Lehi City Council Meeting
Agenda
January 10, 2023

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Select a Mayor Pro Tempore

3. Presentations and Reports

    3.1. Fiber Network Update.

    3.2. Discussion of the structure of the Planning Commission.

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

5. Administrative Report

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

7. Consideration of Adjourning into a Closed Session to discuss the character, professional competence, or physical or mental health of an individual.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

    2.1. Miss Utah Recognition

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 December 13, 2022 City Council Meeting.

Regular Agenda

5. Fee Schedule Amendment
a. Public Hearing
b. Consideration of Resolution #2023-01 amending the Lehi City Consolidated Fee Schedule for Power Rates.
Res 2023-01.docx
2023 FeeSchedule--New Power Rates 012023.pdf
LehiFinalReport 35.pdf

6. Consideration of Ordinance #01-2023 approval of the Lehi Frontrunner Station Area Plan, 11-acres located at approximately 2800 West Executive Pkwy in a Resort Community zone.
Petitioner: UTA and Lehi City
CC Staff Report Thanksgiving Point Station Area Plan 01.10.23.docx
Ord 01-2023.doc
Thanksgiving Point Station Area Plan DRC 10.12.22.docx
Thanksgiving Point Station Area Plan.pdf

7. Consideration of Resolution #2023-05 approving a Development Agreement for the Smart Cookies Academy daycare use at 1910 West 900 North.
Petitioner: Lehi City and Bailey Properties
Res 2023-05.docx
Development Agreement-Smart Cookie Academy 1.5.2023 (4).docx

8. Consideration of Ordinance #02-2023 approval of the Smart Cookies Academy General Plan Amendment, changing the designation from VLDRA (very low-density residential agriculture) to NC (neighborhood commercial) on 2-acres located at 1910 West 900 North. (Tabled at December 13, 2022 City Council meeting)
Petitioner: Jamie Barnes
CC Staff Report Smart Cookies Academy General Plan Amendment 01.10.23.docx
Smart Cookies Acadamy General Plan Amendment DRC 10.26.22.docx
Ord 02-2023.docx
narrative.pdf
Smart Cookies Academy General Plan Amendment 10.26.22.pdf
Smart Cookies Aerial.pdf
Smart Cookies GP.pdf
Smart Cookies Zoning.pdf

9. Consideration of Final subdivision approval for the River Point Phase 2 including 53 single family lots and 20 townhome units located at approximately 1200 North and 3600 West with

R-2 zoning.
Petitioner: Edge Homes
CC Staff Report River Point Phase 2 Final Subdivision 01.10.23.docx
River Point Phase 2 Final Subdivision 12.13.22.docx
River Point Phase 2 Final Subdivision Plan Resubmittal 12.14.22.pdf
Aerial.pdf
General plan.pdf
Zoning map.pdf

10. Consideration of Preliminary subdivision approval for the Fox Canyon Townhomes Plats J1 and L1 including 143 townhome units located at approximately 5300 North Fox Canyon Road with HDR1 and HDR2 Land Use Designations in the Traverse Mountain Planned Community.
    Petitioner: Perry Homes
    CC Staff Report Fox Canyon Townhomes J1 and L1 Subdivision 01.10.23.docx
    Fox Canyon Townhomes Plats J1 and L1 DRC 11.16.22.docx
    Preliminary Plans.pdf
    Preliminary Elevations.pdf
    Fox Canyon J1 and L1 Preliminary - narrative.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

11. Consideration of Preliminary subdivision approval for the Fox Canyon Plats A1 and I1 including 41 single family lots located at approximately 5400 North Fox Canyon Road with the Flex Land Use Designations in the Traverse Mountain Planned Community.
    Petitioner: Perry Homes
    CC Staff Report Fox Canyon A1 and I1 Subdivision 01.10.23.docx
    Fox Canyon Plats A1 and I1 Subdivision DRC 11.16.22.docx
    Fox Canyon A1 and I1 Preliminary - narrative.pdf
    Fox Canyon A1 I1 - Preliminary Plans.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

12. Consideration of Resolution #2023-03 a Resolution of Intent to Annex the Lamb Property of 5.601-acres located at approximately 1900 South Center Street with R-1-22 zoning.
    Petitioner: Jamie Lamb
    CC Staff Report Lamb Annexation - Resolution of Intent 01.10.23.docx
    Lamb Annexation DRC 12.7.22.docx
    Res 2023-03.docx
    Lamb Annexation 12.07.22 narrative, plat.pdf
    Lamb Aerial.pdf

Lamb GP.pdf
Lamb Zoning.pdf

13. Consideration of Ordinance #03-2023 a Development Code Amendment to various chapters (5, 12, 26) of the Development Code updating requirements for Portable Storage Containers.
Petitioner: Lehi City
CC Staff Report Portable Storage Containers Development Code Amendment 01.10.23.docx
Portable Storage Container Development Code Amendment DRC 11.16.22.pdf
Portable Storage Containers Dev Code Amendment 11.16.22 ch 12, 26, & table of uses.pdf
Ord 03-2022.docx

14. Consideration of Ordinance #04-2023 a Development Code Amendment to Chapter 37 and Table 37.070 adding dog parks as an option to fulfill the multi-family amenity requirement.
Petitioner: Lehi City
CC Staff Report Dog Park Dev Code Amendment 01.10.23.docx
Chapter 37 and Table 37.070 Development Code Amendment DRC 11.16.22.docx
Ord 04-2023.docx
Chapter 37 and Table 37.070 Dog Park Amenity .pdf

15. Consideration of Ordinance #05-2023 a Development Code Amendment to Chapter 11 adding requirements for a final plat with no improvements.
Petitioner: Lehi City
CC Staff Report Final Plat with No Improvemetns Dev Code Amendment 01.10.23.docx
Chapter 11 Development Code Amendment DRC 11.16.22.docx
Ord 05-2023.docx
Chapter 11 Application Requirements- Final Subdivision with No Improvements.pdf

16. Consideration of Ordinance #06-2023 approving revisions to the Moderate-Income Element of the General Plan Goals, Strategies, and Timeline.
Petitioner: Lehi City
CC Staff Report Revised Moderate Income Housing 01.10.23.docx
Moderate Income House Plan Goals and Timeline DRC 11.30.22.docx
Ord 06-2023.docx
Moderate Income Housing Plan Goals and Timeline FINAL UPDATE.pdf
Moderate Income Housing Plan Goals and Timeline Planning Commission Version.pdf

17. Consideration of Ordinance #07-2023 approval of an amendment to the Lehi Bike and Pedestrian Master Plan to add regional bike facilities to the bike map.
Petitioner: Lehi City
CC Staff Report Lehi Bike and Pedestrian Master Plan Update 01.10.23.docx
Lehi Bike and Pedestrian Master Plan DRC 11.30.22.docx
Lehi Bike-Ped Map Update - MAG RTP Segments 01.10.23.pdf
Ordinance - Lehi Bike and Pedestrian Master Plan update - 01.10.23.docx

18. Consideration of Resolution #2023-02 appointing two representatives to serve on the Taxing Entity Committee for all Redevelopment and Economic Development Project Areas in Lehi City.
    Res 2023-02.docx

19. Consideration of Resolution #2023-04 appointing a Commissioner to the Lehi Planning Commission.

20. 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: 3.1

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Fiber Network Update.

Suggested Action:

Attachments:

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of the structure of the Planning Commission.

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Miss Utah Recognition

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the December 13, 2022 City Council Meeting.

Suggested Action:

Attachments:

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Fee Schedule Amendment
a. Public Hearing
b. Consideration of Resolution #2023-01 amending the Lehi City Consolidated Fee Schedule for Power Rates.

Suggested Action:

Attachments:

Res 2023-01.docx

2023 FeeSchedule--New Power Rates 012023.pdf

LehiFinalReport 35.pdf

RESOLUTION NO. 2023-01

A RESOLUTION AMENDING THE LEHI CITY CONSOLIDATED FEE SCHEDULE FOR POWER RATES.

WHEREAS, Ordinances enacted by the Lehi City Council provide for the establishment and revision of the City Fee Schedule by Resolution; and

WHEREAS, it is necessary, from time to time, to update said fee schedule; and

THEREFORE, BE IT RESOLVED by the City Council of Lehi City that the following rates be hereby adopted and implemented as outlined in Exhibit A.

Approved and Adopted by the City Council of Lehi City this 10th day of January, 2023

_____
Mark Johnson, Mayor

Attest:

_____
Teisha Wilson, City Recorder

Fee Information	Approved FY 2022	Current FY 2023	Proposed FY 2023
Electric			
Service Charge:			
Residential			
Monthly Customer Charge/Base	-	$2.50	$2.50
Energy Charge (0-1,000 kWh) ($/kWh)	$0.087612	$0.087612	$0.087612
Energy Charge (over 1,000 kWh) ($/kWh)	$0.087612	$0.09320	$0.09320
Commercial			
Monthly Customer Charge/Base (if No Demand)	$9	$10	$10
+ / kWh, 1st 1,000 kWh (if no demand)	$0.098	$0.097	$0.097
+ / kWh, >1st 1,000 kWh (if no demand)	$0.0661	$0.0770	$0.0770
Monthly Customer Charge/Base (if Demand)	$9	$14	$14
+ / kWh, 1st 1,000 kWh (if demand)	$0.098	$0.067	$0.067
+ / kWh, > 1st 1,000 kWh (if demand)	$0.0661	$0.0670	$0.0670
+ Demand / kW	$7.75	$8.75	$8.75
Net Meter			
Monthly Customer Charge/Base	-	$2.50	$2.50
Energy Charge (0-1,000 kWh) ($/kWh)	$0.087612	$0.087612	$0.087612
Energy Charge (over 1,000 kWh) ($/kWh)	$0.087612	$0.09320	$0.09320
kWh credit if generated by Customer exceeds consu	$0.087612	$0.087612	$0.087612
Feed In Tariff			
Class 1 (1 kW to 10 kW) - credit per kWh	$0.05	$0.05	$0.05
Class 1 (>10 kW to 1,000 kW) - credit per kWh	$0.04	$0.04	$0.04
PPAC (all energy)($/kwh)	$ -	$ -	$ 0.017

Lehi City
Existing and Proposed Rates w/ PPAC

	Current Rate	Proposed FY 2023 Rate	Proposed FY 2024 Rate	Proposed FY 2025 Rate	Proposed FY 2026 Rate
Residential Rate 101 Option 1					
Monthly Customer Charge/Base	$0.00	$2.00	$4.00	$6.00	$8.00
Energy Charge ($/kWh)	$0.08761	$0.08900	$0.08698	$0.08483	$0.08257
Residential Rate 101 Option 2					
Monthly Customer Charge/Base	$0.00	$2.50	$5.00	$7.50	$10.00
Energy Charge (0-1000 kWh) ($/kWh)	$0.08761	$0.08761	$0.08459	$0.08144	$0.07818
Energy Charge (over 1000 kWh) ($/kWh)	$0.08761	$0.09320	$0.09294	$0.09272	$0.09225
City Rate 102					
Monthly Customer Charge/Base	$0.00	$2.00	$4.00	$6.00	$8.00
Energy Charge ($/kWh)	$0.08761	$0.08900	$0.08698	$0.08483	$0.08257
Pumps/Wells Rate 103					
Monthly Customer Charge/Base	$0.00	$2.00	$4.00	$6.00	$8.00
Energy Charge ($/kWh)	$0.08761	$0.08900	$0.08698	$0.08483	$0.08257
General Service Rate 104					
Monthly Customer Charge/Base	$9.00	$10.00	$11.00	$12.00	$13.00
Energy Charge (0-1000 kWh) ($/kWh)	$0.09800	$0.09700	$0.09298	$0.08883	$0.08607
Energy Charge (over 1000 kWh) ($/kWh)	$0.06610	$0.07700	$0.08398	$0.08883	$0.08607
General Service Demand Rate 105					
Monthly Customer Charge/Base	$9.00	$14.00	$19.00	$24.00	$29.00
Energy Charge (0-1000 kWh) ($/kWh)	$0.09800	$0.06700	$0.06498	$0.06333	$0.06157
Energy Charge (over 1000 kWh) ($/kWh)	$0.06610	$0.06700	$0.06498	$0.06333	$0.06157
Demand Charge ($/kW-mo)	$7.75	$8.75	$9.00	$9.00	$9.00
Health Care Demand Rate 106					
Monthly Customer Charge/Base	$9.00	$14.00	$19.00	$24.00	$29.00
Energy Charge (0-1000 kWh) ($/kWh)	$0.09800	$0.06700	$0.06498	$0.06333	$0.06157
Energy Charge (over 1000 kWh) ($/kWh)	$0.06610	$0.06700	$0.06498	$0.06333	$0.06157
Demand Charge ($/kW-mo)	$7.75	$8.75	$9.00	$9.00	$9.00
Large Commercial Solar 111					
Monthly Customer Charge/Base	$9.00	$14.00	$19.00	$24.00	$29.00
Energy Charge ($/kWh)	$0.06780	$0.06760	$0.06558	$0.06393	$0.06217
Demand Charge ($/kW-mo)	$7.75	$8.75	$9.00	$9.00	$9.00
PPAC (all energy) ($/kWh)	n/a	0.00000	0.00302	0.00617	0.00943

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #01-2023 approval of the Lehi Frontrunner Station Area Plan, 11-acres located at approximately 2800 West Executive Pkwy in a Resort Community zone.

Suggested Action:

Attachments:

CC Staff Report Thanksgiving Point Station Area Plan 01.10.23.docx

Ord 01-2023.doc

Thanksgiving Point Station Area Plan DRC 10.12.22.docx

Thanksgiving Point Station Area Plan.pdf

THANKSGIVING POINT STATION AREA PLAN

CITY COUNCIL REPORT

Applicant	Utah Transit Authority & Lehi City
Meeting Date	January 10, 2023
Requested Action/Purpose	Approval of a proposed area plan
Date of DRC Review	October 12, 2022
Date of Planning Commission Review	December 8, 2022
Assigned Planner	Jacob Curtis

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 15.010. Intent.
The intent of this Chapter is to provide for the efficient and orderly implementation of the Lehi City General Plan by allowing for the formulation of Area Plans and providing a development review process for multi-phased development proposals to prevent the waste of public and private resources. This Chapter provides a framework for the processing of preliminary and final subdivision plats, and preliminary and final site plans pursuant to this Code and allows the City to make necessary refinements to the General Plan Land Use Map.

REPORT ANALYSIS

The applicant requests approval of the Thanksgiving Point Station Area Plan amending the Thanksgiving Point Area Plan. The proposed area encompasses approximately 11 acres surrounding the existing Lehi Frontrunner Station at approximately 2800 West Executive Parkway.

The proposed Area Plan includes five sections: Introduction, Existing Conditions Summary, Site Analysis, Recommendations, and Implementation. Each of these sections will be discussed in greater detail.

Introduction
The introduction highlights the challenges and opportunities of the site. It includes the developer's vision and principles for developing the area and explores the project process.

Existing Conditions Summary
The existing conditions summary discusses the history of this site and the area plan. It mentions the importance of the HTRZ funding. It also provides an economic and demographic report with a focus on real estate trends, affordability, and housing forecasts.

Site Analysis
The site analysis discusses the UTA Transit Oriented Development policy. It focuses on the importance of the area having a continued sense of place and filling in the area within the 1/3-mile distance to increase desirability for the area.

Recommendations
This section discusses the process development by showing the three initial concepts that were reviewed with key stakeholders. The preferred site concept is then presented with information on each of the distinct elements.

The Land Use plan also outlines the number of residential units with 200 adjacent to transit infrastructure, 47,000 square

feet of retail, and 270,000 square feet of office.

Implementation

The implementation section discusses funding, phasing, overall objectives, and proposed requirements for development.

DRC Comments
The DRC reviewed the proposed Area Plan and had 31 redline comments, including the following:

1. Finalize coordination on fiscal analysis
2. It is still recommended to provide a trail link on the south side of the Civic 1 Parcel that connects to Trail 5, and perhaps there is a way to fit it in the existing ROW or reduce the planter strip to 2' with a 10' trail.
3. Concerned with the scale of some of the warehouse/ industrial uses and whether or not they support the residents of the area.
4. Ashton Blvd access should be signalized, crosswalk should be on the south leg, no lefts out of east leg, right turns from west leg may need to independent from the ped phase.
5. Coordinate the details of the Station Area Plan with the Thanksgiving Point Area Plan update.
6. A 10' minimum PUE is required on both sides of all roads, public and private. A greater easement may be required if space is shared with water meters, hydrants etc. Revise and resubmit.
7. Based on discussions about the overall Thanksgiving Point area plan, show the Ashton Blvd trail connecting to the Rail Trail instead of continuing along Ashton. This will reduce redundancy in the trail network. This can be covered in the Area Plan, but it would be good to ensure UTA is part of the conversation and on board.
8. Innovation Park is proposing lower rents WITHOUT receiving tax refunds. $1690 seems way to high to be considered an affordable unit with tax payer support. Attainable is higher than market rate and yet we would support it with taxes through a HTRZ?? That seems pretty messed up.

Please consider all DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed application conforms to the goals and policies of the General Plan.
2. The proposed area plan will/will not provide a quality community in Lehi City.
3. The proposed area plan contains/does not contain regulations that will provide quality development.
4. The proposed application does not affect the health, safety, welfare, and morals of the City.
5. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed area plan on December 8, 2022. The minutes and motion from this meeting are as follows:

2.1) Public hearing and recommendation of UTA and Lehi City's request for review of the Lehi Frontrunner Station Area Plan, 11-acres located at approximately 2800 West Executive Pkwy in a Resort Community zone.
Katie Bussell Presented information on the agenda item.

Commissioner Carlson asked why Lehi City was listed as a co-applicant. Kim Struthers stated the City and UTA were co-partners in design and participation. Ross Dinsdale stated the state requires each city to participate in UTA transit plans where funding is granted. UTA owns the property that is being developed.

Commissioner Nielsen opened the public hearing.

He acknowledged the public comment that was submitted through Engage Lehi by Brittney Harris.

Commissioner Nielsen closed the public hearing.

Commissioner Carlson had many concerns with the UTA plan including lack of parking for vehicles and bike stalls, walkability and connectivity, the housing unit configurations not being specific enough, the phasing recommendation plan, courtyard and landscaping plans with amenities for residents living in an active public area with requirements or encouragement from the developer, rooftop amenities for residents and the commercial area for adding outdoor space and viability without taking up green space, mixed uses being carefully thought out, street and bike lane requirements. His concerns echoed the online comment that was submitted.

Commissioner Everett stated this eliminates parking and discourages others from using other TOD in the area. Other people in northern Utah county will want to use this, but there is not enough parking, and the accessibility is not ideal.

Commissioner Jackson said this will be a failure if it can't have the convenience of TOD if it is easier to drive your vehicle and use I-15.

Commissioner Nielsen said larger garages would be a possible solution. Open space for bicycle parking would be helpful also. Commuter parking makes more sense to be in the commercial parking area.

Commissioner Newall asked for clarification on affordable housing.

Kim Struthers stated 80% AMI, based on Utah County median income. There have been studies done with usage and savings where UTA does not want to preclude the community from using TOD. Jordan Swain with UTA have done studies with that information. Kim stated the transit is meant to interconnect.

Commissioner Bunker asked how this was planned where one development should accommodate surrounding cities with the limited amount of parking and if the infrastructure is prepared to handle the population of surrounding areas and Lehi citizens.

Ross Dinsdale wanted to clarify this was a general plan that gives UTA a guideline for what is recommended to UTA.

Commissioner Eyre was concerned because there are many developments that get phased out before making it to the next phases.

