	1	4	36	143
LD #3	22.34	1.32%	1	4	22	89
LD #4	43.43	2.56%	1	4	43	174
LD #5	19.52	1.15%	1	4	20	78
LD #6	113.17	6.66%	1	4	113	453
LD #7	26.58	1.57%	1	4	27	106
VLD	**15.22**	**0.90%**				
VLD1	15.22	0.90%	1	2	15	30
Active Adult	**41.03**	**2.42%**				
AA #1	11.10	0.65%	4	6	44	67
AA #2	24.62	1.45%	4	6	98	148
AA #3	5.31	0.31%	4	6	21	32
TOTAL OPEN SPACE AREA[4,5]	**626.01**	**36.87%**				
Dedicated Public Open Space[3]	562.31	33.11%				
Private Open Space	68.44	4.03%				
Power Corridor Deduction	-4.74	-0.28%				
NON-RESIDENTIAL ERU'S	**280**					
RESIDENTIAL ERU'S	**2456**					
TOTAL ERU'S[2]	**2736**					

LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SKYE
LEHI, UTAH

LAND USE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 20-0067
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1" = 1200'
DATE: 10/24/2023

SHEET
L-1 117

L:\20_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\AREA PLAN\20-0067 MICRON 2 AREA PLAN.DWG 10/24/2023 5:32 PM

Skye Preliminary Plat C

Aerial

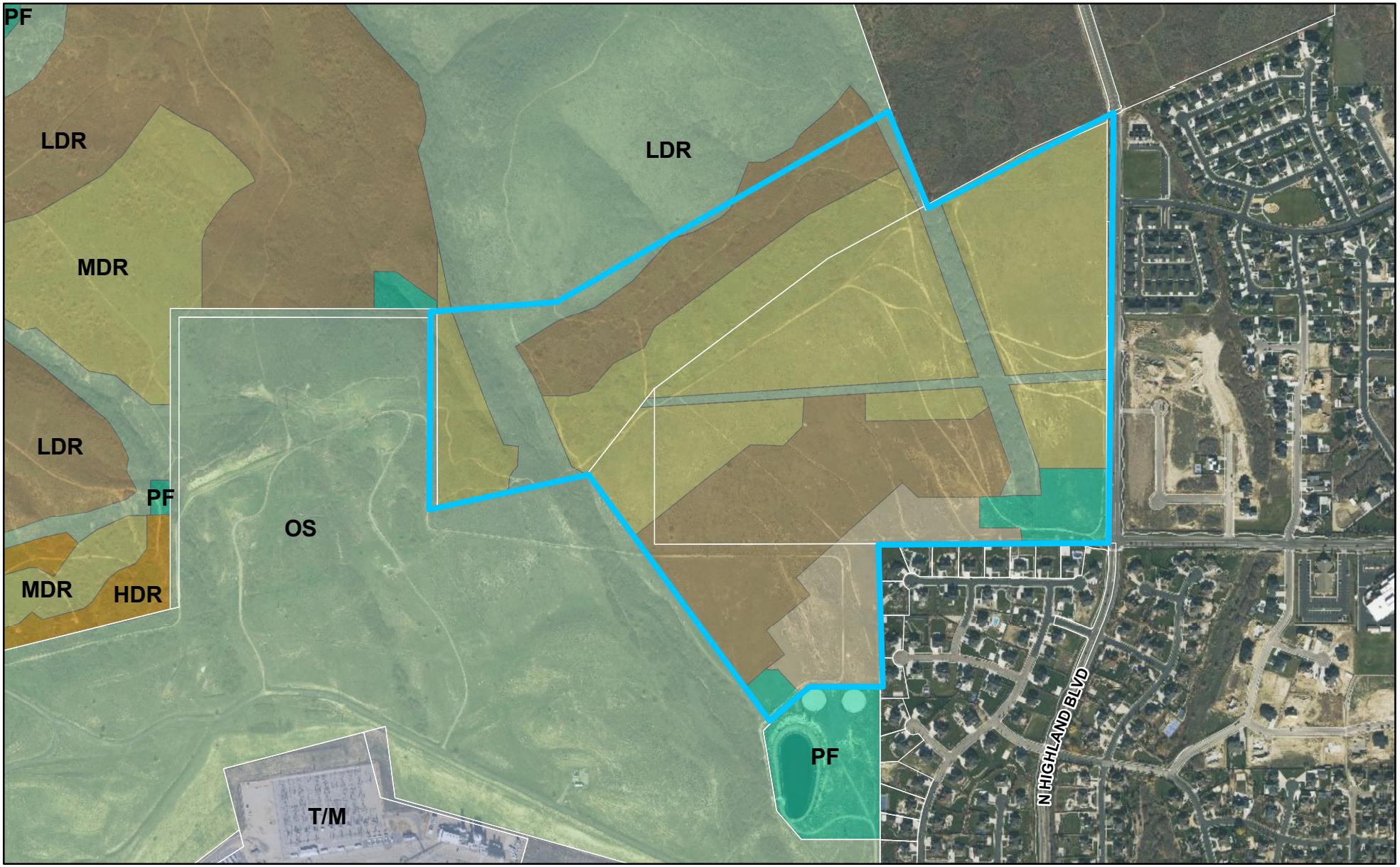


0 970 1,940 Feet

LEHI CITY

Skye Preliminary Plat C

General Plan

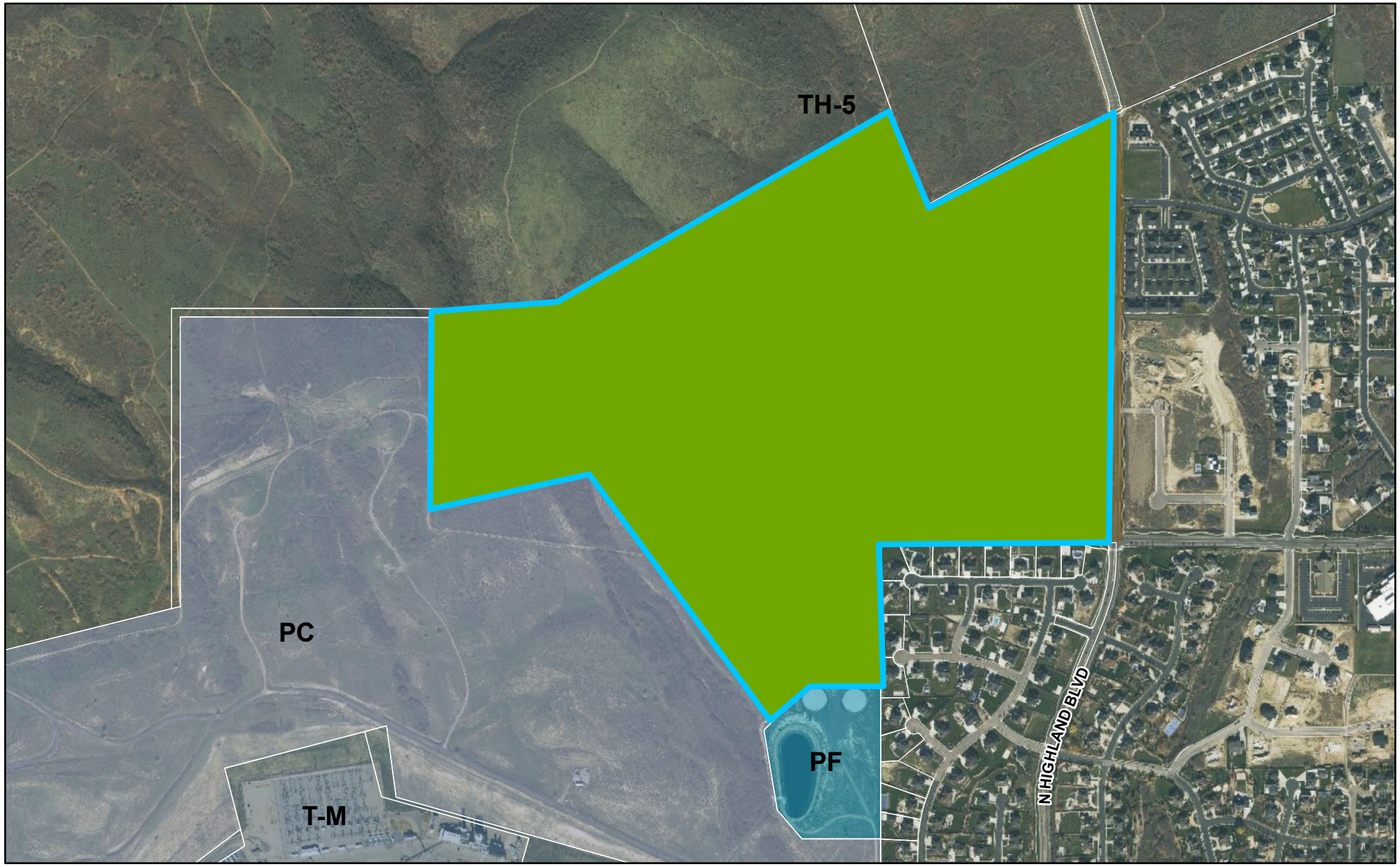


0 970 1,940 Feet

LEHI CITY

Skye Preliminary Plat C

Zoning



0 970 1,940 Feet

LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Lehi Brownstones Subdivision, a 6-lot residential development located at 484 West 380 North.

Suggested Action:

Attachments:

CC Staff Report Lehi Brownstones Final Subdivision 06.11.24.docx

Lehi Brownstones Final Subdivision DRC 5.29.2024.docx

Brownstones aerial.pdf

Brownstones GP.pdf

Brownstones Zoning.pdf

Lehi Brownstones Final Subdivision DRC 05.29.24.pdf

LEHI BROWNSTONES FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Mark Hampton		
Meeting Date	June 11, 2024		
Requested Action/Purpose	Approval of a final subdivision		
Location	484 W 380 N		
Existing Land Use	Townhomes		
Existing Zoning	R-3		
General Plan Land Use Designation	HDR		
Number of Lots/Units	6 lots		
Adjacent Zoning and Land Use	*North*	R-2	Boardwalk Subdivision
	South	PF	Lehi City Fleet Shop
	East	R-2	Boardwalk Subdivision
	West	LI	Fox Shops 2
Date of DRC Review	May 29, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.180. Effective Period of Final Subdivision Plat Approval.
The approval of a final subdivision plat shall be effective for a period of two (2) years from the date the final plat is approved and signed by the City Council, at the end of which time such final subdivision plat shall have been recorded in the office of the Utah County Recorder.

PROPERTY HISTORY

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.
September 14, 2021 – The Lehi Brownstones General Plan Amendment and Concept were approved by the City Council.
November 16, 2021 – The Lehi Brownstones Zone Change was approved by the City Council.
February 10, 2022 – The Lehi Brownstones Site Plan was approved by the Planning Commission.

REPORT ANALYSIS

The applicant is requesting approval of the Lehi Brownstones final subdivision located at 484 West 380 North. This subdivision would take the existing Lehi Brownstones project and divide it into individual units for ownership. The applicant's narrative states that a very small HOA would be formed to manage the landscape, snow removal, and dumpster/trash removal. Parcel A, which includes the parking and open space included with the project would be owned by the HOA and each of the six units would then be under individual ownership.

The DRC had four comments, including the following:

1. Water and Sewer utilities are not stubbed to individual units. HOA will need to address this topic/issue in the CC&Rs.
2. Typically projects with common area are required to be at least 10 acres in size to ensure they are large enough to support a private homeowners association for maintenance of buildings, driveways and landscaped open space, etc. The applicant should demonstrate (proforma or other written documentation) that adequate guarantees can be made for the long-term viability of the project.

Please consider the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed final subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
2. Other findings based upon information presented at the public meeting.

Lehi Brownstones Final Subdivision
DRC Redline Comments

*Mark Hampton- requests review of a **final subdivision with no improvements for Lehi Brownstones** located at approximately 484 West 380 North.*

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: Mark Hampton, Shaye Larson
Date of Plans Reviewed: 5/22/2024
Time Start: 1:15 pm
Time End: 1:28 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. Include the type of subdivision (residential)
2. Add addresses to each lot on plat
3. Water and Sewer utilities are not stubbed to individual units. HOA will need to address this topic/issue in the CC&Rs.
4. Typically projects with common area are required to be at least 10 acres in size to ensure they are large enough to support a private homeowners association for maintenance of buildings, driveways and landscaped open space, etc. The applicant should demonstrate (proforma or other written documentation) that adequate guarantees can be made for the long-term viability of the project.

PRECON MEETING REQUIRED? (NONE)

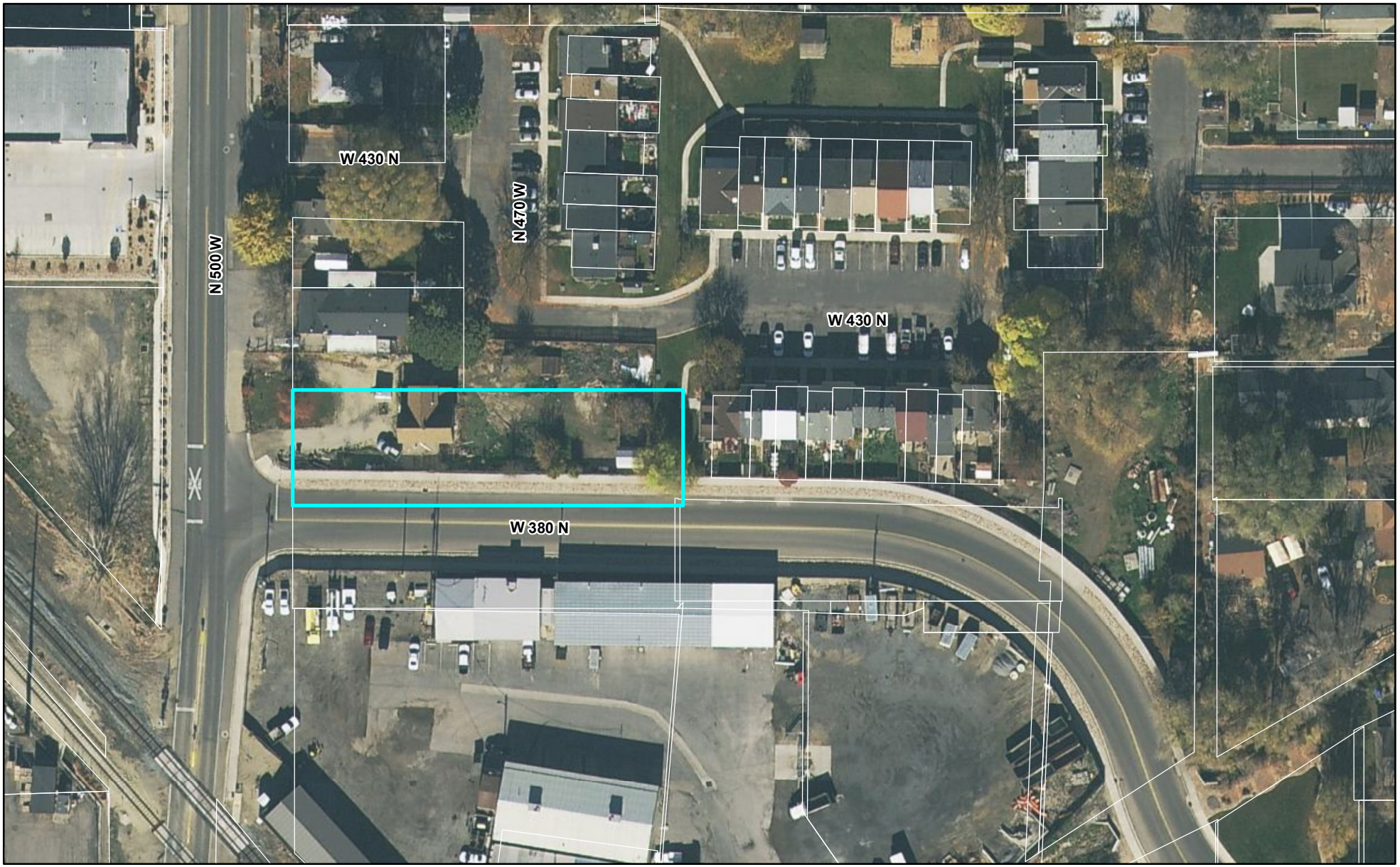
PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Show lot addresses on the final plat (must coordinate with Planning Division).
3. Include surveyor's and engineer's stamps and signatures on the plat.
4. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JUNE 11, 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 Brownstones Final Subdivision

Aerial

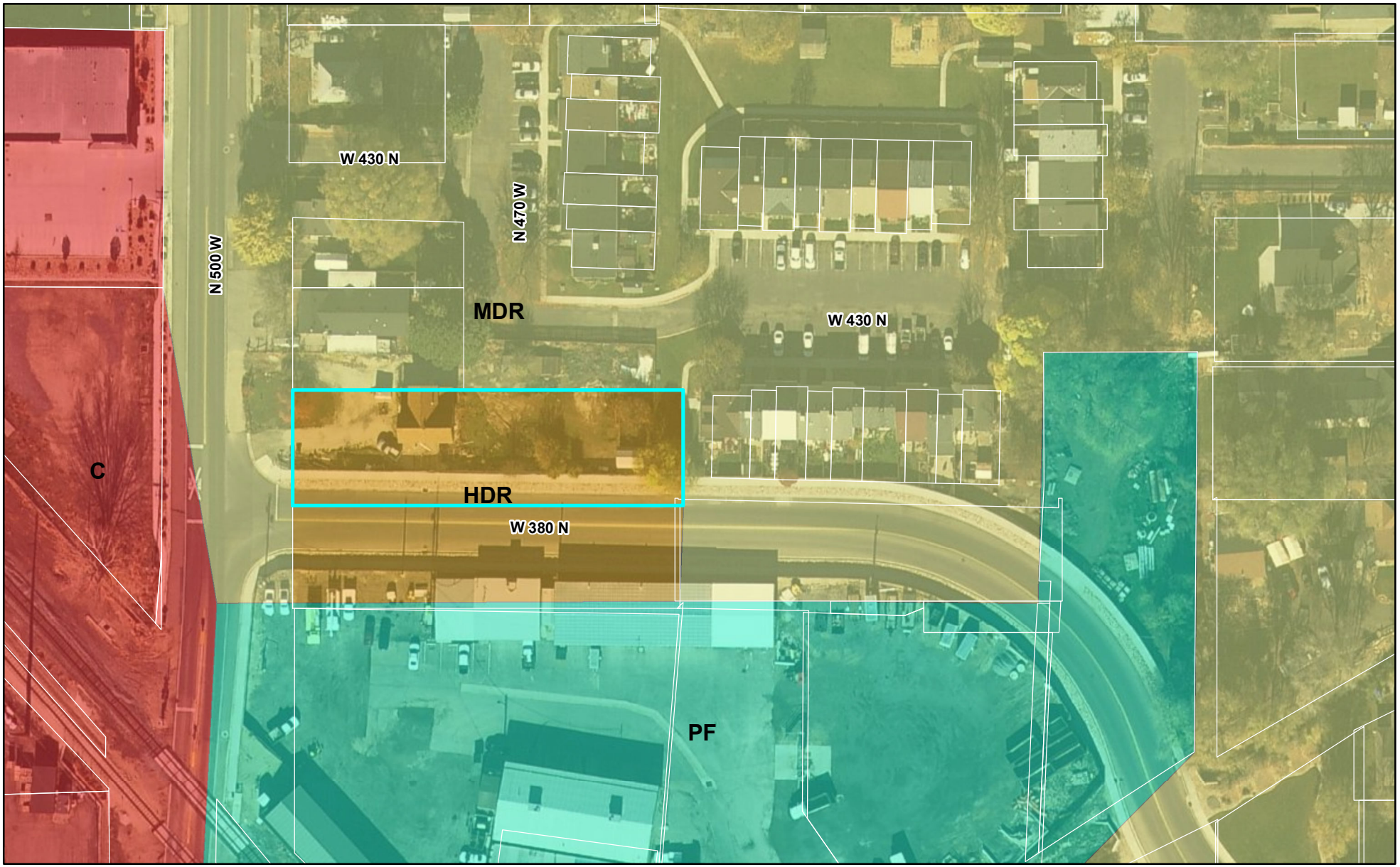


0 100 200 Feet

LEHI CITY

Lehi Brownstones Final Subdivision

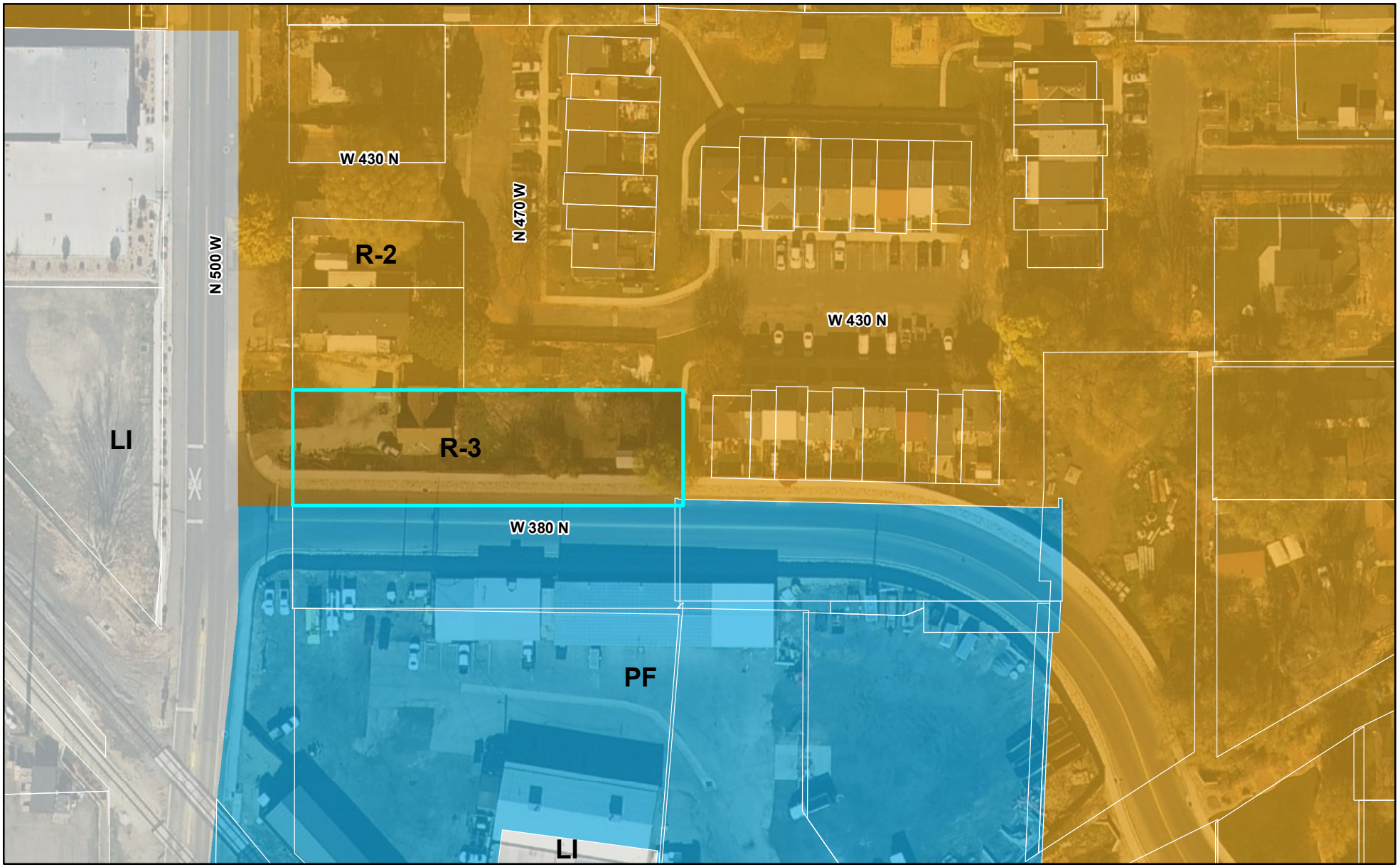
General Plan



LEHI CITY

Lehi Brownstones Final Subdivision

Zoning



0 100 200 Feet

LEHI CITY

Narrative:

As we have leased and remined full at the Brownstone Townhomes, its been interesting to hear our tenants talk about home ownership and how they are waiting for an affordable home to move into. Many have extended for another year (or two) in hopes that rates will come down and that they can afford to become home owners. More than half have asked if we would sell them their unit. our tenants love the location and they love the homes they live in… and we would like to create some opportunity to them and other to buy and own their own home. This would be a very small HOA (6 units) formed (approved by the City and recorded with the plat) to formalize and manage the landscape, the snow removal and the dumpster/trash, and each Owner would have 1/6th voting rights and self managed.



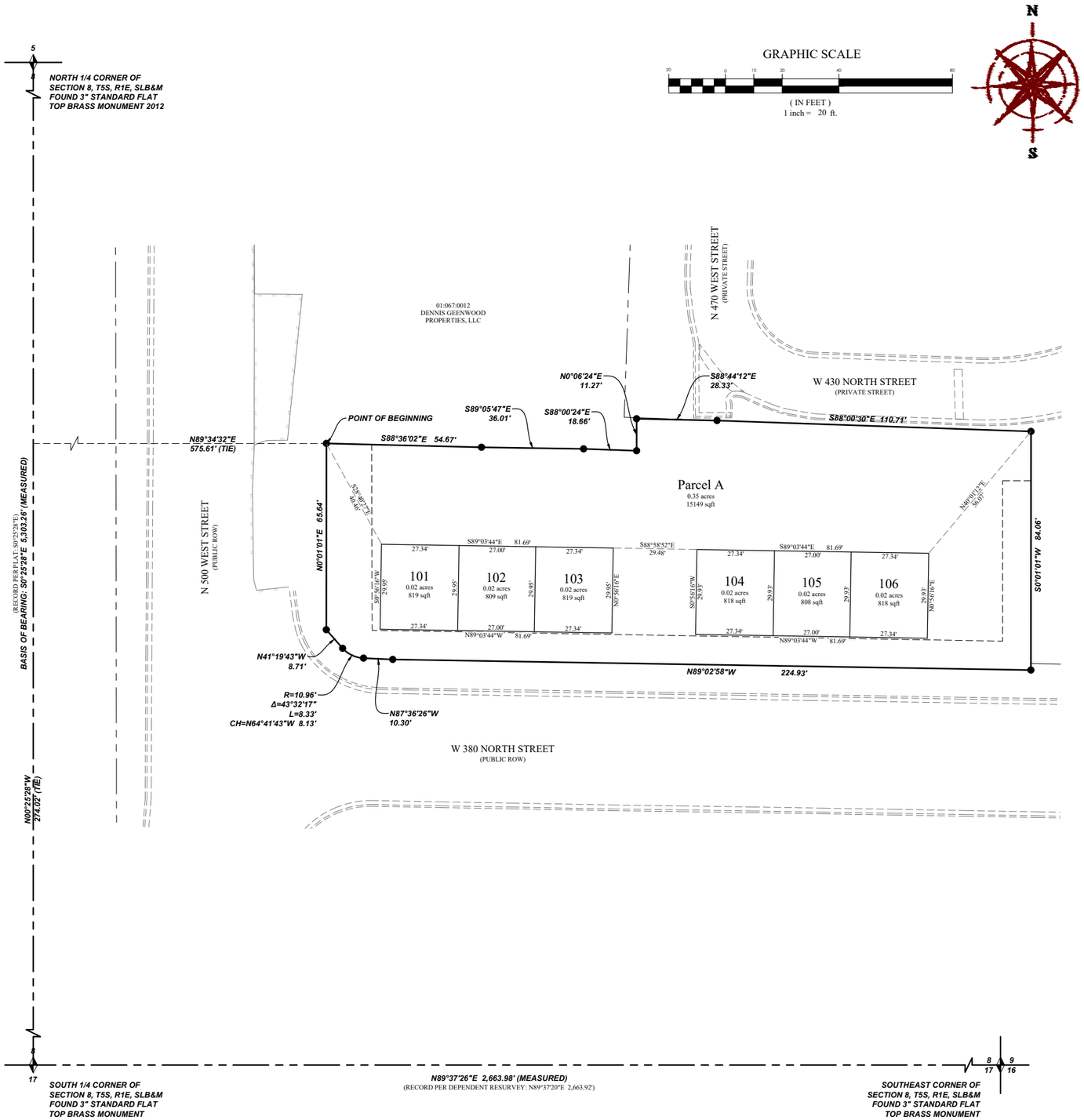
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

NOTES:

1. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING
2. PARCEL A TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. ALL COMMON AREAS, LIMITED COMMON AREA AND PRIVATE STREETS TO SERVE AS PUBLIC UTILITY EASEMENTS



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. [illegible] in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) th completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, subdivided said tract of land into lots, a parcel, and easements, and the same has, or will be correctly surveye and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg
Professional Land Surveyor
Certificate No. 12554439

Date

BOUNDARY DESCRIPTION

A part of the SE1/4 of Section 8, Township 5 South, Range 1 East, Salt Lake Base and Meridian; located in Lehi City, Utah, being more particularly described as follows:

Beginning at a point located on an existing fence line, said point being along the Section line N00°25'28"W 274.02 feet and N89°34'32"E 575.61 feet from the South 1/4 Corner of Section 8, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along said existing fence line the following five (5) courses: (1) S88°36'02"E 54.67 feet; thence (2) S89°05'47"E 36.01 feet; thence (3) S88°00'24"E 18.66 feet; thence (4) N00°06'24"E 11.27 feet; thence (4) S88°44'12"E 28.33 feet to a point on a southerly line of BOARDWALK TOWNHOMES, recorded on August 10, 1982 as Entry Number 19661 and Map Number 2798; thence along said line the following two (2) courses: (1) S88°00'30"E 110.71 feet; thence (2) S00°01'01"W 84.06 feet to a point on the back of an existing back of sidewalk; thence along said existing sidewalk the following four (4) courses: (1) N89°02'58"W 224.93 feet; thence (2) N87°36'26"W 10.30 feet; thence (3) Northwesterly along the arc of a non-tangent curve to the right having a radius of 10.96 feet (radius bears: N03°32'08"E) a distance of 8.33 feet through a central angle of 43°32'17" Chord: N64°41'43"W 8.13 feet; thence (4) N41°19'43"W 8.71 feet; thence N00°01'01"E 65.64 feet to the point of beginning.

Contains: 20,040 square feet or 0.46 acres+/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, A PARCEL, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(D), THE OWNER HEREBY CONVEYS THE COMMON AREA (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS), AS INDICATED HEREON, TO THE HOMEOWNERS ASSOCIATION, ( ), IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

BY: _____ BY: _____

ITS: _____ ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ A.D. 20___ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY

CHAIR, PLANNING COMMISSION

LEHI BROWNSTONES

SUBDIVISION
LOCATED IN SOUTHEAST 1/4 CORNER OF SECTION 8, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20__

APPROVED BY MAYOR

ATTEST _____
CLERK-RECORDER
(SEE SEAL BELOW)

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL	COUNTY RECORDER'S SEAL

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

OWNER/DEVELOPER
LEHI BROWNSTONES, LLC
11716 S 700 E
DRAPER, UT. 84020

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #40-2024 approving Development Code Amendments to Chapter 11 and Figure 15, clarifying the approval process for two-lot subdivisions and bonding requirements.

Suggested Action:

Attachments:

CC Staff Report Ch 11 & Figure 15 Development Code Amendment 06.11.24.docx

Ch 11 & Figure 15 Development Code Amendment DRC 5.1.2024.docx

Ordinance -Chapter 11 & Figure 15 Development Code Amendment 06.11.24.docx

Ch 11 & Figure 15 Development Code Amendment DRC 05.01.24.pdf

Chapter-11-Bonding Requirements.pdf

CHAPTER 11 & FIGURE 15
DEVELOPMENT CODE AMENDMENT
CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	June 11, 2024
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	May 1, 2024
Date of Planning Commission Review	May 23, 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

Planning Staff recommends approval of amending Chapter 11 and Figure 15 of the Development Code to adjust and clarify the approval process for two-lot subdivisions with an existing home. The proposed code amendment would remove the requirement that they require approval by the Planning Commission and make it a review and approval by the Reviewing Departments. However, if the project were a flag lot it would still need conditional use approval. Oftentimes the two applications (two-lot subdivision with an existing home and conditional use for a flag lot) have been heard together with separate motions for each item at Planning Commission. This code amendment will still give the public the opportunity to comment on any potential negative impacts during a public hearing for the conditional use permit.

Additionally, the update to Figure 15 just clearly shows the timeline of approval.

During an internal staff meeting, Engineering Staff requested that an addition be made to another section of Chapter 11 to clarify that bonds may be accepted from banks outside of Utah.

The DRC had one redline comment:
1. Specify that all survey data shall be tied to
   "the Lehi GIS Coordinate System (State Plane NAD 83 Utah Central Coordinate System)"

Please consider all DRC comments in the motion.

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 May 23, 2024. The minutes and motion from this meeting are as follows:

3.7 Public hearing and recommendation of Lehi City's request for review of a Development Code Amendments to Chapter 11 and Figure 15, clarifying the approval process for two-lot subdivisions and bonding requirements.

Chairman Jackson opened public hearing.
Chairman Jackson closed public hearing.

Motion: Commissioner Everett moved to send a positive recommendation for Lehi City's request for review of a Development Code Amendments to Chapter 11 and Figure 15, clarifying the approval process for two-lot subdivisions and bonding requirements.; 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.

Development Code Amendment Chapter 11 and Figure 15
DRC Redline Comments

*Lehi City- requests review of **Development Code Amendments to Chapter 11 and Figure 15,** clarifying the approval process for two-lot subdivisions.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 4/18/2024
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:
1. Specify that all survey data shall be tied to "the Lehi GIS Coordinate System (State Plane NAD 83 Utah Central Coordinate System)"

Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 23, 2024

PRECON MEETING REQUIRED? (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: 2024 - __

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 11 & FIGURE 15, APPROVAL PROCESS FOR 2-LOT SUBDIVISIONS

WHEREAS, it has become necessary to amend Chapter 11 and Figure 15 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to simplify the approval process for 2-lot subdivisions with an existing home; and

WHEREAS, following a public hearing on May 23, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on June 11, 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 May 23, 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 and Figure 15 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 and Figure 15 of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance -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 11th day of May 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

April 23, 2024

Narrative –Chapter 11 & Figure 15 Development Code Amendment

The Planning Division is proposing a Development Code Amendment to Chapter 11 and Figure 15 of the Development Code. Specifically, we are proposing an adjustment to the Two-Lot Subdivision with an Existing Home standards to remove the requirement that they require approval by the Planning Commission. However, flag lots would still be required to go through the standard process for a Conditional Use approval, including a Public Hearing at Planning Commission.

This change would clarify and simplify the process. For two-lot subdivisions that are not flag lots, the process would just require DRC approval based on plans meeting the Development Code. For a flag lot, the public would still have the opportunity to bring up any potential negative impacts during the Public Hearing. In the past, these were two separate items with a flag lot conditional use and a two-lot subdivision with an existing home. They have often been heard together at Planning Commission with separate motions for each item.

Please contact the Planning Division if you have any questions.

Thank you,

Jacob Curtis, AICP
Planner 3

D. Construction Drawings. Construction plan and profile drawings of all required public improvements consistent with Lehi City Design Standards and Public Improvement Specifications shall be provided with the subdivision plat. Construction drawings shall bear the seal of the professional engineer and professional land surveyor in accordance with Utah Code Ann. §58-22-602. Construction drawings shall include:

1. plan and profile of the curb and sidewalk with the street width, name, and cross-section;

2. plan and profile of sewer line extensions with manholes, line sizes and beginning elevation tied to U.S.G.S. benchmark;

3. plan and profile plans for surface water, storm water, irrigation water and ground water culverts, and drainage channels with pipe sizes, and types;

4. location of fire hydrants, valves, and blowoffs; and

5. location of existing and proposed water and sewer service laterals.

E. Additional Required Information. In addition to the information required on the preliminary and final plats, the applicant shall provide the following:

1. a copy of the deed conveying property to current owner;

2. drainage system calculations and an explanatory narrative stamped and signed by a licensed engineer;

3. for detention and retention areas, calculations to justify sizing based on a 100-year design storm; and

4. a written statement from the appropriate agency, which may include irrigation companies and private land owners, regarding the effect of the proposed subdivision on any irrigation channels or ditches and any piping or other mitigation required.

F. Approval Process. The review and approval process for a two-lot subdivision with an existing home is identified in the appendix of this ~~Code, including~~ Code. A two-lot subdivision with an existing home is subject to review and approval by the Reviewing Departments~~, and approval by the Planning Commission.~~ A preliminary plat is not required, and the Chief Building Official is designated as the land use authority, on behalf of the City Council, to approve and sign the final plat. Conditional Use approval is required for all flag lots, subject to Section 12.210 of this Code.

G. Approvals and Guarantees. A two-lot subdivision shall be subject to the other provisions of Final Subdivision Plat approval and subdivision construction as contained in Sections 11-140 through 11-180, including the posting of a bond for the estimated cost, as determined by the Chief Building Official, of all public improvements as required.

Section 11.070. Application Requirements for Preliminary Subdivision Plats *(Amended 5/22/01; 04/27/10; 07/10/12; 02/10/15; 08/09/16)*

The following information is required for all preliminary subdivision plats, in addition to other information as may be required by the Reviewing Departments, Commission, or City Council necessary to evaluate the merits of the proposed subdivision plat:

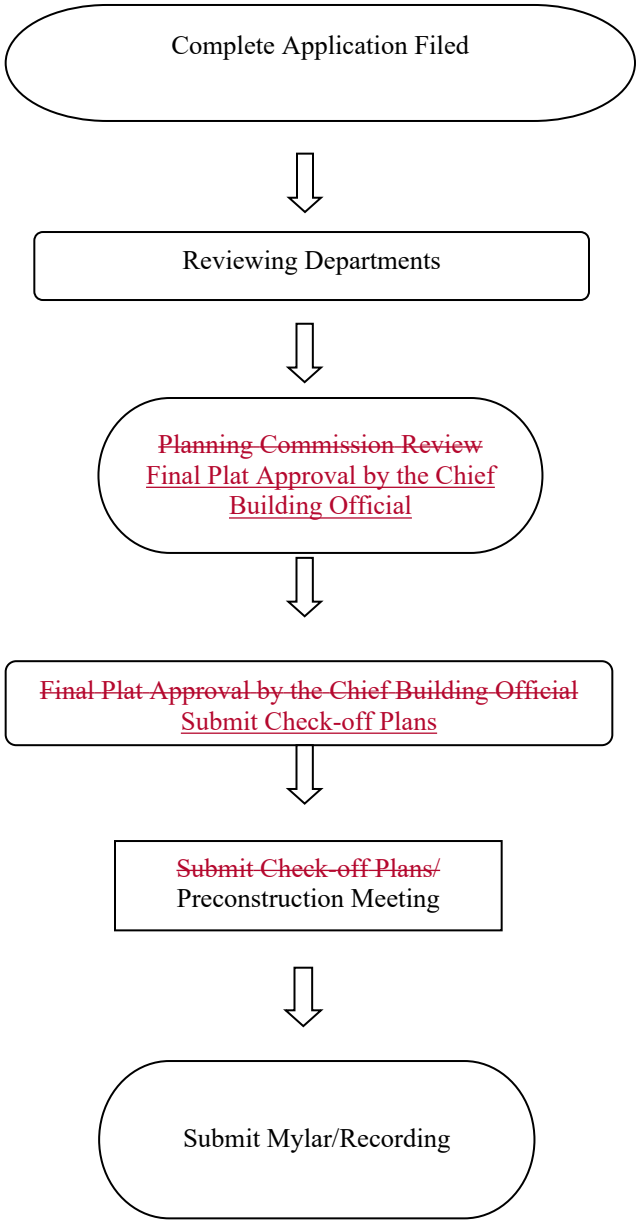
A. General Requirements. The preliminary plat shall be prepared by a licensed engineer or land surveyor licensed to practice in the State of Utah. All engineering and surveying documents submitted for City review shall bear the seal of the professional engineer and professional land surveyor in accordance with Utah Code Ann. §58-22-602. The sheets shall be numbered in sequence if more than one sheet is used, and shall be of such size as is acceptable for filing in the office of the Utah County Recorder, but shall not be less than 36 x 24 inches. The applicant shall submit one electronic copy in PDF format. The City may request additional copies if required.