Motion: Commissioner Carlson moved to send a positive recommendation of **UTA and Lehi City's request for review of the Lehi Frontrunner Station Area Plan, 11-acres located at approximately 2800 West Executive Pkwy in a Resort Community zone;** including all DRC comments and the findings stated in the report. Also recommending
the phasing of the project will maintain minimum of 600 parking spaces which are not restricted to public transit users from using those parking spaces until such a time as the proposed bus rapid transit system development, plan clarified residential mixed units that are not constructed on the first floor, commercial rooftop amenities are encouraged, residential courtyard amenities are required and residential rooftop amenities are encouraged, bike lanes are protected within the development from vehicle travel and the bike parking and storage areas are more clearly identified, move commercial to buffer the residential areas, define the AMI and median rental as a whole for cost comparison and clarify affordable housing and tax incentives.
Commissioner Jackson seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, no; Commissioner Bunker; yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Carlson, yes. The vote passed 6 – 1.

ORDINANCE NO: 01-2023

AN ORDINANCE APPROVING AND ADOPTING THE THANKSGIVING POINT STATION AREA PLAN FOR PROPERTY LOCATED AT APPROXIMATELY SR-92 AND CENTER STREET

WHEREAS DR HORTON ("Developer"), developer of approximately 844 acres located at approximately 2800 West Executive Parkway (Existing Lehi Frontrunner) and further described by the legal description attached as Exhibit "A", have applied for an Area Plan approval; and

WHEREAS, the Lehi City Council, acting pursuant to its authority and Utah Code, and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the Developers' proposals for the Thanksgiving Point Station Area Plan; all as set forth in that certain area plan designated as the Thanksgiving Point Station Area Plan, a copy of which has been filed with the office of the Lehi City Planning Department;

WHEREAS, following a public hearing on December 8, 2022, the Lehi City Planning Commission reviewed the proposed Area Plan and forwarded a recommendation that the City Council adopt the proposed request; and

WHEREAS, on January 10, 2023, the City Council held a duly noticed meeting to ascertain the facts regarding this matter, which facts and comments are found in the public record and which include the staff report, minutes from the Planning Commission meeting of December 8, 2022, and the recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for an Area Plan Designation is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

SECTION 1. The Area Plan together with all the attached exhibits, maps and supporting documents designated as the "Thanksgiving Point Station Area Plan" dated January 10, 2023, copies of which are on file with the Planning Division of the Community Development Department, is hereby adopted as the Area Plan for the development of the Thanksgiving Point Station. Said project is described on attached Exhibits A and B.

SECTION 2. Unless specifically modified by the Thanksgiving Point Station Area Plan, the owner of the Subject Property or its assigned agents will be required to comply with all applicable requirements of Lehi City necessary for approval of the Project, including payment of fees and compliance with applicable ordinances, regulations, policies and procedures of Lehi

City including but not limited to, the Lehi City Municipal Code, the Lehi City Development Code, and the Lehi City Design Standards and Public Improvements Specifications.

SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance and agreement.

SECTION 4. If a provision of this Ordinance 01-2023 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.

SECTION 5. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

SECTION 6. This Ordinance adopting the Area Plan shall be effective immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 10th day of January 2023.

ATTEST

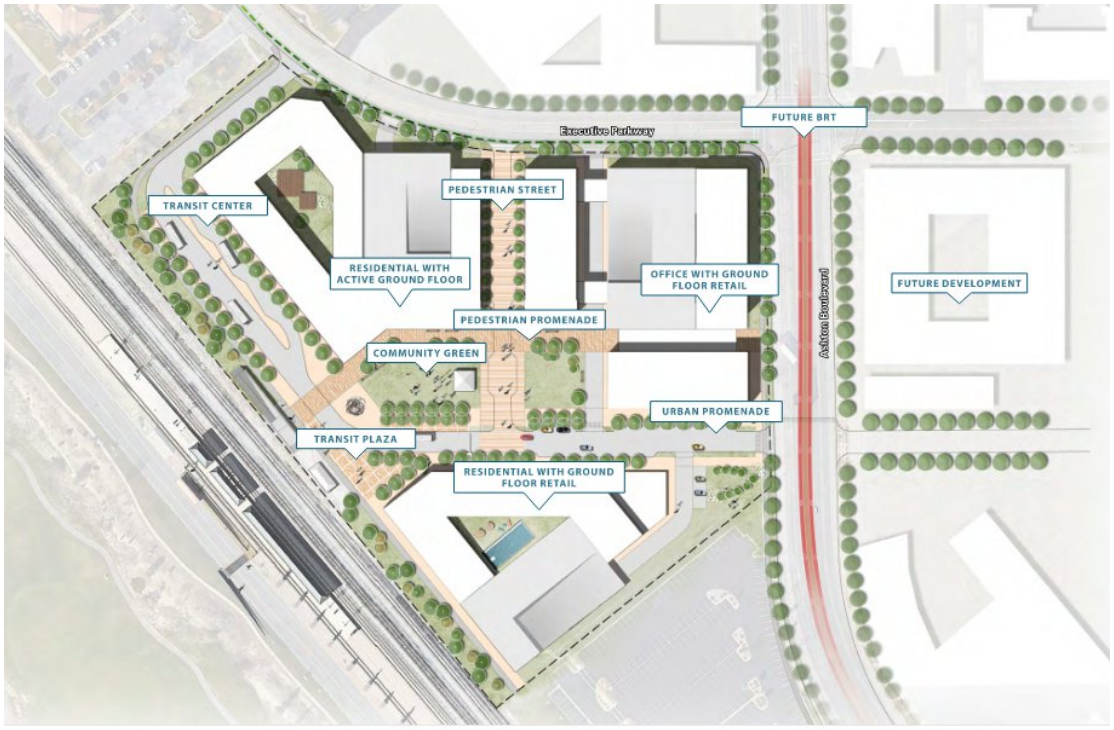
_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Exhibit A
Legal Description for the Thanksgiving Point Station Area Plan

LOT 4, PLAT A, THANKSGIVING POINT BUSINESS PARK AMENDED SUBDV. AREA 5.380 AC. ALSO LOT 5, PLAT A, THANKSGIVING POINT BUSINESS PARK AMENDED SUBDV. AREA 2.470 AC. ALSO PART LOT 6, PLAT A, THANKSGIVING POINT BUSINESS PARK AMENDED SUB DESCRIBED AS FOLLOWS:; COM S 764.1 FT & W 2020.87 FT FR E 1/4 COR. SEC. 36, T4S, R1W, SLB&M.; S 89 DEG 58' 0" E 324.97 FT ACTUAL COURSE = S89-58-03E 324.96; S 1 DEG 27' 59" E 122.57 FT ACTUAL COURSE = S01-27-57E 122.57; S 50 DEG 41' 45" W 479.97 FT ACTUAL COURSE = S50-41-39W 479.98; N 39 DEG 18' 15" W 296.25 FT ACTUAL COURSE = N39-18-14W 296.25; N 49 DEG 27' 46" E 303.9 FT ACTUAL COURSE = N49-27-41E 303.9 TO BEG. AREA 3.160 AC. TOTAL AREA 11.01 AC.

Exhibit B- Land Use Plan



Thanksgiving Point Station Area Plan
DRC Redline Comments

UTA – Requests review of the Thanksgiving Point Station Area Plan

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None
Date of Plans Reviewed: 10/4/22
Time Start: 1:17 pm
Time End: 1:35 PM

DRC REDLINE COMMENTS:

Glade – Power:

1. A 10' minimum PUE is required on both sides of all roads, public and private. A greater easement may be required if space is shared with water meters, hydrants etc. Revise and resubmit.

Garion – Fire: No comments
Greg/Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering:

2. Is the number of existing apartments up to date? Should in process apartment units be included? Riverbend, Perry, Lehi Block, etc
3. Ashton Blvd access should be signalized, crosswalk should be on the south leg, no lefts out of east leg, right turns from west leg may need to independent from the ped phase.
4. Coordinate the details of the Station Area Plan with the Thanksgiving Point Area Plan update.
5. Include referenced studies in an appendix to the document.

Kim – Planning:

6. Label photo as Freight train adjacent to the Lehi Station platform.
7. Based on discussions about the overall Thanksgiving Point area plan, show the Ashton Blvd trail connecting to the Rail Trail instead of continuing along Ashton. This will reduce redundancy in the trail network. This can be covered in the Area Plan, but it would be good to ensure UTA is part of the conversation and on board.
8. This is just conceptual, but the trail would be best not being located integral to the curb.
9. This in conceptual, but flared approaches and continuous crossings should be standard for accesses off of Executive and Ashton. The access off Ashton should have deflected trail geometry as it has higher speeds.
10. Need to coordinate the crossing at Ashton with the Stack development plans.
11. The Executive Pkwy travel lanes should be 12' existing. The cross section will be different in the future.
12. Decide if you will capitalize "space" or not.
13. Decide on oxford comma usage - inconsistent throughout document. If you list three or more things, use comma.
14. Remove comma between principle and shift, and capitalize shift. "Complete streets support the TOD principle Shift, which states over time..."
15. is "the station area plan" supposed to be capitalized throughout?
16. "Thanksgiving Point Area" shown in key as brown and also rename map
17. I don't remember seeing this. Could they provide the link?
18. The paragraph feels awkward up here. Move over to join the body of the section? Or move this paragraph into the figure and add project principles above it
19. Spell out single digit numbers (nine) throughout the text
20. Innovation Park is proposing lower rents WITHOUT receiving tax refunds. $1690 seems way to high to be considered an affordable unit with tax payer support.
21. Attainable is higher than market rate and yet we would support it with taxes through a HTRZ?? That seems pretty messed up.
22. Move these paragraphs down under the "phasing recommendation heading" it's current location is confusing what paragraph it goes with.

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.

23. Clean up this spot (See Bluebeam Session)
24. It is the museum of Natural Curiosity
25. could you more clearly define nearby like within 1/2 mile of the UTA station.
26. The State has a lower daytime population? That many people commute OUT of Utah for work?
27. Some thoughts on the localized growth. First it seems a little obvious, if you build a large number of residential units you will have a huge growth rate. Second, I don't know if that is a selling point. The City, County and State growth rate make sense to me, but I don't think if a huge localized growth rate makes anyone super excited.
28. City, County, and State should all be capitalized.
29. The plan has not been approved. Reword to "the concept plan which will begin the amendment of the existing area plan was approved in early 2022".
30. all three?
31. It might be helpful to label the chapters at the beginning and not just the bottom of the page

THIS ITEM WILL BE UPDATED AND RESUBMITTED FOR REVIEW.

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.

STATION AREA PLAN

LEHI CITY

Prepared for Utah Transit Authority and Lehi City
September 2022

Lehi Station Area Plan

PREPARED FOR

Utah Transit Authority

UTAH TRANSIT AUTHORITY

Jordan Swain, Transit Oriented Development Project Manager
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LEHI CITY

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Glossary

HTRZ: Housing and Transit Reinvestment Zone

HUD: Department of Housing and Urban Development

MSA: Metropolitan Statistical Area

RFP: Request for Proposal

TIF: Tax increment financing

TOC: Transit-oriented Community

TOD: Transit-oriented Development

UTA: Utah Transit Authority

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Introduction

Opposite page: Lehi Main Street Historic District as seen from above. Source: WIkimedia Commons

Introduction

The Station Area Plan outlines a path forward for the Utah Transit Authority (UTA) to develop a request for proposals (RFP) with a realistic and implementable development concept for their property at the Lehi Station in Thanksgiving Point. It will also set the standard for dozens of imminent UTA Station Area Plans and partnerships with cities and communities served by transit along the Wasatch Front. Additionally, it is an opportunity to seek Housing and Transit Reinvestment Zone (HTRZ) funding.

Critical considerations for this effort are creating a connected and multimodal network, developing a plan for local housing and employment, and promoting a distinct sense of place. In addition to improving the quality of life for residents and workers, the station area plan will set the stage for Lehi to provide access to jobs, stimulate the economy, and improve access to services for Lehi residents. The plan will create a walkable and bikeable environment where residents and businesses can thrive while respecting the culture and history of the Ashton vision.

THE SITE

This project is a plan to explore redevelopment opportunities for the parking lots and bus infrastructure adjacent to the current Lehi FrontRunner station (Figure 1). UTA envisions the Frontrunner station as a family-friendly, walkable, and lively neighborhood and transit-oriented development.

THE CHALLENGE

Lehi is a growing city in a booming region with a demand for housing and an organically occurring technology office sector. Thanksgiving Point provides an opportunity to capture office, housing and retail and provide transit-oriented development along the UTA Frontrunner line but there are concerns about density and impacts to utilities and roadways from new development. How do we balance community values and density concerns with the desire of the city and UTA to create a vibrant, mixed-use place?

THE OPPORTUNITY

UTA, in partnership with Lehi City, has the opportunity to redevelop the 11 acre UTA parcel in Thanksgiving Point. Opportunities for the site include attainable housing, office and retail that responds to local culture and history, bolster transit ridership, and create a walkable, bikeable and vibrant district.

CONTEXT MAP

Figure 1: *Context Map*

Project Process

This station area plan took place in four phases, including:

1. Understanding Existing Conditions
2. Community Engagement
3. Concept Development
4. 5 Year Development Plan

The results of this effort are presented in this report. The next phase of work will allow UTA to release an RFP to identify a development partner.

The project began with a kick-off meeting of key stakeholders, Lehi City and UTA, to reach consensus about the goals of the project (Figure 2). The meeting also identified potential challenges and opportunities. All partners in the room acknowledged the transformative opportunity of a transit-oriented development in Lehi and the potential impact on quality of life for current and future Lehi residents. A successful development will support economic health of the region and increase the desperately needed housing supply.

Following the kick-off meeting, the design and planning team went to work researching and analyzing existing conditions, completing a robust market analysis, as well as meeting with three groups of key stakeholders to understand their needs, concerns and ideas for the area. To inform the public of the project, UTA's TOD web page hosted information in the form of a StoryMap website.

The existing conditions and market analysis, in combination with understanding future development plans for the area, informed three initial conceptual plans. At a day-long charrette, the team presented the concept plans to obtain feedback from key stakeholders. Revisions were made on-site to incorporate the feedback and work towards a preferred concept (Figure 4). Then financial modeling was completed to ensure the preferred concept is feasible.

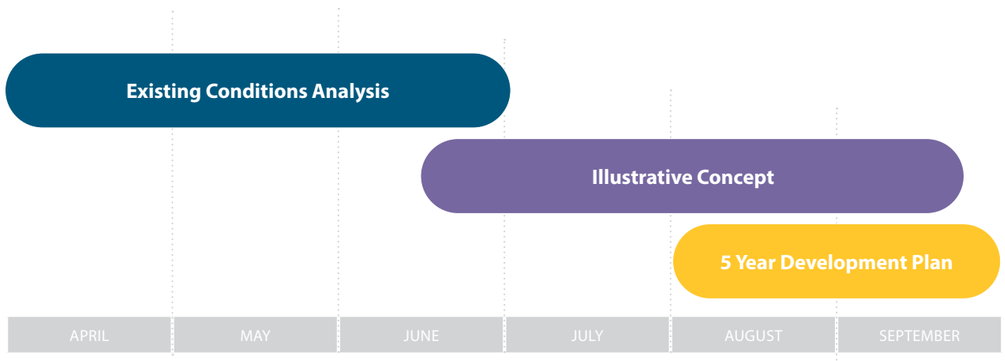

Figure 2: *Project Timeline*

International best practices for TOD, as well as UTA's internal TOD policy, were consulted to ensure the proposed development meets the latest standards for exceptional TOD. Three project principles were developed from this process to guide design decisions (Figure 3).

PROJECT PRINCIPLES

A PLACE TO GATHER

A vibrant place is one that attracts people to meet, socialize, and come together spontaneously and for special events. The legacy of the Ashton family is a strong foundation of arts and culture within Thanksgiving Point. This is core to the identity and neighborhood brand that should continue to celebrate the arts and sense of place.

A PLACE THAT IS LOCAL FIRST

Future development should serve as a mixed-use hub with local flavor that is special to Utah, and specifically Lehi. The Ashton vision and the agricultural history of the region provide an opportunity to celebrate the history and authenticity of the area, and the future uses and users of the site should contribute to and bolster that character.

A PLACE FOR FUTURE GENERATIONS

Transit-oriented development provides an opportunity to serve future residents not currently living in Lehi. The station area should promote workforce housing and an active street life through an increase in people living, shopping, recreating, and working in Thanksgiving Point. Connected green spaces and walkable/bikeable streets will draw residents to the area.

Figure 3: *Project Principles*

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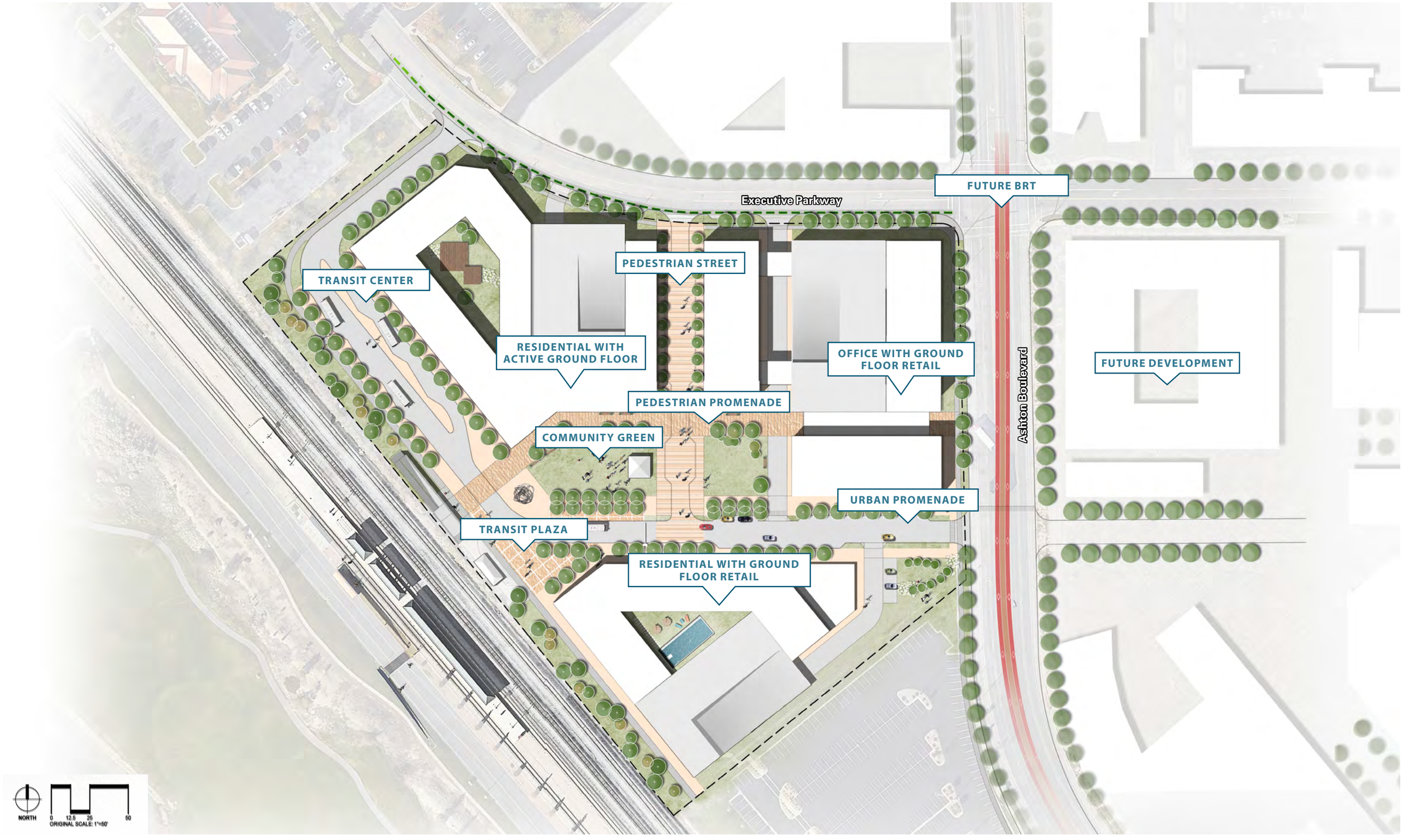

Figure 4: *Illustrative Plan*

Existing Conditions Summary

Existing Conditions

The following chapter outlines the baseline understanding of work done to date, future planning in the station area, and an assessment of future housing and economic conditions to inform the conceptual design of the station area.