B. Features to be shown on Preliminary Plat. The preliminary plat shall contain at a minimum the following information:

1. a title block showing:
   (a) name of the subdivision;
   (b) type of development;
   (c) name and address of owner of record, developer, and designer;
   (d) name and address of engineer or land surveyor;
   (e) date of preparation; and
   (f) tabulation of acres, lots, open space, and units per acre;

2. proposed subdivision boundary lines, existing property lines, and adjacent existing property lines.

FIGURE 15
TWO LOT SUBDIVISION WITH EXISTING HOME
PRELIMINARY AND FINAL PLAT APPROVAL



Section 11.200. Effective Period of Final Subdivision Plat Approval.
(Amended 07/28/09; 02/10/15; 01/23/24)
The approval of a final subdivision plat shall be effective for a period of two years from the date the final plat is approved and signed by the Mayor, by the end of which time the final plat shall have been recorded in the office of the Utah County Recorder. If the approved final plat is not recorded within two years of the date of approval, or as extended according to the provisions of Section 10.120, the final plat approval shall be void and the applicant shall be required to submit a new preliminary plat for review and approval subject to the existing provisions of this Code and the General Plan.

Section 11.210. Recording the Approved Final Subdivision Plat. *(Amended 01/08/02; 07/28/09)*
One Mylar drawing of the final subdivision plat, following the receipt of all necessary approvals, shall be submitted by the City for review, checking, and recording in the office of the Utah County Recorder. Any deficiency, gap, or overlap identified during the County and City review process shall be corrected prior to plat recording. All approvals shall become void unless the plat is offered to the City for recording within one year from the date of approval or as extended according to the provisions of Section 10.120. The filing of any unapproved plat is prohibited and any recording officer who records such a plat shall be guilty of a misdemeanor. Any sale or contract to sell any land in violation of the legal controls of this Code is voidable at the option of the purchaser.

Section 11.220. Proceeding With Subdivision Construction. *(Amended 02/13/01; 08/09/16)*
Following the recording of the final subdivision plat in the office of the Utah County Recorder, the developer or landowner may proceed with construction of the approved subdivision in accordance with the applicable provisions of the Lehi City Design Standards and Public Improvement Specifications. A grading permit application is not required for an approved final subdivision to proceed with construction if all preconstruction meeting prerequisites have been satisfied, including posting of the bond. A grading permit may be obtained in advance of final subdivision approval in accordance with Development Code Chapter 12-B, Grading Permits.

Section 11.230. Completion Assurance and Improvement Warranty.
(Amended 02/13/01; 11/18/03; 11/15/05; 05/22/07; 01/08/08; 07/28/09; 04/26/11; 07/08/14; 02/28/17)

A. A developer or owner must complete to the City's satisfaction all required public and private improvements, as well as any required landscaping, known as the "Required Improvements," associated with a particular subdivision before the corresponding subdivision plat can be recorded with the Utah County Recorder and before any development activity that requires a building permit takes place thereon. Prior to commencing work on the Required Improvements, the developer or owner must first demonstrate its practical and financial ability to complete all such Required Improvements to the City's satisfaction. The developer or owner shall also pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs, and any other associated costs so the City can order all necessary supplies for the development. In the event the developer or owner begins the Required Improvements as contemplated by this Section 11.220(A), but is unable to complete the same, any approvals, permits, licenses, and the like which are applicable to the unfinished subdivision and which have been issued by the City, shall be void.

B. In the event a developer or owner desires to record a subdivision plat with the Utah County Recorder before starting the Required Improvements, the developer or owner must first post an improvement completion Assurance consistent with applicable City codes, which Assurance shall guarantee the proper and timely completion of all such Required Improvements. The developer or owner shall also pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs, and any other associated costs so the City can order all necessary supplies for the development. The Assurance must be posted, and all inspection and supply fees must be paid, prior to the developer or owner beginning any work on the Required Improvements, and before the recordation of any corresponding subdivision plat. The Assurance shall be posted in the full amount of the City's Estimate. The Assurance must also be in a form acceptable to the City, approved by the City Attorney, and must be issued by a financial institution insured by the Federal Deposit Insurance Corporation or National Credit Union Association.

Keep verbiage

C. If a developer or owner decides to begin work as contemplated by Section 11.220(A), then subsequently desires to record a plat by posting the Assurance as contemplated by Section 11.220(B) for any remaining unfinished improvements, the developer or owner shall first:

1. submit new plans and drawings to the City

shall be shown to the nearest second, lengths to the nearest hundredth foot, and areas to the nearest hundredth acre.

Section 11.290. Nature and Effect of Site Plan Approval. *(Amended 08/13/02)*
It is the intent of this Code that approval of a site plan be a ministerial action by the City assuring compliance with the requirements of Section 11.210 and Section 11.250 of this Code and any conditions imposed by the Reviewing Departments, Planning Commission or City Council for site plan approval. After a site plan has been approved by the Reviewing Departments, Planning Commission, or City Council and no subdivision plat is required, the applicant may apply for building permits consistent with the approved site plan. No building permit application may be approved by the Chief Building Official unless the approved building permit conforms to the approved site plan.

Section 11.300. Effective Period of Site Plan Approval. *(Amended 08/13/02; 07/28/09)*
The approval of a site plan shall be effective for two years from the date that the site plan is approved by the City, by the end of which time construction shall have commenced or a building permit application shall have been submitted and a building permit issued. If site improvements have not commenced within the two-year period or as extended according to the provisions of Section 10.120, or if a building permit application has not been submitted and a building permit issued, the site plan approval shall be void and the applicant shall be required to submit a new site plan for review and approval subject to the then existing provisions of this Code and General Plan.

Section 11.310. Proceeding With Construction. *(Amended 2/13/01; 08/13/02; 08/09/16)*
Following the approval of a site plan the developer or owner may proceed with construction in accordance with the applicable provisions of the Lehi City Design Standards and the Public Improvement Specifications. A grading permit application is not required for an approved site plan to proceed with construction if all preconstruction meeting prerequisites have been satisfied, including posting the bond. A grading permit may be obtained in advance of site plan approval in accordance with Development Code Chapter 12-B, Grading Permits.

Section 11.320. Guarantees and Bonds.
(Amended 02/13/01; 3/11/03; 11/18/03; 11/15/05; 05/22/07; 01/08/08:07/28/09; 04/26/11; 02/28/17)

A. Based on a cost estimate submitted by the developer's or owner's engineer, the City Engineer or designee shall prepare the bond estimate, revising the costs as required to match prevailing conditions for the construction and installation of all required public improvements as well as all private improvements required pursuant to the site plan approval process, and including a ten percent contingency fee. A bond shall be posted by the developer or owner guaranteeing the construction of all required public improvements and private landscaping. The bond shall be in the form of an Escrow Bond or Irrevocable Letter of Credit. The form must be approved by the City Attorney and must be issued by a financial institution ~~having an operating branch in the State of Utah and~~ insured by the Federal Deposit Insurance Corporation or National Credit Union Association. The form shall be acceptable to the City, unless otherwise approved by the City Council due to extraordinary circumstances. The properly issued and executed bond, together with all required inspection fees, shall be submitted to Lehi City before any building permits will be issued. The bond shall be held for a two-year construction period, unless extended in writing by Lehi City.

Remove

B. The amounts stated in the bond estimate shall be considered separate with respect to releases by Lehi City, but each amount shall be applicable to every other part in the event of the developer's or owner's failure to perform one or more of the improvements as required by the Code. Notwithstanding the itemization of type and cost of improvements, any sum available pursuant to the bond may be used by the City, and not released to the developer for any other improvement covered by the bond as well as the specified improvement.

C. The City Engineer or designee shall have authority to release to the developer or owner any funds held by the City. The City Engineer shall not release, prior to final acceptance, any amount for each specified improvement in excess of 90% thereof. The City Engineer shall authorize through the normal inspection process two base releases per each line item in the bond. For bonds over one million dollars, an additional release per line item shall be authorized for each additional million dollars in the bond.

D. After final acceptance, ten percent of the amount pertaining to all specified improvements shall be held for a period of one year from the date of final acceptance, notwithstanding the provisions referring to the two-year obligation. The ten percent may be released any time after six months have passed at the discretion of the City Engineer, the purpose being to

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #41-2024 a Development Code Amendment to Chapter 26 , updating various provisions including the ADU driveway length requirements and clarifying the development process.

Suggested Action:

Attachments:

CC Staff Report Chapter 26 Development Code Amendment 06.11.24.docx

Ordinance Chapter 26 Development Code Amendment 06.11.24.docx

Ch26AccessoryUses - driveway width detached ADU - DRC comments.pdf

Chatper 26 Driveways ADU's DRC 5.8.2024.docx

CHAPTER 26 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	June 11th, 2024
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	May 8th, 2024
Date of Planning Commission Review	May 23rd, 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 is proposing various amendments to Chapter 26 of the Lehi Development Code. Specifically, staff is proposing to define the minimum driveway width required for a detached accessory dwelling unit, and add clarifying language on when the conversion of an existing building to an ADU requires conditional use approval or staff level approval. These amendments will clarify the development requirements of Chapter 26 and aid in streamlining the review process.

There were three comments from the DRC, including:
1. Add “new build conversion of an accessory building permitted after December 31, 2020 into an ADU will be a permitted use if it meets the following requirements:”
2. Add “Review of a new build ADU or conversion of an accessory building permitted after December 31, 2020 into an ADU will be done by the Reviewing Departments to determine adequate access, utilities, address location, and other design features”
3. Add “January 1, 2021” to “conversion of an existing accessory building (permitted prior to 2021) into an ADU requires a conditional use permit.”

Please consider all DRC comments in your motion.

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 May 23rd, 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 a Development Code Amendment to Chapter 26, updating various provisions.

Chairman Jackson opened public hearing.
Chairman Jackson closed public hearing.

Motion: Commissioner Kunze moved to send a positive recommendation for Lehi City's request for review of a Development Code Amendment to Chapter 26, updating various provisions; 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.

ORDINANCE NO: 2024 - __

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTERS 26

WHEREAS, it has become necessary to amend Chapter 26 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to clearly define the minimum driveway width for detached ADU's, and to clarify requirements for converting existing accessory buildings to detached ADU's; and

WHEREAS, following a public hearing on May 23, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on June 11, 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 May 23rd, 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 26 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 26 of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance -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 11th day of June, 2024.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

CHAPTER 26

ACCESSORY USES, BUILDINGS AND STRUCTURES *(Amended 11/28/06; 01/20/23; 08/22/23)*

Section 26.010. Purpose.
Section 26.020. General Requirements.
Section 26.030. Internal Accessory Dwelling Units
Section 26.040. Detached Accessory Dwelling Units
Section 26.050. Location of Accessory Buildings.
Section 26.060. Maximum Coverage of Accessory Buildings.
Section 26.070. Maximum Height of Accessory Buildings.
Section 26.080. Architectural Considerations for Accessory Buildings and Structures.
Section 26.090. Handicapped Access.
Section 26.100. Accessory Uses.
Section 26.110. Accessory Dwelling Unit Restricted Areas Map

Section 26.010. Purpose.

This Chapter identifies the requirements and general provisions, applicable in all zoning districts, for accessory uses, buildings and structures which are incidental and subordinate to the principal use and which are located on the same lot.

Accessory uses, buildings and structures, incidental and subordinate to an established and authorized use as defined in Chapter 39, may be approved by the Zoning Administrator, provided that such accessory use, building and structure conform to the requirements of this Chapter. Approval of an accessory use, building or structure may be reviewed and approved concurrently with the review and approval of the principal use or as an independent review and approval following the establishment of the principal use.

Section 26.020. General Requirements.

(Amended 11/18/08; 01/12/21)

In addition to the use limitations and other regulations for the zoning district in which the accessory use, building or structure is proposed, no accessory use, building or structure shall be allowed unless it complies with the following requirements:

A. All accessory use(s), building(s) or structure(s) shall be incidental and subordinate to the principal use or structure in area, extent, and purpose.

B. An accessory use, building or structure shall be under the same ownership or control as the principal use or structure.

C. No accessory use, building or structure shall be established or constructed before the principal use is in operation or the structure is under construction in accordance with the requirements of this Code.

D. No signage shall be approved or maintained in connection with an accessory use or structure.

E. An accessory detached garage may be allowed to have an accessory dwelling unit subject to the conditions listed in Section 26.030 and Section 26.040.

F. Agricultural buildings used for agricultural purposes only, such as barns, silos, bins, and farm machinery sheds in the TH-5, A-5, A-1 and RA-1 Agricultural zoning districts shall not be considered accessory buildings. Such buildings are principal agricultural buildings and shall comply with the bulk and intensity requirements of the zoning district they are located in.

G. Accessory buildings and structures must comply with any applicable requirements of the International Building Code and International Fire Code.

Section 26.030. Internal Accessory Dwelling Units.

(New 08/28/18; amended 03/26/19; 06/11/19; 12/08/20; 9/14/21; 07/12/22)

One Accessory Dwelling Unit (ADU) may be allowed in an owner-occupied single-family detached home after obtaining all required permits and approvals. Any person constructing or causing the construction of an ADU shall first obtain a permit from the Planning Division. As long as the unit is rented and in use, an active ADU license is required, and the ADU shall meet the following:

A. Owner Occupancy Required. The owner of the primary residence shall live in the dwelling in which the ADU was created. The owner shall sign an affidavit therein stating that the primary dwelling will be owner occupied. This affidavit shall be recorded against the property and is required for all owners of the property who operate an accessory dwelling unit.

B. Appearance. The ADU shall not alter the appearance of the structure as a single-family

residence. The structure shall not show external evidence of occupancy by more than one family.

C. Parking. ADUs shall provide one off-street parking stall. The parking stall shall be separate from, and not in tandem with the required parking for the primary dwelling. The minimum stall size is 9x20 feet. A lighted walkway must connect from the parking area to the entrance of the ADU. Parking areas shall be constructed of an appropriate material as set forth in Section 37.070(B)(4).

D. Zoning. ADUs shall only be allowed in single-family detached residential homes. ADUs shall not be allowed in any areas identified on the ADU Restricted Area Map.

E. Lot Size. The lot for a single-family home with an ADU shall be a minimum of 6,000 square feet in size.

F. Connection Between Units. There must be a physical connection (such as a locking door) between the primary dwelling and the ADU. The connection must be such that if the ADU was discontinued, the ADU living space could be accessed and used as part of the primary dwelling.

G. Building Division Approval. In addition to the approval required from the Planning Division, all ADUs shall be required to obtain a building permit from the Building Division and shall conform to all applicable standards in the City's adopted building codes. The applicant shall obtain all necessary building permits and pay all applicable fees, including impact fees, prior to constructing the ADU.

H. Both an Accessory Dwelling Unit and a Short-Term Rental permit may be obtained; however, only one of these uses may be active at a time. Only one accessory dwelling unit shall be in service at any given time per single-family dwelling lot.

Section 26.040. Detached Accessory Dwelling Units. *(Amended 07/27/21; 01/11/22; 10/10/23)*

1. All accessory buildings with an accessory dwelling unit require:
   (a) A minimum 15,000 square foot lot size.
   (b) The maximum finished living area of the dwelling unit shall not exceed 1300 square feet.
   (c) Must be on a permanent foundation.
   (d) Only one accessory dwelling unit is allowed per lot, meaning an ADU cannot be approved in the main structure and in a detached building.
   (e) All lighting shall comply with Section 12.110.
   (f) A separate address (assigned by the City) is required to be displayed in a size and location that is clearly visible from the street.
      (i) The address will be the primary home address with a ½ at the end signifying to emergency services that it is in a detached dwelling unit.
   (g) All utility services shall be connected to the primary dwelling.
   (h) Adequate all-weather access shall be provided for emergency service vehicles and utilities. Minimum width of 12 feet required.
   (i) The accessory dwelling unit shall include a minimum of two off-street parking stalls in addition to the parking required for the primary dwelling. Each parking stall shall be a minimum of 9 feet by 20 feet in size.
   (j) The accessory dwelling must meet all other requirements of Section 26.030 for Accessory Dwelling Units.

2. New build construction will be a permitted use if it meets the following requirements:
   (a) Can be within five feet of either the side or rear property line if the wall within five feet has either no windows or two small opaque windows each no greater than two square feet in size. If the walls have windows larger than two square feet in size, a minimum setback of 10 feet is required for a one-story (maximum 20-foot height) structure. Any two-story structure (or that exceeds 20 feet in height) must meet the setbacks for a primary dwelling in the zone.
   (b) The height of the accessory building shall be no greater than the primary structure to a maximum of 35 feet.
   (c) The dwelling portion of the accessory building must be at least 300 square feet in area.
   (d) Review of a new build ADU will be done by the Reviewing Departments to determine adequate access, utilities, address location, and other design features.

3. Conversion of an existing accessory building (permitted prior to 2021) into an ADU requires a Conditional Use Permit.
   (a) The dwelling portion of the accessory

2.New bu
building p
a permitte

(d) Revie
building p
be done
adequate
features.

January

No Comments 147

Chapter 26 Development Code Amendment
DRC Redline Comments

Lehi City- requests review of a Development Code Amendment to Chapter 26, clarifying the minimum drive-way widths for detached ADU's.

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: 4/30/2024
Time Start: 1:30 PM
Time End: 1:30 PM

DRC REDLINE COMMENTS:
Glade – Power: No comment.
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:

1. 2. New build construction or conversion of an accessory building permitted after December 31, 2020 into an ADU will be a permitted use if it meets the following requirements:
2. (d) Review of a new build ADU or conversion of an accessory building permitted after December 31, 2020 into an ADU will be done by the Reviewing Departments to determine adequate access, utilities, address location, and other design features.
3. Add "January 1, 2021" to "conversion of an existing accessory building (permitted prior to 2021) into an ADU requires a conditional use permit".

THIS ITEM WILL BE SCHEUDLED FOR PLANNING COMMISSION ON MAY 23RD.

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.

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #42-2024 an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, updating the ADA standards.

Suggested Action:

Attachments:

CC Staff Report Design Standards Access Management ADA update 06.11.24.docx

Design Standards Access Management Amendment DRC 5.15.2024.docx

Ordinance -Design Standards Update ADA and Cul-de-sac 06.11.24.docx

Design Standards ADA Update DCA 2.pdf

DESIGN STANDARDS ADA AND CUL-DE-SAC UPDATES DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	June 11th, 2024
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	May 15, 2024
Date of Planning Commission Review	May 23rd, 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 is requesting updates to the ADA Lehi City Standard Drawings and the cul-de-sac standards. This request is part of the comprehensive set of updates that Engineering has been working through. The updates namely include clarifying notes for the construction details to make the standards more clear. The cul-de-sac standard adds a more restrictive grade requirement to allow snowplows to turn more easily in the cul-de-sac.

After the ADA standards were reviewed by the DRC, Engineering made updates to address the comments from the DRC on May 8th. Further, a detail was added for the cul-de-sac standards that was reviewed by the DRC on May 15th. Similar updates were made to the cul-de-sac standards that included updating clarifying notes on the construction details. The DRC did not have any comments for the cul-de-sac standard.

There was one redline comment from the DRC for the ADA drawings on May 8th. It was to remove “and road base” from the concrete thickness notes on the section details. There were no DRC comments for either the ADA standards or the cul-de-sac standards.

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 May 23rd, 2024. The minutes and motion from this meeting are as follows:

3.11 Public hearing and recommendation of Lehi City's request for review of an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, updating the ADA standards.
Chairman Jackson opened public hearing.
Chairman Jackson closed public hearing.

Motion: Commissioner Lockhart moved to send a positive recommendation for Lehi City's request for review of an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, updating the ADA standards; 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.

Section 2.05 Design Standards
DRC Redline Comments

Lehi City – Review of an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, adding Section 2.05 for access management requirements.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Luke
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 5/9/2024
Time Start: 4:10 pm
Time End: 4:14 pm

DRC REDLINE COMMENTS:
Glade – Power: No comment.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections: No comments.
Shelbey – Public Works:

1. Wire Comment (look at Bluebeam)

Brad – Engineering: No comments.
Luke- Traffic: No comments
Kim – Planning:

1. Maybe include another sentence or two here stating something along the lines of "Exceptions to this Section may be approved by the City Engineer and Traffic Engineer. The applicant shall provide clear and convincing evidence that the exception to the design standards improves the overall design quality."
2. Exception, not “variance” in Exceptions point H

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 23RD SUBJECT TO ADDITIONAL REVIEW BY THE DRC ON MAY 15TH.

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: 2024 - __

AN ORDINANCE AMENDING THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS MANUAL

WHEREAS, it has become necessary to the Design Standards and Public Improvement Specifications Manual; and

WHEREAS, this amendment seeks to update the ADA and cul-de-sac standards within the Design Standards and Public Improvement Specifications Manual; and

WHEREAS, following a public hearing on May 23rd, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on June 11th, 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 May 23rd, 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: the Design Standards and Public Improvement Specifications Manual 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:

The Design Standards and Public Improvement Specifications Manual of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance -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

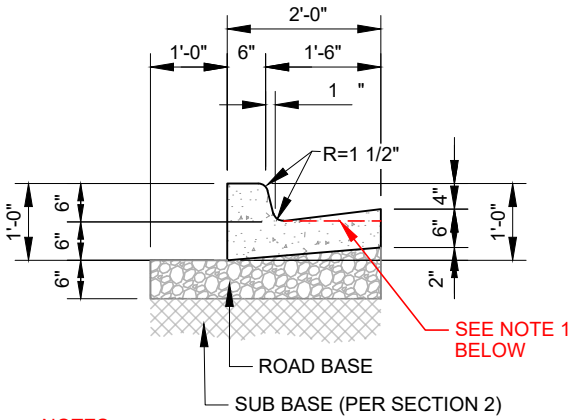
updated to reflect the provisions enacted by this Ordinance.

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 11th day of June 2024.

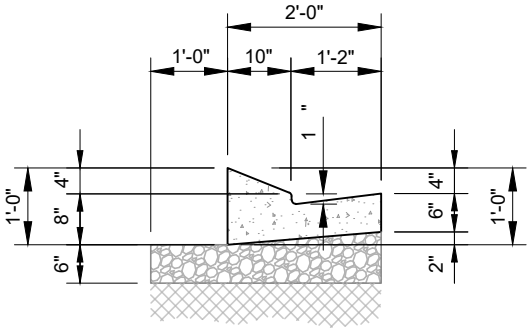
ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder



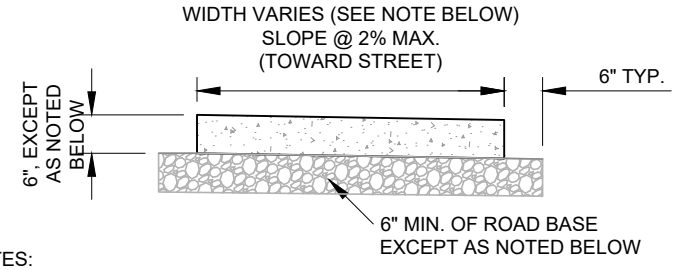
NOTES:
1. PAN OF GUTTER SHALL BE FLATTENED WITHIN "CLEAR SPACE" OF ADA RAMPS

HIGH BACK CURB & GUTTER



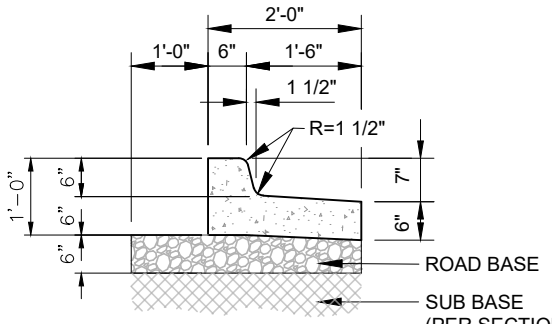
NOTES:
1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



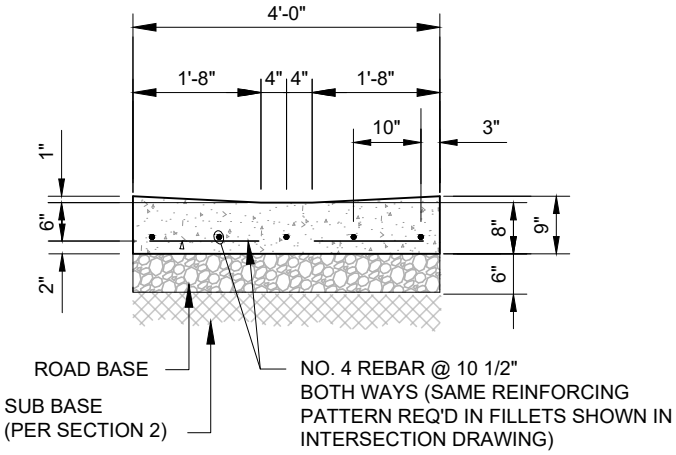
NOTES:
1. 5' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER.
   5' SIDEWALK WIDTH AGAINST CURB & GUTTER.
   6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK THICKNESS MAY BE 5" AND ROAD BASE THICKNESS 4" OUTSIDE OF SUBDIVISIONS IN AREA WITH NO ACCESSES AS APPROVED BY THE REVIEWING DEPARTMENTS.

SIDEWALK



NOTES:
1. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

REVERSE SLOPE CURB & GUTTER



4' DRAIN GUTTER

GENERAL NOTES:

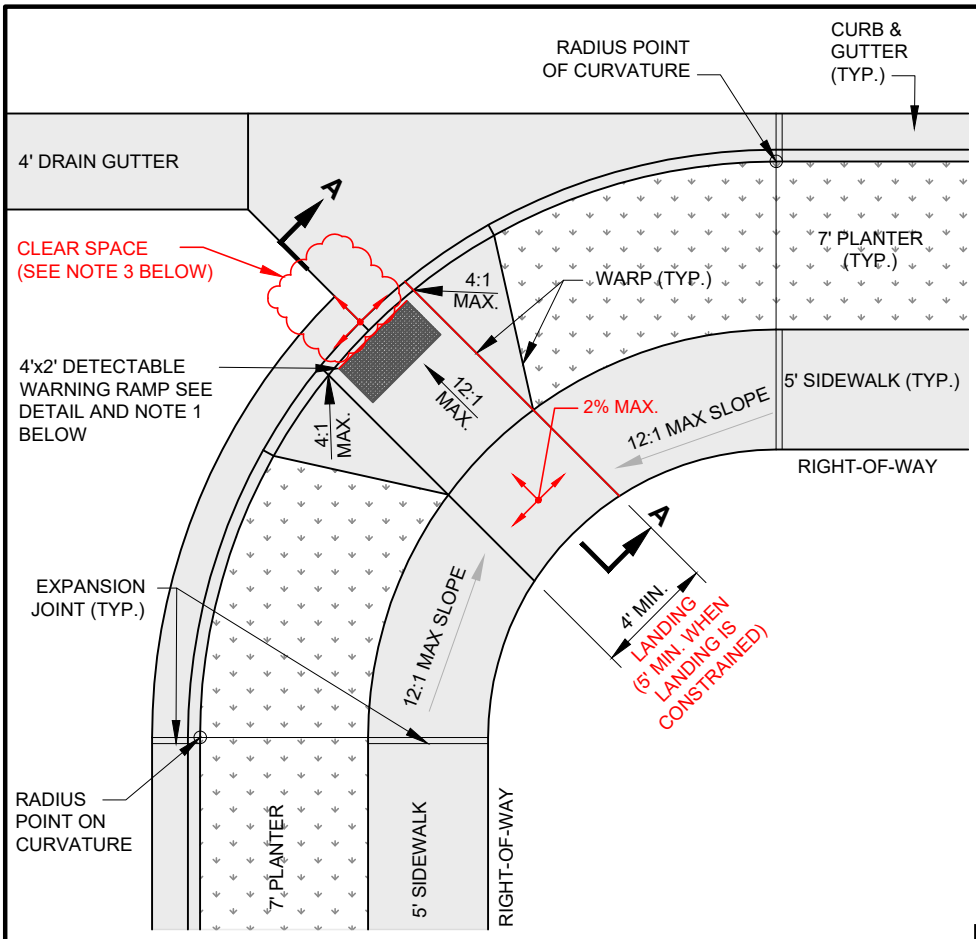
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS ALONG SIDEWALK SECTIONS SHOULD BE PLACED AT INTERVALS MATCHING THE SIDEWALK WIDTH, EXCEPT WITH VERY WIDE CONCRETE SECTIONS WHERE CONTRACTION JOINT SPACING SHALL NOT EXCEED 2 TIMES THE SLAB THICKNESS IN FEET. FOR EXAMPLE THE MAXIMUM JOINT SPACING FOR A 4" THICK CONCRETE SLAB WOULD BE 8 FEET.
4. WHEN CURB, GUTTER OR SIDEWALK MUST BE REMOVED & REPLACED, FOLLOW WRITTEN GUIDELINES IN SECTION 5.

LEHI CITY

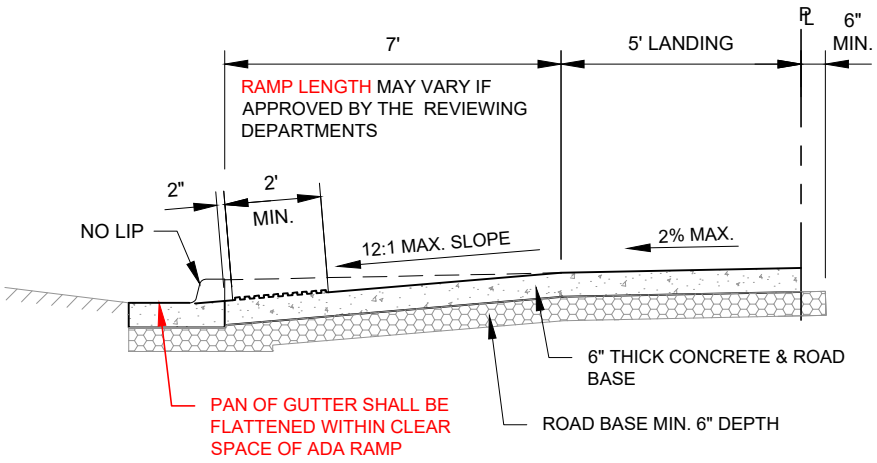
LEHI CITY STANDARD DETAIL

CURB, GUTTER AND SIDEWALK

RD-05 DATE: JUNE 202



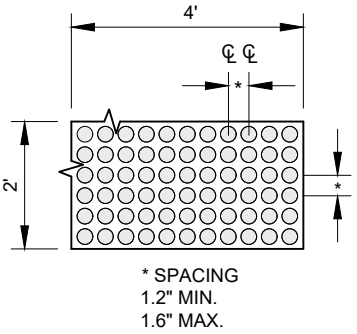
PLAN VIEW



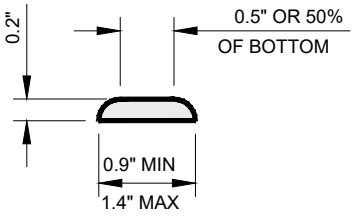
SECTION A-A

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
3. 4'x4' MIN. CLEAR SPACE REQUIRED.
   a. MAX. 5% GRADE ALONG RUNNING SLOPE.
   b. CROSS SLOPE WITHIN CLEAR SPACE
      i. MAX. 2% GRADE WHEN EITHER LEG OF INTERSECTION IS STOP CONTROLLED
      ii. MAX. 5% GRADE WHEN INTERSECTION IS UNCONTROLLED OR SIGNAL CONTROLLED
4. PEDESTRIAN BUTTON (OR RELATED APPURTENANCES) SHALL BE 40" - 44" ABOVE LANDING AND A MAXIMUM OF 10" FROM THE LANDING.



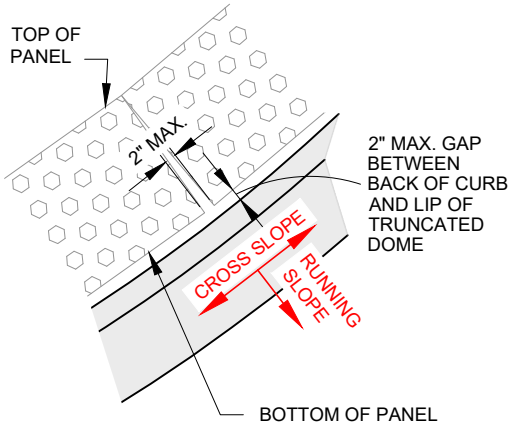
DETECTABLE RAMP DETAIL



RAISED TRUNCATED DOME DETAIL

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

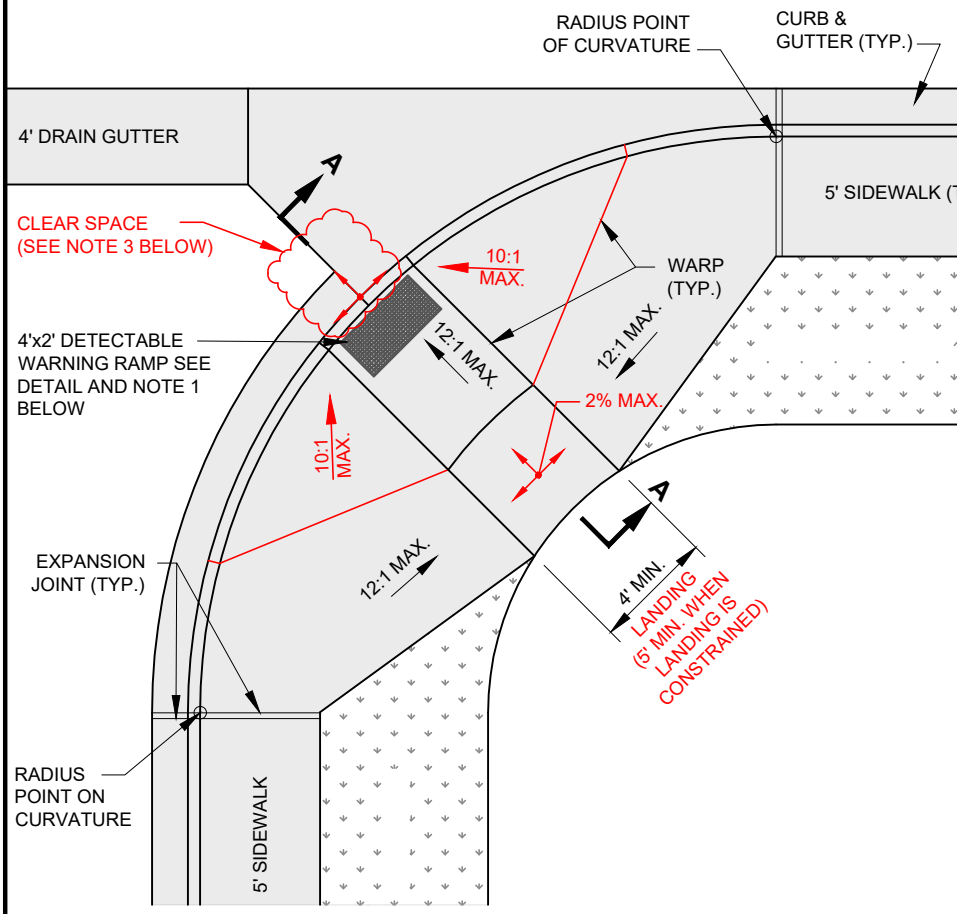
DETECTABLE WARNING DETAILS



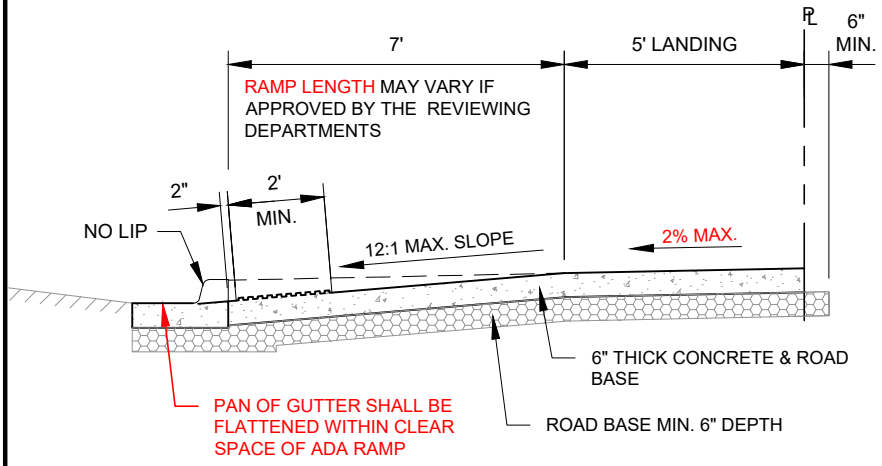
DETECTABLE WARNING SURFACE PANEL GAP DETAIL

LEHI CITY

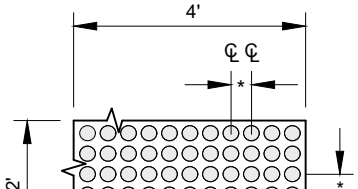
LEHI CITY STANDARD DETAIL	
ADA RAMP PLANTER STRIP (AT INTERSECTION)	
RD-06	DATE: JUNE 202



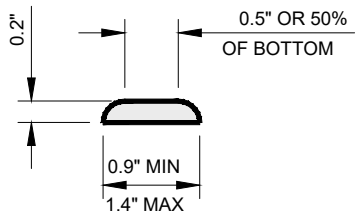
PLAN VIEW



SECTION A-A



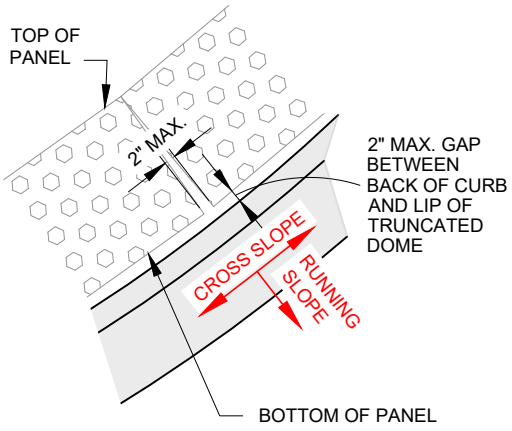
DETECTABLE RAMP DETAIL



RAISED TRUNCATED DOME DETAIL

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS



DETECTABLE WARNING SURFACE PANEL GAP DETAIL

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
3. 4'x4' MIN. CLEAR SPACE REQUIRED.
   a. MAX. 5% GRADE ALONG RUNNING SLOPE.
   b. CROSS SLOPE WITHIN CLEAR SPACE
      i. MAX. 2% GRADE WHEN EITHER LEG OF INTERSECTION IS STOP CONTROLLED
      ii. MAX. 5% GRADE WHEN INTERSECTION IS UNCONTROLLED OR SIGNAL CONTROLLED
4. PEDESTRIAN BUTTON (OR RELATED APPURTENANCES) SHALL BE 40" - 44" ABOVE LANDING AND A MAXIMUM OF 10" FROM THE LANDING.