PREVIOUS PLAN REVIEW SYNOPSIS

This plan was informed by years of planning documents and processes that have shaped Lehi. The team reviewed documents and plans dating back to 2002 to better understand the context, goals, and vision of Lehi City and how the UTA Station Area Plan can best complement the work done to date.

GENERAL PLAN

The Land Use element of the Lehi City General Plan, updated in 2022, illustrates a community vision for growth and a framework to guide future development decisions. The plan emphasizes the use of "compact development" to "complement existing land uses and promote vibrant growth without sacrificing the area's open spaces, historic features, and established residential neighborhoods." Notably, the General Plan lists 2,000 residential units as the maximum density for the station area (Figure 5). The General Plan highlights Lehi's growth—149% between 2000 and 2010—and the need for strategic development to accommodate future growth. Community input indicates strong support for transit-oriented development and encouragement of infill and redevelopment.

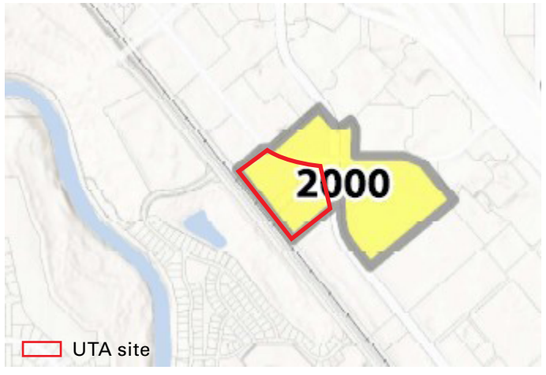

Figure 5: *The 2022 General Plan Maximum Densities Map indicates a 2,000 residential unit maximum on the site area*

The station area is identified as a 'major area of change' and an appropriate location for higher density residential and commercial uses to support existing and future transit lines. Quality public space and opportunities for healthy social connections are important to Lehi City and should be incorporated into the station area plan. Alternative transportation is important for increasing connectivity, reducing traffic congestion, and improving air quality.

PARKS PLAN

The station area has two major parks and recreation attractions anchored at the northwest (Ashton Gardens) and west (Thanksgiving Point Golf Club) and one specialty park (Lehi Skate Park) to the southeast, and both fall outside the 1/3 mile radius of the Station Area Plan. Electric Park at Thanksgiving Point, which is not shown in the plan, is an asset in the station area. There is opportunity to provide mini parks for future TOD residents.

The Jordan River Parkway runs southwest of the station area adjacent to the FrontRunner line and is an asset that connects to other existing parks and trails throughout Lehi. The frontage road trail system, which runs parallel to I-15, provides an additional asset to the area. Connection to the trail system through on-road protected bike lanes could improve connectivity.

While the plan recommends discontinuing the development of mini parks, they are likely the most appropriate scale for TOD. Exceptions may be necessary to ensure TOD residents have access. Respondents to the survey indicated a willingness to increase park assessments or taxes to help pay the cost of developing, operating, and maintaining parks. Other funding mechanisms, including, but not limited to, bonds, special assessment areas, and impact fees, are outlined as potential opportunities.

Figure 6: *Thanksgiving Point, a gift from the Ashton family, is a regional attraction and point of pride for Lehi residents*

TRANSPORTATION PLAN

The station area is bounded by Executive Parkway to the northwest and Ashton Boulevard to the southeast. Per the Master Transportation Plan approved in May 2015, Executive Parkway is categorized as a 66'-70' Major Collector with bike lanes (asphalt width 48'). Ashton Boulevard is listed as a 102' Major Arterial with buffered bike lane. Both roads present physical and psychological barriers from the station area. While not noted in the plan, a more recent major change to the study area is Clubhouse Drive, which is being transferred to state ownership from the city and will extend west through Thanksgiving Point Golf Course.

ASHTON VISION

Alan and Karen Ashton, successful tech entrepreneurs in the 1990s, built Thanksgiving Point as a token of gratitude to the Lehi community (Figure 6). With five venues over 155 acres, 600 employees, and 700 volunteers, Thanksgiving Point is a cultural and economic engine. The campus abuts the station area and is a beloved regional attraction. Thanksgiving Point is a cultural and economic focal point that holds meaning for Lehi residents who have grown up visiting with their families. The Ashton's mission to celebrate the joy of learning is a value held close by the community. The concept plan works to complement the Ashton legacy by creating a place where families can safely and easily access the many wonders at Thanksgiving Point on foot

or bike. Public spaces throughout the site create opportunities for people to gather and encourage a sense of belonging and community.

Playscapes, landscaping and hardscaping materials can all add to a strong sense of place and align thematically with the region's agricultural history.

FUTURE PLANNING

Lehi is planning for immediate and long-term change to accommodate the growing population and burgeoning technology jobs sector. It was important for the planning team to consider the effects of future development on the Lehi-Thanksgiving Point station area plan.

THANKSGIVING STATION AREA PLAN

A large mixed-used development is planned adjacent to the study area, including an estimated 1,600 housing units. The plan, which was approved in early 2022, after two years of public process, calls for the preservation of Electric Park, and Farm Country, an attraction at Thanksgiving Point. The final number of housing units aligns with the City's General Plan goals and infrastructure capacity.

CHILDREN'S HOSPITAL

Intermountain Healthcare is building a second Primary Children's Hospital campus in Lehi, just south of the study area. The 38 acre campus is under construction with an anticipated completion date in early 2024. The full-service children's hospital will serve the high-growth in Utah County and help many families to avoid traveling long distances to access quality pediatric care.

TRANSPORTATION AND TRANSIT

In an effort to combat traffic congestion and air pollution, UTA is studying a bus rapid transit (BRT)

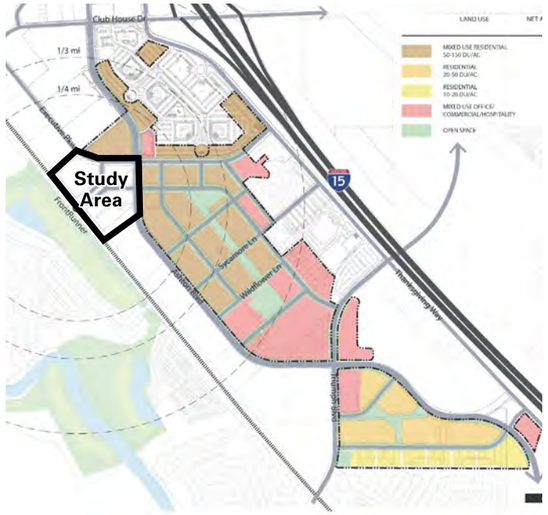

Figure 7: *Thanksgiving Station Land Use Plan. Source: Stack Real Estate and Civitas*

Figure 8: *Intermountain Primary Children's Hospital site in relation to study area. Source: Intermountain Healthcare*

Figure 9: *Utah State Capitol. Source: Getty Images*

line to connect Draper and Lehi. The route will travel along the east side of I-15 with a stop at the Thanksgiving Point Station.

HTRZ FUNDING

SB 21, the Housing and Transit Reinvestment Zone Act (HTRZ) is intended to help mitigate the housing affordability crisis along the Wasatch Front by creating a new development tool to facilitate mixed-use, multi-family and affordable housing development within a 1/3 mile radius of FrontRunner stations, up to 125 acres. It enables a portion of incremental tax revenue growth to be captured over time (25 consecutive years) to support costs of development. It requires that housing development be mixed-use, average 50 housing units/acre, and include at least 10% affordable housing (<= 80% AMI). This landmark legislation has the potential to create density and affordability currently lacking in Lehi. It presents the opportunity for Lehi to be on the forefront of state and national planning policy and design. As Lehi grows as a technology hub, the need for attainable housing, public transportation, and walkable neighborhoods will continue to grow.

HTRZ funds can be used within or for the direct benefit of the zone and include:

- Income-targeted housing costs
- Structured parking within the HTRZ
- Enhanced development costs
- Horizontal and vertical constriction costs
- Pay costs of bonds issued by municipality
- Costs of municipality to administer HTRZ

HTRZ applications include a gap analysis and formation of a committee. If the HTRZ is approved, then tax increment is captured pursuant to the proposal (participation from local taxing entities is required), funds are administered by an agency created by the municipality where the HTRZ is located, up to 80% of incremental local property tax revenue growth from cities, counties, school districts, etc., is to be captured over a period of time (maximum 25 consecutive years) as needed to support costs of developing the area, and 15% of incremental state sales tax revenue growth in the HTRZ is transferred to the state TIFF.

If the City wants to pursue HTRZ funding, it is important to understand the criteria that need to be met, especially regarding density and affordability Those criteria include:

- 1/3 mile radius of station, max. 125 acres
- 50 units/acre (average)
- Mixed-use
- 51% residential (minimum)
- At least 10% affordable (<= 80% AMI)

To meet affordability requirements listed above, part of plan recommendations include what is feasible, including unit pricing and bedroom composition and recommendations for funding mechanisms, such as low-income housing tax credits (LIHTC), HTRZ, and other state and federal programs.

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ECONOMIC CONDITIONS

INTRODUCTION

This section provides a baseline assessment of demographic, economic, and real estate market conditions of the Lehi Station Area Plan project area (consisting of a 1/3 mile buffer around the FrontRunner Station in Thanksgiving Point), the City of Lehi, Utah County, and the State of Utah. In addition to providing a baseline assessment of current conditions, the need and availability of moderate-income housing as defined by State of Utah, as well as identifying development opportunities for future office, retail, and housing within the UTA Station Area site.

Data has been sourced from multiple resources based for this analysis, including ESRI, CoStar, and the U.S. Census.

DEMOGRAPHICS

POPULATION & GROWTH PROJECTIONS

Figure 10 illustrates population and population growth projections for the Thanksgiving Point area, Lehi, Utah County, and the State of Utah. According to data retrieved from ESRI, Thanksgiving Point's 2021 population was 762. Between 2010 and 2021 the area experienced substantial growth, increasing from 266 residents to 762 residents. This annual growth rate of 16.95% is drastically higher when compared to the city (6.45%), county (3.25%) and state (2%). Growth is expected to increase slightly over the next four years at 5.56% annually, reaching a population of 974 by 2026. While all levels will also experience an increase in population, Thanksgiving Point, with 2,000 planned units, will sustain the highest annual growth rate when compared to the city, county and state.

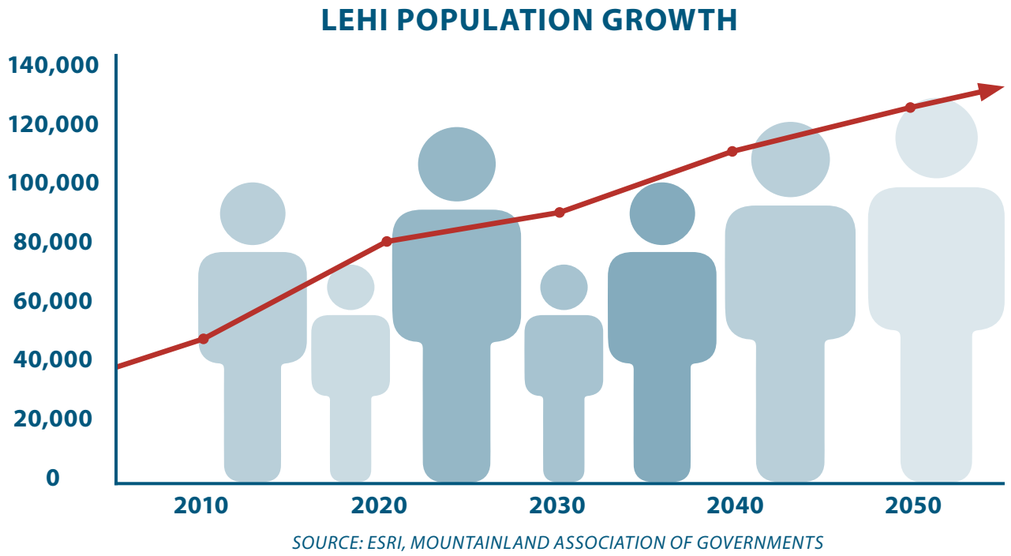


Figure 10: *Lehi Population Growth*

HOUSEHOLD & GROWTH PROJECTIONS

Between 2010 and 2021 the number of households within the Thanksgiving Point area increased by 16.34%, growing from 84 to 235 households. Similar to population growth, Thanksgiving Point has the highest annual growth rate when compared to the city, county, and state. Household growth within Thanksgiving Point is forecasted to grow at a rate of 6.21% annually over the next five years outpacing household growth projections for the city (3.19%), county (2.45%) and state (1.75%). Family households account for 89.36% of all households in Thanksgiving Point, with an average family size of 3.24 persons.

AGE

In the Thanksgiving Point area, the median age is 25, which is slightly younger than the city (26.5) and significantly younger than both the county (26.4) and state (31.1). The largest age group in Thanksgiving Point is 35–44 year-old, comprising 19.0% of the population. Based on this analysis, the composition of age demographics in the Thanksgiving Point are most likely residents with multiple young children.

INCOME

Thanksgiving Point's 2021 median household income was $100,746. While it is slightly lower

Table 1: Household Historic and Future Growth. Source: ESRI

COMMUNITY	2010 POPULATION	2021 POPULATION	2010-2021 ANNUAL GROWTH RATE %	2030 PROJECTED POPULATION	2040 PROJECTED POPULATION	2050 PROJECTED POPULATION
Thanksgiving Point	266	762	16.95%	N/A	N/A	N/A
City of Lehi	47,314	80,895	6.45%	88,555	110,747	124,436
Utah County	516,564	701,939	3.26%	861,852	1,080,082	1,297,515
Utah State	2,763,885	3,370,531	2.00%	4,570,433	5,257,239	5,965,658

Table 2: Median Age and Age Distribution. Source: ESRI

COMMUNITY	2010 HOUSEHOLDS	2021 HOUSEHOLDS	2021 TOTAL FAMILY HOUSEHOLDS	2010-2021 ANNUAL GROWTH RATE %	2026 HOUSEHOLDS	2021-2026 ANNUAL GROWTH RATE %	2021 AVERAGE HOUSEHOLD SIZE
Thanksgiving Point	84	235	89.36%	16.34%	308	6.21%	3.24
City of Lehi	12,376	20,827	88.04%	6.21%	24,147	3.19%	3.88
Utah County	140,602	190,623	80.48%	3.23%	213,998	2.45%	3.6
Utah State	877,692	1,066,175	74.40%	1.95%	1,159,519	1.75%	3.11

than the city ($103,762), it is significantly higher than the county ($80,547) and state ($76,052). At all levels, the median household income will continue to increase, growing by 1.82% annually for Thanksgiving Point. By 2026, Thanksgiving Point's median household income will be $109,891, remaining significantly higher than the county and state. Income distribution of the population is skewed towards upper-class income households, with 51% of the population making over $100,000 per year.

RACE & ETHNICITY

The ethnicity of Thanksgiving Point is predominantly white at 85.3%. The Hispanic population is the second largest ethnicity in Thanksgiving Point composing 11.9% of the population. When compared to the city, state and county, Thanksgiving Point has the highest percentage of Asian ethnicity at 3.7%. Other races/ethnicities make up for a small percentage of the population with Black and American Indian accounting for 0.7% and 0.3% respectively. 4.5% of the population reported as "some other race alone" and 4.2% reported as "two or more races."

Table 3: Median Household Income and Income Distribution (% of Households). Source: ESRI

	PROJECT AREA	CITY OF LEHI	UTAH COUNTY	UTAH STATE
2021 Median Household Income	$100,746	$103,762	$80,547	$76,052
2026 Median Household Income	$109,891	$113,233	$91,671	$83,933
2021-2026 Median Household Income: Annual Growth Rate	1.82%	1.83%	2.76%	2.07%
2021 Household Income less than $15,000 (%)	1.3%	2.0%	4.8%	5.1%
2021 Household Income $15,000-$24,999 (%)	0.9%	3.2%	6.2%	4.8%
2021 Household Income $25,000-$34,999 (%)	2.6%	3.4%	7.2%	6.0%
2021 Household Income $35,000-$49,999 (%)	11.5%	6.8%	10.3%	9.1%
2021 Household Income $50,000-$74,999 (%)	16.2%	14.7%	17.4%	18.0%
2021 Household Income $75,000-$99,999 (%)	17.0%	16.4%	14.7%	16.2%
2021 Household Income $100,000-$149,999 (%)	30.6%	28.3%	21.2%	22.1%
2021 Household Income $150,000-$199,999 (%)	8.5%	15.2%	10.2%	10.2%
2021 Household Income $200,000 or greater (%)	11.9%	10.1%	8.0%	8.5%

Table 4: Race and Ethnicity. Source: ESRI

2021 ETHNICITY	PROJECT AREA	CITY OF LEHI	UTAH COUNTY	UTAH STATE
White Population	85.3%	88.1%	84.7%	83.4%
2021 Hispanic Population	11.9%	9.3%	14.6%	14.8%
Other Race Population	4.5%	2.8%	6.3%	6.9%
Population of Two or More Races	4.2%	4.0%	4.1%	3.5%
Asian Population	3.7%	2.6%	2.2%	2.7%
Pacific Islander Population	1.4%	1.2%	1.0%	1.0%
Black/African American Population	0.7%	0.7%	0.9%	1.4%
American Indian/Alaska Native Population	0.3%	0.7%	0.8%	1.2%

ECONOMIC

EMPLOYMENT

Thanksgiving Point's daytime population increases over 400% from 762 to 3,122 during working hours. This pattern is opposite when compared to the county and state, which have daytime populations lower than overall population. The increase in the project area and Lehi's population indicates the area is a net attractor for employees who live outside of the area. The project area's daytime population is comprised of 85% workers and 15% residents. There are 161 total businesses in the project area around Thanksgiving Point, employing 2,642 total employees. At the city, county and state level, the number of employees are less than 50% of their daytime population. Thanksgiving Point has a 0.7% unemployment rate, which is the lowest amongst the city, county, and state.

Figure 11: *Lehi is part of the "Silicon Slopes" a technology company boom along the Wasatch Front. Source: KSL*

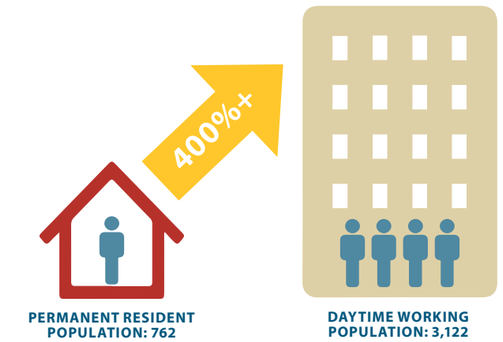


Figure 12: *Thanksgiving Point Daily Population Increase. Source: ESRI*

Table 5: Employment Trends. Source: ESRI

	PROJECT AREA	CITY OF LEHI	UTAH COUNTY	UTAH STATE
2021 Total Population	762	80,895	701,939	3,370,531
2021 Total Daytime Population	3,122	85,236	691,002	3,363,894
2021 Daytime Population: Workers	2,642	36,992	293,227	1,607,142
2021 Daytime Population: Residents	480	48,244	397,775	1,756,752
2021 Civilian Population Age 16+ in Labor Force	426	49,736	487,890	2,453,017
2021 Employed Civilian Population Age 16+	285	32,738	305,283	1,610,965
2021 Unemployment Rate	0.7%	1.7%	3.2%	3.3%

BUSINESS

Thanksgiving Point's location within the Silicon Slopes and high concentration of technology companies can explain why the largest sector of employment (19.3%) is within Professional, Scientific and Technology Services, which is higher than the city, county and state. The second and third highest percentage of workers within Thanksgiving Point are in the Accommodation & Food Services (11.2%) and Unclassified Establishments (11.8%). To follow its lead on the tech industry, Thanksgiving Point has higher percentages of workers in the Information Businesses as well as the Finance & Insurance Business areas compared to the other segments. Thanksgiving Point has a significantly lower percentage of workers in the Retail Trade Business when compared to the city, county and state.

Table 6: Lehi Business Profile. Source: ESRI

	PROJECT AREA	CITY OF LEHI	UTAH COUNTY	UTAH STATE
2021 Total Businesses	161	1,518	14,564	89,912
2021 Agriculture, Forestry, Fishing & Hunting Businesses (%)	0.6%	0.3%	0.4%	0.4%
2021 Mining Businesses (%)	0.0%	0.0%	0.1%	0.2%
2021 Utilities Businesses (%)	0.0%	0.2%	0.2%	0.2%
2021 Construction Businesses (%)	3.1%	8.0%	6.9%	6.9%
2021 Manufacturing Businesses (%)	1.2%	2.6%	3.8%	3.8%
2021 Wholesale Trade Businesses (%)	3.7%	2.8%	2.9%	3.3%
2021 Retail Trade Businesses (%)	7.5%	14.0%	14.6%	14.5%
2021 Transportation & Warehousing Businesses (%)	0.0%	1.1%	1.3%	1.8%
2021 Information Businesses (%)	9.9%	3.9%	3.4%	2.5%
2021 Finance & Insurance Businesses (%)	9.9%	5.8%	5.3%	5.6%
2021 Real Estate, Rental & Leasing Businesses (%)	5.6%	3.5%	4.3%	5.2%
2021 Professional, Scientific & Tech Services (%)	19.3%	12.8%	9.7%	8.9%
2021 Management of Companies & Enterprises (%)	0.0%	0.2%	0.2%	0.2%
2021 Admin & Support & Waste Mgmt & Remediation (%)	1.9%	3.2%	3.5%	3.3%
2021 Educational Services (%)	2.5%	3.1%	3.4%	3.1%
2021 Health Care & Social Assistance (%)	5.0%	10.1%	11.7%	10.3%
2021 Arts, Entertainment & Recreation (%)	2.5%	2.3%	1.9%	2.0%
2021 Accommodation & Food Services (%)	11.2%	8.6%	6.7%	7.5%
2021 Other Services (%)	5.0%	8.7%	9.1%	10.5%
2021 Public Administration (%)	0.0%	0.9%	2.8%	3.6%
2021 Unclassified Establishments (%)	11.8%	8.0%	7.9%	6.4%

HOUSING

MODERATE INCOME HOUSING

Moderate income households are considered by the State of Utah to be those making less than 80% of the area median income (AMI). AMI is determined by the county in which the city is located. Other targeted income groups are defined as those making less than 50% and 30% of AMI. According to U.S. Department of Housing and Urban Development (HUD), the affordable monthly housing payment for either mortgage or rent should be no more than 30% of gross monthly income (GMI) and should include utilities and housing costs such as mortgage, property taxes, and hazard insurance. To calculate affordability in relation to household size, HUD estimates median family income (MFI) annually for each metropolitan area and non-metropolitan county.

It is not clearly stated in Utah Code whether those of moderate income must be able to purchase a home, so the allowance is applied to both rental rates and mortgages. Affordable housing is considered to be any housing options that accommodate the targeted income groups and meet the payment requirements.

AREA MEDIAN INCOME

The area median income (AMI) is the midpoint of a region's income distribution - half of the households in the region earn more and half earn less. AMI is important because each year HUD calculates the median income for every metropolitan region in the country and this statistic is used to determine whether families are eligible for certain affordable housing programs. HUD focuses on the entire region, not just the city, because families searching for housing are likely to look beyond the city itself to find a place to live. AMI is typically distinguished between three types of households. Households earning less than 80% of the AMI are considered low-income households by HUD. Very low-income households earn less than 50% of the AMI and extremely low-income households earn less than 30% of the AMI. The City of Lehi falls within the Provo-Orem MSA, as defined by HUD. The AMI, for Lehi is $96,700 per year. While these numbers are often used to determine eligibility for certain government sponsored housing assistance programs, they can also be used to calculate a household's projected expenditures on rent and/or mortgage payments.

HUD AREA MEDIAN INCOME LIMITS

Table 7 illustrates the approximate distribution of households in Lehi by AMI threshold. Because AMI thresholds established by HUD do not exactly match the distribution of households by income bracket as recorded by the U.S. Census Bureau, the estimated number of households within each income level are matched as closely as possible with their corresponding income bracket. However, because it is not an exact match by census income bracket the number of households within each AMI threshold should be considered an approximation.

The distribution of households within Table 7 is well above the Provo-Orem MSA's area median income, with approximately 53.6.% of households falling above the 100% AMI threshold. This has implications for housing within Lehi and can be

Table 7: Distribution of Households by AMI. Source: ESRI, HUD

INCOME LEVEL	INCOME CLASSIFICATION	AMI THRESHOLD FOR A FAMILY OF FOUR	ESTIMATED HOUSEHOLDS	PERCENTAGE
<30% AMI	Extremely Low Income	$28,100	1,083	5.2%
>30% to <50% AMI	Low Income	$28,100 - $46,800	2,124	10.2%
>50% to < 80% AMI	Moderate Income	$46,800 - $74,900	3,062	14.7%
>80% to <100% AMI	N/A	$74,000 - $96,000	3,416	16.4%
>100% to <120%AMI	N/A	$96,000 - $115,200	2,358	11.3%
>120% AMI	N/A	>$115,200	8,806	42.3%

interpreted to mean that housing within Lehi is being built and priced to meet the needs and budgets of high earning households, with lower income households likely not seeing the same level of production. The distribution of households above AMI can also be interpreted to mean that Lehi is likely not attracting lower AMI households, potentially because of lack of suitable housing or lack of suitable employment.

AFFORDABILITY MONTHLY ALLOWANCE FOR RENTAL AND FOR-SALE PRODUCTS

Using HUD 's defined AMI for the Provo-Orem MSA, we can calculate an affordable monthly allowance for households making 30% to 120% of the AMI. This monthly allowance can be used to gauge affordable monthly rent and mortgage payment levels for households at different income levels. For example, a family of four living in the Provo-Orem MSA at the median income could afford $2,340 per month for housing (Table 8).

To translate these affordability levels into home values, we assume mortgage rates of 4%, 5% and 6%, with a 30 year term, current property tax rates, insurance costs, a 10% down payment, and a monthly utility expenditure of $275 per month. Table 9 lists the range of home prices that are attainable at varying AMI thresholds and mortgage rates. For example, a family of four living in the Provo-Orem MSA at the median income would need an average income of $93,600 to afford a home.

To calculate affordability levels into price appropriate rental rates, it was assumed that households would pay rental costs no larger than 30% of their monthly income and that rent would be paid on a monthly basis. Table 10 illustrates rental price ranges that are attainable to households at the varying AMI thresholds.

Table 8: Monthly Housing Allowance by Household Size. Source: HUD

INCOME CATEGORY	PERSONS IN HOUSEHOLD							
	1	2	3	4	5	6	7	8
Extremely Low Income (30%)	$492	$562	$632	$702	$758	$815	$871	$927
Very Low Income (50%)	$820	$936	$1,054	$1,170	$1,264	$1,358	$1,451	$1,545
Low Income (80%)	$1,312	$1,498	$1,686	$1,872	$2,022	$2,172	$2,322	$2,472
Median Family Income (100%)	$1,640	$1,873	$2,108	$2,340	$2,528	$2,715	$2,903	$3,090
Above Median Income (120%)	$1,968	$2,247	$2,529	$2,808	$3,033	$3,258	$3,483	$3,708

Table 9: Home Affordability by AMI Threshold

HOUSEHOLD INCOME RANGE			HOME PRICE RANGE FOR A FAMILY OF FOUR					
			4% MORTGAGE		5% MORTGAGE		6% MORTGAGE	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
<30% AMI	$-	$28,080	$-	$69,459	$-	$61,773	$-	$55,309
30% to 50% AMI	$28,080	$46,800	$69,459	$158,785	$61,773	$141,214	$55,309	$126,439
50% to 80% AMI	$46,800	$74,880	$158,785	$301,728	$141,214	$268,338	$126,439	$240,262
80% to 100% AMI	$74,880	$93,600	$301,728	$390,149	$268,338	$346,974	$240,262	$310,671
100% to 120% AMI	$93,600	$112,320	$390,149	$478,570	$346,974	$425,610	$310,671	$381,080

Table 10: Supportable Monthly Rent by AMI Threshold

HOUSEHOLD INCOME RANGE			RENTAL PRICE RANGE	
	LOW	HIGH	LOW	HIGH
<30% of AMI	$-	$28,080	$-	$702
30% to 50% of AMI	$28,080	$46,800	$702	$1,170
50% to 80% of AMI	$46,800	$74,880	$1,170	$1,872
80% to 100% of AMI	$74,880	$93,600	$1,872	$2,340
100% to 120% of AMI	$93,600	$112,320	$2,340	$2,808

HOUSING STOCK EXISTING CONDITIONS

Single vs. Multi-family Housing

Based on the 2021 ESRI data, Lehi has a total of 21,603 housing units. Table 11 breaks down these units into three categories: single-family units, multi-family units and mobile homes. Nearly all (88%) of Lehi's housing stock is classified as single-family homes, 10% is classified as multi-family housing, and 1% is classified as mobile homes.

Single family homes are defined by the U.S. census bureau as "fully detached, semi-detached, semi-attached, side-by-side, row houses, and townhouses." For the purpose of this analysis, town homes are considered a type of single-family home. At 88%, or approximately 19,000 units, nearly all of Lehi's housing stock is comprised of single-family homes. This is significantly higher than the county and state, in which single-family homes comprise 75% of all housing.

Multi-family homes are defined by the U.S. census bureau as "residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.)." At 10%, or 2,182 units, Lehi has significantly fewer multifamily units in proportion to total housing than both the county and state. The high low proportion and demand for multi-family units is likely due in part to Lehi's higher proportion of high earning residents who desire single family homes over multi-family units.

Table 11: Housing by Type. Source: ESRI

HOUSING TYPE	CITY OF LEHI	UTAH COUNTY	UTAH STATE
Total Single-family	88%	75%	75%
Detached	79%	66%	68%
Attached	9%	9%	6%
Multi-family Units	10%	22%	18%
Mobile Homes	1%	1%	3%

TOTAL OCCUPIED UNITS AND HOUSING TENURE

Out of Lehi's 21,603 housing units, 96%, or 20,827 units, are occupied. This is consistent with the county's occupancy rate of 96% but higher that the state's occupancy rate of 90%. Lehi's high occupancy rate can be interpreted to mean that housing units are being absorbed by the market as they become vacant or are built.

Lehi has a drastically higher proportion of owner-occupied units than both the county and state (Table 12). Based on 2021 ESRI data, 81%% of Lehi's housing units are owner occupied, significantly higher than owner occupied units within the county (69%), and at the state level (64%). Inversely, Lehi has a lower renter population than

both the county and the state, likely due to the limited number of multi-family units within the city. As of 2021, 16% of Lehi's housing units are renter occupied, lower than renter occupied units within the county (27%) and at the state level (26%).

HOUSING UNITS BY NUMBER OF BEDROOMS

The number of available bedrooms within an area's housing stock is important to accommodate living situations such as multi-generational households and larger families. At 87% (Figure 13), Lehi has more three-, four- and five plus-bedroom units than both the county (77%) and state (72%) (Table 13). Lehi's high number of three plus bedroom dwelling units is likely a result of the city's high concentration of single-family homes and large family size. While large dwelling units are common in Lehi, one- and two-bedroom units are limited, with only 12.4% of housing units having one and two bedrooms. With too few one-and-two-bedroom units available, smaller households may be forced to look elsewhere to find size appropriate housing options.

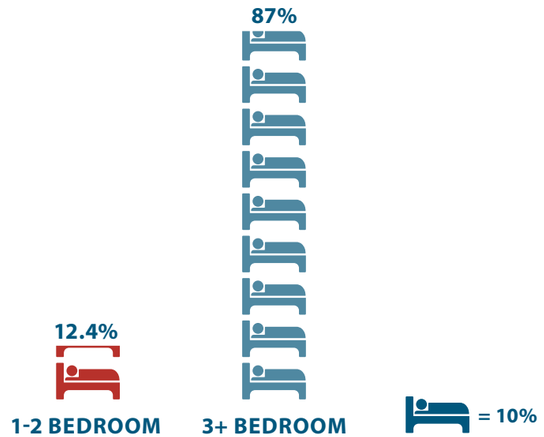


Figure 13: *Lehi Available Housing Supple Type. Source: American Community Survey.*

Table 12: Ownership Status. Source: ESRI

HOUSING TENURE	CITY OF LEHI	UTAH COUNTY	UTAH STATE
Total Housing Units	21,603	199,203	1,181,535
Owner Occupied	81%	69%	64%
Renter Occupied	16%	27%	26%
Vacant Housing	4%	4%	10%
Average household size of owner-occupied unit	3.96	3.78	3.26
Average household size of renter-occupied unit	3.40	3.09	2.80

Table 13: Number of Bedrooms by Structure. Source: American Community Survey Five-year Estimates

NUMBER OF BEDROOMS	CITY OF LEHI	UTAH COUNTY	UTAH STATE
0 Bedrooms	0.2%	1.4%	1.9%
1 Bedroom	2.0%	4.7%	7.1%
2 Bedrooms	10.4%	16.8%	19.4%
3 Bedrooms	30.3%	27.9%	29.3%
4 Bedrooms	26.1%	21.5%	22.1%
5 or More Bedrooms	30.9%	27.6%	20.2%

ESTIMATE OF EXISTING HOUSING SUPPLY

In 2017 Lehi City completed their Moderate-Income Housing Assessment, a component of the City's General Plan. The Assessment was completed using a model created the Utah Workforce Housing Initiative (UWHI) that quantified the city's existing and anticipated supply of moderate-income housing. According to the UWHI model, as of 2017 Lehi had a total "deficit of 43 units for households at the Metropolitan Statistical Area Median Income (MSAMI), a deficit of 272 units for households making 80% of the MSAMI, a deficit of 535 units available to those making 60% of the MSAMI, a deficit of 1,427 for those making 50% of the MSAMI, and a deficit of 2,015 units for those making 30% of the MSAMI." Figure 14 depicts the gap between Lehi households at HUD defined income limits and available dwelling units for sale and for rent at comparable rental rates and prices.

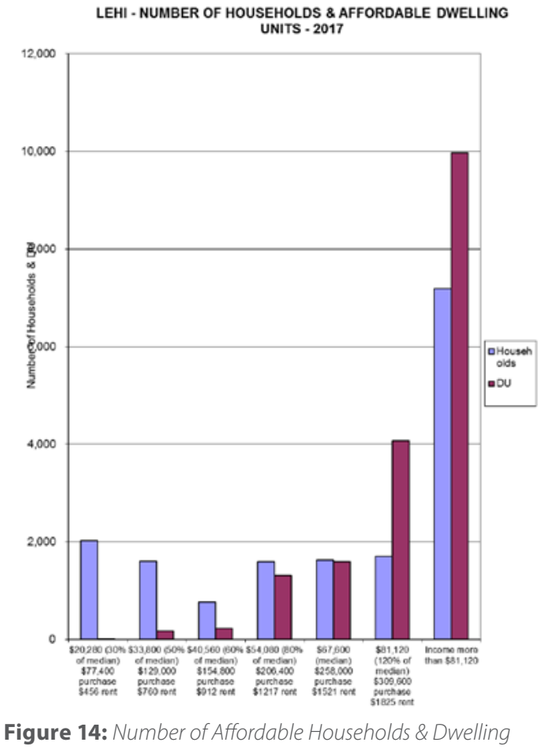


Figure 14: *Number of Affordable Households & Dwelling Units. Source: Lehi 2017 Moderate Income Housing Report*

ANTICIPATED NEED FOR MODERATE INCOME HOUSING

According to the City of Lehi's 2017 Moderate Income Housing Report "the majority of the need for moderate income housing within Lehi will be to serve the City's own growth as well as provide housing for commuters working in Salt Lake County and the Provo/Orem MSA." The report established that the "City's goal should be to provide adequate housing for existing and incoming residents and more particularly their children as they grow up and move out of their parents' home."

Using the UWHI Model, the city predicted that population growth through 2022 will create a demand for 499 additional units to be available to moderate-income families at the 80% AMI level. The model also predicted that "the demand for additional units at the 60% MSAMI level will be 668 units, the demand at the 50% MSAMI level will be 1,709 additional units, and 2,372 additional units will be needed for those making 30% of the MSAMI." Table 14 (next page) illustrates the housing supply and deficit for homes at varying HUD defined AMI levels for 2017, 2022, and 2027.

REAL ESTATE TRENDS & FORECASTS

RETAIL

INVENTORY & VACANCY

Lehi has approximately 188 buildings and 2.8 million square feet of existing retail inventory. Occupancy within the market is extremely high,

Table 14: Housing Surplus and Deficit by AMI level. Source: Lehi 2017 Moderate Income Housing Report

AFFORDABLE HOUSING SUPPLY & AFFORDABILITY GAP BY HUD		AFFORDABLE SHELTER COST			2017 TOTAL HOUSE-HOLDS	2017 TOTAL DWELLING UNITS	AFFORDABLE HOUSING SUPPLY		
		SINGLE FAMILY OWN	MULTI-FAMILY OWN	RENT			2017	2022	2027
30% AMI	Up to $20,280	$73,800	$69,300	$456	2,022	7	(2,015)	(2,372)	(2,770)
50% AMI	$20,280 - $33,800	$123,000	$115,500	$761	1,599	172	(1,417)	(1,709)	(2,023)
60% AMI	$33,800 - $40,560	$147,600	$138,600	$913	758	223	(535)	(668)	(817)
80% AMI	$40,560 - $54,080	$196,800	$184,800	$1,217	1,588	1,316	(272)	(499)	(754)
AMI	$54,080 - $67,600 (AMI)	$246,000	$231,000	$1,521	1,629	1,586	(43)	126	393
120% AMI	(AMI) $67,600 - $81,120	$295,000	$277,200	$1,825	1,704	4,069	2,365	3,050	3,996
>120% AMI	>$81,120				7,189	9,964	2,775	3,699	4,971
Total					16,489	16,170	848	1,627	2,966

with 99.6% of all available retail space currently occupied. The majority of Lehi's retail space is concentrated along East Urban promenade, State Street, and State Route 92. The majority of retail development within Lehi is Neighborhood Center style development (e.g., mid-scale strip malls), General Retail development (e.g., standalone strip centers or pad site retail space), and Community Centers development (e.g., big box retailers and supermarkets). Figure 15 illustrates the distribution of retail throughout Lehi.

Vacancy rates within the Lehi market have historically ranged between 0.13% and 3.79%, indicating a strong retail market that is capable of absorbing new retail space as it is made available or introduced into the market. Vacancy rates have trended downward over the past year, dropping from 1.1% in 2021 to the current rate of 0.42%. Vacancy rates are projected to continue to remain low over the next five-year period, ranging between 0.5% and 1.4% between 2022 and 2026. Figure 16 illustrates historic and predicted future vacancy trends in Lehi. Given historic and projected vacancy trends, it is predicted that vacancy within the Lehi Market will continue to remain low, even as more retail products are introduced into the market.