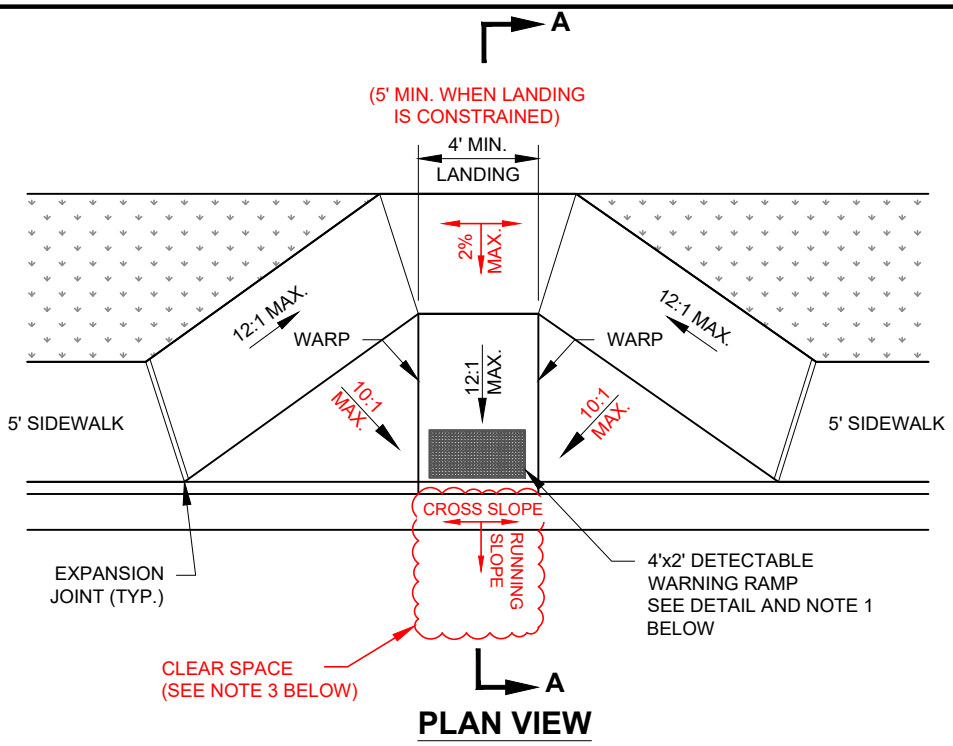
LEHI CITY

LEHI CITY STANDARD DETAIL

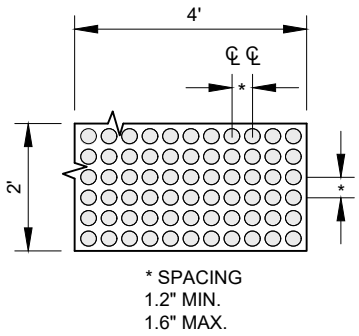
ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (AT INTERSECTION)

RD-07

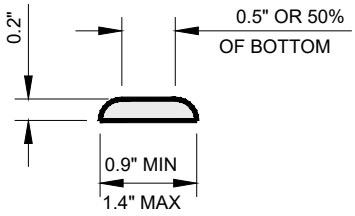
DATE: JUNE 202



PLAN VIEW

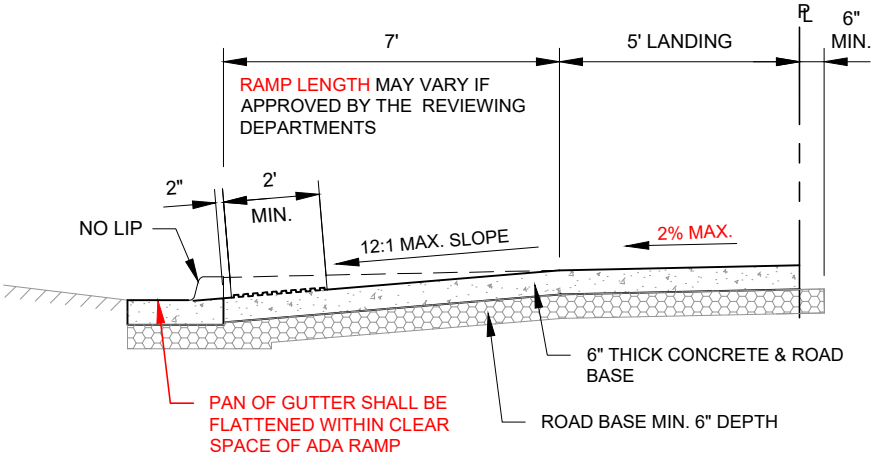


DETECTABLE RAMP DETAIL



PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS



SECTION A-A

GENERAL NOTES:

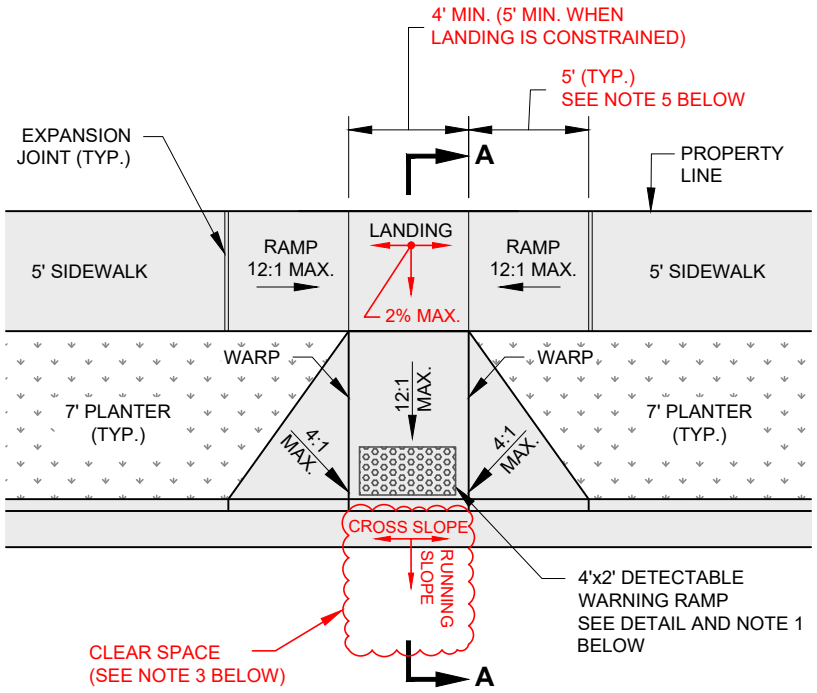
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
3. 4'x4' MIN. CLEAR SPACE REQUIRED.
   a. MAX. 5% GRADE ALONG RUNNING SLOPE.
   b. CROSS SLOPE WITHIN CLEAR SPACE
      i. MAX. 2% GRADE WHEN EITHER LEG OF INTERSECTION IS STOP CONTROLLED
      ii. MAX. 5% GRADE WHEN INTERSECTION IS UNCONTROLLED OR SIGNAL CONTROLLED
4. PEDESTRIAN BUTTON (OR RELATED APPURTENANCES) SHALL BE 40" - 44" ABOVE LANDING AND A MAXIMUM OF 10" FROM THE LANDING.

LEHI CITY

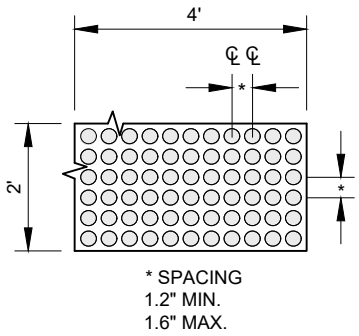
LEHI CITY STANDARD DETAIL

ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (MID BLOCK)

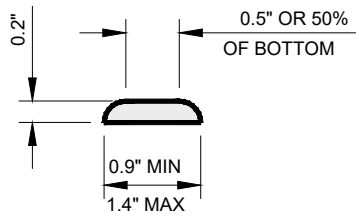
RD-08 | DATE: JUNE 202



PLAN VIEW

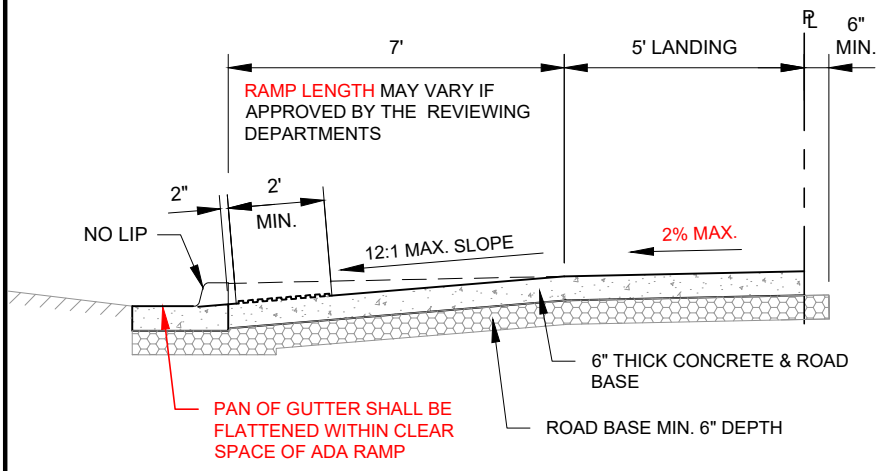


DETECTABLE RAMP DETAIL



PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS



SECTION A-A

GENERAL NOTES:

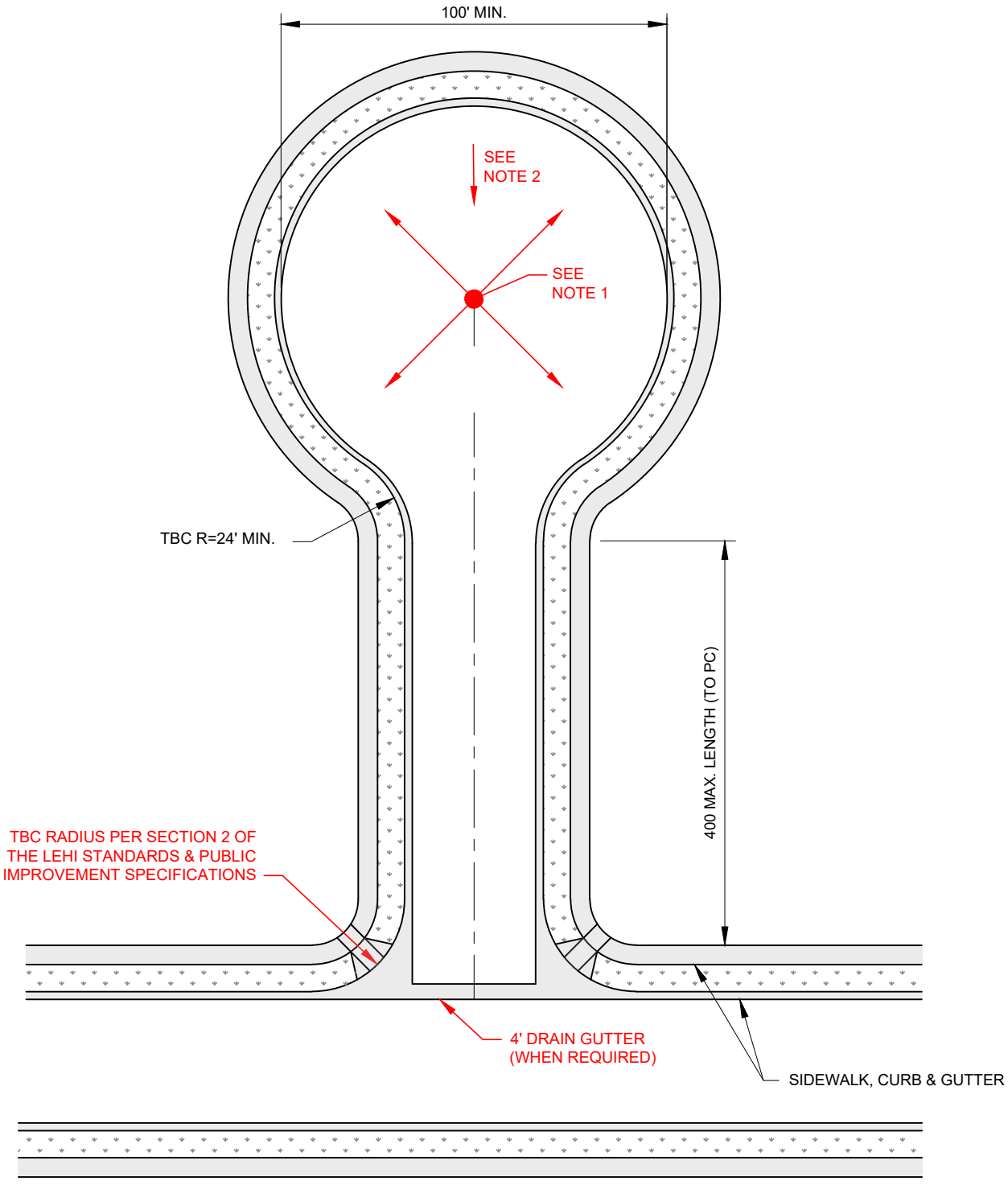
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
3. 4'x4' MIN. CLEAR SPACE REQUIRED.
   a. MAX. 5% GRADE ALONG RUNNING SLOPE.
   b. CROSS SLOPE WITHIN CLEAR SPACE
      i. MAX. 2% GRADE WHEN EITHER LEG OF INTERSECTION IS STOP CONTROLLED
      ii. MAX. 5% GRADE WHEN INTERSECTION IS UNCONTROLLED OR SIGNAL CONTROLLED
4. PEDESTRIAN BUTTON (OR RELATED APPURTENANCES) SHALL BE 40" - 44" ABOVE LANDING AND A MAXIMUM OF 10" FROM THE LANDING.
5. WHEN SIDEWALK GRADE EXCEEDS 12:1 (8.33%), SIDEWALK RAMP LENGTH SHALL BE 15' MIN.

LEHI CITY

LEHI CITY STANDARD DETAIL

ADA RAMP PLANTER STRIP (MID BLOCK)

RD-09 | DATE: JUNE 202



NOTES:

1. CUL-DE-SAC SHALL GRADE OUTWARD FROM RADIUS POINT TO CURB & GUTTER AT 2% MIN. SLOPE

2. ALTERNATE CUL-DE-SAC GRADING MAY BE PROPOSED FOR REVIEW & APPROVAL BY CITY ENGINEER. (MAXIMUM SLOPE 5% ACROSS THE CUL-DE-SAC).

LEHI CITY

LEHI CITY STANDARD DETAIL	
CUL-DE-SAC	
RD-12	DATE: MAY 2024

Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #43-2024 an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, adding Section 2.05 for access management requirements.

Suggested Action:

Attachments:

CC Staff Report Design Standards Access Management Section 2.05 update 06.11.24.docx

Design Standards Access Management Amendment DRC 5.15.2024.docx

Lehi Design Standards Access Managment - 05.23.24.pdf

Ordinance -Design Standards Update Section 2.05 06.11.24.docx

DESIGN STANDARDS ACCESS MANAGEMENT UPDATE DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	June 11th, 2024
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	May 15, 2024
Date of Planning Commission Review	May 23rd, 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 is requesting updates to the Lehi City Design Standards for Access Management. Access management is the coordinated planning, regulation, and design of access between roadways and land development. Our roadways are broken down into a hierarchical system and given a functional classification. Higher classifications prioritize mobility and limit access while lower classifications allow for greater access and reduced mobility. These classifications include Principal Arterial, Major Arterial, Minor Arterial, Major Collector, Minor Collector, Local Road, and Private Road. This standard provides minimum spacing requirements for traffic signals, roads connections, and accesses or driveways based on the classification of the roadway.

It also includes standards on intersection sight distance, access alignment, and the use of right-in right-outs and other strategies to mitigate the negative impacts of accesses that can't be spaced properly. Also, an exceptions process for unusual situations is included.

Many of the standards and polies are adapted from UDOT's access management standard. Others are from the "Access

Management Manual" published by the Transportation Research Board, a division of the National Research Council, the operating agency of the National Academies of Science.

Research shows that effective access management can reduce crashes by 50%, increase roadway capacity by 23% to 45%, and reduce travel times and delays by 40% to 60%. It benefits all road users and adjacent land use with an efficient, reliable, and predictable roadway. It also benefits pedestrians and cyclists with fewer driveways to cross and thus fewer potential conflict points.

DRC Comments
There were three comments from the DRC, including:

1. Maybe include another sentence or two here stating something along the lines of "exceptions to this Section may be approved by the City Engineer and Traffic Engineer. The applicant shall provide clear and convincing evidence that the exception to the design standards improves the overall design quality."
2. Exception, not "variance" in Exceptions point H.

Please consider all DRC comments in your motion.

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 May 23rd, 2024. The minutes and motion from this meeting are as follows:

3.10 Public hearing and recommendation of Lehi City's requests review of an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, adding Section 2.05 for access management requirements.
The Commissioners had some concerns about the process and the best way to have the Lehi City Engineer involved without taking away from the process and adding an extra layer of approvals. Staff and commissioners discussed whether it would be better to have a recommendation process or approval process.

Chairman Jackson opened public hearing.
Chairman Jackson closed public hearing.

> **Motion:** Commissioner Lockhart motion to send a positive recommendation of Lehi City's requests review of an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, adding Section 2.05 for access management requirements; including the standard definition in telecommunication with the change to page 2-2 section 2.02 Streets the new letter F change last sentence, "unless otherwise approved by the planning commission and after reviewed and positive/negatively recommended by the city engineer before approval"; 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.

Section 2.05 Design Standards
DRC Redline Comments

Lehi City – Review of an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, adding Section 2.05 for access management requirements.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Luke
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 5/9/2024
Time Start: 4:10 pm
Time End: 4:14 pm

DRC REDLINE COMMENTS:
Glade – Power: No comment.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections: No comments.
Shelbey – Public Works:

1. Wire Comment (look at Bluebeam)

Brad – Engineering: No comments.
Luke- Traffic: No comments
Kim – Planning:

1. Maybe include another sentence or two here stating something along the lines of "Exceptions to this Section may be approved by the City Engineer and Traffic Engineer. The applicant shall provide clear and convincing evidence that the exception to the design standards improves the overall design quality."
2. Exception, not “variance” in Exceptions point H

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 23RD SUBJECT TO ADDITIONAL REVIEW BY THE DRC ON MAY 15TH.

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 Department of Engineering
Narrative

This update to the Design Standard includes an updated access management standard, cul-de-sac standard drawing updates, as well as general formatting and updating the list of standard drawings.

Access management is the coordinated planning, regulation, and design of access between roadways and land development. Our roadways are broken down into a hierarchical system and given a functional classification. Higher classifications prioritize mobility and limit access while lower classifications allow for greater access and reduced mobility. These classifications include Principal Arterial, Major Arterial, Minor Arterial, Major Collector, Minor Collector, Local Road, and Private Road. This standard provides minimum spacing requirements for traffic signals, roads connections, and accesses or driveways based on the classification of the roadway.

It also includes standards on intersection sight distance, access alignment, and the use of right-in right-outs and other strategies to mitigate the negative impacts of accesses that can't be spaced properly. Also, an exceptions process for unusual situations is included.

Many of the standards and polies are adapted from UDOT's access management standard. Others are from the "Access Management Manual" published by the Transportation Research Board, a division of the National Research Council, the operating agency of the National Academies of Science.

Research shows that effective access management can reduce crashes by 50%, increase roadway capacity by 23% to 45%, and reduce travel times and delays by 40% to 60%. It benefits all road users and adjacent land use with an efficient, reliable, and predictable roadway. It also benefits pedestrians and cyclists with fewer driveways to cross and thus fewer potential conflict points.

The cul-de-sac standard drawing update was to add a more restrictive grade requirement. Steep slopes are incompatible with turning around a vehicle, which is the primary vehicle movement in a cul-de-sac. This is particularly concerning for our snowplows which may slide sideways down the slope in slick winter storms. The intent is for a steep road to become more level when it reaches the cul-de-sac.

EST 1852

LEHI CITY

PIONEERING UTAH'S FUTURE

LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS

202<u>4</u>~~16~~

LEHI CITY CORPORATION
LEHI, UTAH

PREFACE

The standards and requirements contained herein shall apply to all development and/or construction within the corporate limits of Lehi City. It is incumbent upon any person developing property and/or constructing improvements within Lehi City to acquaint himself with these Standards and subsequent changes.

These standards have been approved by the City Council of Lehi City. Changes to these standards shall be approved by the City Council.

THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS WITHIN LEHI CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF LEHI CITY. LEHI CITY CANNOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

TABLE OF CONTENTS

PREFACE

CHAPTER 1	**GENERAL DEVELOPMENT REQUIREMENTS**	
Section 1.01	General	1-1
Section 1.02	Engineering & Surveying Requirements	1-1
Section 1.03	Electrical Design & Specification Requirements	1-1
CHAPTER 2	**DESIGN STANDARDS**	
Section 2.01	General	2-1
Section 2.02	Streets	2-1
Section 2.03	Street Alignment & Pavement Section Standards	2-2
Section 2.04	General Street Design Standards	2-6
Section 2.05	Access Management Requirements	2-7
Section 2.0~~5~~6	Trip Generation & Traffic Impact Study Requirements	2-~~7~~14
Section 2.0~~6~~7	Fencing & Landscaping Standards for Arterial and/or Other Streets as Applicable	2-214
Section 2.0~~7~~8	Blocks	2-~~17~~24
Section 2.0~~8~~9	Lot Requirements	2-~~18~~25
Section 2.~~09~~10	Easements	2-25~~18~~
Section 2.~~10~~11	Water Systems	2-26~~19~~
Section 2.~~11~~12	Fire Hydrants	2-26~~19~~
Section 2.~~12~~13	Sewage System	2-20~~7~~
Section 2.~~13~~14	Drainage System Plan	2-2~~1~~8
Section 2.~~14~~15	Best Management Practices	2-31~~24~~
Section 2.~~15~~16	Signs	2-32~~25~~
Section 2.~~16~~17	Lot Corners	2-32~~25~~
Section 2.~~17~~18	Dedications	2-32~~25~~
Section 2.~~18~~19	Trails	2-32~~25~~
Section 2.~~19~~20	Exceptions	2-34~~27~~
Section 2.~~20~~21	Sharing Cost of Improvements	2-35~~28~~
CHAPTER 3	**GENERAL CONSTRUCTION REQUIREMENTS**	

Section 3.01	General	3-1
Section 3.02	Requests for Inspection	3-2
Section 3.03	Erosion & Sedimentation Control Plan	3-2
Section 3.04	As-Built File Requirements	3-2
Section 3.05	Construction Completion Inspection	3-2
Section 3.06	Guarantee of Work	3-3
Section 3.07	Building Permits	3-3
Section 3.08	Construction Traffic Control	3-3
Section 3.09	Fire Department Access	3-4
Section 3.10	Materials Testing	3-4

CHAPTER 4	**EARTHWORK**	
Section 4.01	General	4-1
Section 4.02	Excavation Permit Requirements	4-1
Section 4.03	Excavation for Structures	4-1
Section 4.04	Backfill Around Structures	4-1
Section 4.05	Construction of Embankments & Fills	4-2
Section 4.06	Compacting Earth Materials	4-2
Section 4.07	Slopes	4-3
CHAPTER 5	**PORTLAND CEMENT CONCRETE**	
Section 5.01	General	5-1
Section 5.02	Materials	5-1
Section 5.03	Concrete Mix	5-2
Section 5.04	Forms	5-3
Section 5.05	Joints	5-3
Section 5.06	Reinforcing Steel Placement	5-4
Section 5.07	Preparations	5-4
Section 5.08	Concrete Mixing	5-5
Section 5.09	Layout	5-5
Section 5.10	Depositing	5-6
Section 5.11	Placing Concrete in Cold Weather	5-6
Section 5.12	Finishing	5-6
Section 5.13	Curing & Protection	5-7
Section 5.14	Removal of Forms	5-7
Section 5.15	Concrete Delivery Tickets	5-8
Section 5.16	Concrete Testing	5-8
CHAPTER 6	**ASPHALT PAVING**	
Section 6.01	General	6-1
Section 6.02	Road Sub-grade Preparation	6-1
Section 6.03	Base Course	6-2
Section 6.04	Bituminous Surface Course	6-3
Section 6.05	Full Depth Asphalt	6-3
Section 6.06	Construction Methods & Equipment	6-4
Section 6.07	Spreading & Compaction	6-4
Section 6.08	Weather Limitations	6-5
Section 6.09	Flagging	6-5
Section 6.10	Trench Settlement Limitations	6-5
CHAPTER 7	**EXCAVATION AND BACKFILL FOR PIPELINES**	
Section 7.01	General	7-1
Section 7.02	Control of Groundwater	7-1
Section 7.03	Excavation for Pipeline	7-1
Section 7.04	Foundation Stabilization	7-2
Section 7.05	Blasting	7-2
Section 7.06	Sheeting, Bracing & Shoring of Excavations	7-3

Section 7.07	Access to Trenches	7-3
Section 7.08	Backfilling	7-3
Section 7.09	Backfilling of Fire Lines	7-4
Section 7.10	Consolidation of Backfill	7-4
Section 7.11	Compaction of Backfill (Top 4 feet of Trench)	7-5
Section 7.12	Imported Select Backfill Material	7-6
Section 7.13	Restoration of Surface Improvements	7-6
Section 7.14	Disposal of Excess Materials	7-6
Section 7.15	Location of Stub Pipes	7-6
CHAPTER 8	**CULINARY AND IRRIGATION WATER LINES**	
Section 8.01	General	8-1
Section 8.02	Concrete Thrust Blocking	8-1
Section 8.03	Pipe Laying	8-1
Section 8.04	Ductile Iron Pipe	8-2
Section 8.05	Polyvinyl Chloride Pipe	8-4
Section 8.06	Valves	8-6
Section 8.07	Culinary Blow Offs	8-6
Section 8.08	Fire Hydrants	8-7
Section 8.09	Post Indicator Valve	8-8
Section 8.10	Service Laterals	8-8
Section 8.11	Irrigation Service Valves and Boxes	8-9
Section 8.12	Culinary Water Line Construction near Sewer or Wastewater Lines (Applicable Public Health Department Criteria)	8-9
Section 8.13	Testing & Flushing Waterlines	8-10
Section 8.14	Testing of Underground Fire Service Mains	8-11
Section 8.15	Disinfection of Culinary Waterlines	8-12
Section 8.16	General Contractor Guidelines to meet the Above Standard	8-12
Section 8.17	Cross Connection Control & Back Flow Prevention	8-14
Section 8.18	Culinary Water & Pressure Irrigation Meters & Meter Setters	8-14
CHAPTER 9	**SEWER/ STORM DRAIN/ IRRIGATION LINES**	
Section 9.01	General	9-1
Section 9.02	Building Subsurface Drains (Perimeter, Etc.)	9-1
Section 9.03	Irrigation Lines	9-1
Section 9.04	Pipe Laying	9-1
Section 9.05	Grades	9-2
Section 9.06	Concrete Sewer, Storm Drain or Irrigation Pipe	9-2
Section 9.07	Reinforced Concrete Pipe	9-2
Section 9.08	Plastic Sewer Pipe	9-2
Section 9.09	Corrugated High Density Polyethylene Pipe	9-3
Section 9.10	Storm Drain Inlets and Combination Boxes	9-4
Section 9.11	Manholes	9-4
Section 9.12	Cleaning & Testing Sanitary Sewer, Storm Drainage & Irrigation Lines & Manholes	9-7

CHAPTER 10	**LANDSCAPING AND SPRINKLING SYSTEMS**	
Section 10.01	General Description	10-1
Section 10.02	General Conditions	10-1
Section 10.03	Excavation & Backfill	10-3
Section 10.04	Pipe & Tube	10-3
Section 10.05	Sprinkler Heads, Gate Valves & Quick Couplers	10-4
Section 10.06	Irrigation Controller	10-5
Section 10.07	Electric Remote-Control Valves	10-5
Section 10.08	Connection	10-5
Section 10.09	Planting Specifications	10-6
Section 10.10	Scope of Work	10-6
Section 10.11	Drawings & Specifications	10-6
Section 10.12	Obstructions Below Ground	10-6
Section 10.13	Spacing	10-7
Section 10.14	Plants to be Furnished	10-7
Section 10.15	Substitutions	10-7
Section 10.16	Finish Grading & Soil Preparation	10-8
Section 10.17	Planting	10-8
Section 10.18	Staking	10-9
Section 10.19	Maintenance	10-10
Section 10.20	Inspections and Procedures	10-10
CHAPTER 11	**RESTORATION OF SURFACE IMPROVEMENTS**	
Section 11.01	General	11-1
Section 11.02	Gravel Road Repair	11-1
Section 11.03	Asphalt Surface Repair	11-1
Section 11.04	Concrete Surfaces	11-2
Section 11.05	Irrigation Ditches	11-2
CHAPTER 12	**BEST MANAGEMENT PRACTICES**	
Section 12.01	General	12-1
Section 12.02	Storm Water Quality Criteria	12-1
Section 12.03	Contents of Storm Water Pollution Prevention Plan	12-3
Section 12.04	Contents of Post Construction Storm Water Pollution Prevention Plan	12-4
Section 12.05	Review Procedures for Storm Water Pollution Prevention Plan & Post Construction Storm Water Pollution Prevention Plan	12-6
Section 12.06	Conclusion	12-6

STANDARD DETAILS

Street Intersection & Utility Location	Road	1
Street Cross Sections & Utility Locations	Road	2
Curbs at Unequal Elevations	Road	3
Rural Street Cross Section & Utility Locations	Road	4
Curb, Gutter and Sidewalk	Road	5
ADA Ramp Planter Strip (At Intersection)	Road	6
ADA Ramp Combination Curb, Gutter & Sidewalk (At Intersection)	Road	7
ADA Ramp Combination Curb, Gutter &Sidewalk (Mid Block)	Road	8
ADA Ramp Planter Strip (Mid Block)	Road	9
Radius Drive Approach	Road	10
Flared Drive Approach	Road	11
Cul-De-Sac	Road	12
Knuckle	Road	13
Temporary Turnaround & Access Roads	Road	14
Fencing & Planter Strip Improvements (Along Limited Access Areas)	Road	15
Concrete Replacement Criteria~~Half Width Street Cross Section~~	Road	16
Master Planned Trail Crossing At Local Street~~Concrete Replacement Criteria~~	Road	17
Continuous Trail Crossing (Private Streets Only)	Road	18
Trail Ramp (Bike – To – Street Access Only)	Road	19
Utility Trenching	Water	1
Fire Hydrant	Water	2
Blow-off	Water	3
Valve Box	Water	4
Thrust Blocking	Water	5
Culinary Service Connection	Water	6
Concrete Meter Box	Water	7
Pressure Irrigation Service Connection	Water	8
Post Indicator Valve	Water	9
Typical Service, Hydrant & Blow-off Locations	Water	10
Typical Fire Riser Details	Water	11
Remote Fire Department Connection	Water	12
Backflow Prevention	Water	13
Utility Casing~~ Details~~	Water	14
Fire Department	Water	15
Line Manhole (Sewer & Storm Drain)	Sewer/Drain	1
Junction Manhole (Sewer & Storm Drain)	Sewer/Drain	2
Sewer/Storm Drain External Drop Manhole Detail	Sewer/Drain	3
Temporary Sewer Main Cleanout ~~Sewer/Storm Drain Internal Drop Manhole Detail~~	Sewer/Drain	4
Sewer Lateral Detail ~~Temporary Sewer Main Cleanout~~	Sewer/Drain	5
Drain Clean-out Box ~~Sewer Lateral Detail~~	Sewer/Drain	6
Inlet Box ~~Drain Clean-out Box~~	Sewer/Drain	7
Combo Box Detail ~~Inlet Box~~	Sewer/Drain	8

Storm Water Sump ~~Combo Box Detail~~ Sewer/Drain 9
Building Subsurface Drains ~~Storm Water Sump~~ Sewer/Drain 10
Headwall Detail ~~Building Subsurface Drains~~ Sewer/Drain 11
~~Headwall Detail Sewer/Drain 12~~

Bicycle/Pedestrian Shared Use Trail	Trail	1
Bicycle/Pedestrian & ~~Equestrian~~ Shared Use Trail	Trail	2
~~Bicycle/Pedestrian & Equestrian Shared Use Trail Along Arterial Road~~	~~Trail~~	~~3~~
~~Trash Enclosure~~	~~Trash~~	~~1~~
Irrigation Standards~~Tree Planting & Staking Detail~~	~~Landscape~~Landscape & Irrigation	01~~1~~
Irrigation Standards~~Sprinkler Controller Box Detail~~	Landscape & Irrigation~~Landscape~~	02~~2~~
Meter / Controller Enclosure~~Rotor Pop-up Detail~~	Landscape & Irrigation~~Landscape~~	A1~~3~~
Indoor Wall Mount Controller~~Sprinkler Valve Assembly Detail~~	Landscape & Irrigation~~Landscape~~	A2~~4~~
Outdoor Wall Mount Controller~~Irrigation Control Valve Detail~~	Landscape & Irrigation~~Landscape~~	A3~~5~~
Pedestal Top Entry Enclosure~~Hose Bib Yard Hydrant~~	Landscape & Irrigation~~Landscape~~	A4~~6~~
Grounding Grid Installation~~Trench Details~~	Landscape & Irrigation~~Landscape~~	A5~~7~~
2-Wire Decoder, Surge Protector, Grounding	Landscape & Irrigation	B1
2-Wire Multiple Path Example	Landscape & Irrigation	B2
2-Wire Decoder Wiring	Landscape & Irrigation	B3
2-Wier Flow Decoder Wiring	Landscape & Irrigation	B4
Equipment Specification / Sizing Table	Landscape & Irrigation	C0
Smaller Filter (1” – 2”, 13-50 GPM’s)	Landscape & Irrigation	C1
Medum Filter (2” – 4”, 55-200 GPM’s)	Landscape & Irrigation	C2
Large Filter (4” – 6”, 200-425 GPM’s)	Landscape & Irrigation	C3
Master Valve & Flow Meter	Landscape & Irrigation	D1
Pipe / Wire In Trench	Landscape & Irrigation	E1
Sleeving	Landscape & Irrigation	E2
Small Isolation / Line Valve	Landscape & Irrigation	F1
Large Isolation / Line Valve	Landscape & Irrigation	F2
Manual Drain Valve-Small	Landscape & Irrigation	F3
Valve Manifold (Main 2” And Larger)	Landscape & Irrigation	F4
Valve Manifold (Main Smaller Than 2”)	Landscape & Irrigation	F4
Quick Coupler Valve	Landscape & Irrigation	F5
Remote Control Valve	Landscape & Irrigation	F6
Drip Control Zone	Landscape & Irrigation	F7
Joint Restraint Tables	Landscape & Irrigation	G1
Typical Joint Restraint Layout (2 – ½” & Larger)	Landscape & Irrigation	G2
Spray Head W/Fixed Or Rotary Nozzle	Landscape & Irrigation	H1
Pop Up Rotor Head	Landscape & Irrigation	H2
Sports Turf Rotor	Landscape & Irrigation	H3
Root Watering Bubbler Assembly	Landscape & Irrigation	I1
Drip PVC To Poly Transition	Landscape & Irrigation	I2
Drip Point Source Emitter Layout	Landscape & Irrigation	I3
General Landscape Specifications	Landscape & Irrigation	J1
General Landscape Specifications	Landscape & Irrigation	J2
Landscape Specifications	Landscape & Irrigation	J3

Topsoil Requirements	Landscape & Irrigation	J4
Tree With Berm (Existing Soil Not Modified)	Landscape & Irrigation	L1
Tree On Slope 5% (20:1) – Unmodified	Landscape & Irrigation	L2
Tree Staking	Landscape & Irrigation	L3
Shrub – Unmodified Soil	Landscape & Irrigation	M1
Shrub – Slope	Landscape & Irrigation	M2
Root Ball Shaving	Landscape & Irrigation	N1
Root Correction – Container	Landscape & Irrigation	N2
Root Correction – B&B	Landscape & Irrigation	N3
Sod & Seed Lawn Installation	Landscape & Irrigation	P1

CHAPTER 1

GENERAL DEVELOPMENT REQUIREMENTS

SECTION 1.01 GENERAL

This book contains general design standards and public improvement specifications for incorporation into all development projects within the boundaries of Lehi City. While these standards and specifications are generally intended for general subdivision and commercial site planning and design, they are also recommended for private developments and individual homeowners. This document is intended to be utilized with the Lehi City Development Code in the preparation of development plans for Lehi City. To the degree that this document is found to conflict with the Lehi City Development Code, the stricter standard shall govern. All standards contained herein are intended to establish minimum requirements and are subject to the interpretation of the Lehi City Engineer, or the Assistant Lehi City Engineer when approved to act for the Lehi City Engineer, on a case-by-case basis.

SECTION 1.02 ENGINEERING AND SURVEYING REQUIREMENTS

All engineering work in the development process in Lehi City must be done by or under the direction of a licensed professional engineer licensed to practice in the State of Utah or as allowed by the Utah Department of Licensing. All surveying and platting of property must be done by or under the direction of a registered land surveyor licensed to practice in the State of Utah. All documents submitted for City review shall be stamped and signed by said engineer or land surveyor in accordance with the procedures of the Utah State Board for Professional Registration.

SECTION 1.03 ELECTRICAL DESIGN & SPECIFICATION REQUIREMENTS

All electrical facilities shall be installed as per the current design specification requirements set forth by the current edition of the Lehi City Power Department Electrical Requirements & Standards Manual.

CHAPTER 2

DESIGN STANDARDS

SECTION 2.01 GENERAL

Preservation of terrain: The design and construction of subdivisions shall preserve, insofar as it is possible, the natural terrain, natural drainage, existing topsoil, trees and vegetation.

Critical lands: Critical environment lands and lands subject to hazardous conditions such as landslides, mudflows, ground subsidence, shallow water table, and floods shall be identified and shall not be subdivided until the hazards have been eliminated or evidence submitted that said hazards will be eliminated by the development and construction plans. The Standard Details Section of the Specifications depicts the basic design standards outlined in this section.

Design Standards: The design of the preliminary and final plans to the subdivision in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with the following design standards.

SECTION 2.02 STREETS

A. All streets in and adjacent to the subdivision must conform to the major street master plan of the city.

B. The alignment and width of all through streets shall be preserved unless unusual topographical conditions make a modification advisable. Where the Planning Commission determines that it is desirable to provide for street access to adjoining property in order to provide for an orderly development of a street system, proposed streets shall be extended by dedication to the boundary of such property.

~~C. Where a large subdivision abuts upon a major thoroughfare, the Commission may require marginal access streets to be included in the street plan.~~

~~D.~~C. Street width is to be measured from lot line to lot lines. The minimum width of streets according to the Lehi City Master Transportation Plan, unless otherwise expressly permitted by the City Council, shall be measured as follows:

Street Type	Right-of-way (min.)	Asphalt Width (min.)
Local Streets	60~~56~~'	32~~4~~'
Minor collector streets	60' – 66'	38' – 44'
Major collector streets	70'	48'
Minor arterial streets	74'	52'
Major arterial streets	80'	58'
Principal arterial streets	106' +	81' +

Standard street sections are shown in the Standard Details Section.