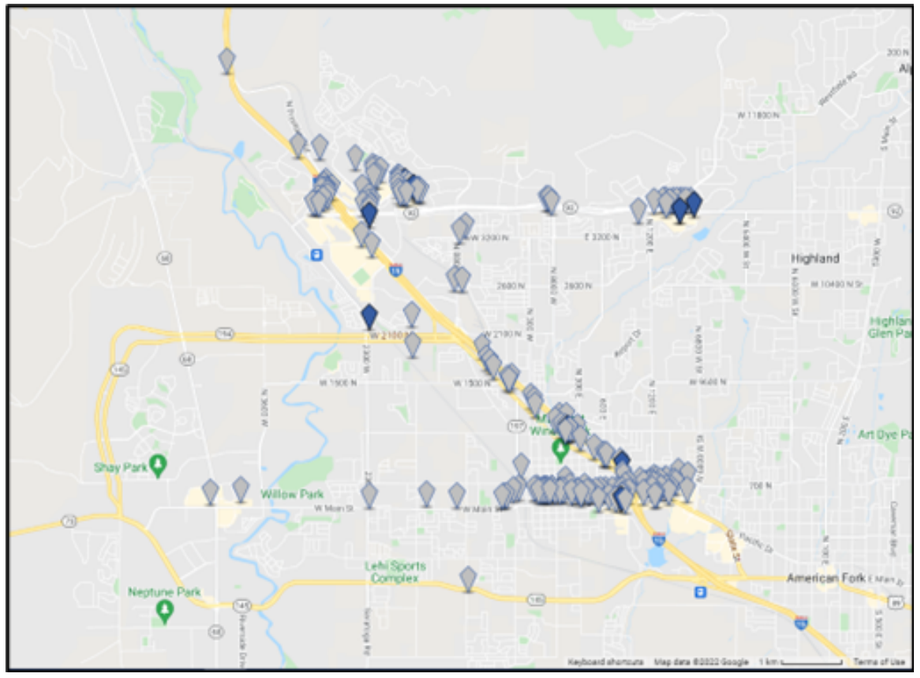


Figure 15: *Lehi Retail Locations. Source: CoStar.*

Figure 16: *Lehi Retail Vacancy Trends. Source: CoStar*

RENTAL RATES AND PRICING

Current market rent per square foot in Lehi is $24.97. Rental rates within Lehi have been climbing steadily for the past ten years, rising from $20.02 in 2012 to their current high of $24.97, and are forecasted to continue rising, growing to $27.87 by 2026.

Asking rent, or the rent paid after concessions are applied to rental rates, has fluctuated in Lehi over the past 10 years, dropping to a low of $11.31 in 2012. Current asking rent is greater than market rent, a positive within the market that can be interpreted to mean that there is sufficient demand within the market to both lease space without offering incentives or lease to competing tenants who are offering rental rates greater than market rate. Figure 17 illustrates historic and projected market and asking rent in Lehi.

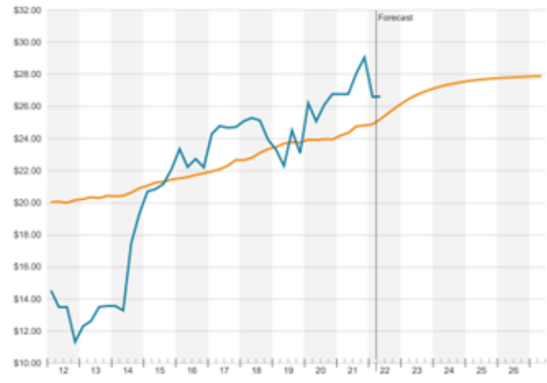


Figure 17: *Lehi Historic and Projected Rent. Source: CoStar*

NEW DELIVERIES & ABSORPTION

Lehi has experienced a significant amount of new retail development, with 1.07 million square feet of new retail space delivered since 2012. Retail deliveries have since slowed, with only 19,000 square feet of new retail delivered in 2020 and 2021 (Figure 18). Currently, there are 10 proposed and under construction retail projects in Lehi totaling 198,800 square feet, none of which are adjacent to or nearby the UTA station.

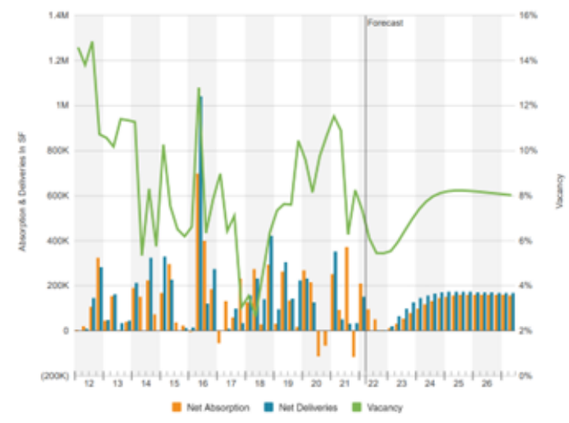


Figure 18: *Lehi Absorption, Deliveries, and Vacancy Trends. Source: CoStar*

Absorption within the Lehi market is strong, with approximately 25,000 square feet of retail space leased between May 2021 and May 2022. Historic trends indicated that as existing or new retail space is introduced, the market is quick to absorb it, with a 50% chance that space will be leased future vacancy trends in Lehi. Given historic and projected vacancy trends, it is predicted that vacancy within the Lehi Market will continue to remain low, even as more retail products are introduced into the market.

MULTI-FAMILY RENTALS

INVENTORY & VACANCY TRENDS

Lehi has 9 multi-family rental apartment developments (with 10 or more units) with 1,563 total dwelling units. A portion of multi-family inventory in Lehi is available for both senior and low-income tenants, with one apartment development (192 units) currently designated affordable, and one apartment development (62 units) designated for senior housing. Most multi-family housing in Lehi is newer, with eight developments and 86% of all units built within the last 10 years.

Occupancy rates within the Lehi multi-family market have historically ranged between 84.23% and 97.48%, with a current occupancy rate of 97.32%. While occupancy rates have remained mostly stable, there have been periods of reduced occupancy over the past ten years, typically inducted by the delivery of a large number of units into to the market during a short time frame. Figure 19 illustrates historic and current occupancy trends for rental multi-family units in Lehi. Given historic and projected vacancy trends, it is predicted that occupancy within the Lehi market will remain above 90%, even as more multi-family products are introduced.

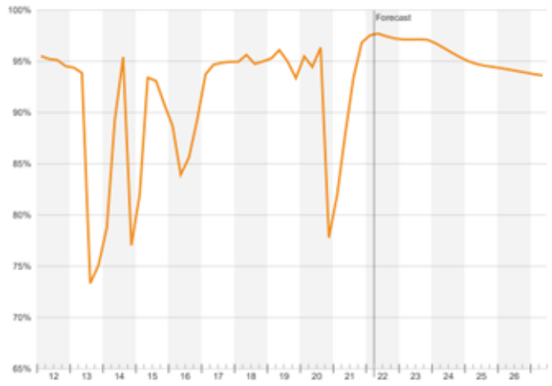


Figure 19: *Lehi Multi-family Vacancy Trends. Source: CoStar*

RENTAL RATES

The current median market rent per unit in Lehi is $1,653 per month. Multi-family rental rates have generally increased over the past years, typically rising between -1.5% and 8.2% annually. Since 2021, rental rate increases have risen significantly, with 2021 experiencing a 17.1% increase in rates.

Effective rent, or the monthly rental rate paid after concessions are applied, has historically been equal to asking rent. Forecasts predicts that over the next five years rental rates will increase significantly, reaching a median of $1,906 per month by 2026. Figure 20 illustrates historic and predicted rental rate increases and current and asking rent in Lehi.

NEW DELIVERIES & ABSORPTION

The Lehi market has experienced mostly positive absorption over the past ten years. Since 2012, the market has experienced several large deliveries of new multi-family rental units, adding 1,221 units. Historic trends indicate that the market is quick to absorb new units as they are introduced, with vacancy rates generally dropping to their typical range within one year following new construction.

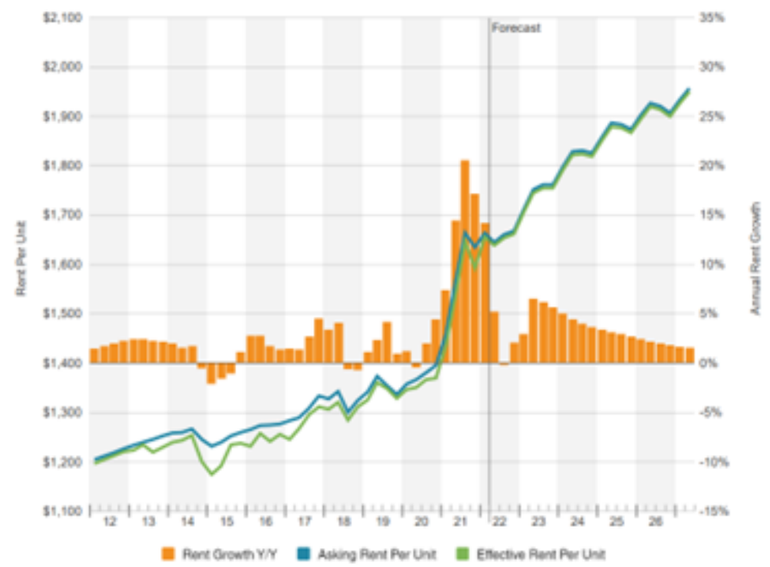


Figure 20: *Lehi Historic and Projected Rent. Source: CoStar*

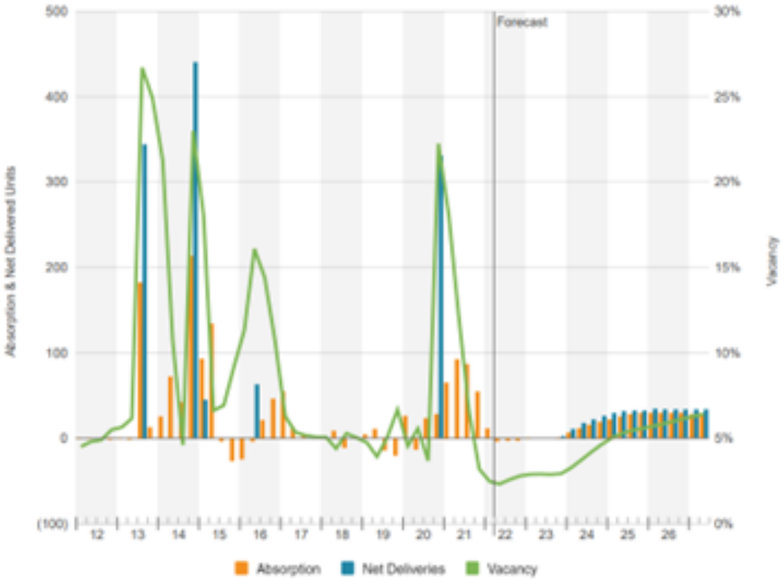


Figure 21: *Lehi Absorption, Deliveries, and Vacancy Trends. Source: CoStar*

Currently, there are four known proposed multi-family projects One project, Vue Apartments, is a 308 unit high-end development located on North Mountain View Road. The development will be completed in September of 2022 and will consist of 308 one-bedroom apartments. Figure 21 illustrates historic and current absorption, deliveries, and vacancy in Lehi for multi-family rental units. Some of the other projects include a 317 unit complex currently under construction at 3851 N Traverse Mountain Boulevard and a 232 unit complex at 2377 N 1200 W.

KEY UNDERSTANDING

Lehi City, like many communities along the Wasatch Front, has experienced unprecedented growth since 2010. Growth within Lehi and neighboring communities is projected to continue and will require a thoughtful and strategic approach to provide suitable housing and amenities to support a growing population. The following section summarizes observations and recommendations from this existing conditions analysis and provides recommendations for how the Lehi may respond to demographic shifts, housing needs, and real estate opportunities.

DEMOGRAPHICS

Lehi's population is projected to continue growing, increasing by approximately 44,000 residents by 2050 to reach a population of 124,000.

Lehi's median age of 25, combination with the city's high rate of family household (88%) and high household size (3.88) can be interpreted to mean that Lehi is currently home to a significant population of large households with multiple children.

Over half (53.6%) of Lehi's Households earn above the Provo-Orem AMI of $96,700 per year.

Lehi, and specifically the Thanksgiving Point area is a major employment center attracting thousands of commuters each day. During working days the population of the Thanksgiving Point area grows from 762 to 3,122. There is a significant opportunity to house these commuting employees in nearby multi-family residential development.

MODERATE INCOME HOUSING

Lehi's housing stock is dominated by Single Family Homes. Since 2010 a handful of large-scale multi-family developments have been built, though no moderate density multi-family housing has been developed within the city.

As a partial outcome of the lack of available multi-family and affordable housing, Lehi is socioeconomically homogenous, with a limited number of low income and extremely low-income households.

There is a lack of one- and two-bedroom dwelling units in Lehi. The lack of smaller units may prevent one or two person households from relocating to Lehi.

There is significant need for price appropriate housing for households making 50% or 30% of AMI. In total approximately 4,000 units are needed to satisfy demand from households within these AMI categories.

REAL ESTATE

Retail performs extremely well in Lehi, with nearly all square footage currently under lease. It is highly advisable that future development on the UTA site include retail space, either as standalone or mixed with residential uses.

With 6.3 million square feet of competitor office space located within a 1.5 mile radius of the UTA site, office is feasible, however it will be slower to absorb into the market than retail or residential. The mixed-use nature of TOD should include some office, but the success of the site will need to balance retail and residential uses as well.

There is a significant need for for-rent multi-family development in Lehi. With low vacancy rates and rental prices that are in alignment with monthly housing allowances for moderate income households, multi-family development is an ideal land use for the UTA site.

The existing office buildings in the area show higher vacancy and slower absorption than residential and retail, suggesting a need to focus more on other supportive uses.

Site Analysis

Transit Oriented Development

Transit-oriented development provides an opportunity to serve current and future residents in Lehi. Promoting active street life through an increase in people living, shopping, recreating and working.

The Transit-Oriented Development Standard (TOD Standard) is a tool developed by the Institute for Transportation & Development Policy (ITDP), to establish quantitative metrics for TOD projects. Because this project is developing a greenfield, there are no baseline metrics to compare the final project. However, the principles outlined in the TOD Standard are paramount to the success of this and all future TOD projects in Utah. There are eight TOD Standard Principles (Figure 23):

Walk

Walkability is vital to successful transit-oriented development. Part of UTA's TOD goals include alleviating traffic congestion and air pollution. If services and amenities are accessible by foot, it reduces vehicle miles traveled.

Cycle

Similar to walkability, TOD's must prioritize non-motorized vehicles such as bicycles and scooters. This includes a complete system of bike paths as well as safe and protected storage at the station.

Connect

A dense network of streets and paths is necessary for walking and cycling. Routes should be short and faster than motor vehicle routes.

Transit

Transit is a requirement for the TOD Standard. The Lehi-Thanksgiving Point station area plan accommodates existing rail and bus infrastructure.

Mix

A mix of uses ensures that public spaces are activated throughout the day and are not limited to 9-5 traffic, such is in an office park. With various types of businesses like dry cleaners, small grocers, retail and salons, the neighborhood is active most hours of the day. It gives people more reason to visit and, importantly, stay, in the neighborhood.

Densify

Transit-oriented development should maximize density to match transit capacity. To ensure car-independent or car-optional lifestyle options, neighborhoods need to be dense enough to support transit that is rapid, frequent, well connected and reliable. This includes residential and job densities.

Compact

Compactness is a central organizing principle of TOD, ensuring that all necessary components of modern living are close enough to access on foot or by bike. It requires efficient and convenient spatial organization.

Shift

Increasing mobility options by regulating parking and road use will lead to a cultural shift in people living and working in the neighborhood. Land occupied by motor vehicles is minimized and given to more productive land uses such as housing and office.

The TOD Standard score card can be found online at https://www.itdp.org/publication/tod-standard/.

UTA TOD POLICY

UTA developed a policy to ensure that transit-oriented development meets critical criteria. The policy outlines the 'why' and 'how' of what UTA calls transit-oriented communities, or TOC.

In an effort to alleviate traffic congestion, air pollution, and create safe neighborhoods for the growing population along the Wasatch Front, UTA is investing heavily in TOD. These developments are designed to prioritize active transportation such as walking and biking versus the automobile. This is in direct contrast to the standard American suburban neighborhood, which is designed to accommodate cars with wide roads, driveways and parking. UTA intends to build places for Utahns to live that are walkable. A variety of housing types and price points will accommodate people of all ages and stages of life from young newlyweds to grandparents looking to downsize.

TOD near existing communities offers housing options for people who want to remain in their ward and neighborhood but may want a different lifestyle.

WALK

DEVELOPING NEIGHBORHOODS THAT PROMOTE WALKING

OBJECTIVE A. The pedestrian realm is safe, complete, and accessible to all.
OBJECTIVE B. The pedestrian realm is safe, complete, and accessible to all.
OBJECTIVE C. The pedestrian realm is temperate and comfortable.

CYCLE

PRIORITIZE NONMOTORIZED TRANSPORT NETWORKS

OBJECTIVE A. The cycling network is safe and complete.
OBJECTIVE B. Cycle parking and storage is ample and secure.

CONNECT

CREATE DENSE NETWORKS OF STREETS AND PATHS

OBJECTIVE A. Walking and cycling routes are short, direct, and varied.
OBJECTIVE B. Walking and cycling routes are shorter than motor vehicle routes.

TRANSIT

LOCATE DEVELOPMENT NEAR HIGH-QUALITY PUBLIC TRANSPORT

OBJECTIVE A. High-quality transit is accessible by foot. (TOD Requirement)

MIX

PLAN FOR MIXED USES, INCOME, AND DEMOGRAPHICS

OBJECTIVE A. Opportunities and services are within a short walking distance of where people live and work, and the public space is activated over extended hours.
OBJECTIVE B. Diverse demographics and income ranges are included among local residents.

DENSIFY

OPTIMIZE DENSITY AND MATCH TRANSIT CAPACITY

OBJECTIVE A. High residential and job densities support high-quality transit, local services, and public space activity.

COMPACT

CREATE REGIONS WITH SHORT TRANSIT COMMUTES

OBJECTIVE A. The development is in, or next to, an existing urban area.
OBJECTIVE B. Traveling through the city is convenient.

SHIFT

INCREASE MOBILITY BY REGULATING PARKING AND ROAD USE

OBJECTIVE A. The land occupied by motor vehicle is minimized.

Figure 22: *TOD Standard Scorecard categories. Source: ITDP.*

Site Analysis

CIRCULATION

TRANSIT AND CONNECTIONS

The Thanksgiving Point area is dominated by roads and parking. I-15 runs along the eastern edge of the area, and the FrontRunner transit line runs along the western edge. To the north, Clubhouse Drive connects to substantive retail and shopping east of the highway and is anticipated to connect across the Jordan River to western Lehi in future Utah Department of Transportation projects.

Key to this project will be the role of Ashton Boulevard (Figure 24), which runs parallel to I-15 though the site, and Executive Parkway (Figure 25), the intersection of which is adjacent to the UTA FrontRunner station. These roads are designed for vehicles, with 50-83' of ROW, and are not currently pedestrian or bike friendly. However, there is a strong existing bike network connecting to and through the surrounding influence area, including a bike trail along the Jordan River, substantial bike connections over I-15, and another bike trail running along the highway towards Provo and Salt Lake City. These regional bike connections are a great asset to connecting transit to other areas of the community.