~~E.~~D. Cul-de-sacs (dead-end streets designed to be permanently closed to through traffic) shall be not longer than four hundred (400) feet to the beginning of the turnaround. Each cul- de-sac must be terminated by a turnaround of not less than one hundred (100) feet diameter, measured to the lip of curb lines. Partial cul-de-sac bulbs are allowable where deemed appropriate by the Planning Commission and/or City Council. If surface water drainage is into the turnaround, due to the grade of the street, necessary catch basins and drainage easements shall be provided. Temporary cul-de-sacs shall be as shown in the attached Design Drawings.

~~F. Streets shall intersect each other as near as possible at right angles. In no case shall the deviation from 90 degrees be more than +/- 15 degrees.~~

~~G. Street centerline offsets of less than one hundred and fifty (150) feet shall not be allowed except where specifically authorized by the City Engineer. Major streets such as through collectors, etc. require a street centerline offset of three hundred and fifty (350) feet or more as determined by the City Engineer. City streets may be offset at an intersection up one half of the paved portion of the street as allowed by the City Engineer.~~

~~H.~~E. All arterial roads shall be as approved or designed by the City Engineer and shall incorporate the following: limited access control along roadway restricting front facing lots, without City Council variance, widths as required based on projected traffic volumes and road classification in the Master Plan.

~~I.~~F. All subdivisions shall abut on and have access to at least one paved public street and as a minimum, allowance for one or more future accesses as developments adjacent hereto proceed. If the development exceeds 50 equivalent residential units, a second paved city street must be incorporated in the subdivision unless otherwise approved by the City Engineer and Planning Commission.

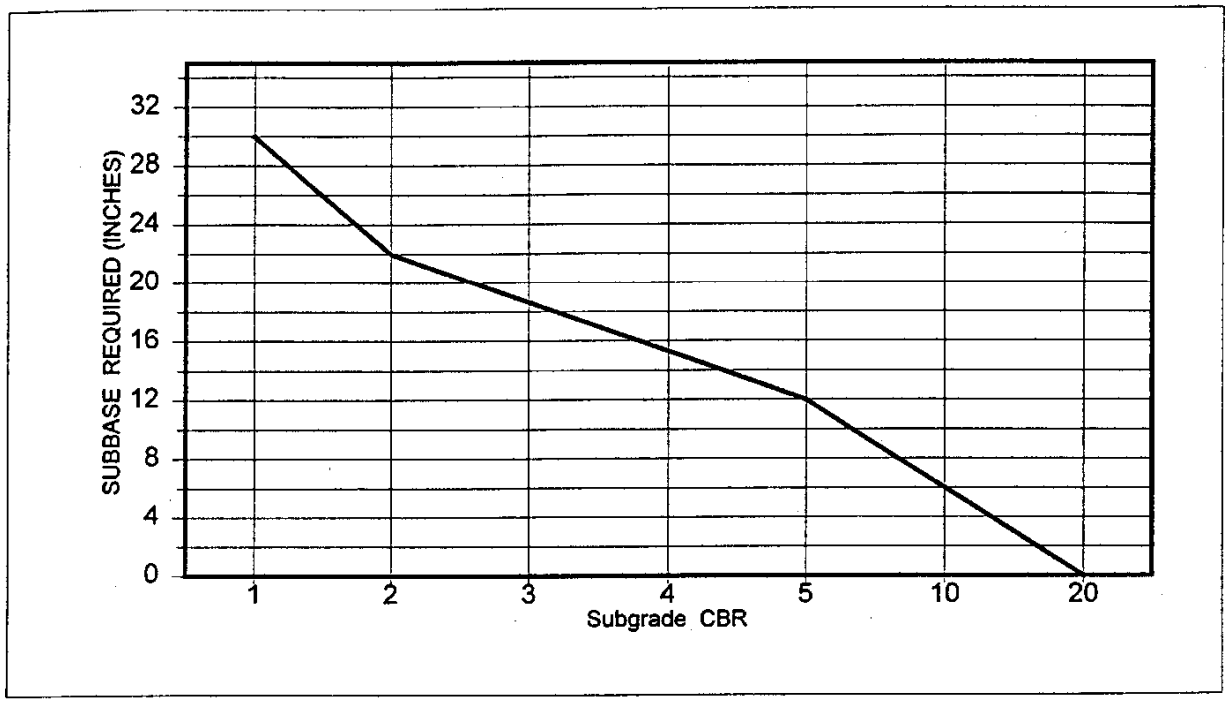
~~J.~~G. Pavement design (asphalt, base and sub-base) shall conform to the requirements outlined in Figure 2-1 or an alternate design by a Registered Geotechnical Engineer, licensed within the State of Utah, as approved by the City Engineer. Certification from suppliers as to the CBR and AASHTO designations for base and sub-base materials will be required prior to any road construction. Asphalt suppliers shall also certify as to their materials Marshall Stability values, gradation, and oil.

SECTION 2.03 STREET ALIGNMENT AND PAVEMENT SECTION STANDARDS

General Roadway Design: In general, roadway design should conform to the latest edition of the AASHTO policy on geometric design of highway and streets. Specific City standards are summarized below and are required unless specifically approved otherwise by the Lehi City Engineer and the Lehi City Council.

A. Pavement Design Criteria

FIGURE 2-1
LEHI CITY PAVEMENT DESIGN CHART



1. Sub-base curve based on:
   a. ADTs on page 16 of the Lehi City Master Transportation Plan. (The City may require a higher traffic volume based on a developer's projected needs.)
   b. Road Base CBR = 70.
   c. Asphalt Marshall Stability = 1800.
   d. Sub-base CBR (California Bearing Ratio) = 30.

2. Minimum Pavement Design:

Street	Sub-base	Road Base	Initial Asphalt	Future Overlays
Local Street	Per chart	6"	3"	-
Minor Collector	Per chart	6"	3"	2"
Major Collector	Per chart	6"	3"	2 ½"
Minor Arterial	Per chart	6"	3"	3 ½"
Arterials			(By Design)	

3. Road base shall not be saturated by groundwater or ponding water. This may require that the road base be above the natural ground surface.

4. One CBR analysis (tested under 96 hour saturated conditions) of the road sub grade is required for every 1,000 linear feet of road. More shall be required if sub

grade conditions vary appreciably. After the sub grade is cut, the City may require additional CBRs due to material changes.

5. Sub-base materials shall at a minimum conform to AASHTO designation A-1-a and extend 3 feet beyond edge of pavement or 1 foot back of top back of curb.

6. Additional sub-base material shall be place on all saturated unstable sub grades that must be stabilized.

7. Field conditions and/or city road construction and/or operation may dictate a higher sub-base thickness.

8. At the discretion of City Engineer, the sub-base thickness determined through adherence to Section 2.03 may be substituted with a sub-base thickness provided by a Registered Geotechnical Engineer licensed within the State of Utah.

B. Vertical Alignment Criteria:

Roadway Classification	Vertical Curve Length Min. (feet)	Design Speed (mph)	Maximum Grade (%)
Principal Arterial	*	50	6
Minor Arterial	*	40	8
Major Collector	*	35	8
Minor Collector	*	30	10
Local (3%max. grade change)	50	25	12
Local (6%max. grade change)	100	25	12
Local (6% +)	*	25	12

1. Crest and sag vertical curves shall be controlled by "K value" as shown in the latest edition of AASHTO "A Policy on Geometric Design of Highways and Streets" appropriate to the design speed requirements of each roadway classification.

2. If the difference between the grades of two intersecting vertical tangents of a street is greater than 1.0%, an appropriate vertical curve shall be placed between them.

3. Minimum grade on all roadways shall not be less than four/tenths of 1 percent (0.4%) unless approved otherwise by the City Engineer.

4. Minimum grades within parking lot areas should be 2.0%. Maximum grades within parking lot areas should be 6.0%

C. Horizontal Alignment Criteria

1. Roadway Classification

Primary Classification	Min. Radius * (feet) (Road Centerline)	Design Speed (mph)
Principal Arterial	1200'	50
Minor Arterial	825'	40
Major Collector	625'	35
Minor Collector	425’	30
Local	275’	25
Local (with calming curves)	60 – 100’	10-15
Local (with calming right angle turn)	See Standard Details	

*Super elevation may be required.

2. When street center lines within a block deflect from each other at any one point more than 5 degrees, there shall be a connecting curve.

3. Provide appropriate roadway transition taper lengths by adhering to the following formulas: Length L = S x W for speeds greater than 40 mph
   L = $(WS^2)/60$ for speeds less than 40 mph

   Where: L = Minimum length of transition in feet
   S = Design speed in miles per hour
   W = Width of transition in feet

4. Maintain minimum intersection sight distance requirements (including landscape canopies) per Lehi City Development Code.

5. Curbs at all intersections shall be rounded with curves meeting the following requirements unless approved otherwise by the City. Property lines at street intersections shall be rounded with a curve large enough to accommodate the following curb radii plus applicable walks, planters, trails, and setbacks.

Roadway Classification	Curb Radius (feet) Measured at TBC
Principal Arterial	45
Major & Minor Arterial	40
Major Collector	35
Minor Collector	30
Local Road	24

SECTION 2.04 GENERAL STREET DESIGN STANDARDS

A. The naming of streets shall be done according to the following standards:

1. New streets shall use the coordinate form of street numbering.

2. A street which is obviously a continuation of another existing street should bear the same number and name.

3. All streets that are parallel to the City's coordinate system (running east-west or north-south) shall be numbered streets. Those streets which are not parallel to the coordinate system shall be named and also have a coordinate number indicating the location.

4. Street names for new streets are established as part of the subdivision or road dedication plat approval process, with final approval by the City Council.

5. When assigning street names, vanity names (i.e. names of specific businesses or entities) shall be avoided.

6. The City Council shall approve any changes to existing named streets. Changes to existing street names shall be reviewed by the Reviewing Departments and approved by the City Council at a public meeting. All affected property owners shall be notified of the proposed change(s) at least ten (10) days prior to the public meeting.

7. Street signs erected to show the name of a street shall also include the correct street coordinates.

B. All streets within the City limits will be required to be dedicated for public use except as called out otherwise in City Code. A minimum of one half of the street plus 13 feet shall be platted and constructed (10 feet pavement & 3-foot shoulder) within the subdivision unless otherwise approved and/or required by the City Engineer and Planning Commission. The Planning Commission may require off-street parking areas within the retail center of a new subdivision and specify requirements for maintenance of the same. Where natural or scenic features and/or historic community assets exist, such locations are to be safeguarded either by dedication to a public or private agency by the subdivider.

C. Where subdivision streets parallel contiguous property of other owners, the subdivider may not retain a protection strip.

D. Wheelchair ramps must be constructed at all street corners and other pedestrian crossings as shown in the Standard Details Section of these specifications.

E. Curb, gutter and sidewalks as detailed in the Standard Details shall be installed on existing and proposed streets by the subdivider as required by the subdivision type. No bridging with soil will be permitted on curb, gutter, and sidewalk unless appropriate

drainage and erosion control features are implemented as approved by Lehi City Road Superintendent or Designee.

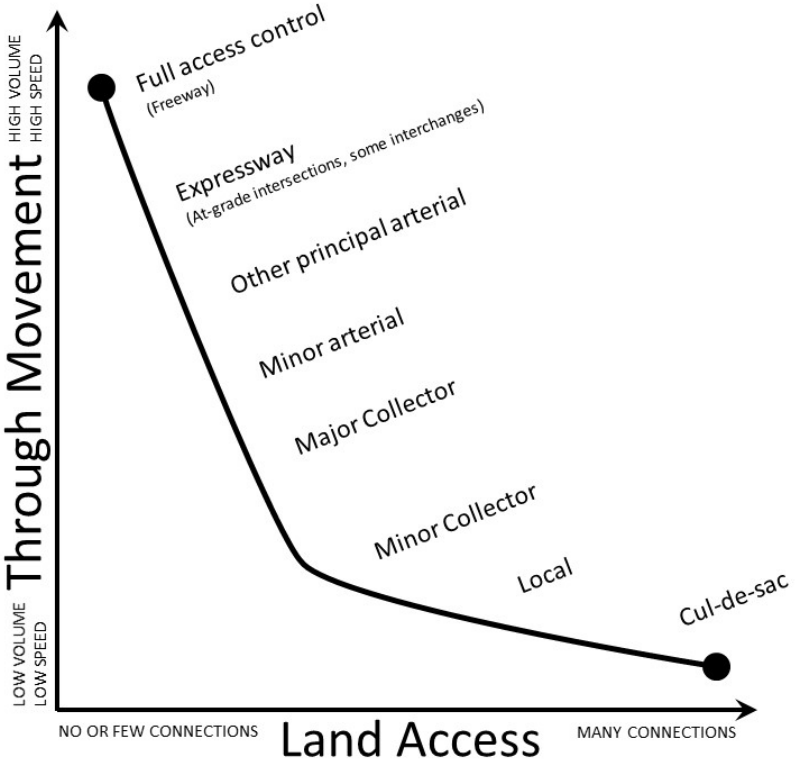
F. Catch basins as detailed in the Standard Details shall be provided where required for proper street drainage.

G. Driveway approaches meeting the minimum criteria as detailed in the Standard Details shall be cut in for all driveways after initial curb placement. ~~Maintain spacing from the closest edge of pavement to any driveway as follows: Local = 60 feet; Collector = 80 feet, Arterials = 100 feet unless approved otherwise by Lehi City.~~ Drive approach (which includes the sidewalk and planter-strip section) construction standards vary dependent on lot frontage (see Standard Details for requirements).

H. Traffic calming may/should be used as applicable as approved by the DRC, Planning Commission and Council.

SECTION 2.05 ACCESS MANAGEMENT REQUIREMENTS

Access management is the coordinated planning, regulation, and design of access between roadways and land development. Roadways are classified by function based on the relative priority given to land access or through movement as illustrated below. Arterial highways and other primary roads require a higher level of access control to move vehicular traffic safely and efficiently over longer distances at the desired operating speed. Conversely, local streets and other minor roads provide frequent, direct property access, where high speed vehicular movement is curtailed to increase safety for low-speed local circulation by pedestrians, bicyclists, and motorized vehicles.



Conceptual roadway functional hierarchy
(Access Management Manual, 2nd Edition, 2014).

A. Roads are broken down into a hierarchal system and given a functional classification. Higher classifications prioritize mobility and limit access while lower classifications allow for greater access with reduced mobility including Principal Arterial, Major Arterial, Minor Arterial, Major Collector, Minor Collector, Local Road, and Private Road.

1. An arterial should have high mobility, higher speeds, and offer little access to adjacent land use. They are used for longer trips between communities. All UDOT owned roads in Lehi are arterial streets including State Street (US-89), Pioneer Crossing (SR-145), Timpanogos Highway (SR-92), and portions of Main St (SR-73). However, several Lehi City roads are also classified as arterial streets (see most current edition of Master Transportation Plan). Access to arterials should be at signalized intersections and some unsignalized public streets. Speed limits on arterials typically range from 35 to 50 mph.

2. A collector provides mobility and some access. It provides connections between local streets and arterial streets. They are used for moderate length trips. Generally, major collectors have a three-lane cross section and minor collectors have a two-lane cross section. Commercial access and local street access to collector streets is common; however, residential driveway access should be limited on major collectors. Speed limits on collectors typically range from 25 to 35 mph.

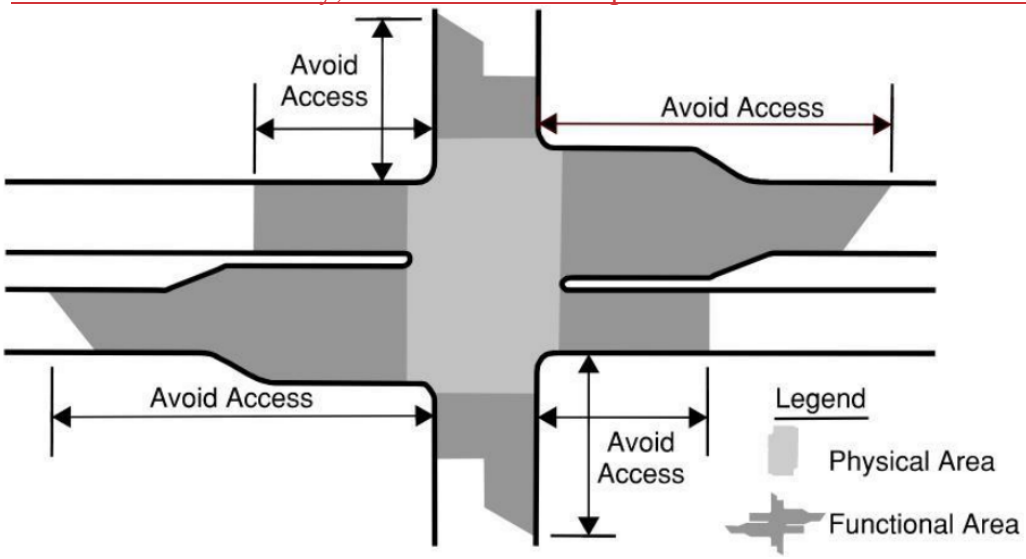
3. A local street provides full access to all adjacent land use and little mobility. Trips are short and between one land use and the nearest collector street. They are typically wide enough for two-way travel and have space for on-street parking. Local streets generally have a speed limit of 25 mph.

4. Private roads provide circulation within a commercial development or multi-family residential complex. Speeds are low because these streets travel through parking areas. The purpose of these streets is to provide access to developments and to consolidate access to the public street network. They are typically wide enough for two-way travel and may have space for on-street parking.

B. Functional Area of an Intersection. The functional area of an intersection extends both upstream and downstream from the physical intersection and includes the longitudinal limits of auxiliary lanes. The figure below illustrates the functional area of an intersection. The influence area associated with a driveway includes the:

- Impact length (the distance back from a driveway in which cars begin to be affected)
- Perception-reaction time distance
- Queue length

1. The functional area includes any area upstream or downstream of an intersection where operation and conflicts significantly influence driver behavior, vehicle operations, or traffic conditions. Ideally, no access should be provided within these functional distances.



Functional area in which access should be avoided (Access Management Manual, 2nd Edition, 2014).

2. Although it is desirable to avoid access within the functional area, this is not always possible. In such cases, including the following conditions in the access permit can minimize the adverse impacts of the connection:
   - Require that the access connection be located as far as possible from the intersection.
   - Limit movements to right-in, right-out by provision of a raised island.
   - Require the applicant to agree to close the access when alternative access becomes available.

C. Access Management Policies on Lehi City Roads.

1. Direct access to major roadways may not be permitted where alternative access is available or planned. Temporary access may be allowed pursuant to the condition that it

will be eliminated, generally at the owner's expense, upon completion of the surrounding network.

2. Access to land development along arterial roadways should be provided using parallel roads, side streets, and cross-access easements connecting adjacent developments.

3. Access connection to major arterials that may be considered for future signalization must conform to uniform quarter-mile spacing unless it can be demonstrated through a traffic study that an intersection deviating from this interval can be signalized without interfering with traffic operations.

4. A non-traversable, raised island may be considered for all new multilane major arterials. Existing undivided roadways and roadways with a two-way left-turn lane may be considered for reconstruction to include installation of a raised island as safety concerns are identified or as volumes increase.

5. Un-signalized raised island openings on arterial roadways should be designed as directional openings.

6. New driveway openings should not be located within the functional area of an intersection.

7. Cross access, shared access, and street network development should be encouraged in strip developments (see Development Code 37-G4).

8. Roadway reconstruction projects may combine or reduce the number of accesses or modify the size and design to meet access spacing requirements where multiple accesses service the same ownership.

9. Applications that constitute a change in land use type or intensity will trigger a review of existing access locations by the City Traffic Engineer. The applicant may be required to combine, relocate, or reduce the number of accesses to meet the access management spacing requirements. A change in land use is defined as a site plan or subdivision application. A change of intensity of use consists of an increase of more than 100 peak hour trips or 500 daily trips or a 20% or greater increase relative to existing conditions.

10. Lehi City may rebuild, modify, remove, or relocate any access when necessary for the improved safety and operation of the roadway. The property owner will be notified of any change prior to commencement of any construction.

D. Access Management Requirements. Minimum signalized, public street, and private access spacing have been compiled in the table below. These are based on typical functional areas of the different types of access and street classifications. The City Engineer and Traffic Engineer can limit or allow access in a different way depending on varying circumstances. Residential

access should not be granted onto arterials or major collectors.

Access Management Spacing Requirements

Street Classification	Minimum Signal Spacing (ft)[1]	Minimum Street Spacing (ft)[1, 2]	Minimum Commercial Access Spacing (ft) [1, 2]	Minimum Residential Access Spacing (ft) [1]
Arterial	1,320	660	n/a[3]	n/a
Major Collector	1,320	480	250	n/a
Minor Collector	1,320	300	150	150
Local Street	1,320	150	150	50

1) Measured centerline to centerline.
2) Minimum street spacing refers to unsignalized intersection spacing; if a traffic signal is present a traffic impact study should determine if the minimum street spacing should be longer.
3) Commercial access to an arterial should only be granted when other reasonable access is not available to a collector or local street. If granted, access should be limited to right-in/right-out only and have a 350 ft minimum access spacing.

E. Intersection Sight Distance.

1. Appropriate intersection sight distance should be provided for at each access and intersection based on the type of control (signal, roundabout, stop sign, yield sign, etc.), the design speed of the roadways, the design vehicle, the permitted movements at the intersection, and the cross-sectional width of the road to be traversed. Pedestrian usage can also be a factor in required intersection sight distances.

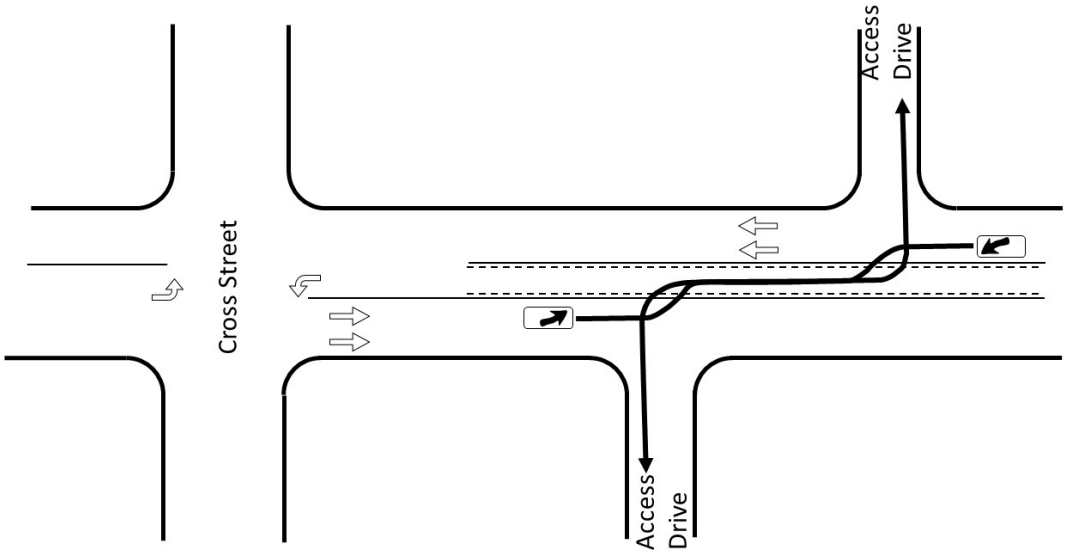
2. The possibility of conflicts between motorists and other roadway users occurring can be greatly reduced by providing proper sight distances and appropriate traffic controls. Intersection sight distance should meet the standard found in most-current version of *A Policy on Geometric Design of Highways and Streets ("Green Book")*, American Association of State Highway and Transportation Officials (AASHTO).

F. Access Alignment/Offset.

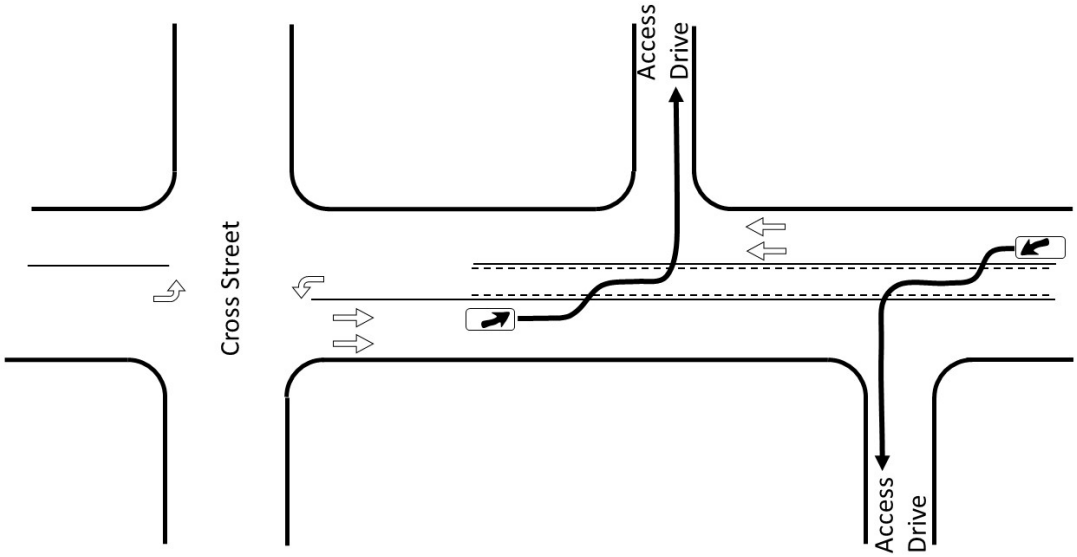
1. Roads and driveways should generally meet at, or nearly at, right angles. Roads intersecting at acute angles need extensive turning roadway areas and tend to limit visibility. Acute-angle intersections also increase the exposure time of for vehicles crossing the main traffic flow. In addition, acute-angle intersections are particularly difficult for elderly drivers because of the lack of flexibility in the neck to check for gaps more than 90 degrees to the left or right. The minimum/maximum angle of an intersection should be 75 to 105 degrees when 90 degrees is not feasible.

2. Whenever possible, driveways or side streets should be aligned directly opposite from driveways or streets on the opposite side of the main road in the absence of a raised island. Aligning driveways in this fashion can increase safety because sight distance is better for opposing left turns and it can eliminate overlapping left turns on the main road where a two-way left-turn lane exists as shown in the figures below.

3. Accesses should also be avoided near tight horizontal or vertical curves because appropriate sight distance may be difficult to obtain.



Access locations that commonly result in overlapping left-turn movements (Access Management Manual, 2nd Edition, 2014).



Access locations that do not result in overlapping left turn movements (Access Management Manual, 2nd Edition, 2014).

G. RIRO and Three-Quarter Access.

1. Movements of an access should be limited or controlled to reduce conflicts, increasing safety, and reducing delay when within the functional area of a nearby intersection. The most common is a right-in right-out (RIRO) access. It allows only right turn in and right turn out movements. Left turns in or out and crossing movements are prohibited. A less

restrictive type of access is a three-quarter access. It allows right in, right out, and either left in or left out.

2. The most effective way to enforce a limited access driveway is by use of a raised island. A raised island makes left turns physically impossible. A three-quarter access would have an opening in the raised island to allow either left turns in or left turns out. Placing signs or installing a "pork-chop" island may not be allowed.

H. Exceptions Process. The City Engineer and Traffic Engineer may consider the following factors in determining that the granting of a variance will not negatively impact the current and proposed operation of the roadway:

1. The applicant has considered all other feasible alternatives to provide reasonable access to the land use or development and can demonstrate that better alternatives in terms of roadway operations are not feasible or does not exist.

2. The applicant has considered access through a shared use or cross access driveway or access point with an adjacent land use and such a shared use access or cross access is not feasible.

3. The applicant is providing on-site or off-site improvements that might offset the negative impacts of granting an access that does not meet standards.

4. The applicant has considered and demonstrated trip reduction strategies that allow the access to properly function without creating a negative impact to the roadway.

5. The applicant has provided traffic engineering or other studies to determine that the access will not degrade the efficient flow of traffic on the roadway in terms of safety, capacity, travel speed and other functional features of the roadway.

SECTION 2.06~~5~~ TRIP GENERATION AND TRAFFIC IMPACT STUDY REQUIREMENTS *(New 11/14/23)*

~~**Introduction**~~

A. This document outlines the trip generation study (TGS) and traffic impact study (TIS) requirements for Lehi City. Its purpose is to guide City staff and traffic consultants in scoping and conducting traffic studies. The requirements in this document were based on guidelines from the Utah Department of Transportation (UDOT) and the Institute of Transportation Engineers (ITE).

~~Application Submittal and Review~~

B. As part of the application process for concept plan, site plan or preliminary subdivision, the applicant (or their representative) shall contact the City Traffic Engineer regarding the need for a TGS or TIS. To determine the need for a TIS or TGS, the development application shall include, but may not be limited to:

- Location of development
- Land use type (e.g., single-family or multi-family housing, office, retail, mixed-use, etc.)
- Land use intensity (e.g. unit count, square footage, etc.)

C. Based on the information submitted by the developer, the City Traffic Engineer will determine which level of traffic study is required and the boundaries of the study area. Prior to the traffic study beginning, the developer should contact the City Traffic Engineer to identify the scope of the traffic study, appropriate level of study, and the geographic study area / intersections to be studied. Additional items required for this study could include ADT counts, speed data collection / evaluation, intersection sight distance review, traffic control review, local trip generation study, parking study, etc.

~~A.~~ Traffic studies may also be required, as determined by the City Traffic Engineer, based on safety and/or operational concerns regardless of the number of trips generated. They also may be required by the Planning Commission or City Council by motion.

D.

~~Trip Generation~~

E. Trip Generation

1. A trip represents a vehicle entering or exiting a project site. Trip generation is determined using the ITE *Trip Generation* manual, which contains trip rates for land uses based on actual studies of trips at various study sites around the United States. The latest *Trip Generation* manual should be used to calculate new trips for a development. After calculating, all trip counts should be rounded up to a whole number.

2. The ITE *Trip Generation* data provides an average trip rate per an independent variable (e.g., units, square feet, etc.). If there are multiple data points, ITE also provides a fitted curve equation, which is either linear or logarithmic that may provide a more accurate trip projection. The fitted curve equation is reported with a coefficient of determination (R^2) value, which is a value between 0 and 1 that indicates how well the equation fits the data points, with "1" representing a great fit. If the data provided by ITE is not sufficient, the traffic engineer may be required to collect local trip data. A local trip count may be required if the site has requested more parking than is required.

3. The following are various considerations that should be made when determining whether to use the fitted curve equation, the average rate, or local trip data for traffic studies (see ITE *Trip Generation* Handbook, Chapter 4 for more details):

Use the fitted curve equation when:

- A matching ITE land use has at least 20 data points
- OR the R^2 value is at least 0.75

Use the average rate when:

- A matching ITE land use has at least three (and preferably six) data points and the fitted curve equation is not appropriate based on the criteria above.
- AND the standard deviation is less than 55 percent of the average rate value

Use local trip data when:

- The development land use is unique and does not match any ITE land uses
- OR a matching ITE land use has less than three (and preferably six) data points
- OR if neither the average rate or fitted curve lines fall within the data cluster
- OR the size of development is outside the range of land use sizes in the ITE data

In addition to the above considerations, the engineer should also visually observe where a development fits along the trip generation average rate or fitted curve lines to see that the line/curve falls within the cluster of data points of that particular development size. For example, if the fitted curve is deemed appropriate based on data points or the R^2 value but the average rate line fits the data cluster better for that development size, the average rate may be a better option, or vice versa.

4. Certain developments may experience a reduced new trip generation number due to the nature of the project. The following are the trip reductions that should be considered in trip generation and traffic impact studies based on standard ITE methodologies:
   - Pass-by trips: Trips made to a development on the way to another destination.
   - Transit: Trips made on transit instead of by vehicle due to a nearby transit system.
   - Mixed-use internal capture: Trips made within the development itself due to a mix of uses.

5. For commercial and office space, Lehi City requires that gross floor area square footage will be used as the independent variable to calculate trips, as opposed to using number of employees or other variables. This will help ensure a conservative calculation of trips for a development that will be valid even if the tenant changes in the future. If a developer believes they will generate less trips than the average similar land use, a licensed traffic engineer can complete a local trip generation study based on trip counts and square footages of at least three (five preferred) similar sites along the Wasatch Front.

~~Traffic Study Levels~~
F. Traffic Study Levels

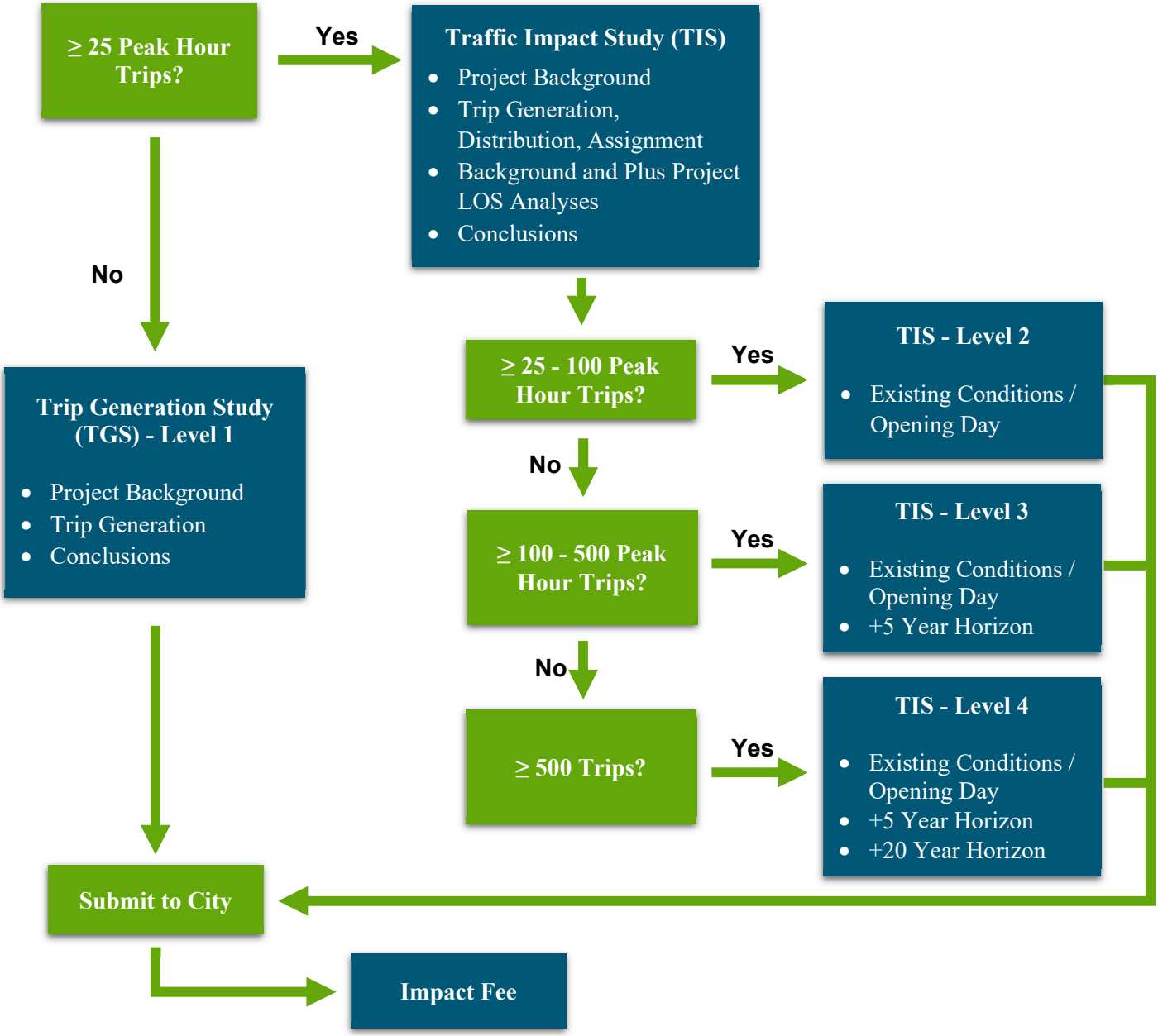
1. Small developments may not need a full TIS but may still be required to submit a TGS prior to City approval. A TGS includes a description of the project and a calculation of the anticipated trip generation including distribution and assignment. In addition to the elements of a TGS, a TIS includes level of service (LOS) analyses for study intersections for the current year or opening day and potentially future years, as well as recommendations to mitigate poor levels of service. For Lehi City, the acceptable LOS threshold is LOS C for collector and local roadways and LOS D for arterial roadways.

2. A development that is anticipated to generate at least 25 new peak hour trips requires a TIS. A development that generates less than 25 new peak hour trips only requires a TGS. The only exception is for exclusively single-family detached homes projects. A TIS level 2 would only be required when the project's peak hour trip generation is greater than 50 trips.

3. If a TIS is required, City staff will select the level of TIS to be completed based on the anticipated trip generation. At the smallest TIS level (level 1), only an analysis of the current or opening year with and without the project is required. At the highest TIS level (level 4), future analyses up to 20 years beyond full build with and without the project are also required. Horizon years may also be adjusted based on MAG model years or project phasing. A summary of each traffic study level, with its associated peak hour trip thresholds and horizon years, is shown in ~~Table~~ the table below~~1~~. A flowchart to help determine the traffic study level is also shown in the figure below~~Figure 1.~~.

~~Table 1:~~ Study Horizon Years by Level

Study Level		New Peak Hour Trips	TIS Horizon Year(s)
TGS	1	< 25	N/A
TIS	2	≥ 25 - 100	Current / Opening Year
	3	≥ 100 - 500	Current / Opening Year, + 5 years
	4	≥ 500	Current / Opening Year, + 5 years, + 20 years



~~Figure 1:~~ Traffic study flowchart

~~Study Area~~

G. Study Area

1. The study area to be analyzed in a TIS also depends on the size of the development. Large developments may impact intersections miles away while small developments may have minimal impacts on adjacent roadways. The **minimum** required study areas for each TIS level are provided in the table below. ~~Table 2.~~ The City Traffic Engineer may request additional intersections as needed.

2. In general, each TIS will include an analysis of the project accesses and nearby major intersections. Major intersections are defined as signalized or unsignalized intersections of two public roadways that are anticipated to be used by project traffic. This does not include minor intersections or other accesses or private roadways near the project, unless requested by the City Traffic Engineer. However, if a minor intersection is an existing access to the site or located across from an existing or proposed project access, it should be included in the analysis.

~~Table 2:~~ TIS Study Areas by Level

Study Level	Study Area
2	Project Accesses & Closest Major Intersections
3	Project Accesses & Major Intersections within ¼ Mile
4	Project Accesses & Major Intersections within ½ Mile

~~Signal Timing~~

H. Signal Timing

1. Signal timing data is available from the UDOT Signal Desk for signals along state routes. Signal timings from Lehi City signals can be provided by the City Traffic Engineer. The consultant can acquire other useful documents for signal timing, such as from the Controller Ring Detector and Guidelines for Traffic Signal Timing by contacting the City Traffic Engineer.

2. The consultant shall incorporate actual signal timing into their existing conditions traffic models, and signal timings should use the appropriate time period being modeled. Signal timings include the correct sequence, phases, cycle length, offset, overlaps, pedestrian crossing times, minimum green times, yellow and all-red times, split times, and vehicle extensions. The offset reference for signals running coordination should always be TS2 – 1st Green, not Begin of Green or any other reference point. All signals in Utah use this reference.

3. All signals in Lehi have vehicle detection and pedestrian buttons. Recalls (Recall Mode in Synchro) should match the recalls in the signal database, either globally or in the individual pattern.

4. If the signal timings are optimized in the modeling software, left turn split times should still meet the following minimums: 1) 15 seconds for protected-permissive, and 2) 20 seconds for protected. If the yellow and red times have decimal values, then optimizing splits will often create splits with decimal values. Signal controllers only allow round numbers to be entered as splits. All split times should be whole numbers.

5. New traffic signals proposed as a mitigation should have estimated pedestrian times. Also, the vehicle extension should be set at 1.5 seconds instead of the default 3.0. The min green should be 5 seconds on all phases except the through movements on the major road which should be 10 seconds. Yellow and all-red times should be 4 and 2 seconds, respectively.

6. Mitigations that include adding lanes at signalized intersections should include adding 3 seconds of ped clear time for every lane added. The new lane adds to the length a pedestrian needs to walk to get across safely. Assuming a 12-foot lane and 4 feet/sec walking speed results in 3 seconds (12 ft / 4 ft/sec = 3 sec).

7. All detectors should consist of a single 65-foot zone per lane except for protected-permissive left turn operation which consists of a 50-foot zone calling the through phases with a 15-foot zone calling the left turn. Having the proper detection zone size makes the vehicle extension work properly.

~~**Travel Demand Modeling**~~

~~A.~~ Travel Demand Modeling. The travel demand models from the Mountainland Association of Governments (MAG) or the Lehi Master Transportation Master Plan, as directed by the Lehi City Traffic Engineer, is often used for determining future background traffic and/or project trip distribution. Screen shots of the travel demand model at the various scenarios must be provided with the TIS. -

I.

~~**Report Elements**~~

J. Report Elements. The following sections outline the elements that should be included in the TGS and TIS reports:

1. TGS Elements. Each TGS report will be required to contain at minimum the following elements:

~~*TGS Elements*~~

~~Each TGS report will be required to contain at minimum the following elements:~~

- ~~Project Background:.~~

- ~~o~~ Identify the project site location, development type, and site access drives.
- ~~Trip Generation.:~~
- Calculate trip generation for the development according to ITE standards.
- ~~Conclusions.:~~
- State the key findings and recommendations of the TGS in a concise manner.

~~*TIS Elements*~~

2. TIS Elements. Each TIS report will be required to contain at minimum the following elements:
   - Traffic studies should be completed by a licensed professional engineer (PE).
   - ~~Executive Summary:.~~
   - Include a concise summary at the beginning of the report with the key assumptions, findings, and recommendations of the TIS.
   - ~~Study Area:.~~ Identify the existing nearby roadways and intersections including roadway classifications, intersection control, and speed limits.
   - ~~Identify the existing nearby roadways and intersections including roadway classifications, intersection control, and speed limits.~~
   - Data Collection:
     - Collect at minimum peak hour turning movement counts at the study intersections and potentially daily volumes if requested by staff.
     - Normally collect morning (7-9 AM) and evening (4-6 PM) peak hour counts unless the study area and/or development will have different peak hours (e.g., schools, or maybe retail development).
   - Analysis Period:
     - Identify the study peak hour based on existing counts and the proposed trip generation; at minimum, the highest peak hour should be analyzed. If only a single peak hour is analyzed, the consultant should review the reverse flow issues and recommend appropriate mitigations.
     - City staff may request that multiple peak hours be analyzed.
   - Project Background. Identify project site location, development type, project phasing, site access drives and nearby intersections to be affected by the development. Project phasing needs to include a phase-by-phase approach for required improvements such as number of points of access, signals, roadway widening, etc.:

     - ~~I~~

     ~~dentify project site location, development type, project phasing, site~~

~~access drives and nearby intersections to be affected by the development. Project phasing needs to include a phase-by-phase approach for required improvements such as number of points of access, signals, roadway widening, etc.~~

- Access and Auxiliary Lanes~~:~~. Identify the location and configuration of each access drive to the site and the need to add auxiliary lanes (deceleration and acceleration turn lanes).
- ~~Identify the location and configuration of each access drive to the site and the need to add auxiliary lanes (deceleration and acceleration turn lanes).~~
- Trip Generation. Calculate trip generation according to ITE standards and apply reductions as applicable.~~:~~
- ~~Calculate trip generation according to ITE standards and apply reductions as applicable.~~
- Trip Distribution and Assignment. Document the distribution and assignment of project trips for each horizon year.~~:~~
  - ~~Document the distribution and assignment of project trips for each horizon year.~~
- Capacity Analysis:
  - Calculate delay, LOS, and queuing results for all study intersections in the study area for existing background (without project) conditions, existing plus project conditions, future background conditions, and future plus project conditions (if required by the study level).
  - Complete this analysis using Synchro/SimTraffic unless otherwise approved. If SimTraffic is used, then existing conditions models should be validated/calibrated to field conditions.
  - Report LOS of whole intersection for signalized, roundabout, and all-way stop intersections, and report LOS of worst movement for other intersections.
- Proposed Mitigations:
  - Identify proposed mitigations to roadway and intersection characteristics in the study area based on the LOS and queueing results. Any mitigations need to meet the most current Lehi City access management standards.
  - Clearly show whether these mitigations are caused by background or site-generated traffic.
  - Review proposed mitigations for constructability, e.g., if a triple left turn is recommended, do you have three receiving lanes, etc.
- Exhibits:
  - Include figures showing peak hour turning movement volumes used in the analysis for each scenario, including trip assignment volumes.
  - Include figures or reports that show the assumed lane configurations.

- Include tables or figures that show the LOS at each intersection for each scenario.

- Appendices:
  - Include raw traffic count data.
  - Include capacity analysis and queueing reports for each scenario.
  - Include a site or concept plan of the development if available.

SECTION 2.076 FENCING AND LANDSCAPING STANDARDS FOR ARTERIAL AND/OR OTHER STREETS AS APPLICABLE

The purpose of these standards is to reduce street congestion, maintain property values, and enhance the image of Lehi City and the character of its major corridors, which serve as primary access into and through the City. In some instances, these standards may not be completely feasible due to existing improvements and right-of-way widths. Where such circumstances exist, these standards shall apply to the fullest extent possible; however, the City Council may modify these standards as necessary on a case-by-case basis.

A. Residential Development. Where residential developments are adjacent to an arterial, collector, or other street that prohibits individual residential lot access or any other instance where double frontage lots are proposed, the following standards shall apply.

1. Fencing. The developer shall install a continuous decorative fence six (6) feet in height along the rear property line and side property line (where applicable) of double frontage lots which abut upon the adjacent arterial or collector street; however, when the adjacent street is a principal arterial or a State road, the fence shall be eight (8) feet in height. Upon installation and acceptance of the fence by the City, individual property owners that abut the fence shall assume full ownership and responsibility for its maintenance, and repair. The following standards shall apply to the decorative fence:

   a. The fence shall be constructed of stone, brick, decorative concrete simulating stone or brick, concrete, composite wood material, or other quality materials deemed comparable by the Planning Commission. No fence shall be constructed of vinyl. Masonry fences shall be treated with a durable non-porous anti-graffiti sealant on the street side of the fence. For fences along any arterial street (major or minor) or State road, the fence shall be either masonry or solid precast concrete.

   b. The fence shall include masonry columns spaced at thirty to forty (30-40) foot intervals along the fence to provide visual relief. Other techniques such as capping, inlays, and variations in materials may also be used to increase shadow patterns and otherwise provide visual relief.

   c. Concrete mow strips shall be placed at the base of the fence or the sidewalk and shall extend underneath the fence to prevent weeds from growing and protruding under the fence into the public right of way.

   d. The height of the fence shall be reduced to three (3) feet within the required

ORDINANCE NO: 2024 - __

AN ORDINANCE AMENDING THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS MANUAL

WHEREAS, it has become necessary to the Design Standards and Public Improvement Specifications Manual; and

WHEREAS, this amendment seeks to update Section 2.05 within the Design Standards and Public Improvement Specifications Manual; and

WHEREAS, following a public hearing on May 23rd, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on June 11th, 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 May 23rd, 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: the Design Standards and Public Improvement Specifications Manual 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:

The Design Standards and Public Improvement Specifications Manual of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance -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 11th day of June 2024.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Agenda Item No: 17

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #44-2024 a Development Code Amendment to Chapter 23 Signs, to include property address signs as being exempt from the sign regulations.

Suggested Action:

Attachments:

CC Staff Report Development Code Amendment.docx

Chapter 23- Signs DRC 3.6.2024.docx

Ordinance Chapter 23 Address Signs Development Code Amendment 06.11.2024.docx

Ch 23 Signs DCA 2.pdf

DEVELOPMENT CODE AMENDMENT
CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	June 11, 2024
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	March 6, 2024
Date of Planning Commission Review	May 23, 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 23 Section 23.070 of the Development Code. Specifically, the proposed amendment includes the addition of an address sign exemption.

These changes were suggested as planning staff recently noticed that address signs are not defined or included in Chapter 23. These address numbers are wayfinding and directional. Address signs help visitors and residents navigate unfamiliar areas. The decision was made to exclude these signs from review, on the condition that they are less than six square feet, otherwise they must be included with the calculations for wall signs.

We believe this will help clarify the interpretation of the Code by specifying the requirements for address signs. DRC comments included suggestions of additional wording and specifically adding public safety signs to the exemption list. Both recommendations were accepted and adjusted.

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 May 23, 2024. The minutes and motion from this meeting are as follows:

3.5 Recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 23- Signs, to include property address signs as being exempt from the sign regulations. (Tabled from the March 28th meeting)

Motion: Commissioner Everett moved to send a positive recommendation Lehi City's request for review of a Development Code Amendment to Chapter 23- Signs, to include property address signs as being exempt from the sign regulations. (Tabled from the March 28th meeting); 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 23, Signs Amendment
DRC Redline Comments

Lehi City- requests review of an amendment to the Lehi City Development Code Chapter 23, Signs to include property address signs as being exempt from the sign regulations.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Annie
Representatives of the Applicant Present:
Date of Plans Reviewed: 2/23/2024
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. Include any signs required for public safety

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:
2. Add building address and other grammatical changes shown in the Bluebeam session

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28, 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: 2024 - __

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 23, ADDRESS SIGN AMENDMENT

WHEREAS, it has become necessary to amend Chapter 23 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to include property address signs less than 6 sq. feet as being exempt from regulations

WHEREAS, following a public hearing on May 23, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on June 11, 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 May 23, 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 23 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 23 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance -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 11th day of June 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

February 23, 2024

Narrative – Section 23.070 Development Code Amendment

The Planning Division is proposing a Development Code Amendment to Chapter 23 Section 23.070 of the Development Code. Specifically, we are proposing the addition of an address sign exemption.

Planning Staff has recently noticed that address signs are not defined or included in the signage Chapter 23. These address numbers are wayfinding and directional. Address signs help visitors and residents navigate unfamiliar areas. The decision was made to exclude these signs from review, on the condition that they are less than 5% of the total wall area.

We believe this will help clarify the interpretation of the Code by specifying the requirements for address signs.

Please contact the Planning Division if you have any questions.

Thank you,

Annalisa Reed
Planning Intern

Section 23.050. General Sign Requirements.

A. All signs shall be constructed, mounted, and attached in a safe and secure manner in accordance with the International Building Code.

B. No sign shall be placed or maintained in the City except as provided in this chapter.

C. No signs other than public or quasi-public signs shall be placed within or extend into public rights-of-way, or be placed on semaphore poles, utility poles, or over public property, except as otherwise provided in this chapter.

D. Signs shall not be placed on public street trees.

E. No sign over three feet in height shall be allowed in a clear view area at the intersection of streets.

F. Signs shall not be located in a public utility easement unless a determination is first made by the Reviewing Departments that sign placement in the easement can be done in a way that affords adequate access to the utilities within the easement. If a sign is proposed to be placed in a public utility easement, the applicant shall provide a written, notarized certification stating the applicant shall be responsible for any costs associated with moving the sign if utility work necessitates moving the sign. No sign shall be placed over an existing public utility.

G. Every sign erected or proposed to be erected shall be classified by the Zoning Administrator in accordance with the descriptions contained in this chapter. Any sign that does not clearly fall into one of the classifications shall be placed in the classification which, in the opinion of the Zoning Administrator, is the most closely related. The
Zoning Administrator's decision shall be based on the design and location of the sign.

H. All signs placed contrary to the provisions of this chapter are declared to be nonconforming and, as such, may be dealt with or removed as provided in this chapter.

I. Any sign that poses an immediate public safety hazard may be removed as specified in this chapter.

J. Signs shall be allowed on private property only with the property owner's written permission, in addition to meeting the other requirements of this chapter.

Section 23.060. Permit Required.

Except as otherwise specified in this chapter, the owner of each sign shall apply for and receive a sign permit from the City prior to commencing construction for a sign, erecting a new sign, or modifying an existing sign.

Section 23.070. Exemptions.

The following shall be exempt from the permitting regulations of this chapter:

A. decals or logos affixed to windows or door panels;

B. flags;

C. individual pennants not on a string;

D. disabled parking space signs not exceeding two square feet reserving parking for disabled individuals;

E. holiday decorations associated with any generally recognized national, local, or religious holiday;

F. illuminated building accents and decorations;

G. painted or applied wall accents and decorations;

H. wayfinding on-premises signs not exceeding two square feet in area, limited to two per driveway entrance;

I. public or quasi-public street signs (including public safety signs), and on-premises signs erected by civic institutions;

J. public art, including original art displays;

K. security and warning signs regulating the use of premises, not exceeding one sign two square feet in area in residential areas and one sign five square feet in area in commercial and industrial zones, but these number and size limitations shall not apply to the posting of conventional "no trespassing" signs in accordance with state law;

L. signs inside a building;

M. signs carved into a building or raised in integral relief on a building, which are a physical part of the building façade and part of the physical construction of the building materials comprising the façade, but not including letters or signs that are merely attached to the exterior façade of the building, even if of the same finish or color as the building;

N. signs required by federal, state, or City law;

~~N.~~O. building address signs which are less than six square feet; address wall signs that are not exempt shall fall under requirements for wall signs;

~~O.~~P. signs not visible from a public right-of-way; and

~~P.~~Q. temporary signs of two square feet and under, except temporary signs prohibited by other sections of this chapter.

Section 23.080. Sign Approvals. *(Amended 01/11/22; 07/12/22)*

a. Signs Approved by the Zoning Administrator. Unless otherwise stated in this chapter, the following signs in non-residential zoning districts may be approved by the Zoning Administrator provided a complete sign permit application has been submitted and the signs otherwise meet the requirements of this chapter:

i. awning signs;

ii. canopy signs;

iii. drive-thru signs;

iv. electronic display signs where the electronic display portion is fifty square feet or less;

v. monument signs;

Other Cities Address Sign Code:

Provo:

Businesses- *"One (1) identification sign displaying the name and address only may be installed- such sign shall not exceed 64 square feet."*

Residential- *"Signs or name plates not exceeding two (2) square feet in area and displaying only the name and address of the occupant;"*

Spanish Fork:

Does not mention address signs.

1. *" A primary wall sign may not occupy more than 15% of the flat wall area of the primary elevation.*
2. *Secondary wall signs are allowed provided they do not exceed five (5) percent of that wall area."*

American Fork:

No maximum- only a minimum (3 inches in height).

1. *"It shall be the duty of each owner of a building, dwelling, or premises, to display the street number of the building in a conspicuous place, in such a way as to be clearly visible from the street.*
2. *It is unlawful to cover, conceal, or allow the numbers to be obstructed from plain sight.*
3. *The numerals shall be no less than three (3) inches in height and shall be in contrast to the immediate background color on which they are mounted.*
4. *This chapter does not apply to farm structures or buildings, accessory buildings, or unoccupied lots."*

Draper City:

Address signs are listed under signs not requiring a permit, they cannot exceed 2 square feet.

"On premises street address identification cannot exceed two (2) square feet in area and is limited to one such sign per use or building."

Farmington:

No specific size found- *"All business and residential locations shall be identified by a street address number, affixed to the main building, which is clearly visible from the public street.*

West Jordan:

Address signs not specifically mentioned, perhaps they would fall under noncommercial signs in the exempt section.

"Noncommercial Signs:

1. *Noncommercial signs, not exceeding eight (8) square feet in size, located on private property with the owner's permission."*

Saratoga Springs:

Signage on a Single-Family Lot- Permanent Signs no more than 6 square feet in size.

"A single-family residence is permitted one sign limited to six square feet in size. Residential signs may be freestanding or mounted to a structure, and shall be located entirely upon the lot or parcel. Building mounted signs shall be placed no higher than fifteen feet or at the top of the first floor, whichever is lower; all other signs shall be a maximum of four feet in height"

Multi-family Signage- no more than 10 percent of area

"Size. The maximum permitted area shall be ten percent of the area of the elevation upon which the sign is mounted."

Eagle Mountain:

Under exempt signs, nameplate smaller than 2 square feet-for residential. "*Nameplate Signs. One nameplate sign identifying owners and addresses and no larger than two square feet of sign copy per side if double-faced."*

Pleasant Grove:

Listed under signs exempt from review, no more than 2 square feet.

"*G. Nameplate: One sign identifying the owner, occupant, address or home occupation, no larger than two (2) square feet in area, and must be attached to the building. Nameplate signs used in the form of a monument type sign, and may be no larger than four (4) square feet in area, and must be located a minimum distance of three feet (3') from the property line."*

Agenda Item No: 18

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approving updates to the Lehi Stormwater Management Plan.

Suggested Action:

Attachments:

Lehi SWMP Draft with Figures.pdf

Lehi Stormwater Management Plan DRC 5.22.2024.docx

LEHI CITY
Permit Number UTR090038

STORM WATER MANAGEMENT PROGRAM

For the permit period of May 12, 2021 to May 11, 2026

Submitted to:
State of Utah
Department of Environmental Quality
Division of Water Quality

Submitted by:
Lehi City
Public Works Department
2538 North 300 West
Lehi, Utah 84043
(385) 201-1700

Prepared by:
Shelbey Brewer

Submitted
May 9th, 2024

SIGNATORY PAGE

Governmental Entity Name: Lehi City **Permit Number:** UTR090038

Mailing Address: 153 North 100 East

City: Lehi **State:** Utah **Zip Code:** 84043

Storm Water Management Program Responsible Person(s):

Name: Dave Norman **Title:** Public Works Director

Telephone Number: 385-201-1700

Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information., I certify that the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print Name: Dave Norman

Signature:_____ **Date:**_____

Title: Public Works Director

Duly Authorized Position(s):

"Letter already on file with the Division of Water Quality, Storm Water Section, identifying the Water Director as having the authority to sign this and future documents pertaining to the UPDES Permit Program."

TABLE OF CONTENTS

Executive Summary 4
1.0 Introduction 5
2.0 Storm Water Management Plan Program Requirements 6
2.1 New Applicant 6
2.2 Notice of Intent 6
2.3 Storm Water Management Program Plan Description for Renewal Permittees 6
3.0 Special Conditions 9
3.1 Discharges to Water Quality Impaired Waters 9
3.2 Nitrogen and Phosphorus Reduction 12
3.3 Co-Permittees 12
4.0 Storm Water Management Program 13
4.1 Requirements 13
4.2 Minimum Control Measures 13
MCM 1: Public Education and Outreach on Storm Water Impacts 13
MCM 2: Public Involvement/Participation 15
MCM 3: Illicit Discharge Detection and Elimination (IDDE) 15
MCM 4: Construction Site Storm Water Runoff Control 15
MCM 5: Long Term Storm Water Management in New Development and Redevelopment (Post Construction Storm Water Management) 16
MCM 6: Pollution Prevention and Good Housekeeping in Municipal Operations 16
BMPs 18
4.3 Sharing Responsibility 75
4.4 Reviewing and Updating Storm Water Management Programs 75
5.0 Narrative Standard, Monitoring, Recordkeeping, and Reporting 76
5.1 Narrative Standard 76
5.2 Analytical Monitoring 76
5.3 Non-Analytical Monitoring 76
5.4 Record Keeping 76
5.5 Reporting 77
6.0 Standard Permit Conditions 78

EXECUTIVE SUMMARY

The City of Lehi is permitted under the Utah Pollution Discharge Elimination System (UPDES) to discharge storm water from its boundaries to the waters of the United States under the Clean Water Act as amended by the Federal Water Pollution Control Act. Under the municipal separate storm sewer system (MS4) permit UTR090000, Lehi City is required to prepare, implement, and continue implementing a storm water management program (SWMP) with the goal of reducing storm water pollutants from the MS4 community. As required by the MS4 permit, the SWMP focuses on six minimum control measures (MCMs):

1. Public Education and Outreach on Storm Water Impacts,
2. Public Involvement/Participation,
3. Illicit Discharge Detection and Elimination (IDDE),
4. Construction Site Storm Water Runoff Control,
5. Long-Term Storm Water Management in New Development and Redevelopment (Post-Construction Storm Water Management),
6. Pollution Prevention and Good Housekeeping for Municipal Operations.

Best management practices (BMPs) have been developed to meet the MCMs included in the permit over the last several years and updated for the 2023 submittal. Each BMP contains the following information: a brief description of the BMP; the permit reference satisfied by the BMP; the desired results of the BMP; the pollutants targeted by the BMP; the target audience of the BMP (if applicable); the agents in the City responsible for implementing the BMP; the measurable goals of the BMP, the measure of success for the BMP; and milestones for implementing the BMP.

Under the permit, compliance is mandatory for Lehi City. The permit requires the City to provide the manpower, funding, and equipment necessary (UTR090000 Section 4.1.2.2). Non-compliance with the permit includes the following possible penalties:

- Revocation of the permit and ability to discharge storm water without fines to the MS4.
- Agency fines on a per infraction/per day event.
- Individuals who violate permit implementing provisions are subject to fines not to exceed $10,000 per day of such violation (UTRC090000 Section 6.2).
- Any person willfully or negligently violating permit conditions or the Utah Water Quality Act, is subject to fines not to exceed $25,000 per day of violation. Any person convicted under UCA 19-5-115(2) a second time shall be punished by a fine not exceeding $50,000 per day (UTR090000 Section 6.2).

1.0 INTRODUCTION

Lehi City has prepared this Storm Water Management Program (SWMP) plan as required by UTR090000 published by the Utah Division of Water Quality (UDWQ), Department of Environmental Quality. This permit was issued to municipal separate storm sewer system (MS4) cities as required by the Utah Water Quality Act, Title 19, Chapter 5 of the Utah Code Annotated as amended and the rules and regulations made pursuant to those statutes. This SWMP is also compliant with the requirement of the Federal Water Pollution Control Act (33 U.S.C. §§ 1251 et. Seq. as amended to date).

Lehi City is the northernmost community in Utah County. The City is a Phase 2 community with a current population of approximately 75,907 as of the 2020 Census. It is part of the Greater Provo-Orem Metropolitan area neighboring Bluffdale, Highland, Cedar Hills, American Fork, and Saratoga Springs, with Utah Lake to the South and the Jordan River running through the West side of the City. Originally a farming community, the City is now a commercial and technological center for Utah County and is one of the fastest growing metropolitan areas in the State. The City population has grown by over 60% since the 2010 Census and averages over 3% annually. As a result, residential, industrial, and commercial development is occurring rapidly. When development occurs, there is an increase in impervious surfaces (surfaces that don't absorb or infiltrate water). This reduces the area where rainfall and snowmelt can infiltrate into the soil, which results in an increase in the amount of storm water runoff that Lehi City must manage.

This increased runoff has the potential to collect and convey contaminants such as sediment, fertilizer, organic matter, and oils. The dense vegetation typically associated with agricultural land acts as a natural filter to remove pollutants from storm water runoff. As these agricultural lands are replaced with asphalt, concrete, roof tops, and landscaping, many of these natural treatment capabilities have historically been replaced with direct discharge pipes leading to ditches, rivers, streams, wetlands, and lakes. In these systems there are no controls in place to treat polluted storm water runoff, and it can flow directly into local waterbodies. Polluted runoff degrades the quality of the receiving water, impacting aquatic life and dependent ecosystems.

Lehi City has updated and amended its SWMP with the goal of reducing stormwater pollution within the City as well as achieving better compliance with the requirements of UTR090000. This document has been organized to facilitate this effort and follows the numbering of the permit.

2.0 STORM WATER MANAGEMENT PROGRAM REQUIREMENTS

2.1 New Applicant [N/A]

This section is not applicable [N/A].

2.2 Notice of Intents [N/A]

This section is not applicable; Lehi City submitted a notice of intent (NOI) at least 180 days prior to the expiration date of the previous Permit.

2.3 Storm Water Management Program Plan Description for Renewal Permittees

- Lehi City's MS4 Permit Number is UTR090038.
- Lehi City is located in northern Utah County, north of Utah Lake. It is surrounded by Saratoga Springs, Bluffdale, Highland, Cedar Hills, and American Fork, and is bisected by Interstate-15, the major north/south highway in the State. A map of Lehi is shown in Figure 2-1
- Lehi City's storm water management program organization chart is shown in Figure 2-2.
- The previous SWMP Plan used a table to list how each section of the permit would be addressed. This updated SWMP Plan uses BMPs to address the permit requirements. Many of these BMPs describe existing practices, but a few describe new practices that will be implemented by Lehi City.
- Each BMP contains the following information:
    - A description of the BMP
    - The permit reference(s) satisfied by the BMP
    - The desired results of the BMP
    - The pollutants addressed by the BMP
    - The intended audience of the BMP (if applicable)
    - The agents in the City responsible for implementing the BMP
    - The measurable goal of the BMP
    - Description of how the success of the BMP will be measured
    - Milestones for meeting the goals of the BMP

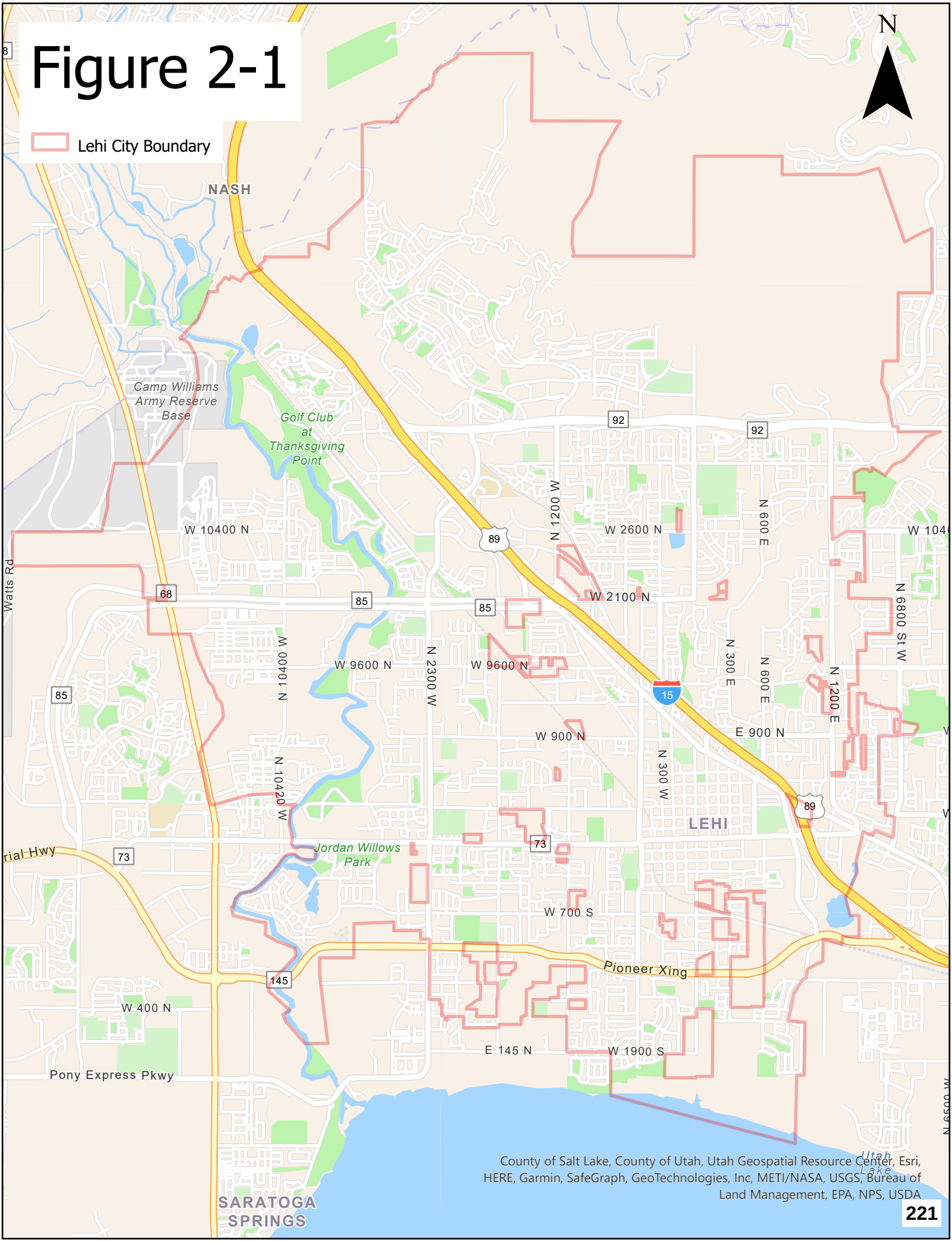
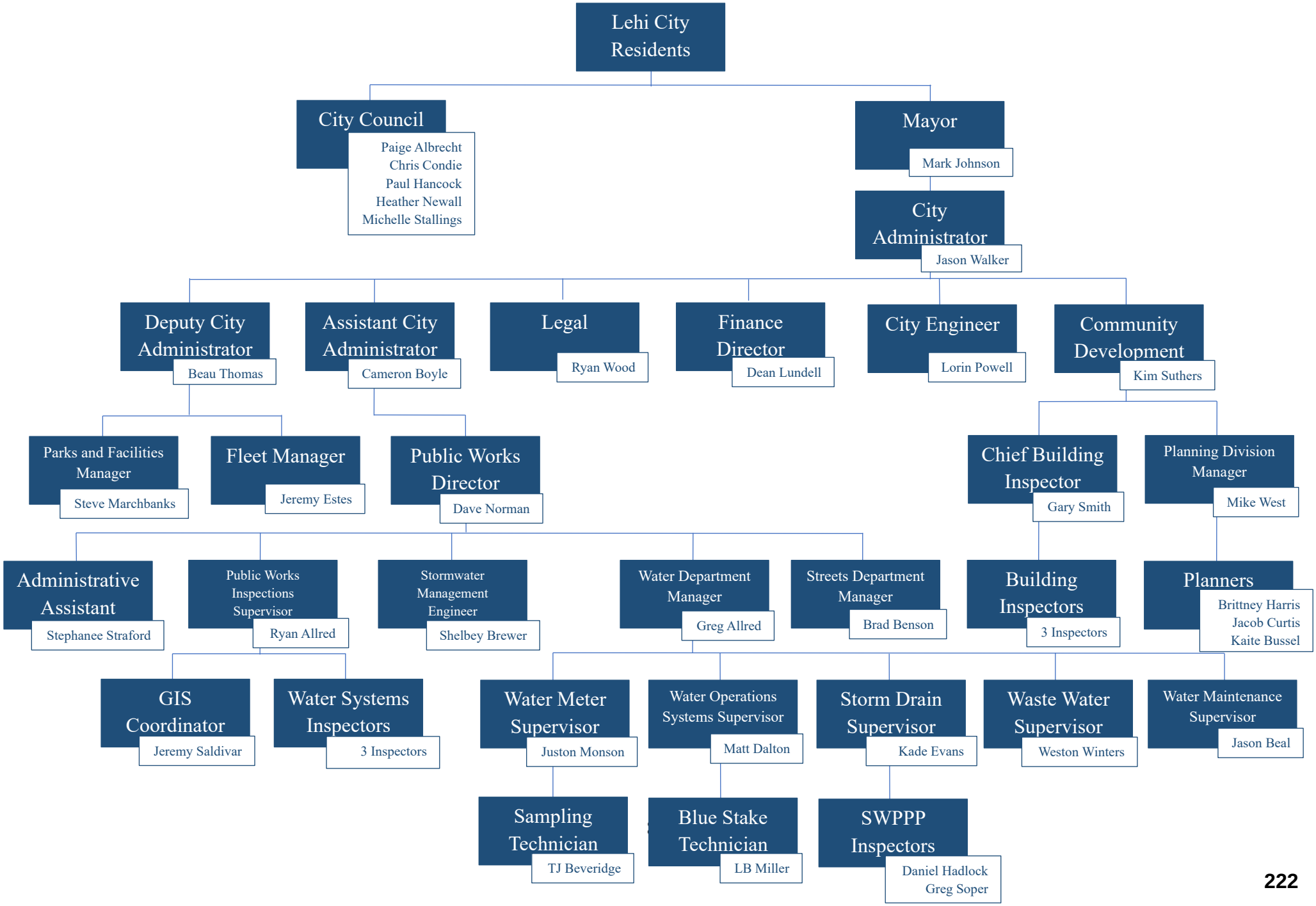

Figure 2-1
Lehi City Boundary
N
NASH
Camp Williams Army Reserve Base
Golf Club at Thanksgiving Point
W 10400 N
W 2600 N
W 2100 N
W 9600 N
W 900 N
W 700 S
W 400 N
E 145 N
W 1900 S
E 900 N
N 1200 W
N 600 E
N 300 E
N 2300 W
N 10400 W
N 10420 W
N 300 W
N 1200 E
N 6800 St W
Watts Rd
Pony Express Pkwy
Jordan Willows Park
Pioneer Xing
LEHI
SARATOGA SPRINGS
Utah Lake
89
92
85
68
15
73
145
County of Salt Lake, County of Utah, Utah Geospatial Resource Center, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Figure 2-2: Lehi City Organizational Chart

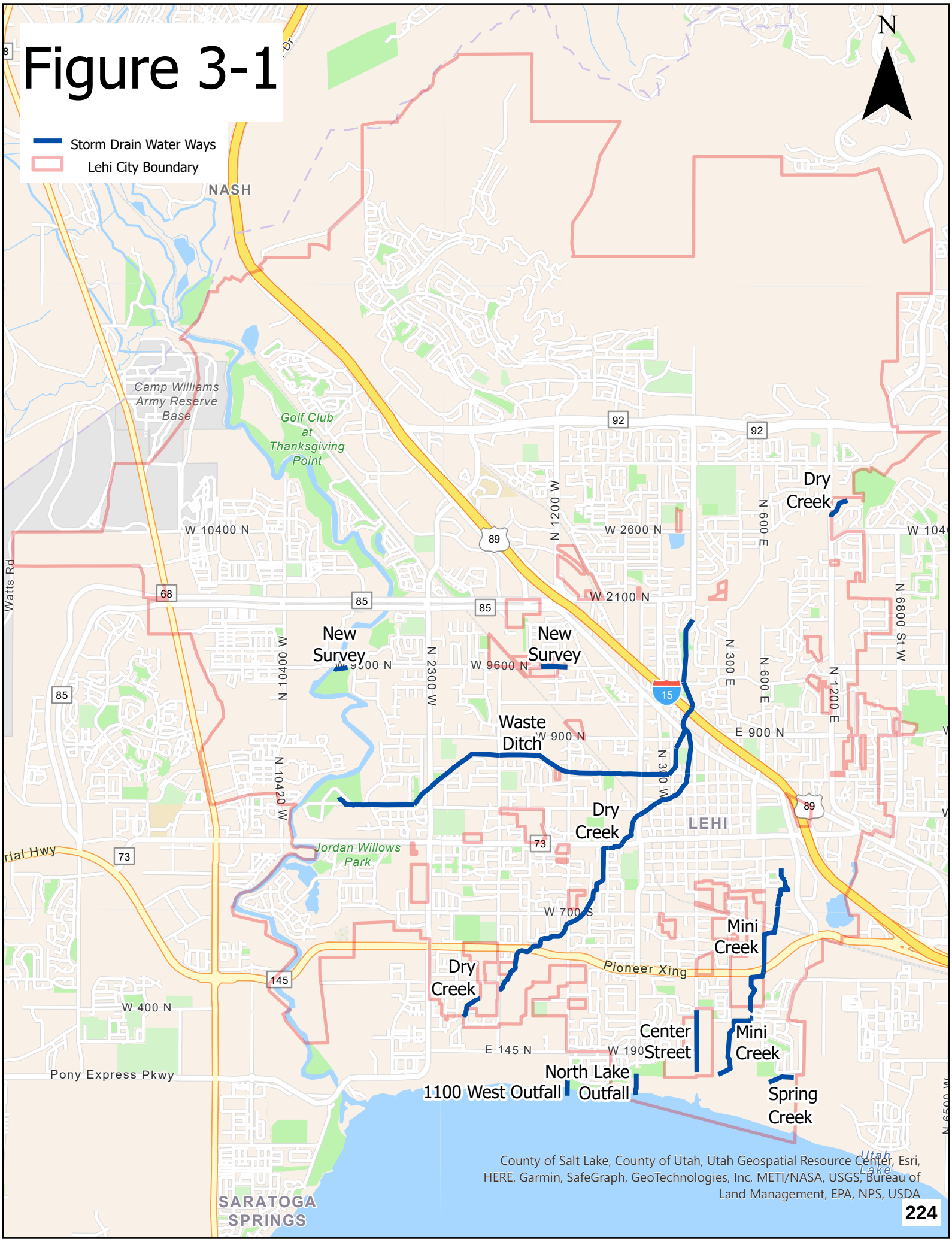


3.0 SPECIAL CONDITIONS

3.1 Discharges to Water Quality Impaired Waters

Lehi City has a major drainage feature (Dry Creek) which collects runoff from upstream mountain watersheds and other municipalities and conveys it through the City. The City also discharges storm water runoff into several other drainage features within the City such as: Cedar Hollow, Fox Ditch, Bull River Ditch, Dry Creek Reservoir, and Mill Pond which collect and convey runoff to both the Jordan River and Utah Lake. Existing City storm drainage facilities include open channels/ditches, detention facilities, and storm drain pipe systems. Lehi City's major drainage facilities are shown in Figure 3-1.

Figure 3-1


Storm Drain Water Ways
Lehi City Boundary
N
NASH
Camp Williams Army Reserve Base
Golf Club at Thanksgiving Point
W 10400 N
Watts Rd
68
85
89
92
N 1200 W
W 2600 N
N 600 E
Dry Creek
W 2100 N
N 6800 St W
New Survey
W 9600 N
N 2300 W
N 10400 W
15
N 300 E
N 1200 E
E 900 N
Waste Ditch
W 900 N
N 300 W
N 10420 W
LEHI
Jordan Willows Park
73
W 700 S
Mini Creek
Pioneer Xing
145
W 400 N
E 145 N
W 190
Center Street
Pony Express Pkwy
North Lake Outfall
1100 West Outfall
Spring Creek
SARATOGA SPRINGS
Utah Lake
County of Salt Lake, County of Utah, Utah Geospatial Resource Center, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

An impaired water is any segment of surface water that has been identified by the UDEQ as failing to support one or more of its designated uses. Table 3-1 shows a summary of 303(d) listed waters of the state that receive storm water discharges from Lehi City.