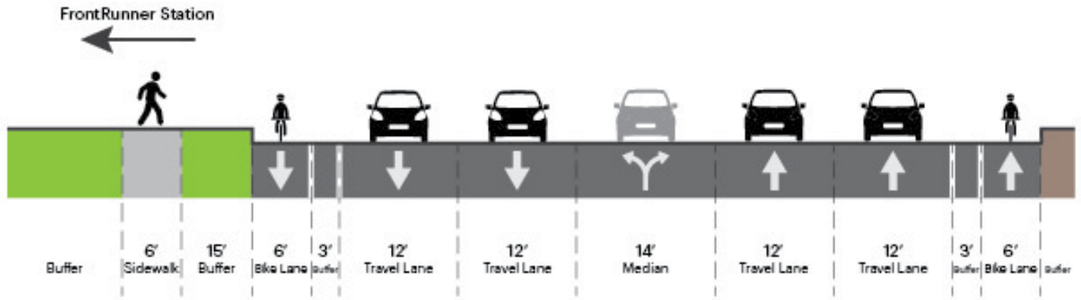


Figure 23: *Existing street condition on Ashton Boulevard*

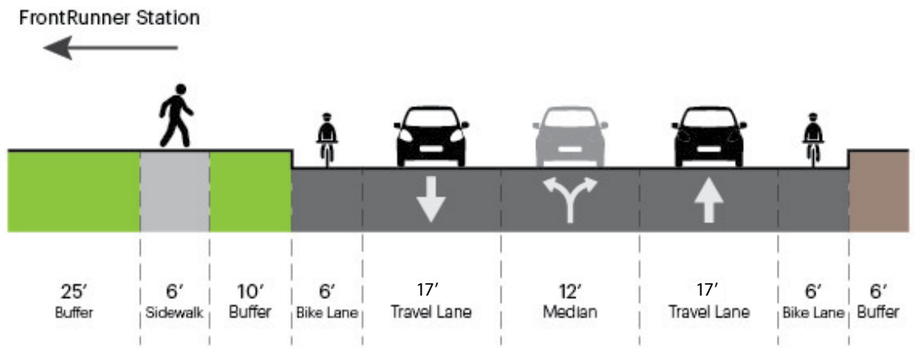


Figure 24: *Existing street condition on Executive Parkway*

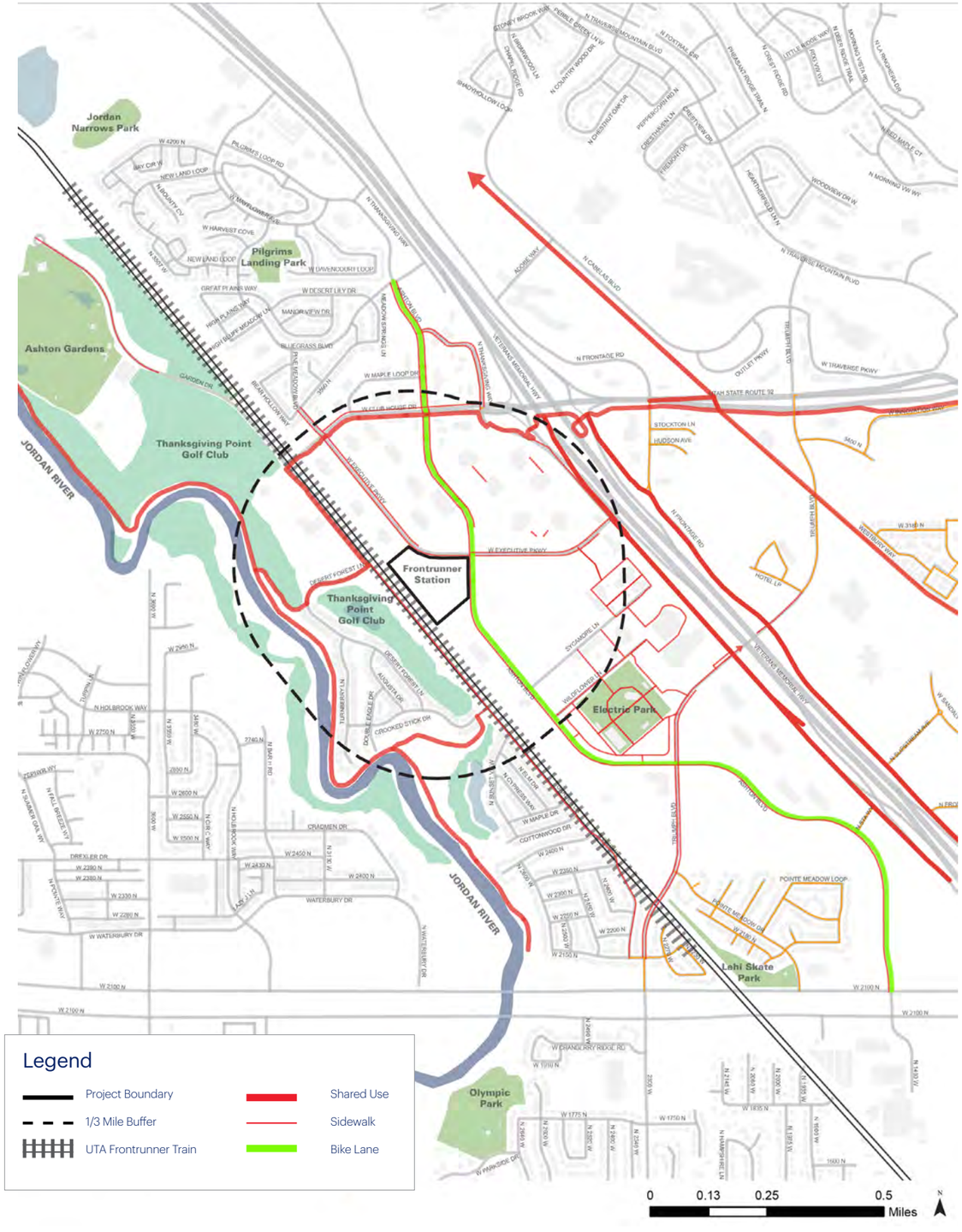


Figure 25: *Circulation Map. Note: Some sections of sidewalk shown on the west side of Ashton are planned.*

Site Analysis

LAND USE

THE FUTURE OF HOUSING

Lehi residents are, in general, more affluent, and younger families than Utah County residents and the state in general. Thanksgiving Point could capture a significant need for housing in the area. Lehi's housing inventory is concentrated with larger single-family homes, primarily 3, 4 and 5 bedrooms. Local housing for a young workforce and emerging professionals with affordable and smaller units would support the economic revenue of the area and fill a gap for a significant need in the community. The UTA site is well suited to provide housing—and specifically attainable product.

RETAIL AND OFFICE

The current area has an organically occurring tech industry and future children's hospital that are drivers for employment along the Wasatch Front. This strong business community brings many people to the area, a nearly 400% increase in population during the workday. Increased residential and retail uses would support keeping the workforce in the area for longer amounts of time, increasing spending and dwell times, and promoting 18 hour activities.

Figure 26: *Surrounding land uses include an office park with surface parking (top) and golf course (bottom)*

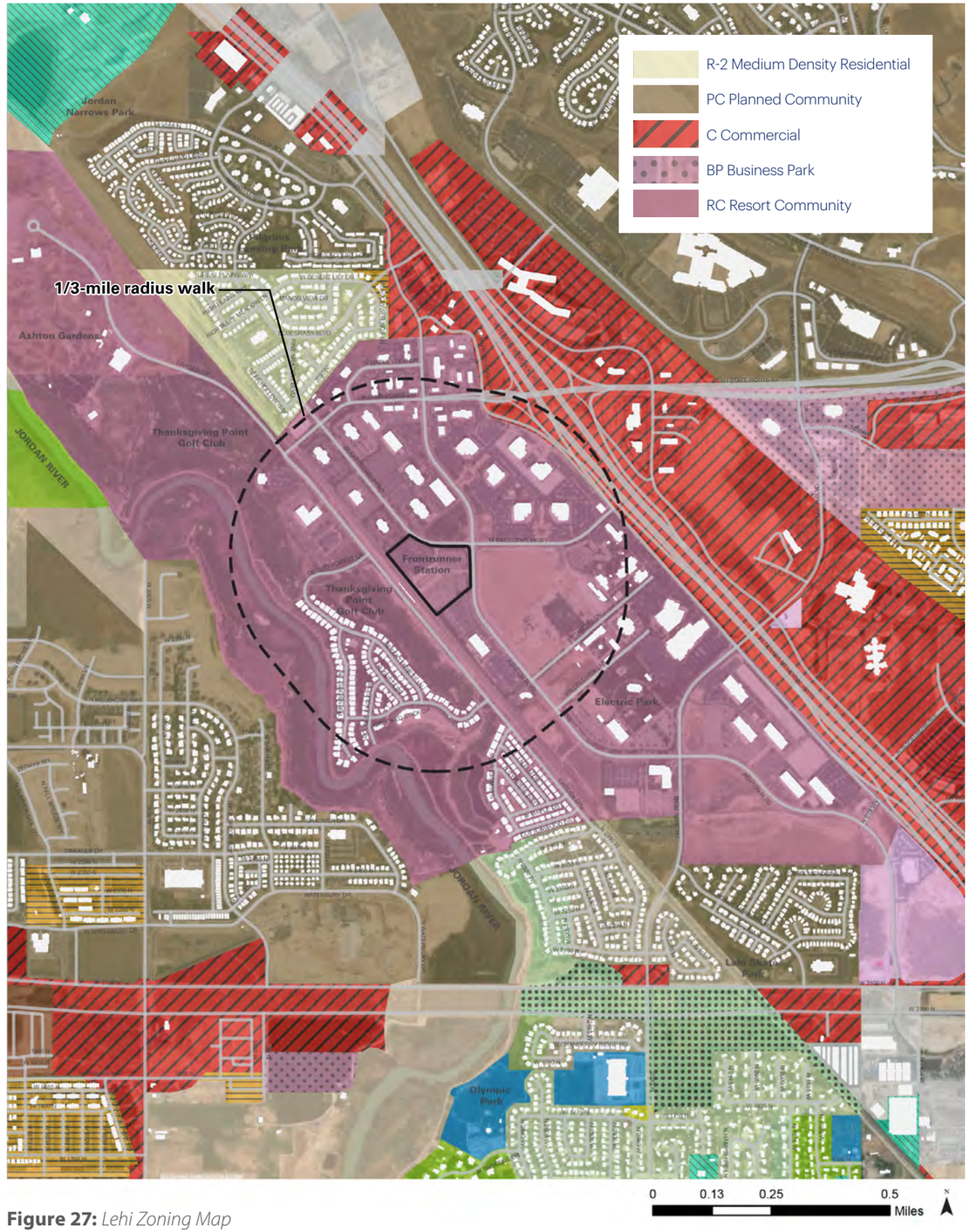


Figure 27: *Lehi Zoning Map*

Site Analysis

SENSE OF PLACE

The Ashton vision, which includes the Ashton Gardens, the Butterfly Biosphere, and the Museums of Ancient Life and Curiosity, laid a foundation for Thanksgiving Point that focused on cultural attractions and referenced the former agrarian nature of the site. In the years that followed, semi-suburban office parks of large footprint buildings surrounded by parking were developed in the area adjacent to the highway. Farm Country, an agriculture education center, and a corn maze occupy the area between the office park and the station area. Future development is needed and should create synergies between existing office uses, current neighborhoods, cultural facilities, and open spaces. Density should be sensitive to the surrounding context, but also provide enough residents and a mix of uses to promote economic vibrancy and spaces for the community to gather.

1/3 MILE ANALYSIS

An analysis of the region within a quarter- and half-mile of the site revealed a wealth of assets including civic and cultural institutions, major employment centers and outdoor recreation. Spread in a circular pattern, the various assets together create a donut, with the Lehi-Thanksgiving Point FrontRunner station making up the hole. In its current form, the station consists of mostly surface parking, depleting energy from the surrounding parks, offices, and museums.

The site's location in the center of so many resources make it a prime location to increase density and provide amenities for nearby residents and attracting visitors from the Wasatch Front.

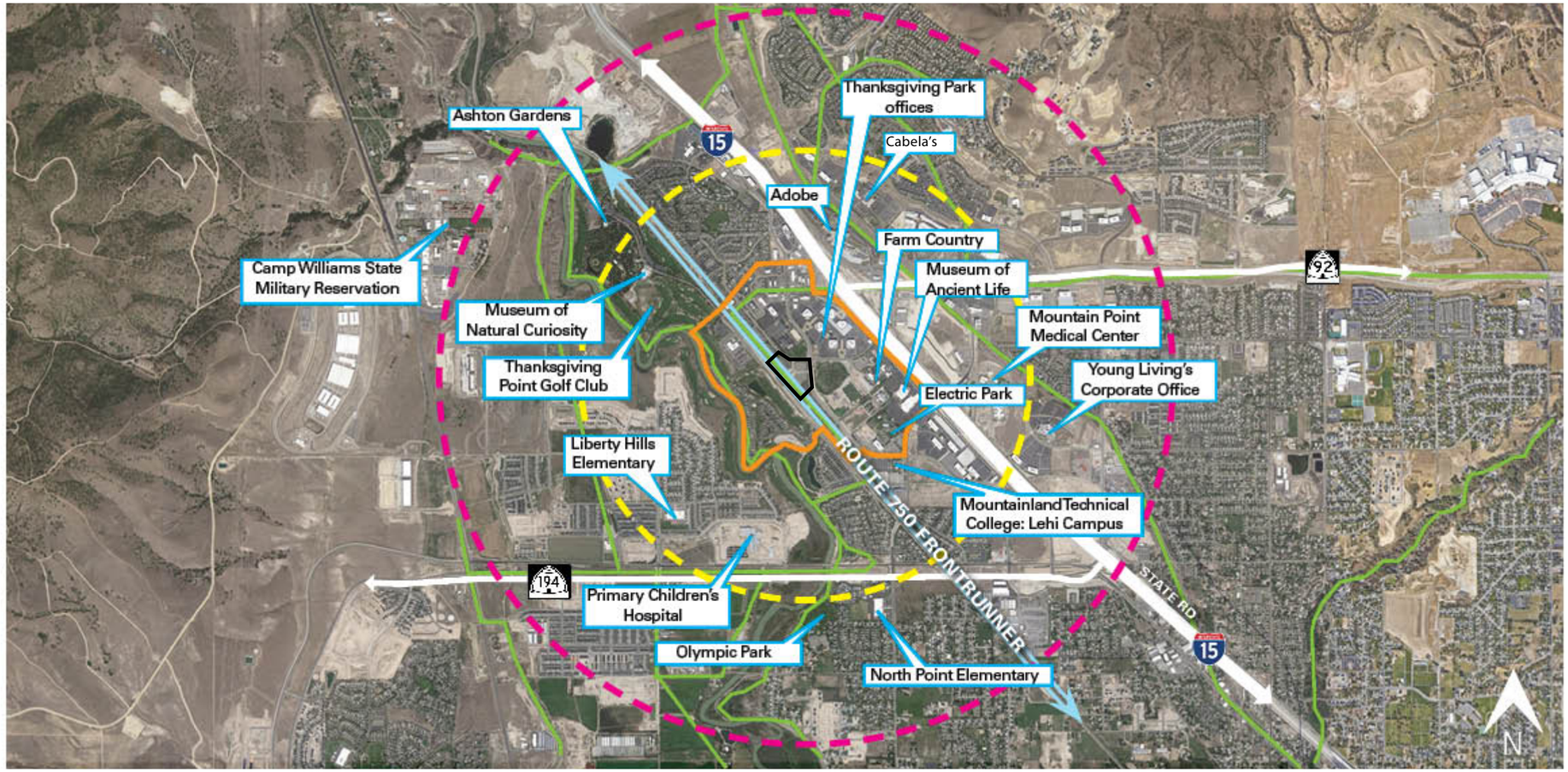


Figure 28: *Context Map*

Recommendations

Process Development

The three initial concepts were developed to meet the capacity needs based on the market analysis and the goals of UTA and Lehi City. All three plans are designed using placemaking principles and centering public space (Figure 29). They all center around public space in one configuration or another, create thoroughfares for pedestrians and cyclists, and maintain transit access. First floor active uses lend to dynamic street life with retail, dining, and other businesses that support daily life.

During a day-long charrette with key stakeholders, the designs were edited and revised to combine favored elements. The resulting sketches were then refined further to develop a single preferred concept (Figure 30).

CONCEPT 1: GREENWAY

The central greenway of this concept is a driving force for the spatial organization. The greenway serves as direct connection to the station, fronted by retail, office and housing. Cafes fronting onto the green, lawns, and plazas with art and sculpture, passive seating spaces create a park-like promenade.

CONCEPT 2: CONNECTED URBAN PROMENADE

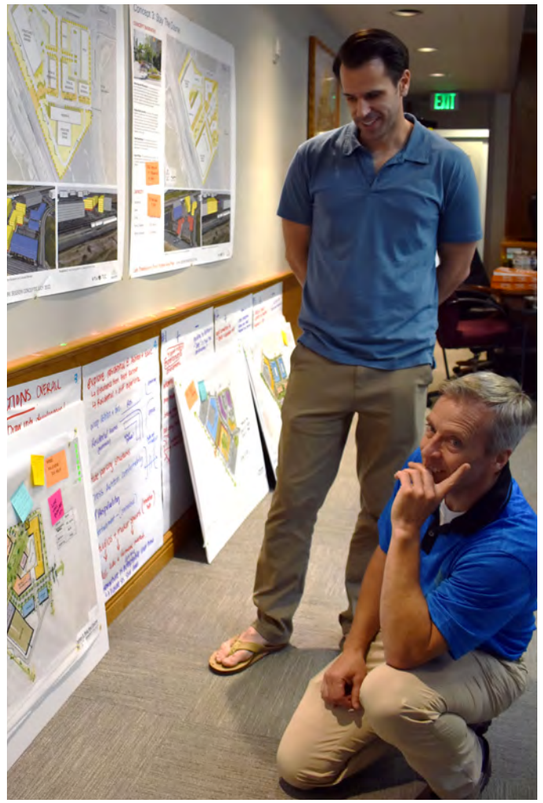
The urban promenade, with a wide linear park on the northern side, creates an active pedestrian promenade connecting from the adjacent Thanksgiving Point development to a central plaza at the transit station.

CONCEPT 3: STAY THE COURSE

This concept maintains the current configuration of transit infrastructure while introducing additional development along the edges. Buildings fronting onto the current bus drop off create active edges along the 'street.' Retail, located near Ashton Boulevard and Executive Parkway, offers plaza spaces for outdoor seating. A small park connects the area to future development across Ashton Boulevard.

Figure 29: *Concepts 1-3 presented at charrette*

Figure 30: *Hand-drawn hybrid concepts from charrette*



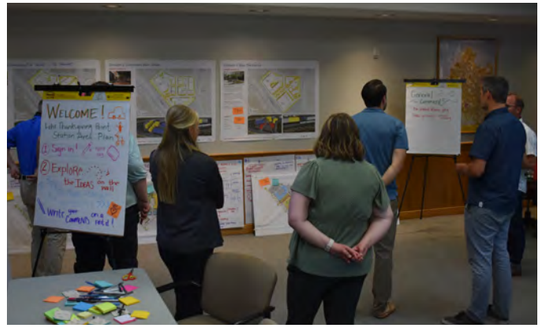


Figure 31: *Lehi City staff, commissioners, and council members participated in the design charrette*

Preferred Site Concept

STATION AREA REDEVELOPMENT CONCEPT

Gathering and Placemaking

This concept, with an active central green, is focused on passive and active spaces for people to meet and gather with direct connections to the station area.