Table 3-1: Summary of 303(d) Listed Waters of the State

Water Body	Assessment Unit ID	Assessment Unit Description	Pollutant
Jordan River	UT16020201-008_00	Jordan River from Narrows to Utah Lake	Arsenic
Jordan River	UT16020201-008_00	Jordan River from Narrows to Utah Lake	Total Dissolved Solids (TDS)
Spring Creek	UT16020201-009_00	Spring Creek and tributaries from Utah Lake near Lehi to headquarters	E. coli
Spring Creek	UT16020201-009_00	Spring Creek and tributaries from Utah Lake near Lehi to headquarters	Temperature
Spring Creek	UT16020201-009_00	Spring Creek and tributaries from Utah Lake near Lehi to headquarters	Dissolved Oxygen
Utah Lake	UT-L-16020201-004_01	Utah Lake other than Provo Bay	Eutrophication
Utah Lake	UT-L-16020201-004_01	Utah Lake other than Provo Bay	PCBs in Fish Tissue
Utah Lake	UT-L-16020201-004_01	Utah Lake other than Provo Bay	E. coli
Utah Lake	UT-L-16020201-004_01	Utah Lake other than Provo Bay	Harmful Algal Blooms
Utah Lake	UT-L-16020201-004_01	Utah Lake other than Provo Bay	Phosphorus
Utah Lake	UT-L-16020201-004_01	Utah Lake other than Provo Bay	Total Dissolved Solids (TDS)

The reduction of these pollutants is a priority in all BMPs, but they will be specifically addressed in the BMPs listed in MCM 1: Public Education and Outreach on Storm Water Impacts.

According to the UDEQ Beneficial Uses and Water Quality Assessment Map, there are no approved TMDLs for any of these water bodies. Lehi City will comply with any TMDLs that are developed and approved in the future.

3.2 Nitrogen and Phosphorus Reduction

The UDWQ has identified Utah Lake as impaired for both phosphorus and nitrogen. The lake commonly experiences harmful algal blooms and has been scrutinized for water quality for many years. As part of the Utah Lake Water Quality Management Plan, a detailed implementation plan is being established to reduce phosphorus and nitrogen in Utah Lake. As part of that plan, efforts to reduce discharges of both phosphorus and nitrogen from point sources and UPDES permit holders will be a focus. The reduction of nitrogen and phosphorus will be addressed in all BMPs, but a special focus will be given in the following BMPs:

BMP 04: Update and Distribute Storm Water Residential Newsletter
BMP 05: Educational Videos and Website Links
BMP 06: Long Term Inspection Educational Flyer
BMP 07: Utah County Storm Water Coalition (UCSWC) Outreach
BMP 08: Information to Contractors, Developers, Development Review Staff, and Land Use Planners

3.3 Co-Permittees

While UDOT has a UPDES Permit which includes state-owned right-of-way within the City boundaries, Lehi City is not filing for Co-Permittee status.

4.0 STORM WATER MANAGEMENT PROGRAM

Lehi City continues to implement their existing SWMP with the intent of reducing the discharge of pollutants from the MS4. Lehi City's SWMP includes BMPs for all six of the MCMs defined in the MS4 permit.

4.1 Requirements

Lehi City has compiled BMPs to address administrative requirements as well as the six MCMs listed in the permit. The following BMPs will be used to meet the administrative requirements:

BMP 01: Annual SWMP Plan Review
BMP 02: Submission of Annual Report
BMP 03: Maintain Documentation for 5 Years

4.2 Minimum Control Measures

MCM 1: Public Education and Outreach on Storm Water Impacts

The purpose of MCM #1 is to reduce negative impacts on water quality due to storm water discharges by utilizing public education and outreach to target the audiences and pollutants listed in Tables 4-1 through 4-4. BMPs will provide information to the four designated audiences on methods for avoiding, reducing, and/or eliminating the adverse impacts of storm water discharges from the pollutants related to each audience. Outreach methods will be prioritized to educate targeted sources that are likely to result in a reduction of nitrogen and phosphorus, as well as pollutants of concern in the 303(d) listed waters that Lehi City discharges to. The following BMPs will be used to implement Lehi City's Public Education and Outreach program:

BMP 04: Update and Distribute Storm Water Residential Newsletter
BMP 05: Educational Videos and Website Links
BMP 06: Long Term Inspection Educational Flyer
BMP 07: Utah County Storm Water Coalition (UCSWC) Outreach
BMP 08: Information to Contractors, Developers, Development Review Staff, and Land use Planners
BMP 09: Staff Training for Public Education and Outreach, IDDE, Construction Runoff, and MS4 Good Housekeeping

Table 4-1: Residents

Pollutant	Source

Nitrogen and Phosphorus	Pet wastes, fertilizers, organic wastes like lawn clippings and yard wastes
Pathogens, E. Coli, Total Coliforms	Pet wastes, septic tank maintenance or removal
Petroleum Products	Vehicle storage and maintenance
Toxins	Household hazardous wastes, pesticides, herbicides
Total Dissolved Solids	De-icing salts

Table 4-2: Institutions, Industrial, and Commercial Facilities

Pollutant	Source
Nitrogen and Phosphorus	Fertilizers, organic wastes like lawn clippings and yard wastes
Petroleum Products	Vehicle and equipment storage and maintenance
Toxins	Hazardous wastes storage and disposal, pesticides, herbicides
Total Dissolved Solids	De-icing salts

Table 4-3: Developers and Contractors (Construction)

Pollutant	Source
Nitrogen and Phosphorus	Fertilizers, organic wastes like lawn clippings and yard wastes
Petroleum Products	Refueling, vehicle and equipment storage and maintenance
Toxins	Hazardous waste storage and disposal, concrete washout, pesticides, herbicides
Total Dissolved Solids	De-icing salts
Total Suspended Solids, Sediments	Erosion, dust, vehicle tracking, scouring, etc.

Table 4-4: MS4-Owned or Operated Facilities

Pollutant	Source
Nitrogen and Phosphorus	Pet wastes, fertilizers, organic wastes like grass clippings
Pathogens, E. Coli, Total Coliforms	Pet wastes, sanitary system overflows, etc.
Petroleum Products	Refueling, vehicle and equipment storage and maintenance

Toxins	Hazardous wastes storage and disposal, concrete washout, pesticides, herbicides
Total Dissolved Solids	De-icing salts, road salt
Total Suspended Solids, Sediments	Erosion, dust, road dust, scouring, etc.

MCM 2: Public Involvement/Participation

The goal of MCM #2 is to involve the public in the development, implementation, and update of the SWMP document, including the development and adoption of all required ordinances and regulatory mechanisms. The following BMP will be used to implement Lehi City's Public Involvement/Participation program:

BMP 10: Public Review of SWMP

MCM 3: Illicit Discharge Detection and Elimination (IDDE)

The goal of MCM #3 is to find and eliminate sources of non-stormwater discharges from Lehi City and implement defined procedures to prevent illicit connections and discharges. The following BMPs will be used to implement Lehi City's IDDE program:

BMP 05: Educational Videos and Website Links
BMP 09: Staff Training for Public Education and Outreach, IDDE, Construction Runoff, and MS4 Good Housekeeping
BMP 11: Storm Water System Mapping
BMP 12: Illicit Discharge Detection and Elimination Ordinance
BMP 13: Update Illicit Discharge Detection and Elimination Standard Operating Procedures
BMP 14: Assessment of High Priority Areas
BMP 15: High Priority Area Inspections
BMP 16: Dry Weather Screening of Outfalls
BMP 17: Mapping and Tracking Database of Spills and Illicit Discharges
BMP 18: Maintain 24-Hour Hotline and Update SOP of Call Response

MCM 4: Construction Site Storm Water Runoff Control

The goal of MCM #4 is to reduce pollutants in storm water runoff from construction sites within Lehi City. Lehi City will require construction sites with a land disturbance of greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre, to follow these requirements. This will be applied to public and private projects, including projects

proposed by Lehi City's own departments and agencies. The following BMPs will be used to implement Lehi City's Construction Site Storm Water Runoff Control program:

BMP 19: City Construction Site Ordinances
BMP 20: Update Approved Construction Site Storm Water BMPs and Design Standards
BMP 21: Enforcement Strategy
BMP 22: SWPPP Review Checklist and SOP
BMP 23: Update SOPs for Inspections
BMP 24: Maintain Documentation and Map of SWPPP Locations by Address
BMP 25: Pre-Construction SWPPP Meetings and Addressing Public Comments
BMP 26: Bi-Weekly Inspections of High Priority Sites and Monthly Inspections of All Sites
BMP 27: Maintain RSI and RSW/RSR Certification Training of all Storm Water Inspectors and Engineering SWPPP Writers/Reviewers

MCM 5: Long-Term Storm Water Management in New Development and Redevelopment (Post-Construction Storm Water Management)

MCM #5 is intended to ensure that stormwater runoff from newly developed or redeveloped sites will continue to be managed once construction is completed. The following BMPs will be used to implement Lehi City's Long-Term Post-Construction Storm Water Management Program:

BMP 28: New Development/Redevelopment Storm Water Control Program
BMP 29: Long- Term Post-Construction Storm Water Control Ordinance and Enforcement
BMP 30: Post Installation Inspection of Permanent Structural BMPs
BMP 31: Inspection of Long-Term Post-Construction Storm Water Management Sites
BMP 32: Inventory of Long-Term Post-Construction Structural Storm Water Control Measures
BMP 33: Long-Term Post-Construction Inspector Training

MCM 6: Pollution Prevention and Good Housekeeping for Municipal Operations

The purpose of MCM #6 is to create a program that Lehi City can use to manage storm water runoff at their own facilities. The City will strive to set an example for others by complying with the same standards. The following BMPs will be used to implement Lehi City's Pollution Prevention and Good Housekeeping in Municipal Operations program:

BMP 34: City Owned Facility Inventory with Priority Identification and Possible Pollutants
BMP 35: Prepare and Maintain High Priority MS4 Facility SWPPPs
BMP 36: High Priority MS4 Facility Inspections – Monthly/Semi-Annually/Annually
BMP 37: Review and Update Existing MS4 Good Housekeeping SOPs
BMP 38: Sweeping and Catch Basin Cleaning Schedule

BMP 39: Vactor Truck Discharge and Vehicle Washing
BMP 40: Spill Prevention Plan
BMP 41: Floor Drain Inventory
BMP 42: Assessment of MS4 Flood Management Control Structures
BMP 43: Retrofit Existing City Owned or Operated Sites that Adversely Impact Storm Water Quality

BMP 01: ANNUAL SWMP PLAN REVIEW

New

Description: Lehi City will review the SWMP and related documents annually to evaluate the compliance of the SWMP with the Permit, the City's compliance with the SWMP, and the effectiveness of the BMPs and SOPs related to the SWMP.

Permit Reference: 4.1.2, 4.4.1

Desired Results: Provide a regular review process to refocus and allow Lehi City to best utilize its limited resources to accomplish the most good.

Pollutants: All pollutants with particular emphasis on nitrogen, phosphorus, and pollutants listed in Table 3-1.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, and Storm Water Supervisor.

Measurable Goal: Create a form to evaluate the SWMP and related documents and use the form to evaluate the SWMP and related documents annually and update as necessary.

Measures of Success: Success will be measured by the SWMP and related documents being reviewed annually and updated as necessary to ensure compliance with the Permit.

Milestones:

2024: Create a form for evaluating SWMP prior to submittal of annual report. Complete annual review of SWMP prior to submittal of annual report
2025: Complete annual review of SWMP prior to submittal of annual report
2026: Complete annual review of SWMP prior to submittal of annual report

BMP 02: SUBMISSION OF ANNUAL REPORT

Description: Lehi City will prepare and submit an annual report to the Utah Division of Water Quality (DWQ) and post it on the City website. As part of the annual report submission, the City will track the number of inspections performed, official enforcement actions taken, and the types of public education activities implemented, as well as track and evaluate the budget needed to meet the requirements of the permit.

Permit Reference: 4.1.2.1, 4.1.2.2, 5.5.1, 5.5.2, 5.5.3, 5.5.4

Desired Results: To comply with the permit and to document compliance and progress to the City staff, City Council, DWQ, and the general public.

Pollutants: All pollutants with particular emphasis on nitrogen, phosphorus, and pollutants listed in Table 3-1.

Audience: City Council, UDEQ, and the general public.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, Storm Water Supervisor, and Storm Water Inspectors.

Measurable Goal: Prepare, review, and approve annual report, then submit to DWQ as required.

Measures of Success: Success will be measured by submittal of a completed annual report to DWQ prior to October 1 annually.

Milestones:

2024: Submit annual report by October 1, 2024, and upload it to the City website prior to December 2024.
2025: Submit annual report by October 1, 2025, and upload it to the City website prior to December 2025.
2026: Submit annual report by October 1, 2026, and upload it to the City website prior to December 2026.

BMP 03: MAINTAIN DOCUMENTATION FOR 5 YEARS

Description: Lehi City will retain all required plans, records of all programs, records of all monitoring information, copies of all reports required by the permit, and records of all other data required by or used to demonstrate compliance with the permit for at least 5 years as required by the permit.

Permit Reference: 5.4.1

Desired Results: Maintain and organize a digital storage system that allows for the convenient storage and relocation of information to facilitate the preparation of metrics, annual planning, annual reports, internal audits, and DWQ audits or other requests.

Pollutants: All pollutants with particular emphasis on nitrogen, phosphorus, and pollutants listed in Table 3-1.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, Storm Water Director, and GIS Coordinator.

Measurable Goal: Maintain a file data structure on the server, place existing data on the server in the appropriate locations, continue to place new data in the appropriate locations.

Measures of Success: Success will be measured by documentation being organized and accessible when it is needed for the annual report.

Milestones:

2024: Information organized and accessible for submittal of annual report
2025: Information organized and accessible for submittal of annual report
2026: Information organized and accessible for submittal of annual report

BMP 04: UPDATE AND DISTRIBUTE STORM WATER RESIDENTIAL NEWSLETTER

Description: Lehi City will provide education to the general public through a flyer that will be included twice annually (Spring and Fall) in the City Newsletter and posted on the website blog. These fliers will address the impacts to water quality from the pollutants listed in Table 4-1 as well as septic system maintenance, lawn care, automotive work and car washing, swimming pool water disposal, pet waste management, onsite storm water infiltration, household hazardous waste disposal, and the City's prohibition on illicit discharges, as well as additional topics most relevant to the community. The Spring fliers will emphasize proper lawn care and maintenance, and the Fall fliers will be focused on fallen leaves and yard debris clean up and disposal.

Permit Reference: 3.2.1.3, 4.2.1, 4.2.1.1, 4.2.1.2, 4.2.1.7, 4.2.1.8, 4.2.3.7, 4.2.3.8

Desired Results: Implement education to the public on the effects of non-storm water discharges on water quality and promote the use of best management practices to reduce adverse effects on storm water quality.

Justification: Residents are most likely to discharge the pollutants listed in Table 4-1 which are related to septic systems, lawn car, automotive work and car washing, and pet waste management. These activities will be addressed in the educational flyers. All property owners that use Lehi City utilities receive the utility mailer. Including the flyer in the utility mailer is an effective method of reaching residents.

Pollutants: All pollutants listed in Table 4-1: Pathogens, E. coli, total coliforms, petroleum products, toxins, total dissolved solids, with particular emphasis on nitrogen and phosphorus as well as e. coli and total dissolved solids.

Audience: Primarily residents, but also businesses, institutions, contractors, developers, and employees of MS4-owned or operated facilities.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, Communications Department, and Billing Department.

Measurable Goal: Review and update existing flyers, include appropriate flyer in City Newsletter and post on website blog.

Measures of Success: Success will be measured by the flyers being updated, included in the City Newsletter, and posted on the website blog by the end of April and October every year.

Milestones:

2024: Review/update flyer and include in newsletter/post on blog, April/October 2024
2025: Review/update flyer and include in newsletter/post on blog, April/October 2025
2026: Review/update flyer and include in newsletter/post on blog, April/October 2026

BMP 05: EDUCATIONAL VIDEOS AND WEBSITE LINKS

Description: Lehi City will provide education to all target audiences through educational videos and links to educational articles posted on the City website. The videos and articles will address the impacts to water quality from septic system maintenance, lawn care, automotive maintenance and car washing, swimming pool water disposal, pet waste management, onsite storm water infiltration, building and equipment maintenance, deicing materials, material storage and disposal, parking lot management, household hazardous waste disposal, and the City's prohibition of illicit discharges, as well as additional topics most relevant to the community.

Permit Reference: 3.2.1.3, 4.2.1, 4.2.1.1, 4.2.1.2, 4.2.1.3, 4.2.1.4, 4.2.1.5, 4.2.1.6, 4.2.1.7, 4.2.1.8, 4.2.3.7, 4.2.3.8

Desired Results: Educate the general public on the effects of non-storm water discharge on water quality and promote the use of best management practices to reduce adverse effects on storm water quality.

Justification: Educational flyers can only contain a limited amount of information, and it is difficult to ensure that all members of the target audiences receive them. The city website makes it possible to make more educational content available to a broader audience.

Pollutants: All pollutants listed in MCM 1: Pathogens, E. coli, total coliforms, petroleum products, toxins, total dissolved solids, total suspended solids, sediments, with particular emphasis on nitrogen and phosphorus.

Audience: Residents; institutions, industrial, and commercial facilities; developers and contractors (construction); and Employees of MS4-owned or operated facilities.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, Storm Water Supervisor, and Communications Department.

Measurable Goal: Review educational material on City website and update or add content and educational material as necessary. When the website is updated, include a notification in the website blog.

Measures of Success: Success will be measured by the educational material being reviewed annually and updated as necessary.

Milestones:

2024: Review educational material and update as necessary prior to submittal of annual report
2025: Review educational material and update as necessary prior to submittal of annual report
2026: Review educational material and update as necessary prior to submittal of annual report

BMP 06: LONG TERM INSPECTION EDUCATIONAL FLYER

New

Description: Lehi City will provide education to institutions, industrial, and commercial facilities through a flier that will be distributed every five years following the City inspection of the storm drainage facilities mentioned in BMP 33. The flier will contain the results of the inspections as well as information on the impacts to water quality from lawn maintenance, onsite storm water infiltration, building and equipment maintenance, deicing materials, material storage and disposal, parking lot management, and the City's prohibition of illicit discharges, as well as additional topics most relevant to the community.

Permit Reference: 4.2.1, 4.2.1.1, 4.2.1.3, 4.2.1.8, 4.2.3.7

Desired Results: Provide education to businesses and institutions on the effects of non-storm water discharge on water quality and promote the use of best management practices to reduce adverse effects to storm water quality.

Justification: The Storm Water Management Plan Engineer is already visiting and inspecting all privately owned storm drain facilities once every five years. Distributing an inspection form and educational flyer during this inspection is an effective way of educating the owners of private storm drain systems.

Pollutants: All pollutants listed in Table 4-2: petroleum products, toxins, total dissolved solids, with particular emphasis on nitrogen and phosphorus.

Audience: Institutions, industrial, and commercial facilities.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, and Storm Water Supervisor.

Measurable Goal: Create educational flyer, adjust long term inspection form to document when flyers are distributed, distribute flyers after each long-term post-construction storm water management inspection, and post flyer on City website for reference.

Measures of Success: Success will be measured by the flyer being created and posted to the City website. Flyers will be distributed to all businesses on the long-term post-construction storm water management inspection list following Lehi City's inspection.

Milestones:

2023: Create flyer and post on City website by December 2023.
2023-2024: Review/update and distribute brochure to long term sites in Zone 2.
2024-2025: Review/update and distribute brochure to long term sites in Zone 3.
2025-2026: Review/update and distribute brochure to long term sites in Zone 4.

BMP 07: UTAH COUNTY STORM WATER COALITION (UCSWC) OUTREACH

Description: Lehi City is a member of the Utah County Storm Water Coalition (UCSWC), whose purpose is to enhance public knowledge and awareness of storm water pollution and provide information to individuals and households to prevent storm water pollution and protect water quality.

Permit Reference: 4.2.1, 4.2.1.1, 4.2.1.2, 4.2.1.3, 4.2.1.4, 4.2.1.5, 4.2.1.6, 4.2.1.7, 4.2.1.8, 4.2.3.7, 4.2.3.8

Desired Results: Provide education to the public on the effects of non-storm water discharge and water quality and promote the use of best management practices to reduce adverse effects on storm water quality.

Justification: UCSWC has greater resources and is capable of reaching a broader audience than Lehi City. By being a member of UCSWC, Lehi city enhances its ability to educate the public on storm water pollution.

Pollutants: All pollutants listed in MCM 1: Pathogens, E. coli, total coliforms, petroleum products, toxins, total dissolved solids, total suspended solids, sediments, with particular emphasis on nitrogen and phosphorus.

Audience: Residents; institutions, industrial, and commercial facilities; developers and contractors (construction); and Employees of MS4-owned or operated facilities.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, and Storm Water Supervisor.

Measurable Goal: Lehi City will participate in UCSWC meetings, pay annual dues, support UCSWC educational efforts at K-12 schools, seek opportunities to partner with UCSWC for community events such as the Utah County Fair, and encourage UCSWC to update their website annually.

Measures of Success: Success will be measured by tracking attendance at UCSWC meetings, tracking presentations by UCSWC to schools in Lehi City, tracking participation at community events, and documenting requests to UCSWC to update their website.

Milestones:

2024: Annual UCSWC participation.

2025: Annual UCSWC participation.
2026: Annual UCSWC participation.

BMP 08: INFORMATION TO CONTRACTORS, DEVELOPERS, DEVELOPMENT REVIEW STAFF, AND LAND USE PLANNERS

New

Description: Lehi City will provide and document education and outreach given to engineers, construction contractors, developers, development review staff, land use planners, and other pertinent parties concerning the development of storm water pollution prevention plans (SWPPPs), long term storm water management plans (LTSWMPs), low impact development (LID) practices, green infrastructure practices, and the specific requirement for post-construction storm water controls and the associated BMPs chosen by the City.

Permit Reference: 4.2.1, 4.2.1.1, 4.2.1.4, 4.2.1.6, 4.2.1.8, 4.2.3.7

Desired Results: Educate contractors, developers, development review staff, and land use planners on the development of SWPPPs and LTSWMPs, LID and green infrastructure practices, the effects of non-storm water discharges on water quality and promote the use of best management practices to reduce adverse effects to storm water quality.

Justification: Providing developers and contractors with the state SWPPP template, Lehi City LTSWMP template, and Lehi City SWPPP and LTSWMP review process will make the City requirements and expectations clear, reduce confusion, and streamline the plan review process. Educating Lehi City development review staff and land use planners on the same will ensure that these requirements are explained early in the review process and that they are adequately enforced.

Pollutants: Pollutants listed in Tables 4.2 and 4.3 with specific emphasis on nitrogen and phosphorus.

Audience: Engineers, Contractors, Developers, Development Review Staff, and Land Use Planners.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, Storm Water Supervisor, and Development Review Staff.

Measurable Goal: Provide information on SWPPPs, LTSWMPs, and BMPs. This will include at a minimum the state SWPPP templates, City LTSWMP template, City SWPPP and LTSWMP review process, and City approved LID and green infrastructure practices. Make information available to engineers, contractors, and developers. Post information on city website for

reference. Update Lehi City Design Standards to contain current permit requirements for SWPPPs and LTSWMPs, as well as BMPs that have been approved by Lehi City.

Measures of Success: Success will be measured by providing information on SWPPPs, LTSWMPs, and BMPs to engineers, contractors, and developers as well as providing it on the City website. It will also be measured by updating Lehi City Design standards to meet current permit requirements.

Milestones:

2024: Make information on SWPPPs, LTSWMPs, and BMPs available to engineers, contractors, and developers, as well as on the City website. Review information and update as necessary prior to submittal of annual report.
2025: Make information on SWPPPs, LTSWMPs, and BMPs available to engineers, contractors, and developers, as well as on the City website. Review information and update as necessary prior to submittal of annual report.
2026: Make information on SWPPPs, LTSWMPs, and BMPs available to engineers, contractors, and developers, as well as on the City website. Review information and update as necessary prior to submittal of annual report.

BMP 09: STAFF TRAINING FOR PUBLIC EDUCATION AND OUTREACH, IDDE, CONSTRUCTION RUNOFF, AND MS4 GOOD HOUSEKEEPING

Description: Lehi City will provide and document education and training given to employees of city-owned or operated facilities concerning the City's prohibition against illicit discharges and improper disposal of waste and the impacts to water quality associated with these types of discharges. The City will, at a minimum, consider the following topics: equipment inspection to ensure timely maintenance; proper storage of industrial materials (emphasize pollution prevention); proper management and disposal of wastes; proper management of dumpsters; minimization of use of salt and other de-icing materials (cover/prevent runoff to MS4 and ground water contamination); benefits of appropriate onsite infiltration (areas with low exposure to industrial materials such as roofs or employee parking); and proper maintenance of parking lot surfaces (sweeping).

Lehi City will also provide and document training given to MS4 engineers, development review staff, land use planners, and other pertinent parties receive training on Low Impact Development (LID) practices, green infrastructure practices, and the specific requirements for post-construction control and the associated BMPs chosen within this SWMP.

Lehi City will require that all staff that might come into contact with or otherwise observe an illicit discharge or illicit connection to the MS4, including office personnel who might receive initial reports of illicit discharges, receives annual training in the IDDE program including identification, investigation, termination, cleanup, and reporting of illicit discharges including spills, improper disposal, and illicit connections.

Lehi City will ensure that all staff whose primary job duties are related to implementing the construction storm water program, including permitting, plan review, construction site inspections, and enforcement, receive and maintain RSI and/or RSW certification as required by their responsibilities.

Lehi City will also require that all employees, contracted staff, and other responsible entities that have primary operations, or maintenance job functions that are likely to impact storm water quality receive annual training. The annual training shall address the importance of protecting water quality, the requirements of the permit, O&M requirements, inspection procedures, ways to prevent or minimize impacts to water quality by how they perform their job activities, SOPs, and SWPPPs for the various Lehi City owned or operated facilities, as well as procedures for reporting water quality concerns, including potential illicit discharges.

Permit Reference: 4.2.1, 4.2.1.1, 4.2.1.5, 4.2.3.7, 4.2.3.11, 4.2.4.5, 4.2.6.10

Desired Results: Educate Lehi City staff on the effects of non-storm water discharges on water quality, illicit discharge detection and elimination procedures, and low impact development. Ensure that applicable City staff receive RSI, RSW, IDDE, and O&M training as necessary for their job responsibilities.

Pollutants: Pollutants listed in Tables 3-1 and 4-4 with specific emphasis on nitrogen and phosphorus.

Audience: City Staff.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, Sewer Supervisor, Storm Water Supervisor, and Streets Supervisor.

Measurable Goal:

1. Conduct annual training with city staff (such as: public works, parks, cemetery, fire, police, and construction SWPPP inspectors) on IDDE identification, investigation, termination, cleanup, and reporting of illicit discharges including spills, improper disposal, and illicit connections.
2. Conduct annual training with city staff (such as: public works, parks, and cemetery) on pollution prevention methods in operations and maintenance relating to their job responsibilities.
3. Conduct annual training with city staff (such as: engineers, plan review, land use, and planners) on the benefits of LID and green infrastructure.
4. Ensure that construction site SWPPP inspectors receive and maintain RSI certification and SWPPP review staff receive and maintain RSR/RSW certification.

Measures of Success: Success will be measured by conducting annual staff training every March and ensuring that appropriate employees maintain RSI and RSR/RSW certification.

Milestones:

2024: Conduct various staff training annually. Require new hires to receive training within 60 days.
2025: Conduct various staff training annually. Require new hires to receive training within 60 days.
2026: Conduct various staff training annually. Require new hires to receive training within 60 days.

BMP 10: PUBLIC REVIEW OF SWMP

Description: Lehi City will post a copy of the completed SWMP on the city website and provide contact information for the Storm Water Management Plan Engineer who will receive public comment on the SWMP over the duration of the permit.

Permit Reference: 4.2.2, 4.2.2.1, 4.2.2.2, 4.2.2.3

Desired Results: Provide a regular process over the duration of the permit for public input and feedback on the SWMP document.

Pollutants: All pollutants with particular emphasis on nitrogen, phosphorus, and pollutants listed in Table 3-1.

Audience: General Public including Residents, Businesses, Institutions, Contractors, Developers, and City Staff.

Responsible Agents in City: Storm Water Management Plan Engineer and Public Works Director.

Measurable Goal: A current version of the SWMP document shall remain available on the city website for public review and input for the life of the Permit. A specific contact person shall be clearly identified on the city website and their phone number and/or email address shall be provided.

Measures of Success: Success will be measured by the SWMP being posted on the city website within 180 days from the effective date of the Permit, the contact information for the Storm Water Management Plan Engineer being reviewed annually and updated if necessary in conjunction with review of SWMP. If the SWMP is updated during the life of the permit, the updated SWMP document will be posted on the city website and notification will be given that it is available for review.

Milestones:

2024: Confirm and/or update contact information on City website prior to submittal of annual report. Post SWMP update on City website, if applicable.
2025: Confirm and/or update contact information on City website prior to submittal of annual report. Post SWMP update on City website, if applicable.
2026: Confirm and/or update contact information on City website prior to submittal of annual report. Post SWMP update on City website, if applicable.

BMP 11: STORM WATER SYSTEM MAPPING

Description: Maintain a current GIS-based map of the storm sewer system showing the locations of all outfalls to the waters of the U.S. with layers for inlets, pipes, channels, manholes, outfalls, detention ponds, treatment systems, rivers, and streams with their associated names, as well as associated information on ownership.

Permit Reference: 4.2.3, 4.2.3.1

Desired Results: Provide a GIS-based map and database that tracks the locations of all storm water infrastructure including outfalls, associated with supporting the Illicit Discharge Detection and Elimination (IDDE) program.

Pollutants: Non-storm water discharges associated with illegal and illicit discharges.

Audience: City Staff.

Responsible Agents in City: Storm Water Management Plan Engineer, City Engineers, Public Works Director, Storm Water Supervisor, and GIS Coordinator.

Measurable Goal: Continue to update the storm water GIS map by surveying new development and as-builts prior to final sign-off by infrastructure and verify and update the existing storm water mapping as part of storm water maintenance, cleaning, and regular inspections.

Measures of Success: Compliance with these goals will be measured by completing survey of all new development annually and documenting any updates in the GIS database.

Milestones:

2024: Audit survey and inspection work orders prior to submittal of annual report.
2025: Audit survey and inspection work orders prior to submittal of annual report.
2026: Audit survey and inspection work orders prior to submittal of annual report.

BMP 12: ILLICIT DISCHARGE DETECTION AND ELIMINATION ORDINANCE

Description: Lehi City has an existing ordinance to prohibit non-stormwater discharges including spills, illicit connections, illegal dumping, and sanitary sewer overflows into the storm water system. The ordinance provides legal authority to detect, investigate, eliminate, and enforce against non-stormwater discharges, including illegal dumping, into the Lehi City MS4. (Lehi City Code 9-3-6)

Permit Reference: 4.2.3, 4.2.3.2, 4.2.3.2.1,

Desired Results: To provide adequate legal authority to detect, investigate, eliminate, and enforce against non-storm water discharges, including illegal dumping., as well as provide a variety of enforcement options to apply and escalate enforcement procedures as necessary based on the severity of violation and/or the failure of the violator to address the violation(s).

Pollutants: Non-storm water discharges associated with illegal and illicit discharges.

Audience: City Staff, General Public (Residents, Businesses, Institutions, Contractors, and Developers.

Responsible Agents in City: Storm Water Management Plan Engineer, City Engineers, Public Works Director, Storm Water Supervisor, City SWPPP Inspectors, and City Attorney.

Measurable Goal: Regularly review and update the IDDE Ordinance as part of the annual SWMP review. When there are suggestions for improvements, necessary modifications will be completed in time for the annual report.

Measures of Success: Compliance with these goals will be measured by ordinances being reviewed annually as part of SWMP review and any suggested modifications being made in time for submission of the annual report.

Milestones:

2024: Review IDDE ordinances and update as necessary prior to submittal of annual report.
2025: Review IDDE ordinances and update as necessary prior to submittal of annual report.
2026: Review IDDE ordinances and update as necessary prior to submittal of annual report.

BMP 13: UPDATE ILLICIT DISCHARGE DETECTION AND ELIMINATION STANDARD OPERATING PRODECURES

Description: Lehi City will prepare and update the standard operating procedures (SOPs) for:

- Locating and listing priority areas likely to have illicit discharges;
- Tracing the source of an illicit discharge using visual inspections, opening manholes, mobile cameras, field tests, collecting and analyzing water samples for the purpose of determining sanctions or penalties, and/or other detailed inspection procedures;
- Characterizing the nature of illicit discharges and the potential risk to the public or environment with the appropriate notification and documentation procedures;
- Eliminating illicit or illegal non-storm water discharges, including notifying appropriate authorities and the property owners, technical assistance for removing the source of the discharge or otherwise eliminating the discharge, follow up inspections, and escalating enforcement and legal actions if the discharge is not eliminated;
- Documenting illicit discharges; and,
- Notifying the Director if the City suspects that a discharger may need a separate UPDES Permit.

Permit Reference: 4.2.3, 4.2.3.3, 4.2.3.3.1, 4.2.3.3.4, 4.2.3.4, 4.2.3.5, 4.2.3.5.1, 4.2.3.6, 4.2.3.6.1, 4.2.3.6.3

Desired Results: Standardize IDDE procedures between staff for efficiency and safety.

Pollutants: Non-storm water discharges associated with illegal and illicit discharges.

Audience: Storm Water Management Plan Engineer, City SWPPP Inspectors, Storm Water Supervisor, Public Works Director, City Engineer, Facilities Manager, Fire Department, and Public Works Administrative Staff.

Responsible Agents in City: Storm Water Management Plan Engineer, Storm Water Supervisor, City SWPPP Inspectors, Fire Marshall, City Engineer, and Public Works Director.

Measurable Goal: Review and update SOPs annually as part of the SWMP review process.

Measures of Success: Compliance with these goals will be measured by SOPs being reviewed for effectiveness annually and updated as necessary.

Milestones:

2024: Review SOPs and update as necessary prior to submittal of annual report.

2025: Review SOPs and update as necessary prior to submittal of annual report.
2026: Review SOPs and update as necessary prior to submittal of annual report.

BMP 14: ASSESSMENT OF HIGH PRIORITY AREAS

New

Description: Create written standard operating procedures (SOPs) and mapping for locating and listing priority areas likely to have illicit discharges based on:

- Areas with older infrastructure and increased potential for illicit connections,
- Industrial, commercial, or mixed-use areas,
- Areas with a history of illicit discharges,
- Areas with a history of illicit dumping,
- Areas with onsite sewage disposal systems,
- Areas with older sewer lines or history of overflows or cross connections,
- Areas upstream of sensitive waterbodies, and
- Other areas Lehi City determines to have increased potential for illicit discharges.

Permit Reference: 4.2.3, 4.2.3.3.1

Desired Results: Focus inspection efforts to the locations most likely to provide the greatest reductions in illicit, illegal, and non-stormwater discharges based on historical and available knowledge.

Pollutants: Non-storm water discharges associated with illegal and illicit discharges.

Audience: Storm Water Management Plan Engineer, City SWPPP Inspectors, Storm Water Supervisor, and GIS Coordinator.

Responsible Agents in City: Storm Water Management Plan Engineer, City SWPPP Inspectors, Storm Water Supervisor, and Public Works Director.

Measurable Goal: Create assessment of high priority areas with a written prioritization methodology and a GIS map of high priority areas.

Measures of Success: Compliance with these goals will be measured by creating SOPs for prioritization methodology and creating a GIS map of high priority areas then reviewing them annually and updating as necessary.

Milestones:

> **2024:** Create SOPs, prioritization, and map. Review and update prioritization based upon previous years inspections as necessary prior to submittal of annual report.

2025: Review and update prioritization based upon previous years inspections as necessary prior to submittal of annual report.
2026: Review and update prioritization based upon previous years inspections as necessary prior to submittal of annual report.

BMP 15: HIGH PRIORITY AREA INSPECTIONS

New

Description: Lehi City will begin to conduct high priority area inspections based on the high priority mapping and the SOPs in BMP 14.

Permit Reference: 4.2.3, 4.2.3.3.2

Desired Results: Inspect all high priority areas and eliminate any illicit or illegal non-storm water discharges or dumping.

Pollutants: Non-storm water discharges associated with illegal and illicit discharges.

Audience: Storm Water Management Plan Engineer, City SWPPP Inspectors, and Storm Water Supervisor.

Responsible Agents in City: Storm Water Management Plan Engineer, City SWPPP Inspectors, Storm Water Supervisor, and Public Works Director.

Measurable Goal: Complete annual inspections of all high priority areas in Lehi City.

Measures of Success: Compliance with these goals will be measured by the inspection of 100% of all high priority areas annually.

Milestones:

2024: Begin conducting high priority area inspections, review the work orders, GIS mapping of inspections, and completed inspection reports prior to submittal of annual report.
2025: Review the work orders, GIS mapping of inspections, and completed inspection reports prior to submittal of annual report.
2026: Review the work orders, GIS mapping of inspections, and completed inspection reports prior to submittal of annual report.

BMP 16: DRY WEATHER SCREENING OF OUTFALLS

Description: Lehi City will implement dry weather screening activities for the purpose of verifying outfall locations and detecting illicit discharges within the City's jurisdiction that discharge to a receiving water. All outfalls will be inspected at least once during the 5-year Permit term using a standard inspection form created by Lehi City.

Permit Reference: 4.2.3, 4.2.3.3.3

Desired Results: Identify any continuous or semi-regular discharges that are illicit or illegal non-storm water discharges, trace them back to the source, and eliminate them.

Pollutants: Non-storm water discharges associated with illegal and illicit discharges.

Audience: Storm Water Management Plan Engineer, Storm Water Inspectors, and Storm Water Supervisor.

Responsible Agents in City: Storm Water Management Plan Engineer, Storm Water Inspectors, and Storm Water Supervisor

Measurable Goal: Lehi City has a goal of inspecting 20% of all outfalls annually and 100% of all outfalls every 5 years.

Measures of Success: Compliance with these goals will be measured by annual review of the completed dry weather screening inspections and work orders.

Milestones:

2024: Review the work orders, GIS mapping of inspections, and completed inspection reports prior to the submittal of the annual report.
2025: Review the work orders, GIS mapping of inspections, and completed inspection reports prior to the submittal of the annual report.
2026: Review the work orders, GIS mapping of inspections, and completed inspection reports prior to the submittal of the annual report.

BMP 17: MAPPING AND TRACKING DATABASE OF SPILLS AND ILLICIT DISCHARGES

Description: Lehi City will use ComplianceGo to map and track the number and type of spills or illicit discharges identified as well as the actions taken to resolve them. The effectiveness of the program will be evaluated annually.

Permit Reference: 4.2.3, 4.2.3.5.1, 4.2.3.6.3, 4.2.3.10

Desired Results: Track and monitor the location of spills and illicit discharges and provide information that will be used to update the priority areas, SOPs, training, and mapping.

Pollutants: Non-storm water discharges associated with illegal and illicit discharges.

Audience: Storm Water Management Plan Engineer, Public Works Director, Storm Water Supervisor, and City SWPPP Inspectors.

Responsible Agents in City: Storm Water Management Plan Engineer, Storm Water Supervisor, City SWPPP Inspectors, and Fire Marshall.

Measurable Goal: Record the location, actions taken, and resolution for each spill or illicit discharge. For illicit discharges, an Illicit Discharge Hotline Incident Tracking Sheet will be filled out and saved. Review effectiveness prior to submission of annual report.

Measures of Success: Compliance with these goals will be measured by keeping a record of all spills and illicit discharges that Lehi City becomes aware of.

Milestones:

2024: Review effectiveness of previous years IDDE tracking prior to submittal of annual report.
2025: Review effectiveness of previous years IDDE tracking prior to submittal of annual report.
2026: Review effectiveness of previous years IDDE tracking prior to submittal of annual report.

BMP 18: MAINTAIN 24-HOUR HOTLINE AND UPDATE SOP FOR CALL RESPONSE

Description: Lehi City will maintain a 24-hour hotline and develop and use call response procedures

Permit Reference: 4.2.3, 4.2.3.9, 4.2.3.9.1

Desired Results: Provide a method for the community to act as additional eyes and ears to report illegal or illicit non-storm water discharges and to act as a functional extension of the City's resources. Use internal call response procedures to streamline IDDE response.

Pollutants: Non-storm water discharges associated with illegal and illicit discharges.

Audience: City Staff, General Public (Residents, Businesses, Institutions, Contractors, and Developers.

Responsible Agents in City: Storm Water Supervisor, City SWPPP Inspectors, Public Works Director, and City Reception Staff.

Measurable Goal: Keep 24-hour hotline number posted on City website, create and follow spill response flow chart, and keep a report log.

Measures of Success: Compliance with these goals will be measured by the creation of a spill response flow chart before December 2023, and the documentation of completed report forms and completed work orders.

Milestones:

2024: Create spill response flow chart; post hotline number on website; and review completed report forms, work orders created and completed, and hotline effectiveness prior to submittal of annual report.
2025: Review completed report forms, work orders created and completed, and hotline effectiveness prior to submittal of annual report.
2026: Review completed report forms, work orders created and completed, and hotline effectiveness prior to submittal of annual report.

BMP 19: CITY CONSTRUCTION SITE ORDINANCES

Description: Lehi City has developed ordinances that require construction operators to obtain and maintain coverage under the UPDES general permit, prepare a SWPPP, and use erosion and sediment control BMPs on construction sites. (Lehi City Code 9-3-4, 9-3-6) Lehi City will annually review the city ordinances and regulations to ensure they meet the requirements of the current Construction General Permit and update them as necessary.

Permit Reference: 4.2.4, 4.2.4.1, 4.2.4.1.1, 4.2.4.1.2, 4.2.4.1.3

Desired Results: Provide Lehi City the legal authority to direct and enforce the requirements of the General Construction Permit.

Pollutants: All pollutants listed in Table 4-3 with specific emphasis on nitrogen and phosphorus.

Audience: City Engineering Staff, Sewer and Storm Water Staff, Contractors, Developers, Development Engineers, and Architects.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, Sewer and Storm Water Supervisors, City Engineer, and City Attorney.

Measurable Goal: Review City ordinances prior to submittal of annual report and verify that they are equivalent with the requirements set forth in the current UPDES Construction General Storm Water Permit. Update ordinances as necessary.

Measures of Success: Compliance with these goals will be measured by City ordinances being reviewed annually and updated as necessary to ensure compliance with current CGP.

Milestones:

2024: Review City construction site ordinances and update as necessary prior to submittal of annual report.
2025: Review City construction site ordinances and update as necessary prior to submittal of annual report.
2026: Review City construction site ordinances and update as necessary prior to submittal of annual report.

BMP 20: UPDATE APPROVED CONSTRUCTION SITE STORM WATER BMPS AND DESIGN STANDARDS

Description: Lehi City will create a list of approved construction site storm water BMPs and include references on the engineering and storm water websites. Lehi City will update the engineering design standards and details to meet current permit requirements.

Permit Reference: 4.2.1.1, 4.2.1.4, 4.2.4, 4.2.4.1, 4.2.4.1.1

Desired Results: Standardize the design and review process, simplify design and construction efforts, and standardize the infrastructure that is maintained by the City.

Pollutants: All pollutants listed in Tables 4-2 and 4-3 with specific emphasis on nitrogen and phosphorus.

Audience: Developers, Contractors, City Engineers, Storm Water Supervisor, and Storm Water Management Plan Engineer.

Responsible Agents in City: Storm Water Management Plan Engineer, City Engineers, Storm Water Supervisor, and Public Works Director.

Measurable Goal: Review the list of approved construction site storm water BMPs annually, update the list as necessary, and make the list and references to it available on the City website. Review the engineering design standards annually and update as necessary to meet the current UPDES permit requirements.

Measures of Success: Compliance with these goals will be measured by reviewing the construction site storm water BMPs and engineering design standards annually prior to submittal of the annual report, updating them as necessary, and making the updated documents available on the City website.

Milestones:

2024: Review BMP list and engineering design standards and update as necessary prior to submittal of annual report.
2025: Review BMP list and engineering design standards and update as necessary prior to submittal of annual report.
2026: Review BMP list and engineering design standards and update as necessary prior to submittal of annual report.

BMP 21: ENFORCEMENT STRATEGY

Description: Lehi City will review its written standard operation procedures (SOPs) for enforcement to ensure they appropriately address escalating enforcement procedures and actions, including appeals. SOPs will be updated as necessary and published on the City website per the permit. Implementation of enforcement strategy will be documented through work orders.

Permit Reference: 4.2.4, 4.2.4.2, 4.2.4.2.1, 4.2.4.2.2, 4.2.4.4.5

Desired Results: Clearly document the enforcement strategy to make it clear and provide information to contractors and the public on the City website. Verify that documentation of implementation is compliance with permit requirements.

Pollutants: All pollutants listed in Table 4-3 with specific emphasis on nitrogen and phosphorus.

Audience: City Engineering Staff, Sewer and Storm Water Staff, Contractors, Developers, Development Engineers, and Architects.

Responsible Agents in City: City SWPPP Inspectors, Storm Water Management Plan Engineer, Public Works Director, and Storm Water Supervisor.

Measurable Goal: Review enforcement SOPs and written strategy annually and update as necessary. Publish strategy and procedures on the City website, and track enforcement through the documentation of work orders.

Measures of Success: Compliance with these goals will be measured by reviewing the SOP annually to ensure compliance with current CGP, updating as necessary, and compiling documented enforcement for annual report.

Milestones:

2024: Review SOPs and written strategy, update if necessary, and compile enforcement documentation prior to submittal of annual report.
2025: Review SOPs and written strategy, update if necessary, and compile enforcement documentation prior to submittal of annual report.
2026: Review SOPs and written strategy, update if necessary, and compile enforcement documentation prior to submittal of annual report.

BMP 22: SWPPP REVIEW CHECKLIST AND SOP

Description: Lehi City uses a written SWPPP review checklist and SOP to ensure that SWPPP regulations are met, and documentation is kept. The checklist and SOP will be reviewed annually and updated as needed.

Permit Reference: 4.2.4, 4.2.4.3

Desired Results: Ensure that contractors, development engineers, and review staff follow the same procedures, have the same expectations in implementing storm water BMPs, and understand the requirements of the UPDES GCP.

Pollutants: All pollutants listed in Table 4-3 with specific emphasis on nitrogen and phosphorus.

Audience: City Development Review Staff, Storm Water Management Plan Engineer, City SWPPP Inspectors, Development Engineers, and Contractors.

Responsible Agents in City: Storm Water Management Plant Engineer, and Public Works Director.

Measurable Goal: Review SWPPP checklist and SOP annually to verify compliance with current CGP and update as necessary.

Measures of Success: Compliance with these goals will be measured by reviewing the SWPPP checklist and SOP annually prior to submission of annual report and updating as necessary.

Milestones:

2024: Review SWPPP review checklist and SOP and revise as necessary prior to submittal of annual report.
2025: Review SWPPP review checklist and SOP and revise as necessary prior to submittal of annual report.
2026: Review SWPPP review checklist and SOP and revise as necessary prior to submittal of annual report.

BMP 23: UPDATE SOPS FOR INSPECTIONS

Description: Lehi City will review its SOPs for site storm water inspections annually and update them as needed. Construction inspection SOPs will require:

- Monthly inspection of all construction sites with a land disturbance of greater than or equal to one acre, including projects less than once acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to once acre.
- Bi-weekly inspection of all construction sites determined to be high-priority due to soil erosion potential, site slope, project size and type, sensitivity of receiving waterbodies, and a past record of non-compliance by the operators of the site.
- Inspection of all phases of construction, including prior to land disturbance, during active construction, and following active construction. Documentation of the procedure for being notified by construction operators/owners of their completion of active construction will be provided.
- RSI or equivalent training for MS4 staff who will be responsible for inspecting construction sites.
- Effective January 1, 2025, these inspections will be completed using an electronic site inspection tool unless there is a documented reason justifying an on-site construction site inspection.

Permit Reference: 4.2.4, 4.2.4.1, 4.2.4.2, 4.2.4.4, 4.2.4.4.1, 4.2.4.4.2, 4.2.4.4.3, 4.2.4.5

Desired Results: Regularly update construction storm water inspection SOPs to ensure compliance of all construction sites with all General Construction and Common Plan Storm Water Permits.

Pollutants: All pollutants listed in Table 4-3 with specific emphasis on nitrogen and phosphorus.

Audience: City SWPPP Inspectors.

Responsible Agents in City: Storm Water Management Plan Engineer, and Public Works. Director.

Measurable Goal: Review SOPs annually based on staff input and updates in the permits. Update SOPs as necessary.

Measures of Success: Compliance with these goals will be measured by reviewing the SOPs annually prior to the submittal of the annual report.

Milestones:

2024: Review SOPs and revise as necessary prior to submittal of the annual report.
2025: Review SOPs and revise as necessary prior to submittal of the annual report.
2026: Review SOPs and revise as necessary prior to submittal of the annual report.

BMP 24: MAINTAIN DOCUMENTATION AND MAP OF SWPPP LOCATIONS BY ADDRESS

Description: Lehi City will document and map all SWPPPs by address, including the corresponding permit, SWPPP, inspections, and corrective actions.

Permit Reference: 4.2.4, 4.2.4.3, 4.2.4.6

Desired Results: Log and track all SWPPPs by address to support documentation compliance and to verify that no construction sites are missed.

Pollutants: All pollutants listed in Table 4-3 with specific emphasis on nitrogen and phosphorus.

Responsible Agents in City: City SWPPP Inspectors, Storm Water Management Plan Engineer, and Public Works Director.

Measurable Goal: Track all SWPPPs by address and record all associated inspections and corrective actions.

Measures of Success: Compliance with these goals will be measured by collecting the metrics of all SWPPPS and the associated inspections and corrective actions prior to the submittal of the annual report.

Milestones:

2024: Collect metrics prior to submittal of annual report
2025: Collect metrics prior to submittal of annual report
2026: Collect metrics prior to submittal of annual report

BMP 25: PRE-CONSTRUCTION SWPPP MEETINGS AND ADDRESSING PUBLIC COMMENTS

Description: Lehi City will hold pre-construction SWPPP meetings to review the site design, planned operations, planned BMPs during construction, and long term BMPS to manage runoff after construction. The City will receive public comments through the established process associated with the planning commission.

Permit Reference: 4.2.4, 4.2.4.3.1, 4.2.4.3.2

Desired Results: Allow the City to review public comments that must be addressed during construction, verify the contact information listed on the SWPPP, and discuss any priority issues associated with the BMPs related to the construction site.

Pollutants: All pollutants listed in Table 4-3 with specific emphasis on nitrogen and phosphorus.

Audience: City SWPPP Inspectors, Storm Water Management Plan Engineer, Developers, and Contractors.

Responsible Agents in City: City SWPPP Inspectors, Storm Water Management Plan Engineer, and Public Works Director.

Measurable Goal: Hold and keep record of pre-construction meetings for every project meeting the requirement under the UPDES CGP and CPP.

Measures of Success: Compliance with these goals will be measured by records being kept of all pre-construction meetings.

Milestones:

2024: Reviewing pre-construction meeting reports prior to submittal of annual report.
2025: Reviewing pre-construction meeting reports prior to submittal of annual report.
2026: Reviewing pre-construction meeting reports prior to submittal of annual report.

BMP 26: BI-WEEKLY INSPECTIONS OF HIGH PRIORITY SITES AND MONTHLY INSPECTIONS OF ALL SITES

Description: Lehi City will determine if construction sites are high priority based on soil erosion potential, site slope, project size and type, sensitivity of receiving waterbodies, non-storm water discharges, and a past record of non-compliance by the operators of the construction site. High priority sites will be inspected bi-weekly (once every two weeks). All other sites will be inspected monthly. Any non-compliant sites will be reinspected within 7 days.

Permit Reference: 4.2.4, 4.2.4.3.2, 4.2.4.4.1, 4.2.4.4.3

Desired Results: Prioritize and focus inspection efforts where the greatest benefits will be achieved while ensuring that all sites are inspected regularly.

Pollutants: All pollutants listed in Table 4-3 with specific emphasis on nitrogen and phosphorus.

Audience: City SWPPP Inspectors.

Responsible Agents in City: Storm Water Management Plan Engineer, City SWPPP Inspectors, and Public Works Director.

Measurable Goal: All high priority sites will be inspected bi-weekly (once every two weeks), all other sites will be inspected once a month. Any non-compliant sites will be reinspected within 7 days.

Measures of Success: Compliance with these goals will be measured by SWPPP inspection reports and work orders documenting completion of all inspections.

Milestones:

2024: Review SWPPP inspection records prior to submittal of annual report.
2025: Review SWPPP inspection records prior to submittal of annual report.
2026: Review SWPPP inspection records prior to submittal of annual report.

BMP 27: MAINTAIN RSI AND RSW/RSR CERTIFICATION TRAINING OF ALL STORM WATER INSPECTORS AND ENGINEERING SWPPP WRITERS/REVIEWERS

Description: All storm water and public works staff that are involved with SWPPP inspections will obtain RSI certification within 1 year of employment and maintain that certification as necessary. All storm water and engineering staff involved in writing and reviewing SWPPP plans will obtain RSR or RSW certification within 1 year of employment and maintain that certification as necessary.

Permit Reference: 4.2.4, 4.2.4.4.1, 4.2.4.5

Desired Results: All City staff associated with review and inspection of storm water facilities will maintain the training and knowledge base required by the State of Utah.

Pollutants: All pollutants listed in Table 4-3 with specific emphasis on nitrogen and phosphorus.

Audience: City SWPPP Inspectors and Storm Water Management Plan Engineer.

Responsible Agents in City: Public Works Director, Storm Water Supervisor, Storm Water Management Plan Engineer, and City SWPPP Inspectors.

Measurable Goal: Compliance with these goals will be measured by maintaining all RSI, RSW, and RSR certifications, and ensuring all appropriate new staff obtain the necessary certifications within 1 year of employment. Record all training and renewals in certification log.

Measures of Success: Compliance with these goals will be measured by recording all training and renewals in the certification log.

Milestones:

2024: Update log of certified staff prior to submittal of annual report.
2025: Update log of certified staff prior to submittal of annual report.
2026: Update log of certified staff prior to submittal of annual report.

BMP 28: NEW DEVELOPMENT/REDEVELOPMENT STORM WATER CONTROL PROGRAM

Description: Lehi City will implement a new development/redevelopment storm water control program. This program will involve:

- Ensuring that any storm water controls or management practices for new development and redevelopment prevent or minimize impacts to water quality.
- Minimizing development in areas susceptible to erosion and sediment loss; minimize the disturbance of native soils and vegetation; preserve areas that provide important water quality benefits; implement measures for flood control; and protect the integrity of natural resources and sensitive area.
- Requiring development and redevelopment projects to evaluate a low impact development approach and retain the 80th percentile storm onsite. Design standards will include a minimum of five LID practices that are permitted in the City.
- Providing a procedure for developers to provide rational for the use of alternative design criteria if it is not feasible to meet the 80th percentile retention requirement.

Lehi City will develop a specific hydrologic method for calculating runoff volumes and flow rates to ensure consistent sizing of structural BMPs and to facilitate plan review based on the 80th percentile storm.

Permit Reference: 4.2.5, 4.2.5.1, 4.2.5.1.1, 4.2.5.1.2, 4.2.5.1.3, 4.2.5.1.4

Desired Results: Prevent or minimize impacts to water quality by protecting sensitive areas.

Pollutants: All pollutants, with specific emphasis on nitrogen, phosphorus, and pollutants listed in Table 3-1.

Audience: City Staff, Contractors, and Developers

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, City Engineer, Development Review Committee.

Measurable Goal: Update storm drain design standards to define the 80th percentile rainfall event, require the onsite retention of the 80th percentile rainfall event, and require the evaluation of a low impact development approach.

Measures of Success:
Success will be measured by reviewing the storm drain design manual annually prior to submittal of annual report and updating as necessary.

Milestones:

2024: Review storm drain design manual and update as necessary prior to submittal of annual report.
2025: Review storm drain design manual and update as necessary prior to submittal of annual report.
2026: Review storm drain design manual and update as necessary prior to submittal of annual report.

BMP 29: LONG-TERM POST-CONSTRUCTION STORM WATER CONTROL ORDINANCE AND ENFORCEMENT

Description: Lehi City will review the city ordinance that requires long-term post-construction storm water controls at new development and redevelopment sites to ensure it requires BMP selection, design, installation, operation, and maintenance standards necessary to protect water quality and reduce the discharge of pollutants to the MS4. It will also include an enforcement strategy and appeals process to minimize the occurrence of violations and obtain compliance from chronic and recalcitrant violators. It will also give the City authority to require and enforce the inspection of private storm water facilities that discharge to the Lehi City MS4 at least once every year and give the City authority to inspect and require maintenance of private storm water facilities at least once every 5 years. Lehi City will update the ordinance as necessary to ensure compliance with the Permit.

As part of this ordinance, Lehi City will require all new development and redevelopment sites with private storm drain facilities to prepare a long-term storm water management plan (LTSWMP) or equivalent and sign a maintenance agreement for their storm drainage facilities. The City will use a review checklist and require LTSWMPs to contain:

- Project name and address
- Owner's name, address, telephone number, and email address
- Maintenance contact's name, address, telephone number, and email address
- Proposed development area and total number of lots
- Signed maintenance agreement
- List of potential pollutants
- BMPs to address pollutants
- Spill response plan
- Site map showing BMPs
- Inspection log with recommended frequency,
- Statement that an inspection report will be sent to City annually
- List of training and frequency

Lehi City has created a template for developers to use in creating their LTSWMP.

Permit Reference: 4.2.5, 4.2.5.1, 4.2.5.1.1, 4.2.5.2, 4.2.5.2.1, 4.2.5.2.2, 4.2.5.2.3, 4.2.5.3.1, 4.2.5.3.2

Desired Results: Require development and redevelopment sites to use appropriate BMPs and standards during design, installation, operation, and maintenance to protect water quality and reduce the discharge of pollutants to the MS4. Require the owners and operators of development

and redevelopment sites to inspect their storm drain facilities at least once every year, give the city authority to inspect private storm drain facilities at least once every five years, and give the City authority to require owners and operators to perform necessary maintenance on private storm drain facilities.

Pollutants: All pollutants listed in Table 3-1 with specific emphasis on nitrogen and phosphorus.

Audience: Storm Water Management Plan Engineer, Land Use Planners, Engineers, Developers, and City SWPPP Inspectors.

Responsible Agents in City: Storm Water Management Plan Engineer, City Engineers, and Public Works Director.

Measurable Goal: Review long-term post-construction storm water control ordinance and update as necessary. Implement enforcement strategy.

Measures of Success: Review long-term post-construction storm water control ordinance prior to submittal of annual report and update as necessary. Enforcement strategy will be implemented through BMP 31 and BMP 33. Require all new development and redevelopment sites with privately owned storm drainage facilities to sign a maintenance agreement and prepare a LTSWMP to aid in inspecting and maintaining their infrastructure.

Milestones:

2024: Review long-term post-construction storm water ordinance and update as necessary prior to submittal of annual report. Keep records of all LTSWMPs and maintenance agreements. Review LTSWMP template and review checklist and update as necessary prior to submittal of annual report.
2025: Review long-term post-construction storm water ordinance and update as necessary prior to submittal of annual report. Keep records of all LTSWMPs and maintenance agreements. Review LTSWMP template and review checklist and update as necessary prior to submittal of annual report.
2026: Review long-term post-construction storm water ordinance and update as necessary prior to submittal of annual report. Keep records of all LTSWMPs and maintenance agreements. Review LTSWMP template and review checklist and update as necessary prior to submittal of annual report.

BMP 30: POST INSTALLATION INSPECTION OF PERMANENT STRUCTURAL BMPS

Description: Lehi City will have qualified personnel inspect permanent structural storm water control BMPs at least once during installation to verify that they were constructed as designed.

Permit Reference: 4.2.5, 4.2.5.2.4

Desired Results: Ensure that permanent storm water controls are constructed according to the approved plans.

Pollutants: All pollutants listed in Table 3-1 with specific emphasis on nitrogen and phosphorus.

Audience: Land Use Planners, Engineers, Developers, and Public Works Inspectors

Responsible Agents in City: Public Works Inspectors

Measurable Goal: Inspect all structural BMPs within the City at least once during construction and again prior to final approval to confirm they are built to submitted plans. Public Works Inspectors verify with the manufacturer that structural BMPs were installed according to specifications.

Measures of Success: Success will be measured by record being kept of all structural BMP inspections.

Milestones:

2024: Review inspection logs prior to submittal of annual report to ensure inspections are being performed.
2025: Review inspection logs prior to submittal of annual report to ensure inspections are being performed.
2026: Review inspection logs prior to submittal of annual report to ensure inspections are being performed.

BMP 31: INSPECTIONS OF LONG-TERM POST-CONSTRUCTION STORM WATER MANAGEMENT SITES

Description: Lehi City has a program in place to inspect all sites in the long-term post-construction storm water controls in the inventory mentioned in BMP 32 at least once every five years and to require the owners of these controls to inspect them every year to ensure proper operation and maintenance is being conducted. Sites with controls that were constructed prior to the implementation of these requirements currently have no maintenance agreements with the City and are not conducting annual inspections. These sites are to be required to develop Stormwater System Operation & Maintenance Plans and to sign a maintenance agreement with Lehi City. Following each inspection, the owner or operator will be given the inspection form and educational flyer mentioned in BMP 06.

Permit Reference: 4.2.5, 4.2.5.2.5

Desired Results: Ensure that property owners and operators maintain the functionality of their existing storm water controls.

Pollutants: All pollutants listed in Table 3-1 with specific emphasis on nitrogen and phosphorus.

Audience: Storm Water Management Plan Engineer, Storm Water Supervisor, City SWPPP Inspectors, Businesses, Landowners, and Developers.

Responsible Agents in City: Storm Water Management Plan Engineer, Storm Water Supervisor, City SWPPP Inspectors, and Public Works Director.

Measurable Goal: Lehi City will inspect City owned storm water control facilities at least once every year and perform any needed maintenance on these facilities, inspect non-city owned storm water control facilities at least once every five years and require the owners and operators to perform any needed maintenance, and require sites that were developed after these requirements took effect to inspect their facilities at least once every year and perform any needed maintenance. Following each inspection of non-city owned storm water control facilities, the owner or operator will be given the inspection form and educational flyer mentioned in BMP 06.

Measures of Success: Compliance with these goals will be measured by annual inspection of City owned facilities, once every five-year inspection of non-City owned facilities, and distribution of educational flyers. Record will be kept of all inspections, flyer distribution, and maintenance.

Milestones:

2024: Conduct 100% of city owned facility inspections and at least 20% of non-city owned facility inspections prior to submittal of annual report.
2025: Conduct 100% of city owned facility inspections and at least 20% of non-city owned facility inspections prior to submittal of annual report.
2026: Conduct 100% of city owned facility inspections and at least 20% of non-city owned facility inspections prior to submittal of annual report.

BMP 32: INVENTORY OF LONG-TERM POST-CONSTRUCTION STRUCTURAL STORM WATER CONTROL MEASURES

Description: Lehi City maintains an inventory of all post-construction structural storm water controls measured installed and implemented in new development and redevelopment sites that disturb greater than or equal to 1 acre, including projects less than 1 acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to 1 acre. This inventory contains the address, owner contact information, maintenance contact information, and Long-Term Storm Water Management or Stormwater System Operation & Maintenance plan for each site. The inventory includes both public and private sector sites located within Lehi City that have been developed since the date that post-construction requirements came into effect. Lehi City's database also includes many sites that were developed prior to when these requirements came into effect; however, there is limited information for these sites and there is no inspection or maintenance agreements in place between these sites and the City. These sites are to be required to develop Stormwater System Operation & Maintenance Plans or equivalent and to sign a maintenance agreement with Lehi City. Lehi City will update this inventory when changes occur in property ownership or the specific control measures implemented at the site.

Permit Reference: 4.2.5, 4.2.5.4, 4.2.5.4.1, 4.2.5.4.2

Desired Results: Maintain and update a map and database of pertinent information related to long-term post-construction storm water control measures.

Pollutants: All pollutants listed in Table 3-1 with specific emphasis on nitrogen and phosphorus.

Audience: Storm Water Management Plan Engineer, City SWPPP Inspectors, and Storm Water Supervisor.

Responsible Agents in City: Storm Water Management Plan Engineer, and Public Works Director.

Measurable Goal: Maintain map and database that includes basic information on each project including project name, owner name and contact information, maintenance name and contact information, location, short description of each storm water control measure, short description of maintenance requirements, and inspection information. Update the map and database as new structural BMPs are implemented, as the existing controls are inspected and as ownership information changes.

Measures of Success: Compliance with these goals will be measured by the updated inventory with all new development, redevelopment, and retrofit storm water infrastructure.

Milestones:

2023: Continue updating and verifying mapping of all long-term post-construction storm water control infrastructure.

2024: Continue updating and verifying mapping of all long-term post-construction storm water control infrastructure.

2025: Continue updating and verifying mapping of all long-term post-construction storm water control infrastructure.

2026: Continue updating and verifying mapping of all long-term post-construction storm water control infrastructure.

BMP 33: LONG-TERM POST-CONSTRUCTION INSPECTOR TRAINING

Description: Lehi City will provide training to all staff and third-party reviewers or contractors whose job duties are related to implementing the long-term post-construction storm water control program. These duties include permitting, plan review, post-construction site inspections, and enforcement. These duties are primarily performed by the Storm Water Management Plan Engineer who is required to maintain RSI and RSW/RSR certification as per BMP 09.

Permit Reference: 4.2.5, 4.2.5.5

Desired Results: Provide training to all City staff associated with implementing the long-term post-construction storm water program to ensure that they are informed of proper industry methods, procedures, SOPs, and standards.

Pollutants: All pollutants listed in Table 3-1 with specific emphasis on nitrogen and phosphorus.

Audience: Storm Water Management Plan Engineer.

Responsible Agents in City: Storm Water Management Plan Engineer and Public Works Director.

Measurable Goal: Storm Water Management Plan Engineer will maintain RSI and RSW/RSR certification as well as knowledge of City ordinances and SOPs regarding the long-term post-construction storm water control program.

Measures of Success: Compliance with these goals will be measured by the log of RSI and RSW/RSR training as well as the annual review of City ordinances and SOPs prior to submittal of the annual report.

Milestones:

2024: Maintain log of RSI and RSW/RSR training. SWMP Engineer will review City ordinances and SOPs related to long-term post-construction storm water controls annually to ensure they are being enforced properly.
2025: Maintain log of RSI and RSW/RSR training. Review City ordinances and SOPs related to long-term post-construction storm water controls annually to ensure they are being enforced properly.
2026: Maintain log of RSI and RSW/RSR training. Review City ordinances and SOPs related to long-term post-construction storm water controls annually to ensure they are being enforced properly.

BMP 34: CITY OWNED FACILITY INVENTORY WITH PRIORITY IDENTIFICATION AND POSSIBLE POLLUTANTS

Description: Lehi City will create an inventory of facilities owned by the City with a summary of the possible pollutants those facilities could produce and how to prevent them from entering the storm drain system. High priority facilities will be identified based on the requirements of permit section 4.2.6.3.

Permit Reference: 4.2.6, 4.2.6.1, 4.2.6.2, 4.2.6.3

Desired Results: Maintain an assessment of City owned facilities to ensure that pollutant risks are contained and appropriate BMPs are in place.

Pollutants: All pollutants listed in Table 4-4 with specific emphasis on nitrogen and phosphorus.

Audience: Storm Water Management Plan Engineer, City SWPPP Inspectors, Storm Water Supervisor, Facility Managers, and Public Works Director.

Responsible Agents in City: Storm Water Management Plan Engineer, GIS Coordinator, and Public Works Director.

Measurable Goal: Create list of City owned facilities and identify possible pollutants. Use list to identify high priority facilities. Review list annually prior to submittal of annual report and update as necessary.

Measures of Success: Compliance with these goals will be measured by the creation of list of City owned facilities, that list being reviewed and updated as necessary prior to submittal of annual report.

Milestones:

2024: Create inventory of facilities and potential pollutants. Review inventory of City owned facilities and update as necessary prior to submittal of annual report.
2025: Review inventory of City owned facilities and update as necessary prior to submittal of annual report.
2026: Review inventory of City owned facilities and update as necessary prior to submittal of annual report.

BMP 35: PRERPARE AND MAINTAIN HIGH PRIORITY MS4 FACILITY SWPPPS

Description: Lehi City will prepare and implement SWPPPs for all of the high-priority MS4 facilities identified in BMP 36. These SWPPPs will be based on the industrial SWPPP template available on the UDEQ website. SWPPP will reference MS4 good housekeeping SOPs.

Permit Reference: 4.2.6, 4.2.6.4

Desired Results: Implement a SWPPP for each high-priority MS4 facility, review the SWPPPs annually, and update as necessary.

Pollutants: All pollutants listed in Table 4-4 with specific emphasis on nitrogen and phosphorus.

Audience: Storm Water Management Plan Engineer and City operations and maintenance staff associated with the high-priority facilities.

Responsible Agents in City: Storm Water Management Plan Engineer, and Public Works Director.

Measurable Goal: Create a SWPPP for each high priority facility, review the SWPPPs annually, and update as necessary.

Measures of Success: Compliance with these goals will be measured by creation of SWPPPs, reviewing SWPPPs annually prior to submittal of annual report, and updating SWPPPs as necessary.

Milestones:

2024: Create a SWPPP for each high-priority MS4 facility. Review each SWPPP annually and update as necessary prior to submittal of annual report.
2025: Review each SWPPP annually and update as necessary prior to submittal of annual report.
2026: Review each SWPPP annually and update as necessary prior to submittal of annual report.

BMP 36: HIGH PRIORITY MS4 FACILITY INSPECTIONS – MONTHLY/SEMI-ANNUALLY/ANNUALLY

Description: Lehi City will perform monthly visual inspections, semi-annual comprehensive inspections, and annual visual observation of storm water discharges as described in the Permit at all high-priority facilities identified by BMP 36 using SOPs and standard inspection logs created as part of BMP 38. Records will be maintained in the SWPPPs created as part of BMP 37.

Permit Reference: 4.2.6, 4.2.6.5.1, 4.2.6.5.2, 4.2.6.5.3

Desired Results: Inspect high-priority City facilities regularly to identify and eliminate any pollution discharges.

Pollutants: All pollutants listed in Table 4-4 with specific emphasis on nitrogen and phosphorus.

Audience: Storm Water Management Plan Engineer and City operations and maintenance staff associated with the high-priority facilities.

Responsible Agents in City: Storm Water Management Plan Engineer, City SWPPP Inspectors, and Public Works Director.

Measurable Goal: Complete and document monthly visual inspections, semi-annual comprehensive inspections, and annual visual observation of storm water discharges in accordance with SOPs and the Permit requirements to verify the performance of BMPs and all other systems designed and placed to eliminate pollutant discharges.

Measures of Success: Compliance with these goals will be measured by completion of all monthly inspections by the last weekday of each month, completion of semi-annual comprehensive inspections by December 31st and June 30th of each year, and completion of annual visual observations of storm water discharges by June 30th of each year, weather permitting.

Milestones:

2024: Review documentation of various inspections prior to submittal of annual report.
2025: Review documentation of various inspections prior to submittal of annual report.
2026: Review documentation of various inspections prior to submittal of annual report.

BMP 37: REVIEW AND UPDATE EXISTING MS4 GOOD HOUSEKEEPING SOPS

Description: Lehi City will review and update the SOPs used at city owned and operated facilities to protect water quality. These SOPs shall address:

- Use, storage, and disposal of chemicals;
- Storage of salt, sand, gravel, landscaping materials, asphalt, and other materials;
- Waste and trash management
- Cleaning, washing, painting, and maintenance activities including: cleaning of maintenance equipment, building exteriors, and trash containers;
- Sweeping roads and parking lots;
- Proper application, storage, and disposal of fertilizer, pesticides, and herbicides and minimizing their use;
- Lawn maintenance and landscaping activities including: proper disposal of lawn clippings and vegetation;
- Green waste deposited in the street;
- Proper disposal of pet wastes;
- Vehicle maintenance and repair activities including: use of drip pans and absorbents under or around leaky vehicles and equipment.
- Vehicle/equipment storage including storing indoors where feasible;
- Vehicle fueling including placing fueling areas under cover in order to minimize exposure where feasible;
- Road and parking lot maintenance, including: pothole repair, pavement marking, sealing, and repaving;
- Cold weather operations, including: plowing, sanding, application of deicing compounds, and maintenance of snow disposal areas;
- Right-of-way maintenance, including: mowing, herbicide and pesticide application;
- Municipally-sponsored events such as large outdoor festivals, parades, or street fairs and the clean-up following these events;
- Regular inspection, cleaning, and repair of storm water conveyance and structural storm water controls;
- Graffiti removal; and
- Any activities or operations not listed above that would reasonable be expected to discharge contaminated runoff.

Permit Reference: 4.2.6, 4.2.6.6, 4.2.6.6.1

Desired Results: Update standard operating procedures to ensure they are protecting water quality and being appropriately implemented.

Pollutants: All pollutants listed in Table 4-4 with specific emphasis on nitrogen and phosphorus.

Audience: City operations and maintenance staff associated with the high-priority facilities.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, Water Department Manager, Streets Department Manager, Storm Water Supervisor, and Waste Water Supervisor.

Measurable Goal: Review SOPs with the appropriate department heads prior to submittal of the annual report and update as necessary based on changes in UPDES CGP, operations and maintenance at facilities, or changes in industry standards.

Measures of Success: Compliance with these goals will be measured by reviewing and updating all SOPs annually.

Milestones:

2024: Review SOPs for each facility and update as necessary prior to submittal of annual report.
2025: Review SOPs for each facility and update as necessary prior to submittal of annual report.
2026: Review SOPs for each facility and update as necessary prior to submittal of annual report.

BMP 38: SWEEPING AND CATCH BASIN CLEANING SCHEDULE

Description: Lehi City will create a schedule for City owned road and parking lot sweeping and storm drain system maintenance. This will include regular inspection, cleaning, and repair of catch basins, storm water conveyance pipes, ditches and irrigation canals, culverts, structural storm water controls, and structural runoff treatment and/or flow control facilities. Sweeping and storm sewer system maintenance will be prioritized with the highest priority areas being maintained at the greatest frequency. Priorities will be driven by water quality concerns, most recent assessment of the receiving water, the amount and type of material that typically accumulates in an area, and other location-specific factors.

Permit Reference: 4.2.6, 4.2.6.6.2

Desired Results: Ensure that roads, parking lots, and catch basins are maintained properly according to their maintenance priority.

Pollutants: All pollutants listed in Table 4-4 with specific emphasis on nitrogen and phosphorus.

Audience: Storm Drain Supervisor, Storm Drain Maintenance Staff

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, Water Department Manager, Storm Drain Supervisor

Measurable Goal: Update and follow a schedule for road and parking lot sweeping and storm drain maintenance.

Measures of Success: Success will be measured by records of work orders for road and parking lot sweeping and storm drain maintenance.

Milestones:

2024: Follow schedule for road and parking lot sweeping and storm drain maintenance. Review schedule and update as necessary prior to submittal of annual report.
2025: Follow schedule for road and parking lot sweeping and storm drain maintenance. Review schedule and update as necessary prior to submittal of annual report.
2026: Follow schedule for road and parking lot sweeping and storm drain maintenance. Review schedule and update as necessary prior to submittal of annual report.

BMP 39: VACTOR TRUCK DISCHARGE AND VEHICLE WASHING

Description: Lehi City will ensure and document proper disposal methods of all waste and wastewater removed during cleaning and maintenance of the storm water conveyance system. Materials removed from the MS4 will be disposed of in the vehicle wash station. Solids from the vehicle wash station are disposed of in drying beds, and liquids are disposed of in the sanitary sewer.

Lehi City will ensure that vehicle, equipment, and other wash waters are not discharged to the MS4 or waters of the state by using vehicle wash stations that discharge to the sanitary sewer.

Permit Reference: 4.2.6, 4.2.6.6.3, 4.2.6.6.4

Desired Results: Ensure all vactor truck discharge as well as vehicle, equipment, and other wash waters are discharged to the proper locations.

Pollutants: All pollutants listed in Table 4-4 with specific emphasis on nitrogen and phosphorus.

Audience: Storm Drain Supervisor, Storm Drain Maintenance Staff

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, Water Department Manager, Storm Drain Supervisor, Streets Department Supervisor.

Measurable Goal: Maintain drying beds and vehicle wash stations. Document disposal methods of all waste and wastewater removed during cleaning and maintenance of the storm water conveyance system.

Measures of Success: Success will be measured by records of work orders documenting the disposal methods of removed materials as well as maintenance records for vehicle wash stations.

Milestones:

2024: Review work orders to ensure disposal is being properly documented and update SOPs as necessary prior to submittal of annual report.
2025: Review work orders to ensure disposal is being properly documented and update SOPs as necessary prior to submittal of annual report.
2026: Review work orders to ensure disposal is being properly documented and update SOPs as necessary prior to submittal of annual report.

BMP 40: SPILL PREVENTION PLAN

Description: Lehi City will develop a spill prevention plan in coordination with the local fire department

Permit Reference: 4.2.6, 4.2.6.6.5

Desired Results: Prevent spills and illicit discharges from City owned and operated facilities through a spill prevention plan.

Pollutants: Non-storm water discharges associated will illegal and illicit discharges as well as all pollutants listed in Table 4-4 with specific emphasis on nitrogen and phosphorus.

Audience: City operations and maintenance staff associated with the high-priority facilities.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, Fire Department

Measurable Goal: Develop and follow a written spill prevention plan in coordination with the Lehi Fire Department. Review the plan annually and update it as necessary.

Measures of Success: Compliance with this goal will be measured by the development of a written spill prevention plan.

Milestones:

2024: Develop written spill prevention plan and teach it to applicable staff. Review spill prevention plan and update as necessary prior to submittal of annual report.
2025: Review spill prevention plan and update as necessary prior to submittal of annual report.
2026: Review spill prevention plan and update as necessary prior to submittal of annual report.

BMP 41: FLOOR DRAIN INVENTORY

Description: Update inventory and mapping of all floor drains in all city-owned and operated facilities and ensure that all floor drains discharge to appropriate locations.

Permit Reference: 4.2.6, 4.2.6.6.6

Desired Results: Verify that all floor drains discharge to appropriate locations and do not create an illicit discharge.

Pollutants: All pollutants listed in Table 4-4 with specific emphasis on nitrogen and phosphorus.