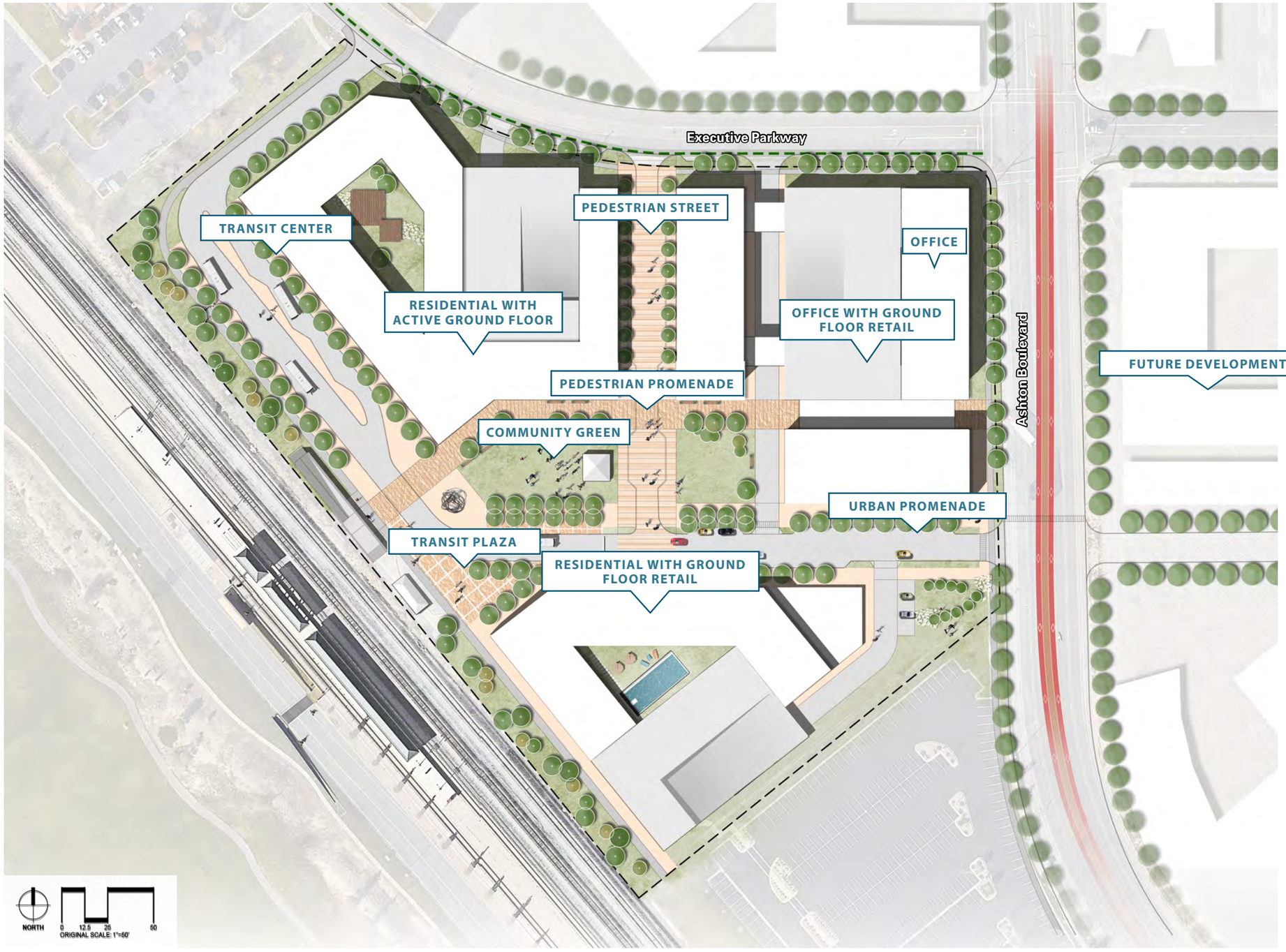
The plan, which prioritizes public space and connection to the future development east of Ashton Boulevard, is organized around a central east-west promenade with direct access to the FrontRunner platform and bus loop. The large promenade is designed as a flexible public space for events such as farmer's markets, festivals, and concerts. It can also be used for spontaneous and casual recreation and leisure by residents and commuters.

Housing, Retail, and Office

The proposed concept prioritizes public space, active ground floor uses that front pedestrian areas as a key component of the plan. With 200 residential units adjacent to transit infrastructure, and commercial use fronting the intersections of Executive and Ashton, the concept ensures parking and mixed uses are distributed throughout all parcels.

Transit Connections

The greenway will serve as a biking and walking corridor with direct connection through the site to the intersection of Ashton Boulevard and Executive Parkway. A urban promenade runs through the center of the site, connecting the land uses and providing on-street parking, wide sidewalks and a bike lane. A bus and future bus rapid-transit (BRT) lane will wrap the west side of the site with bus access adjacent to the station area.



Social Spaces

GATHERING AND PLACEMAKING

Streets in this concept prioritize the human experience of the space. A pedestrian promenade, shown in yellow, directs people to the FrontRunner platform and bus loop. Active ground floor uses line the promenade, creating reasons for people to linger, shop, and keep the neighborhood public spaces active throughout the day. The promenade, which doubles as a pedestrian thoroughfare and gathering space, can be used for special events such as markets and festivals.

A shared street, shown in blue, runs north-south from Executive Parkway, intersecting with the pedestrian promenade and terminating at the bus loop, while pedestrian and cyclists will receive priority on this street, it is open for slow moving traffic and street parking.

Lawns straddle the shared street to the east and west, creating space for both passive and active uses. A small open space near the traffic entrance on Ashton contributes to an inviting gateway and signals the prioritization of people over cars within the development. Internal amenity plazas create semi-public spaces for building tenants.

Amenity spaces within residential buildings create opportunities to build community

A community green provides space for passive leisure

A transit plaza provides civic space and welcomes transit riders to Lehi

People can meet and gather along the pedestrian promenade, lined with retail and restaurants. Raised crossings and other traffic-calming design interventions help reinforce the prioritization of people within the development.

KEY

- Pedestrian Promenade
- Urban Promenade
- Transit Plaza
- Shared street
- Public space

Figure 32: *Urban promenade and Community Green Section*

DESIGNWORKSHOP UTA TOC LEHI CITY

Transit and Circulation

TRANSIT CONNECTION

The success of transit oriented development on the site will require a mix of uses to activate the area at all times of day.

The concept proposes residential adjacent to the community green and transit plaza, with active ground floor uses such as retail and fitness amenities. Office is proposed adjacent to the corner to mirror office uses proposed on the opposite side of Ashton. Active ground floor uses such as retail or commercial with retail frontage would be located along Urban promenade and the Shared Street.

BICYCLE CIRCULATION

This plan was informed by TOD principles, which give preference to people traveling on foot, by bike, or using transit. This means that with the exception of the bus loop, pedestrians are prioritized on all thoroughfares. Bicycles and other non-motorized mobility devices such as scooters can access the site from all directions. Secure bicycle parking is provided at the FrontRunner station for transit riders. Residential developers are required to provide indoor bicycle storage per TOD guidelines.

COMPLETE STREETS

Complete streets are designed to enable safety for all users, including pedestrians, cyclists, transit users and drivers. Complete streets support the TOD principle, shift, which states that over time, people will shift their mode of transportation through behavior changes that accommodate different patterns of mobility.

The infrastructure will allow people to have the freedom to choose the mode of transportation that works best for them.

PARKING

All parking on site is structured, except for a few street parking spaces along Urban promenade. There are 300 parking spaces dedicated transit parking which are incorporated into the residential garages adjacent to the station. All other available parking accommodates residential and office users.

Bus loop

A proposed rail trail

Secure bicycle parking

Land Use

The success of transit oriented development on the site will require a mix of uses to activate the area at all times of day.

RESIDENTIAL

- 200 units
- 180 at 80% AMI
- 20 at Market Rate

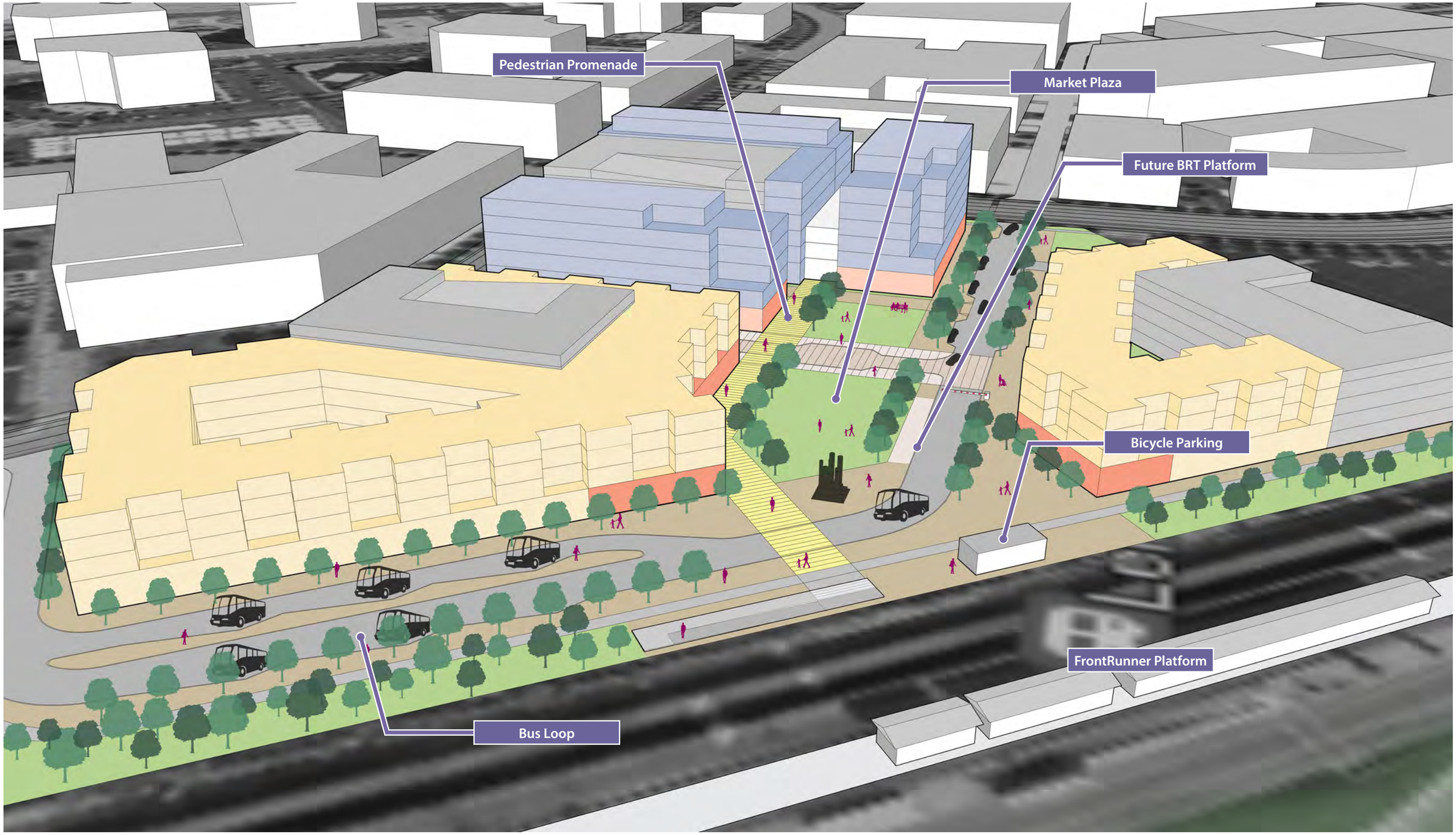
RETAIL

- 47,000 SF

OFFICE

- 270,000 SF

Illustrative Perspective



Implementation

Site Concept

HOUSING RETAIL AND OFFICE

The programming of the Station Area Redevelopment includes a mix of multi-family housing, office, and retail space.

Multi-family housing on the site will be located in Parcels A and C and combined with ground floor retail and residential amenity space. A developer will develop 200 units of housing between the two parcels. Multi-family housing unit types should consist of approximately 70% two-bedroom units, with the remaining 30% of units being a mix of studio, one-bedroom, and three-bedroom unit configurations. Residential units will be a combination of attainable housing and free market housing, with 90% of units being priced attainably and the remaining 10% being priced at market rates. Attainable housing will be priced at 80% of AMI, while free market units will be priced a higher levels. Because of Utah County's high AMI, attainably priced units and market rate units have relatively similar rental rates. The median rental rate for an attainably priced unit on site is $1,690/month, nearly equal to the current median rent per unit in Lehi of $1,650/month.

In total, a maximum of 47,000 square feet of retail and active ground floor uses will be located on the site and strategically distributed amongst the three parcels. Targeted service and convenience retailers, such as food service providers, small-scale grocers, and professional service providers, should be target tenants as they can capture both on-site residents and UTA users. Where feasible, locally owned retail providers should be prioritized over national chains.

The site will contain a maximum of 270,000 square feet of office will be located in Parcel B. Office space should, at minimum, be classified as Class B to remained competitive with existing and planned adjacent office development.

IMPLEMENTATION

SITE TESTING AND FEASIBILITY

To test the financial feasibility of the Station Area Redevelopment Plan, a financial model was developed that reflected the site program illustrated in Table 15. The financial model calculated estimated project revenues, costs, and the rate of return for each parcel and for the development as whole.

Table 15: Station Area Feasibility

LAND USE	SF	UNITS
Retail	47,214	0
Office	270,077	0
Residential	220,000	200
Market Rate	0	20
Affordable	0	180
Residential Amenity	50,017	0
Parking	339,121	0
Total	**926,429**	**200**

The financial model used the following assumptions to guide the analysis:

- Land costs would not be included in the overall development cost as UTA would contribute the land in exchange for project equity equal to the value the land.
- Residential dwelling units would be a combination of attainable housing and free market units, with 90% of housing on site priced at attainable levels and the remaining 10% priced at market rates. Attainable housing would be priced at 80% of AMI, while free market units would be priced a higher levels.
- Residential units would primarily consist of two-bedroom units approximately 1,100 square feet in size.
- UTA and its chosen development partner would maintain ownership of the project for a minimum of 30 years.
- Retail and Office space would be priced equal to current market rental rates for comparable development.
- Parking levels would meet Lehi requirement for residential, office, retail, and transit development.
- Revenue and operating expenditures would increase with inflation.

Phasing Recommendations

It is recommended that a phased development approach be taken for the Station Area Redevelopment. A minimum of two development phases is recommended, with the first phase including Right of Way and public realm improvements, and at minimum the development of one of the three parcels. When tested, Parcel B was the best financially performing parcel, followed by Parcel A and Parcel C. By taking a phased approach UTA not only spreads out the cost of the development over time, but also adds valuable improvements that could increase the performance of less financially feasible parcels.

FUNDING AND NEXT STEPS

It is recommended that UTA begin a competitive solicitation process to identify a development partner for the Station Area Redevelopment (Figure 33). The solicitation process should require interested parties to submit a development and phasing plan that leverages tools available, such as HTRZ funding, LIHTC funds, parking abatements, or other methods, to maximize the project's financial feasibility and potential long-term return to UTA.

As part of the solicitation process, Lehi, in collaboration with UTA, ought to assemble material necessary for an HTRZ application, including a gap analysis pertaining to infrastructural costs. Successful approval of HTRZ funds will increase the financial feasibility of project while also making the project more attractive to potential development partners.

PARCEL MAP

Figure 33: *Parcel Map*

Overall Objectives

The following objectives should guide future development at the station area:

- Establish a transit-oriented development with a mix of uses including office, residential and active ground retail floor retail. Uses should meet the following:

Residential	200 units: 180 @ 80% AMI 20 @ Market Rate
Retail and Active Ground Floor Uses	47,000 SF
Office	270,000 SF
Parking	897 Total Spaces with a 50% Reduction for Office/Retail

- Establish mixed use, pedestrian friendly urban promenade and shared pedestrian streets that define development parcels.
- Ensure the operations of bus rapid transit, local bus services, and rail transit are enhanced.
- Develop open spaces through plazas, greens, promenades and shared streets to enhance the public realm and provide places for gathering.
- Connect the site to surrounding bicycle and pedestrian networks.

DEVELOPMENT REQUIREMENTS

PARCEL A: RESIDENTIAL MIXED USE

This parcel will include residential, structured parking, and ground floor retail or activated residential amenities adjacent to the open space and street frontages. Buildings will be oriented to frame streets and plazas, and massing will create active relationship to public spaces, specifically the shared street and community green. Parking garages will be wrapped on 3 sides minimum, and located away from the view of internal streets, parks, and public spaces. The parking structure will include 300 spaces dedicated to transit users and will be clearly identified from Executive Pkwy. Buildings will utilize a mix of materials, building articulation and window placement to promote architectural design and character in a manner that reflects the agrarian vision of Thanksgiving Point. Courtyard and rooftop amenities are encouraged. First floor mixed uses could include retail, commercial, parking, restaurant, lobby and residential amenities such as work spaces and fitness centers.

PARCEL B: OFFICE MIXED USE

This parcel will include office, commercial and retail adjacent to the shared street and Main Street. Buildings will be oriented to frame streets and plazas, and massing will create an active relationship to public spaces, specifically the shared street and community green. Parking garages will be wrapped on 3 sides minimum, and located away from the view of internal streets, parks, and public spaces. Buildings will utilize a mix of materials, building articulation and window placement to promote architectural design and character in a manner that reflects the agrarian vision of Thanksgiving Point.

PARCEL C: RESIDENTIAL MIXED USE

This parcel will include residential, structured parking, and ground floor retail adjacent to the open space. Buildings will be oriented to frame streets and plazas and massing will create active relationship to publics spaces, specifically urban promenade and the transit plaza. Parking garages will be wrapped on 3 sides minimum, and located away from the view of internal streets, parks, and public spaces. Buildings will utilize a mix of materials, building articulation and window placement to promote architectural design and character in a manner that reflects the agrarian vision of Thanksgiving Point. Courtyard and rooftop amenities are encouraged. First floor mixed uses could include retail, commercial, parking, restaurant, lobby and residential amenities such as work spaces and fitness centers"

STREET REQUIREMENTS

URBAN PROMENADE

The Urban promenade is an 86' ROW, with a 40' street section that includes one lane in each direction and parallel parking on both sides of the street (Figure 34). Bump outs at intersections with high visibility/enhanced crosswalks will be at all intersections. The south side of the street sidewalk and amenity zone width is to be 21', and include a minimum clear walking zone of 6', an amenity zone with street trees, seating, and bike parking. The north sidewalk and amenity zone width is to be 25' and include a promenade with enhanced landscape and materials (including enhanced materials such as brick pavers, textured concrete and/or stone paving), seating areas and spaces for businesses to locate seating on the street. A portion or the entirety of the Urban Promenade may require a dedicated BRT lane. All street sections are subject to the operational standards of UTA.

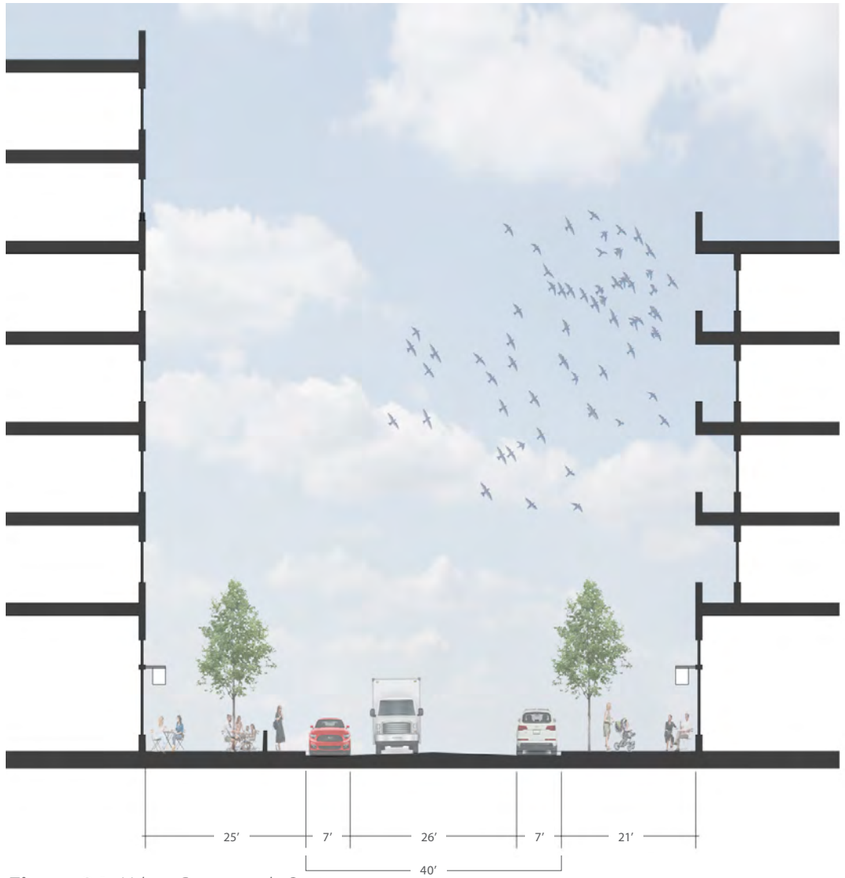


Figure 34: *Urban Promenade Section*

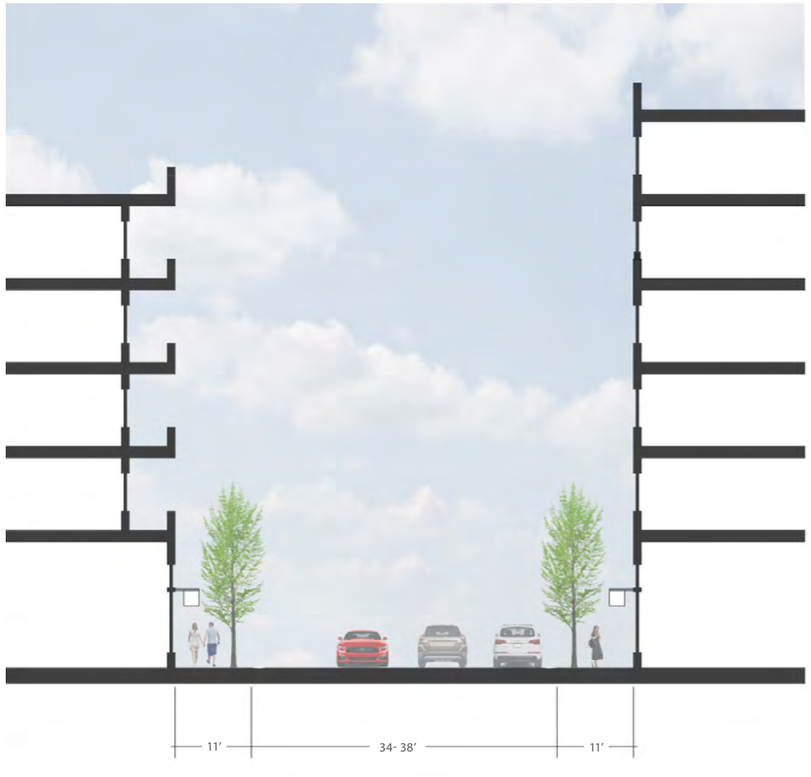


Figure 35: *Shared Pedestrian Street Section*

SHARED PEDESTRIAN STREET

The shared pedestrian street is to have a 56'-60' ROW, with a 34'-38' street section that includes one lane in each direction and parallel parking on both sides of the street (Figure 35). The final street sections should be confirmed with UTA and Lehi Fire Department to ensure operational standards are met. A rolled or flush curb and gutter are to be used to minimize the transition of street to sidewalk. Bump outs at intersections with high visibility/enhanced crosswalks will be at all intersections. Paving will include enhanced materials, such as brick pavers and stamped concrete, that will extend from the street to the sidewalk. Landscape, bollards and/or other materials may be used to designate the vehicular zone from the pedestrian zone.

UTA TRANSIT STATION

The transit station will extend from the intersection of the Urban promenade and pedestrian street, routing through the site and running parallel to the tracks, exiting onto Executive Parkway. These roadways will be dedicated to only transit and a gate on Urban promenade will restrict vehicular access. BRT will be dedicated a drop off zone adjacent to the community green, and bus drop off will be designed in parallel to rail in two lanes, with wide walks connecting to the development and the Frontrunner Station. All infrastructure will conform to the UTA design standards and be approved by UTA transit engineers and operations.

The transit plaza will extend from the platform to the central community green. This space is intended to celebrate the sense of arrival to transit riders to the station area. It should be designed to orient and excite transit riders. Amenities may include a pavilion, art and sculpture, directional kiosks and signage. Paving will be designed to be of high quality and define pedestrian pathways and spaces.

UTA FRONTRUNNER STATION

The Frontrunner station will utilize all current transit infrastructure including the current ramps, stairs, underground tunnels, and platforms to access to the Frontrunner Transit lines.

OPEN SPACE REQUIREMENTS

OPEN SPACE A- PARK

Open space A will consist of a passive park adjacent to Urban promenade, Parcel C and Ashton Boulevard, offering passive amenities which may include seating, picnic tables, a shelter or pavilion, gardens, walks or other amenities.

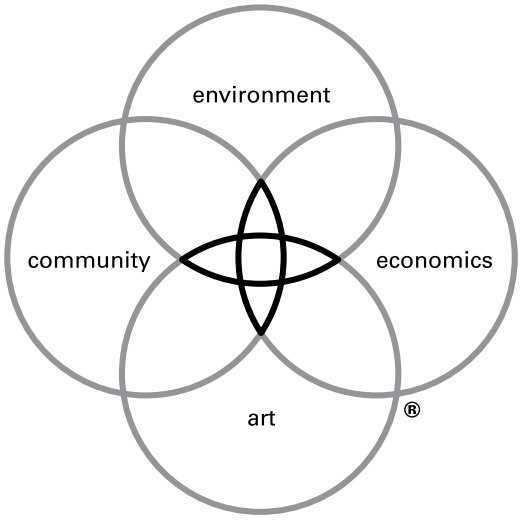
OPEN SPACE B- COMMUNITY GREEN

Open Space B is the core of the project and will consist of an open lawn area and a promenade/ promenade connecting directly to the station area. This space is intended for gathering and will be designed to accommodate music/movies on the lawn, farmers markets, and other events. Amenities may include art and sculpture, seating, interactive elements such as water play or sculpture, directional kiosks and signage, shade structures/pavilions and other amenities. Paving will be designed to be high quality and define pedestrian pathways and spaces.

OPEN SPACE C- TRANSIT LINE BUFFER AND BIKEWAY

Open space C is a 50 foot linear park facility running adjacent to the transit lines serving as a buffer as well as a bike connection through the site. The bikeway will be built to Lehi City Standards and signed appropriately to connect to adjacent bike networks. Landscape screening will be located to buffer the tracks and adjacent neighborhoods from transit uses.

Figure 36: *Urban promenade and Community Green Section*



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Legacy Design is the defining element of our practice. It is our commitment to an elevated level of design inquiry to arrive at the optimal solutions for clients. The process ensures that our projects reflect the critical issues facing the built environment and that they deliver measurable benefit to clients and communities. It is the foundation of the firm's workshop culture and guides all projects.

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2023-05 approving a Development Agreement for the Smart Cookies Academy daycare use at 1910 West 900 North.

Suggested Action:

Attachments:

Res 2023-05.docx

Development Agreement-Smart Cookie Academy 1.5.2023 (4).docx

LEHI CITY

RESOLUTION NO. 2023-05

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN BAILEY PROPERTIES, LLC AND LEHI CITY

WHEREAS, Bailey Properties, LLC ("Developer") has a legal interest in certain real property and desires to develop a residential project on the property;

WHEREAS, On December 13th, 2022, the City Council tabled Developer's proposed General Plan Amendment and directed City staff to prepare a development agreement that would allow the proposed uses in the current Very Low Density Residential Agricultural designation as permitted uses in the current General Plan designation and A-1/RA-1 Zones;

WHEREAS, on January 5, 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) that it should approve the Development Agreement with Bailey Properties LLC; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 5th day of January, 2023.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT A

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") effective as of the date the last Party signs below ("Effective Date") by and among Lehi City, a political subdivision of the State of Utah ("City") and Bailey Properties, LLC whose principal place of business is located at 1881 W 900 N, Lehi, UT 84043 ("Developer"). The City and the Developer are hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

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

B. Developer has a legal interest in certain real property, as described in Exhibit A attached hereto (Property).

C. On December 13, 2022, the City Council tabled Developer's proposed General Plan Amendment and directed City Staff to prepare a development agreement that would allow the proposed uses in the current Very Low Density Residential Agricultural designation as permitted uses in the current General Plan designation and A-1/RA-1 Zones.

AGREEMENT

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

ARTICLE 1

1.1 Use Approval. The City agrees, and this Agreement confirms, that Commercial Day Care (the "Approved Use"), shall be a permitted use on the property described herein on Exhibit "A" as of the Effective Date of this Agreement, subject to the terms of this Agreement. Commercial Equestrian Riding Facilities is also an approved use ("Additional Approved Use") as long as the Additional Approved Use is limited to the area identified on Exhibit "B".

ARTICLE 2

2.1 Developer agrees to the following:

2.1.1 Obtain State approval for the operation of the Commercial Day Care Facility.

2.1.2 Obtain a building permit for any remodeling that is done.

2.2 This Agreement and Developer's right to use the Property for the Approved Use shall begin on the Effective Date and expire only upon termination of this Agreement.

2.3 This Agreement will terminate without further action by either party if Developer has not received State approval and a Certificate of Occupancy for the Approved Use within two years of the Effective Date of this Agreement ("Termination Date"). If Developer is making reasonable progress toward completion, Developer may request an extension of the Termination Date of up to one additional year. Developer must make the request within 60 days of the Termination Date, and the City will not unreasonably withhold or delay granting such an extension.

2.5 Should the Approved Use be abandoned for one full year at any time after receiving a Certificate of Occupancy, the Approved Use shall expire and only the Additional Approved Use and those uses allowed in the current A-1/RA-1 Zones (or the then current zoning of the property) will be allowed.

ARTICLE 3

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

ARTICLE 4

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

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

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

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

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

4.6 Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

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

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

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

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

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

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

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

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

4.12 Force Majeure. No liability or breach of this Agreement shall result from delay in performance or nonperformance caused, directly or indirectly, by circumstances beyond the reasonable control of the Party affected ("Force Majeure"), including, but not limited to, fire, extreme weather, terrorism, explosion, flood, war, power interruptions, pandemics and related

governmental restrictions or actions, the act of other governmental bodies, accident, labor trouble or the shortage or inability to obtain material, service, personnel, equipment or transportation, failure of performance by a common carrier, failure of performance by a public utility, or vandalism.

4.13 Notices.

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

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

With Copies to:
Ryan Wood
Lehi City Attorney
153 North 100 East
Lehi, UT 84043

If to Developer:
Bailey Properties, LLC
C/O Kirk Bailey
1881 W 900 N
Lehi, UT 84043

4.14 Entire Agreement, Counterparts and Exhibits. Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer. This Agreement may only be modified as mutually agreed by both Parties in a writing signed by appropriate authorities of City and Developer.

4.15 Agreement to Run with the Land. This Agreement shall run with the land but shall not be assignable by Developer except upon the express written consent of the City which consent shall not be unreasonably withheld.

[Remainder of page intentionally left blank; signature page to follow]

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

LEHI CITY CORPORATION

_____
By: Mark Johnson
Its: Mayor

ATTEST:

_____
Teisha Wilson
City Recorder

BAILEY PROPERTIES, LLC

_____
By: Kirk Bailey
Its: _____

STATE OF UTAH)
ss:
COUNTY OF _____)

On this_____ day of _____, 2023 before me, _____ a notary public, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the _____ of BAILEY PROPERTIES, LLC and that said document was signed by him in behalf of said Company by Authority of its operating agreement, or member or manager consent, and said _____ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

_____
Notary Public

(notary seal)

Exhibit "A"

Property Legal Description

1910 W 900 N, Lehi, UT 84043;
Tax ID: 65-252-0305
LOT 305, PLAT C, COLONY POINTE SUBDV. AREA 2.060 AC.

Exhibit "B"

Commercial Equestrian
Riding Facilities Area
Smart Cookies General PLan Amendment
Alpine Valley Academy
900 North

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #02-2023 approval of the Smart Cookies Academy General Plan Amendment, changing the designation from VLDRA (very low-density residential agriculture) to NC (neighborhood commercial) on 2-acres located at 1910 West 900 North. (Tabled at December 13, 2022 City Council meeting)

Suggested Action:

Attachments:

CC Staff Report Smart Cookies Academy General Plan Amendment 01.10.23.docx

Smart Cookies Acadamy General Plan Amendment DRC 10.26.22.docx

Ord 02-2023.docx

narrative.pdf

Smart Cookies Academy General Plan Amendment 10.26.22.pdf

Smart Cookies Aerial.pdf

Smart Cookies GP.pdf

Smart Cookies Zoning.pdf

SMART COOKIES ACADEMY GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Jamie Barnes		
Meeting Date	January 10, 2023		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	1910 West 900 North		
Acreage	2.06-acres		
Existing Zoning	RA-1/A-1		
Existing General Plan Land Use Designation	VLDRA		
Proposed Land Use Designation	NC (Neighborhood Commercial)		
Existing Land Use	Private Educational School		
Adjacent Zoning and Land Use	*North*	RA-1	Colony Point Plat A Subdivision
	South	TH-5	Single family residential
	East	RA-1/A-1	Colony Point Plat C/Peterson Estates Plat A Subdivisions
	West	A-1	Paul Peterson Subdivision
Date of DRC Review	October 26, 2022		
Date of Planning Commission Review	November 17, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

USE	DISTRICT											
	TH-5	A-5	A-1	RA-1	R-1-22	R-1-15	R-1-12	R-1-10	R-1-8/ R-1-Flex	R-2	R-2.5	R-3
Animal Rights - Category 3 [See Sec.12-120(D)]	P[1]	P	P	P	P	C[2]	C[2]					
Animal Rights - Category 4 [See Sec.12-120(D)]	P[1]	P	P	P	P	P	P	P	P	P	P	P
Assisted Living Facility											C	C
Bed and Breakfast		C	C	C								
Beekeeping [See Sec. 12-120(E)]	P[1]	P	P	P	P	P	P	P	P	P	P	P
Cannabis Production Establishment			P									
Child Daycare (commercial)										C	C	C

PROPERTY HISTORY

March 13, 1992 – This property was annexed as part of the Paul Peterson Addition.
November 9, 2017 – A conditional use site plan for Alpine Valley Academy was approved by the Planning Commission.
December 13, 2022 – The General Plan amendment was tabled by the City Council with a request for staff to work on a Development Agreement.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Strategy 1:

Designate local neighborhood commercial nodes that provide day to day small-scale businesses and services.

Neighborhood commercial nodes allow residents to meet daily needs within close proximity to their homes, reducing the distance required to travel by car, or eliminating it altogether. These services could include small grocery stores, cafes, professional services, and small medical offices. New developments should be encouraged to provide access to neighborhoods by alternative modes of transportation such as biking or walking.

NEIGHBORHOOD COMMERCIAL (NC)

The Neighborhood Commercial (NC) classification is to allow for smaller-scale retail and service-oriented businesses and can provide basic goods and services to residential areas. Developments within this zone should be designed for a sensitive transition between commercial and residential uses.

VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

REPORT ANALYSIS

The applicants requests approval of the Smart Cookies General Plan Amendment from Very Low-Density Residential Agriculture (VLDRA) to Neighborhood Commercial (NC) on 2.06-acres located at 1910 West 900 North. Part of the reason for the request is that the A-1 and RA-1 zones do not allow for a commercial daycare. Those zones do allow for a more limited version as a home occupation business, but the number of anticipated children exceeds what would be allowed as part of a home occupation.

The applicant's narrative states their plan if the General Plan amendment is approved would be to convert the existing building that was previously used as a small private school into a daycare. They feel the change in use from a small private school to a daycare is comparable in terms of the intensity of the use of the property. They feel that the use would comply with the Neighborhood Commercial zone and be compatible with the surrounding residential homes, church, future tennis and pickleball facility, and two nearby schools.

The DRC had one comment on the proposed General Plan amendment which stated the following:
1. If any remodeling is done, it will require a building permit.

Please consider the DRC comment in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.

2. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
3. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
4. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on November 17, 2022. The minutes and motion from this meeting are as follows:

3.6) Public hearing and recommendation of Jamie Barnes' request for review of the Smart Cookies Academy General Plan Amendment, changing the designation from VLDRA (very low-density residential agriculture) to NC (neighborhood commercial) on 2-acres located at 1910 West 900 North.
Brittney Harris presented information on the agenda item.

The applicant, Jamie Barnes and Tory Deckly, were present. They run an in home day care and have operated for 18 years. They would like to expand the daycare. The infrastructure is already established. The home will be occupied as a daycare only. The applicants have a bus. There is a pickup/drop off lane. Parents can drop their kids off and pick them up without having to leave their vehicles. They typically avoid high traffic due to when the children are dropped off and picked up. Hours of operation are anticipated 8:00AM to 6:00PM.

Brittney stated it is a state requirement that schools can go anyway, public and charter.

Commissioner Nielsen opened the public hearing.

Samantha Proctor – Lives across the street from Jamie Barnes'. She feels like they are trusting people to take her children too. She wanted to speak to their character and the use. They are respectful to her property. She thinks the property they are requesting will be a great area.

Mark Cluff – Is the owner of the existing property. With his age he can no longer maintain the academy. He would like it to go to someone who can help children. Education is important to him. The property is legal, and a business was run out of it at one time. Converting it back to residential would be out of his price range.

Janie Finess – Had questions about how many children would be attending. If there would be adequate parking if there would be events. If it is converted into a commercial property what would happen to the property. Would it be LDR or stay the NC.

Matthew Jorgenson – Had been helping the landlord and can address parking and traffic. There is some traffic, but it hasn't been an issue, especially with the turnaround on their property. Because of traffic the daycare will help minimize this due to people needing the facility.

Commissioner Nielsen closed the public hearing.

Commissioner Nielsen re-opened public hearing.

Mr. Bishop is opposed to the item.

Commissioner Nielsen closed the public hearing.

Brittney Harris clarified that a lot by lot, parcel by parcel evaluation was not done when the General Plan Amendment was completed. Public input is helpful when an amendment is being done.

Motion: Commissioner Jackson moved to send of positive recommendation of **Jamie Barnes' request for review of the Smart Cookies Academy General Plan Amendment, changing the designation from VLDRA (very low-density residential agriculture) to NC (neighborhood commercial) on 2-acres located at 1910 West 900 North**; including all DRC comments and findings stated in the report. Noting there is positive support from the community. Commissioner Britton seconded. Newall and Everett opposed. (5-2)

Vote: Commissioner Nielsen, yes; Commissioner Everett, no; Commissioner Britton, yes; Commissioner Bunker; yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, no. The vote passed 5 – 2.

Smart Cookies Academy General Plan Amendment
DRC Redline Comments

Jamie Barnes- requests review of the Smart Cookies Academy General Plan amendment, changing the designation from VLDRA to NC on 2-acres located at 1910 West 900 North.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Matthew Jorgensen, Jamie Barnes, Tori
Date of Plans Reviewed: 10/18/22
Time Start: 3:05 pm
Time End: 3:06 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg/Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections:
1. If any remodeling is done, it will require a building permit.

Jacob – Public Works: No comments
Ross – Engineering: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 17, 2022.

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: 02-2023

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP AT 1910 WEST 900 NORTH

WHEREAS, on January 10, 2023, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on November 17, 2022, to review and make a recommendation on the General Plan Amendment located at 1910 West 900 North changing the land use designation from Very Low Density Residential Agriculture (VLDRA) to Neighborhood Commercial (NC), as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on January 10, 2023, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Very Low Density Residential Agriculture (VLDRA) to Neighborhood Commercial (NC).

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject property from VLDRA to NC. The total amendment will include 2-acres of property located at 1910 West 900 North, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 02 -2023 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 10th day of January 2023.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

Legal Description

LOT 305, PLAT C, COLONY POINTE SUBDV. AREA 2.060 AC.

Submittal Requirements

Description of the specific amendment to the general plan which addresses the following issues.

1.

a.) Reason and justification for the proposed amendment:: The current General plan zoning for the said property is Very Low Density Residential Agriculture. We are requesting the amendment because our business, a preschool and out of school program, is not permitted in this zoning. The nature of the established building on the property has been converted to a small private school. Our business is comparable and compatible with the same type of operation.
The Seller: Mr. Cluff, has a permit to operate his private school on the current property. As this home has already been converted into a school, with sprinkling fire alarm and system, bathrooms re-designed, a parking lot on the premises, etc. using this property for our business of all day preschool and out of school program will operate similarly to the previous private school. If this property were to be used again as a private residence, there would be substantial and costly remodeling necessary to remove the parking lot and fire sprinkling system alarm.

b.) Consistency of the proposed amendment with the goals and policies of the General Plan: The geographical area of this proposed amendment would retain the Very Low Density Residential Agricultural feel. There would be no additional residency to the neighborhood. The property use will remain as is, with open space, maintaining the residential area and/or hobby farm feel.

c.) Compatibility of the proposed land use with the existing land uses of nearby and adjoining properties:

There are currently two elementary schools in close proximity to the property involved in this request. Ascent