Audience: Storm Water Management Plan Engineer and City operations and maintenance staff associated with the high-priority facilities.

Responsible Agents in City: Storm Water Management Plan Engineer, and GIS Coordinator.

Measurable Goal: Update inventory and mapping of floor drains and the associated discharges.

Measures of Success: Compliance with these goals will be measured by updated maps of the floor drains and identification of where they discharge.

Milestones:

2024: Review existing floor drain maps and update as necessary prior to submittal of annual report.
2025: Review existing floor drain maps and update as necessary prior to submittal of annual report.
2026: Review existing floor drain maps and update as necessary prior to submittal of annual report.

BMP 42: ASSESSMENT OF MS4 FLOOD MANAGEMENT CONTROL STRUCTURES

Description: Lehi City will develop and implement a process to assess the water quality impacts and the design of all new flood management structural controls within the City to consider controls that can be used to minimize the impacts to site water quality and hydrology while still meeting project objectives. Lehi City will also develop and implement a process to evaluate existing structures to determine if any modifications should be made to improve water quality. These processes will be included in the SWMP Appendix.

Permit Reference: 4.2.6, 4.2.6.8, 4.2.6.8.1

Desired Results: Provide a method for eliminating pollution caused by flood control structures, particularly total suspended solids from erosion, in the city storm water system.

Pollutants: All pollutants listed in Table 4-4 with specific emphasis on nitrogen and phosphorus.

Audience: City Engineering, Waste Water, and Storm Water Staff.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, City Engineer, and Waste Water and Storm Water Supervisors.

Measurable Goal: Document process for evaluating water quality and hydrology protection of flood control structures and complete an assessment of existing flood control structures to determine the need for modification to protect water quality or hydrology.

Measures of Success: Compliance with these goals will be measured by documenting a procedure for evaluating water quality and hydrology protection of both structural and non-structural controls and documentation of the results of the assessment of existing flood control structures and their effects on water quality and hydrology.

Milestones:

2024: Document procedure for evaluating water quality and hydrology protection for flood control structures and evaluate existing flood control structures prior to submittal of annual report.
2025: Review design standards for flood control structures and update as necessary prior to submittal of annual report.
2026: Review design standards for flood control structures and update as necessary prior to submittal of annual report.

BMP 43: RETROFIT EXISTING CITY OWNED OR OPERATED SITES THAT ADVERSELY IMPACT STORM WATER QUALITY

Description: Lehi City will develop and implement a retrofit plan to address existing sites owned and operated by the City that adversely affect water quality. The retrofit plan will emphasize infiltration, evapotranspiration, or harvest and reuse of storm water. Sites needing retrofit will be mapped in GIS and prioritized based on the proximity to impaired waterbodies, hydrologic condition of the receiving waterbody, proximity to sensitive ecosystems or protected areas, and any site that could be enhanced by improving the storm water system.

Permit Reference: 4.2.6.9

Desired Results: Reduce Lehi City's impact on the water quality of receiving water by retrofitting existing sites.

Pollutants: All pollutants listed in Table 4-4 with specific emphasis on nitrogen and phosphorus.

Audience: City Engineering, Waste Water, and Storm Water Staff.

Responsible Agents in City: Storm Water Management Plan Engineer, Public Works Director, City Engineer, and Waste Water and Storm Water Supervisors.

Measurable Goal: Assess existing Lehi City facilities and determine if there is a need for modification to protect water quality and hydrology, prioritize and prepare concepts for any retrofits that are needed, budget necessary retrofits over multiple years, and design and construct necessary retrofits.

Measures of Success: Assess Lehi City facilities every 5 years and make a list of any facilities that need to be modified to protect water quality. Facilities that require modifications will be prioritized with other City projects for retrofit.

Milestones:

2024: Assess Lehi City owner/operated facilities and make a list of facilities that need retrofit. Prioritize facilities needing modifications for retrofit.
2025: Prioritize facilities needing modifications for retrofit.
2026: Prioritize facilities needing modifications for retrofit.

4.3 Sharing Responsibility

Within the Lehi City MS4 boundary, the Utah Department of Transportation (UDOT) is responsible for the following roads:

- I-15
- US-89 (State Street)
- SR-68 (Redwood Road)
- SR-92 (Timpanogos Highway)
- SR-145 (Pioneer Crossing)
- SR-194 (2100 North)

4.4 Reviewing and Updating Storm Water Management Programs

Lehi City will review the SWMP annually and update it as necessary as described in BMP 01: Annual Planning, Review Progress, Evaluate Compliance/non-Compliance of the SWMP, and Evaluate Effectiveness to fulfill the requirements described in part 4.1.2 of the Permit.

5.0 NARRATIVE STANDARD, MONITORING, RECORDKEEPING, AND REPORTING

5.1 Narrative Standard

Lehi City acknowledges that it is unlawful and a violation of the Permit to discharge or place any waste or other substance in such a way as will or may become offensive such as unnatural deposits, floating debris, oil, scum or other nuisances such as color, odor or taste; or conditions which produce undesirable aquatic life or which produces objectionable tastes in edible aquatic organisms; or concentrations or combinations of substances which produce undesirable physiological responses in desirable resident fish, or other desirable aquatic life; or undesirable human health effects, as determined by bioassay or other tests performed in accordance with standard procedures.

5.2 Analytical Monitoring

Lehi City will conduct analytical monitoring should it become necessary according to the requirements of the permit. This will most likely be the result of consultation with the Utah Couty Health Department upon the discovery of illicit discharges resulting from dry or wet weather inspections or IDDE calls.

5.3 Non-analytical Monitoring

Lehi City will conduct non-analytical monitoring according to the requirements of the permit. This includes BMP 15 Dry Weather Screening of Outfalls to comply with part 4.2.3.3.2 of the Permit.

5.4 Recordkeeping

Lehi City will keep the SWMP and related documents up to date and ensure all modifications to these documents are submitted to the *Director* as described in BMP 01: Annual Planning, Review Progress, Evaluate Compliance/non-Compliance of the SWMP, and Evaluate Effectiveness as required by part 4.1.2 of the Permit. Lehi city will retain all required plans, records of all programs, records of all monitoring information, copies of all reports required by the permit, and records of all other data required by or used to demonstrate compliance with the permit for at least five years as described in BMP 03: Maintain Documentation for 5 Years is required by part 5.4 of the Permit. The NOI and SWMP will be available to the public on the Lehi City website.

5.5 Reporting

Lehi City will sign and certify the annual report in accordance with part 6.8 of the Permit and submit the annual report to the *Director* by October 1 for the reporting period of July 1 to June 30 of each year of the Permit term as described in BMP 02: Submission of Annual Report to comply with part 5.5.1 of the Permit.

6.0 STANDARD PERMIT CONDITIONS

Lehi City acknowledges the standard permit conditions outlined in Section 6.0 of the Permit. Appropriate documents are signed, dated, and certified according to signatory requirements. The certification of the SWMP plan is provided at the front of this document.

Storm Water Management
DRC Redline Comments

Lehi City – Requests review of an update to the Lehi Stormwater Management Plan.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner:
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 5/14/2024
Time Start: 1:10 PM
Time End: 1:13 PM

DRC REDLINE COMMENTS:
Glade – Power: No Comment
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections:
1. 6 inspectors

Shelbey – Public Works: No comments.
Brad – Engineering:
2. Include the "Waste Ditch" / "Spring Creek" into the drainage feature list - (Section 3.1)
3. Show the full alignment of all ditches & outfalls throughout the City, etc. - Figure 3-1
4. Show the Bull River and Fox ditches, etc. - Figure 3-1

Luke- Traffic: No comments.
Kim – Planning:
5. Update Organizational chart correcting name spelling
    a. Fix to Katie Bussell
    b. Change to Kim Struthers

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JUNE 11TH.

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.

Agenda Item No: 19

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #45-2024 a Development Code Amendment to Table 37.080 Parking, updating Short Term Rental parking requirements.

Suggested Action:

Attachments:

CC Staff Report Table 37.080 Development Code Amendment.docx

Ch. 37 Table- STR Parking DRC 4.17.2024.docx

Narrative and Amendment.pdf

Ordinance Table 37.080 STR Parking Development Code Amendment 06.11.2024.docx

DEVELOPMENT CODE AMENDMENT
CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	June 11, 2024
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	April 17, 2024
Date of Planning Commission Review	May 25, 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

Planning Staff recommends a Development Code Amendment to Chapter 37 Table 37.080 of the Development Code. Specifically, the proposed amendment includes the restriction of tandem parking for Short Term Rental properties.

These changes were suggested after planning staff noticed that the restriction of tandem parking was not included in Short Term Rentals. Staff recently amended the table to restrict tandem parking in multi-family units, townhomes, and other residential uses. This restriction has already been the standard for short-term rentals, but was forgotten in the amendment, and thus is not explicitly stated in the code.

We believe this amendment will help clarify the interpretation of the Code by specifying the requirements for short-term rental parking.

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 May 23, 2024. The minutes and motion from this meeting are as follows:

3.6 Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Table 37.080 Parking, updating Short Term Rental parking requirements.

Chairman Jackson opened public hearing.
Chairman Jackson closed public hearing.

Motion: Commissioner Kunze moved to send a positive recommendation for Lehi City's request for review of a Development Code Amendment to Table 37.080 Parking, updating Short Term Rental parking requirements.; 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.

Table 37.080 Parking
DRC Redline Comments

*Lehi City- requests review of a Development Code Amendment to **Table 37.080 Parking**, updating Short Term Rental parking requirements.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Annie
Representatives of the Applicant Present:
Date of Plans Reviewed: 4/8/2024
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comment
Garion – Fire: No comment
Ryan – Water/Sewer: No comment
James – Parks: No comment
Gary – Building/Inspections: No comment
Shelbey – Public Works: No comment
Brad – Engineering: No comment
Luke- Traffic: No Comment
Kim – Planning:
1.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION MAY 23, 2024

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.

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

April 8, 2024

Narrative – Table 37.080 Development Code Amendment

The Planning Division is proposing a Development Code Amendment to Table 37.080 of the Development Code. Specifically, we are proposing the prohibition of parking in tandem for Short Term Rentals.

Planning Staff have recently amended the code to specifically prohibit tandem parking for dwellings such as multi-family residents, townhouses, and condominiums. This same restriction has been applied to Short Term Rentals but has not been explicitly stated in the code. By specifically excluding tandem parking, owners will be required to have one solitary space per bedroom of off-street parking for renters.

We believe this change will help prevent property and surrounding property disruption and clarify the existing code.

Please contact the Planning Division if you have any questions.

Thank you,

Annalisa Reed
Planning Intern

Retail Stores	1 stall for each 300 square feet of gross floor area.
Schools – Vocational and Technical	1 stall for each employee plus 1 stall per each 3 students at maximum capacity.
Short Term Rentals	1 stall per bedroom, not in tandem configuration.
Sports Fields, Sporting Facilities, Arenas	1 stall for every 3 seats at maximum capacity or as approved by the Planning Commission.
Theaters, Sports Arenas, Public Assembly Areas	1 stall for each 3 seats at the maximum seating capacity or as approved by the Planning Commission.
Other non-residential uses not otherwise listed	1 stall per each 500 square feet of gross floor area or as approved by the Planning Commission.
MIXED USES	
Mixed Use – Residential/Commercial	Required parking based on total of combined uses with up to 30% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.
Transit Oriented Development – As defined by Chapter 38 of the Development Code	Required parking based on total of combined uses with up to 50% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.

ORDINANCE NO: 2024 - __

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE TABLE 37.080, SHORT TERM RENTAL PARKING

WHEREAS, it has become necessary to amend Table 37.080 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to update Short Term Rental parking requirements

WHEREAS, following a public hearing on May 23, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on June 11, 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 May 23, 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 37.080 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 37.080 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance -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 11th day of June 2024.

ATTEST

_____	_____
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Agenda Item No: 20

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #46-2024 a Development Code Amendment to Chapter 35, Community Forestry, clarifying the City's regulations for both private and public trees.

Suggested Action:

Attachments:

CC Staff Report Community Forestry Amendment 06.11.24.docx

Chapter 35 Community Forestry DRC 5.08.24.docx

Ordinance Chapter 35 Community Forestry Development Code Amendment 06.11.2024.docx

narrative.docx

Chapter-35-Community-Forestry RT.pdf

CHAPTER 35 COMMUNITY FORESTRY DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	June 11, 2024
Requested Action/Purpose	Approval of a proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	May 8, 2024
Date of Planning Commission Review	May 23, 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 requests approval of a Development Code Amendment to Chapter 35, Community Forestry, clarifying the City's regulations for both private and public trees. Specifically, to change the height requirements of trees over a street. The amendment also changes the former references to Development Code Chapter 12 to add more clarity.

The proposal to raise the height requirement from 14 to 15 feet is due to the increase in larger delivery trucks. This extra foot of clearance will prevent such trucks from damaging the vegetation when temporarily parking on the sides of the streets to deliver packages or other goods.

Spacing between trees is referenced to apply to the Lehi City Design Standards. Changing the wording from simply Chapter 12 to Design Standards and Public Improvement sets a clearer course of where information regarding spacing of public trees can be found.

DRC had a few Redline comments which corrected spelling.

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 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 Development Code Amendment on May 23, 2024. The minutes and motion from that meeting follow.

3.8 Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 35, Community Forestry, clarifying the City's regulations for both private and public trees.

Jessica Smith with Lehi City came and explained the amendment.

Chairman Jackson opened public hearing.
Chairman Jackson closed public hearing.

Motion: Commissioner Eyre moved to send a positive recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 35, Community Forestry, clarifying the City's regulations for both private and public trees; 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 35 Development Code Amendment
DRC Redline Comments

Lehi City - request review of a Development Code Amendment to Chapter 35, Community Forestry, clarifying the City's regulations for both private and public trees.

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: 4/30/2024
Time Start: 1:15 PM
Time End: 1:15 PM

DRC REDLINE COMMENTS:
Glade – Power: No comment.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections: No comments.
Shelbey – Public Works:
1. Spell-check chapter
2. Spell-check committee
3. Spell-check provisions
4. Spell-check surface

Brad – Engineering: No comments.
Luke- Traffic: No comments.
Kim – Planning: No comments.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 23RD.

PRECON MEETING REQUIRED? (FULL, TAILGATE, 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: 2024 - __

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 35, COMMUNITY FORESTRY AMENDMENT

WHEREAS, it has become necessary to amend Chapter 35 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to clarify clearance requirements for public and private trees

WHEREAS, following a public hearing on May 23, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on June 11, 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 May 23, 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 35 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 35 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance -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 11th day of June 2024.

ATTEST

_____	_____
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Planning commission narrative

35.080.D – The correction of Chapter 12 and changing to the Lehi Design Standards and Public Improvement Specifications .
35.110.D- Changing the height requirement over a street from 14’ to 15’. With larger trucks delivering in neighborhoods and equipment for roadwork, the additional foot is needed.

CHAPTER 35

COMMUNITY FORESTRY

(Revised 07/14/20; 02/27/24)

Section 35.010. Purpose
Section 35.020. Definitions
Section 35.030. Applicability
Section 35.040. Coordination between Departments
Section 35.050. Trees Advisory Board
Section 35.060. Annual Plan of Work
Section 35.070. Public Tree Care Specifications and Standards
Section 35.080. Public and Private Tree Guidelines
Section 35.090. Public Tree Care
Section 35.100. Private Property Owner Responsibility
Section 35.110. Street, Sidewalk and Corner Clearance
Section 35.120. Tree Preservation
Section 35.130. Injuring Public Trees
Section 35.140. Appraisal of Trees
Section 35.150. Power Line Clearance Standards
Section 35.160. Resolution of Conflicts Between Trees and Structures
Section 35.170. Replacement of Public Trees
Section 35.180. Hazardous Trees Declared a Public Nuisance
Section 35.190. Abatement or Removal of Trees on Private Property
Section 35.200. Interference with Maintenance and Removal Unlawful
Section 35.210. Penalty for Violation

Section 35.010 Purpose.

The City of Lehi recognizes that trees are a valuable community resource that need to be protected and enhanced ~~throughproper~~ through proper management, education, and stewardship. Healthy trees reduce air and noise pollution, provide energy saving shade and cooling, furnish habitat for wildlife, enhance aesthetics and property values, and are an important contributor to community image, pride, and quality of life. This chapter is not intended to resolve or regulate any disputes over trees or any vegetation on private property that do not affect public safety. The provisions of ~~thischapter~~ this chapter are enacted to:

A. establish, preserve and maintain the maximum amount of quality tree cover on public and private lands within the boundaries of Lehi City to enhance the City's environmental, economic and social character with mature trees;

B. encourage site and utility planning, building and development practices to prevent indiscriminate removal or destruction of trees and avoid unnecessary disturbance to trees within the City and its area of impact;

C. protect public safety, health and welfare by maintaining public trees in a healthy and non- hazardous condition through appropriate arboricultural practices;

D. provide for the planting, maintenance, and removal of dead, dying or hazardous trees on City lands, and on private lands as needed;

E. inform and educate property owners and City staff of new and existing guidelines for dealing with public trees adjacent to their property, and hazardous trees on private properties;

F. establish and maintain appropriate diversity of tree species and age classes to provide a stable and sustainable community forest;

G. provide for the preservation, marking and maintaining of historic or notable trees through an initial inventory of trees within the City;

H. develop and maintain a tree selection guide;

I. develop and maintain an Annual Urban Forestry Plan of Work;

J. protect the City's electric power system and promote public health and safety, and protect, as much as possible, the health and vigor of the trees adjacent to or under power lines within the City while preventing tree-related electric power outages; and

K. implement the goals and objectives of the general plan.

Section 35.020 Definitions.

For the purpose of as used in this Chapter:

A. "Arboricultural Standards and Specifications" shall refer to the standards and specifications in this chap-ter.
B. "Adjacent Property Owner" means any person owning property adjacent to a public right-of-way.
C. "American National Standards Institute" or "A.N.S.I." refers to a current set of nationally established standards for tree care operations and maintenance adopted by the City of Lehi in this chapter.
D. "A.P.P.A." shall refer to the American Public Power Association.
E. "A.A.S.H.T.O" shall refer to The American Association of State Highway and Transportation Officials.
F. "Best Management Practices" or "BMP" shall refer to the ISA series developed for the purposes of interpreting tree care standards and providing guidelines to those working with trees, as adopted by Lehi City.
G. "Community Forest Program" shall mean the program and staff of all departments in Lehi City ~~chargedwith~~ charged with the care and management of public trees.
H. "Hazardous Tree(s)" shall mean public or private dead or dying trees, dead parts of a live tree, or unstable live trees, either due to structural defects or other factors, that are within striking distance of either people or public property and that have the potential to cause damage, personal injury, or a fatality in the event of a failure.
I. "Heritage Trees" refers to any tree or group of trees so designated by the Utah Division of Forestry, ~~Fireand~~ Fire and State Lands in accordance with the criteria given in Utah Code Ann. 65A-8-302. A Heritage Trees Advisory Committee composed of five persons appointed by the division.
J. "International Society of Arboriculture" or "I.S.A." shall refer to the internationally recognized organization for arboriculture whose mission is to foster a greater appreciation for trees and to promote the research, technology, and practice of professional arboriculture.
K. "Invasive Species" shall mean a species of tree, vegetation, or pest that is likely to cause economic or environmental harm to either the environment or human health.
L. "Planter Strip" or "Park Strip" shall mean the area between the curb and the sidewalk.
M. "Private tree" shall refer to trees growing on private property.
N. "Public Right-of-Way" refers to improved or unimproved public property owned by, dedicated to, or deeded to the public or for public use for the purpose of providing vehicular, pedestrian, or other public use. Such public property provides circulation and travel to abutting properties and includes, but is not limited to streets, sidewalks, bike lanes, landscaping, provisions for public utilities, cut and fill slopes, and open public space.
O. "Public Tree" shall mean a tree in any public place or located on Lehi City property, including but not limited to planter strips, and the Public Right-of-Way.
P. "Public Utility" refers to any company, or municipal department, duly authorized to furnish under public regulation, electricity, gas, telephone, internet, transportation, and water or sewer service.
Q. "Tree Advisory Board" refers to a board consisting of the Urban Forester and other City departments that serves and collaborates about citywide matters pertaining to the planting, health, and care of the community urban forest.
R. "Top" or "Topping" shall mean the severe cutting back of limbs to stubs within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree or severely alter the species' genetic structural characteristics.
S. "Tree Litter" refers to any plant material or debris such as leaves, bark, needles, twigs, cones/seeds or

fruit that has fallen to the ground.

T. "Tree City USA" shall mean a designation by the National Arbor Day Foundation recognizing cities ~~thateffectively~~ that effectively manage their tree resources based on four main standards which include: a tree com- mittee, a community tree ordinance, a community forestry program with an annual budget of at least
$2 per ~~capi- ta~~capita and an annual Arbor Day observance and proclamation.

U. "Tree Permit" shall refer to a permit obtained from the City to install a new tree within any Public Right- of-Way.

V. "Urban Forester" shall mean the City arborist responsible for the care and management of the urban canopy.

W. "Vegetation" shall include trees, bushes, shrubs, hedges and any other vegetation coming under the pro- visions of this chapter.

Section 35.030 Applicability.

This chapter applies to all trees and other vegetation in Lehi City located in the Public Right-of-Way, along with private trees or vegetation that are a public nuisance or hazard. In the case of any discrepancy between this chapter and the current Lehi City Municipal Code, Design Standards and Public Improvement Specifications, this chapter shall take precedence.

Section 35.040 Coordination between Departments.

There shall be close coordination between the Parks Department and other city departments when corrective action is needed on public trees. City department heads shall coordinate all projects and programs with the Parks Department to minimize damage to trees and follow all ISA and BMP protocols.

Section 35.050 Trees Advisory Board.

The Trees Advisory Board shall serve as an advisory body to the Parks Department and other city departments in making decisions pertaining to this Chapter. The Tree Advisory Board shall:

A. assist the Parks Department in the development and administration of a community tree management program;

B. review development applications that include elements pertaining to community forestry, and provides recommendations to the Parks Department, Planning Commission and City Council regarding the applications;

C. assist the Parks Department in establishing educational and information programs;

D. in cooperation with the Lehi City Historic Preservation Commission, assist the Urban Forester in marking notable or historic trees for preservation; and

E. assist the Urban Forester in scheduling and planning an annual Arbor Day observance.

Section 35.060 Annual Plan of Work.

A. An annual plan of work shall be prepared by the Urban Forester with communication and guidance ~~fromeach~~ from each department involved with the care, planting, maintenance, or removal of trees. The plan shall be updated every year and prepared in such a way that it meets the criteria for Tree City USA ~~desig- nation~~designation. The plan may address items such as species diversity, planting needs, Hazardous Trees, insect and disease problems, and a pattern of regular care such as pruning and watering.

B. An updated inventory of Public Trees, work performed, maintenance and future plans shall be kept by the Urban Forester and Parks Department and may be modified by the Urban Forester at any time.

C. The Lehi City Tree Selection Guide, the Unacceptable Public Tree List, and the Landscape Specifications and Standards shall be reviewed each year and may be modified by the Urban Forester.

Section 35.070 Public Tree Care Specifications and Standards.

A. The Urban Forester shall direct all work being performed on any Public Tree. An ISA certified arborist must be on site when any pruning work is performed of any Public Tree unless otherwise approved by the Urban Forester. Inadequate or improperly trained personnel shall not be utilized for any work on trees beyond their capacity or ability.

1. Warning devices on streets and sidewalks shall be used as required by state and city laws while working on Public Trees or shrubs is being performed.

2. All work on Public Trees shall be performed according to the latest revision of the following national standards and BMP's:
   (a) A.N.S.I. A300 Tree Care Operations – Tree, Shrub and Other Woody Plant Maintenance – ~~Stand ard~~Standard Practices;
   (b) Tree Care Operations Standard A.N.S.I. Z-133.1, Pruning, Trimming, Repairing, Maintaining, ~~and~~Removing ~~and R~~Removing Trees, and Cutting Brush – Safety Requirements;
   (c) I.S.A. Tree Pruning Guidelines;
   (d) A.P.P.A. Safety Manual as adopted by the Lehi City Power Department; and
   (e) Lehi City Arboricultural Standards and Specifications.

B. It is unlawful for any person to allow, permit or cause an entire Public or Private tree to be cut down or felled upon, over or across any public street, thoroughfare, sidewalk or alley without first obtaining written permission from Public Works. The Public Works Director may require a bond prior to commencement of work.

C. All stumps of Public Trees shall be removed no less than six inches below the surface of the ground. Any holes remaining in the ground shall be backfilled to the surrounding grade.

D. All debris generated from any tree maintenance operation shall be removed promptly. The work area shall be kept safe until all the cleanup is completed. It shall be the obligation of the homeowner or contractor to clean up any debris including any branches, trunks, chips, tree litter, soil, and gravel, etc. from ~~the~~~~work~~ the work area and to dispose of such debris in such manner that it will not remain on city streets, sidewalks, gutters and storm drains; so that it will not flow into city sewers; or that it will not have to be hauled off by the City.

Section 35.080 Public and Private Tree Guidelines.

A. Public Tree Planting Permit Required. No person shall plant a Public Tree or other vegetation within the Public Right-of-Way without first obtaining a permit from the Parks Department.

1. Permits shall be free of charge.

2. Any Public Tree or vegetation planted contrary to the provisions of this chapter or in violation of a permit may be removed by the City.

3. A permit shall not be required for work performed by the City or its agents during their duties.

B. The Parks Department shall have the authority and it shall be its duty to inspect and approve all proposed Public Tree plantings for residential, commercial subdivisions and developments within the City.

C. The Parks Department shall develop and maintain a Tree Selection Guide that includes a list of allowed trees for planting along streets in three size classes based on mature height: small under 25 feet; medium between 25 and 40 feet; large over 40 feet. Tree species shall be selected from the Tree Selection ~~Guideand~~ Guide and shall be appropriate to their location. Drought tolerant and pest resistant species are ~~encour aged~~encouraged whenever possible and appropriate.

D. The spacing of Public Trees shall conform to ~~Chapter 12 of the Lehi City Development Code~~the current Lehi City Design Standards and Public Improvement Specifications. The Parks Department may change the spacing and species requirements to accommodate any utility ~~obstructions~~obstructions or signage.

E. In order to minimize damage to public improvements, all trees shall be centered in the park strip.

F. Private Trees that abut any public sidewalk shall not be planted within 4' of a public sidewalk or public trail.

G. Private Trees shall follow any NESC Encroachment Standards and not be planted within 8' of a power substation wall.

H. No trees, shrub or vegetation that matures over 24" shall be planted within the clear view area at street intersections, nor shall a tree canopy extend within the clear view area as defined in Chapter 12.070 D. The clear view measurement area may increase or be adjusted by the Traffic Engineer to meet the A.A.S.H.T.O. specifications.

I. No Public Tree or shrub shall be planted within 10' feet of any fire hydrant, or a power transformer.

J. No public Tree shall be planted within 5' of a driveway.

K. No Public Tree or shrub shall be planted within 5' of a water or pressurized water meter.

L. No Public Tree shall be planted within 35' of a street warning sign.

M. No Public Tree shall be planted in park strips less than seven feet wide. The Parks Department may approve Public Trees in planter strips less than seven feet wide.

N. It shall be unlawful to plant any Public Tree on the current Unacceptable Public Tree List. Any person who plants a prohibited tree shall be required to remove it.

Section 35.090 Public Tree Care.

A. The City shall have the right to plant, prune, spray, maintain, and remove trees and vegetation within the Public Right-of-Way as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public areas.

B. Following consultation and recommendation by the Urban Forester, City employees may be authorized to maintain, remove, or cause to be removed any Public Tree, vegetation, or part thereof, including roots, which is in an unsafe condition or which by reason of its nature is, or may become injurious to public utilities or other public improvements, is an invasive species or is infected with any injurious fungus, insect, or other pest. The City shall also have the authority to remove any Public Tree or other vegetation that has been planted in violation of this Code or any other ordinance of the City. The removal or cutting down of any Public Tree shall not be allowed without a city employee first obtaining written permission from the Urban Forester or designee. Written notice shall also be given to the affected adjacent property owner prior to commencement of work.

Section 35.100 Private Property Owner Responsibility.

Any owner of private property abutting a City planter strip in which Public Trees or other vegetation are located shall have the following responsibilities for the protection and maintenance of the park strip, Public Trees, other landscaping, and sidewalks unless maintained by Lehi City:

A. Obtain a permit and follow current planting restrictions before installing any new Public Tree, water-wise landscape, or a re-landscape of any park strip;

B. Water, fertilize, and prune Public Trees when necessary to maintain clearance of limbs, good structure, health, and vigor in accordance with Lehi Development Code Sections 35.070 and 35.110;

C. Protect Public Trees against damage caused by lawn mowers, weed trimmers, snow blowers, and similar equipment or attachment of any item such as signs, nails, wires, ropes, chains etc. by maintaining a ring around the tree free from grass, weeds, or other vegetation;

D. Maintain the Public Right-of-Way and park strips in a neat, clean, orderly, and healthy condition;

E. Maintain all vegetation from obstructing pedestrian traffic on a public sidewalk, alleyway, or trail;

F. Cleanup and remove fallen leaves or other debris so that these do not impede storm drain systems.

Section 35.110 Street, Sidewalk, and Corner Clearance.

The property owner abutting the Public Right-of-Way is required to prune or remove any tree or shrub when it interferes with the pedestrian use of a sidewalk, visibility of any traffic control device, traffic sign or the clear view area at intersections in accordance with A.A.S.H.T.O. and the following provisions:

A. Any tree or shrub planted within a clear view triangle shall be planted and maintained in accordance with the Lehi Development code.

B. Every adjacent property owner of any tree overhanging any Public Right-of-Way within the city shall prune the branches so that such branches do not obstruct the light from any streetlamp, the view of any street intersection, or the ability of pedestrians to use the sidewalk.

C. There shall be no tree planted within 35' of an oncoming traffic regulatory or warning sign. Vegetation, trees, shrubbery, and other materials shall not obscure the face of the sign or object marker.

D. A clear space free of any vegetation or obstructions shall be maintained ~~14~~ 15 feet above the street sur- face and 8 feet above the sidewalk surface.

E. Property owners abutting a Public Right-of-Way shall remove any Private Trees or tree limbs that have fallen upon a Public Right-of-Way.

F. Property owners abutting a Public Right-of-Way shall remove all dead trees, broken or decayed limbs that constitute a danger to the safety of the public within five days of notification of the obstruction.

G. Failure of a property owner abutting a Public Right-of-Way to remedy any of the requirements found in this section may be assessed with the cost of remedying the issue.

H. Violation of this Section may be prosecuted as a Class C Misdemeanor.

Section 35.120 Tree Preservation.

A. Protection near Construction Activities. Any Public Tree in the immediate vicinity of any construction activity site which in the Urban Forester's opinion has any potential for injury or damage, shall be protected according to Arboricultural Standards and Specifications. Public Trees shall be guarded with a substantial fence, frame, or box. Such protective structure shall be not less than four feet high and eight feet square, or at a distance in feet from the tree equal to two times the diameter of the tree trunk in inches measured 4½ feet above ground, whichever is the greater distance from the tree. All building materials, vehicles, extra dirt, or other debris shall be kept outside the barrier. Tree protection shall be coordinated with the Parks Department both pre-and post-construction to mitigate damage to the tree and danger to the public. It shall be unlawful to engage in any construction work without first taking the steps to protect the tree(s) and any injury or death to the tree may result in reimbursement to the City. The value of the tree shall be pre-determined by the Urban Forester and made known to the contractor

before construction begins in accordance with Chapter 35.140.

B. State of Utah Heritage Trees. Heritage trees are governed by the State of Utah and designated by the Utah Division of Forestry, Fire and State Lands and the Utah Community Forest Council. Lehi City encourages the protection of accepted and recognized Heritage Trees according to Utah Code 65A-8-301 et seq.

Section 35.130 Injuring Public Trees.

A. Abuse or Mutilation of Trees. It shall be unlawful for any person to:

1. damage or kill any Public Tree unless authorized by the City as part of an approved tree care or tree maintenance project;

2. attach any rope, hammock, straps, wire, nails, advertising poster, or other contrivance to any Public Tree;

3. allow or to place in or upon any Public Right-of-Way any gaseous, liquid, or ~~solidsubstance~~ solid substance which is harmful and damaging to the soil or vegetation and may come in contact with any Public Tree or vegetation.

4. negligently, intentionally or maliciously injure or destroy any vegetation in any Public Right-of-Way, except as authorized by the Parks Department.

B. City Property – Placing Materials Thereon. No person shall deposit, place, store, or maintain upon any Public Right-of-Way any material which may prevent the passage of water, air, or nutrients to the roots of any Public Tree growing therein, other than decorative rock gardens or other planned and approved landscaping materials. No unsightly materials shall be placed, stored, or kept on the Public Right-of-Way.

C. Tree Topping. Topping of any Public Tree shall be prohibited. Public Trees severely damaged by storms or other causes or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this section of the Chapter through a determination of the Urban Forester.

D. Replacement – Compensation. In the event any person removes, destroys, or damages any Public Tree except as otherwise required by Lehi Development Code Sections 35.089, 35.100 or 35.110, that person shall be required to replace such tree with a tree of equivalent dollar value unless otherwise determined by the Urban Forester. If no suitable location exists in the vicinity of the tree removed or if the replacement tree is of lesser value, the person causing the tree to be removed shall make a compensatory payment to the City equal to the difference in value between the tree removed and any replacement tree.

E. Devaluation. Any Public Tree that is determined by the Urban Forester to be damaged, but not sufficiently damaged to justify removal, shall be considered to be devalued. The amount of devaluation as determined by the Urban Forester in accordance with Lehi Development Code Section 35.140 and shall be paid to the City by the person causing the damage.

Section 35.140 Appraisal of Trees.

Anyone who causes damage or destruction to a Public Tree in violation of this Chapter shall compensate the City for such damages. The damages shall be determined by the City using the methodology of the I.S.A. and Council of Landscape Appraisers at full appraised value. The city attorney, or designee, may take whatever action is necessary in a court of competent jurisdiction to collect such damages that are not voluntarily paid after assessment. Any funds collected for tree damage shall be earmarked for use for tree replacements or enhancements. The value of the tree(s) shall be determined by the Urban Forster by using the methods of the most recent edition of the Guide for Plant Appraisals, published by ISA.

Section 35.150 Power Line Clearance Standards.

Rules in this subsection relating to the health and care of the trees and other vegetation within the A.P.P.A. Safety Manual as adopted by the Lehi City Power Department shall be performed in conformance with the BMP standards listed in this Section.

A. As it relates to power line clearance work, a notice shall be provided to the property owner before any pruning or removal of private trees or other vegetation located on private property is performed. In cases of an emergency when time is not available to provide prior notice, effort to make written or oral notification of work performed will be done as soon as practical, after the fact.

B. The power line clearance tree trimming crews shall have the right to enter private property in order to conduct work as described in the provisions stated in this chapter. Apart from pruning and removal efforts, all private property will be left in the condition it was found.

C. When the property owner refuses trimming or removal of a tree that is necessary to ensure proper line or facilities clearance, any damage that is caused by the conflicting tree or vegetation to the Lehi City power system shall be the responsibility of the property owner. Any damage to public or private property and any bodily injury or death due to the property owner refusing trimming or removal of a tree shall also be the responsibility of the property owner. The property owner shall be required to pay all monetary and legal damages and the repair costs incurred.

D. Public Utility Companies. All public utility companies shall notify the Urban Forester or designee prior to pruning any Public Tree for the purpose of maintaining safe line clearance and shall have a current ISA Utility Specialist Certification, carry out such work in accordance with ANSI A-300, ANSI - Z133, BMP Utility Pruning, and BMP arboricultural standards.

Section 35.160 Resolution of Conflicts Between Trees and Structures.

Where sidewalk or curb damage due to Public Tree roots occurs, every effort shall be made to correct the problem without removing or damaging the tree. The Urban Forester or designee shall be responsible for developing or coordinating corrective measures in consultation with the Public Works Director, City Engineer, and Streets Superintendent. The Urban Forester shall have the authority and jurisdiction of regulating the removal of trees and vegetation that ~~cannotbe~~cannot be corrected without removal.

Section 35.170 Replacement of Public Trees.

Whenever Public Trees are removed from any Public Right-of-Way, an adequate replacement shall be made by the person whom permission for such removal was given and installed within 1 year if it conforms to the Lehi Development Codes and the Lehi Landscape Standards and Specifications. If a Public Tree cannot be replaced due to current Lehi City Development Code or the Lehi Landscape Standards and Specifications, a suitable tree may be planted within the Public Right-of-Way with the approval of the Urban Forester or designee.

Section 35.180 Hazardous Trees Declared a Public Nuisance.

A. The following are hereby declared to be a public nuisance:

1. Hazardous Trees;

2. any vegetation on public or private property that is dead, partially uprooted or blown over so as to be in danger of falling, or which serves as a host to a communicable or destructive disease or other pestilence and constitutes a potential threat to other trees;

3. the roots of any tree which cause the surface of a public street, curb, or sidewalk to be upheaved or otherwise disturbed or which cause damage to sewers, storm drains, electric power lines, gas lines, water lines, or other public utility lines; and

4. any public or private tree or portion thereof which by reason of location or condition, interferes with

any power transmission line, public street, sidewalk, or signage, or constitutes an imminent danger or hazard to the health, safety or well-being of the public.

5. keep or maintaining a tree, shrub, or other vegetation that is a danger or a hazard to other trees, other vegetation, structures, or the general public.

Section 35.190 Abatement or Removal of Hazardous Trees on Private Property.

Where a Hazardous Tree is located on private property, the following provisions shall apply:

A. Upon the determination by the Urban Forester or designee or Risk Management that a Hazardous Tree exists, the Urban Forester or designee shall give written notice to the owner of the property upon which the Hazardous Tree exists to trim, remove, or otherwise control such tree in such a manner as will abate the hazard.

B. Property owners are responsible for trimming within 14 days of delivery of notice and shall bear the cost of trimming.

C. Property owners are responsible for the removal of a Hazardous Tree within 14 days after the delivery of notice and shall bear the cost of removal.

D. Failure to comply with such written notice is a violation of this section. Once in violation, the City shall have the right to cause the trimming or removal of any Hazardous Tree on private property and may charge the cost of corrective action to the owners of record on the property tax notice.

E. Notwithstanding subsections 35.190(A-D), if the tree is deemed to be an immediate hazard or an imminent danger to life or property, the City may take immediate action to trim or remove the Hazardous Tree and charge the cost of removal or trimming to the owners of record on the property tax notice.

Section 35.200 Interference with Maintenance and Removal Unlawful.

No person, firm, or corporation shall interfere with the City or persons acting under the applicable department head's authority while engaged in planting, mulching, pruning, or removing any tree, shrub or plant along any Public Right-of-Way.

Section 35.210 Penalty for Violation.

A. Any person who violates any provisions of this chapter or fails to comply therewith, or who violates or fails to comply with any order made there under, shall be guilty of a Class C Misdemeanor, punishable by a fine of not more than $1,000.00 or by imprisonment for not more than 180 days, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable period. When not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

B. In addition to any criminal penalties that may be imposed, Lehi City may pursue civil penalties and restitution for actual damages.

Agenda Item No: 21

City Council Agenda Item Report

Meeting Date: June 11, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #47-2024 repeal of Title 8 Chapter 5 Trees in the Lehi Municipal Code.

Suggested Action:

Attachments: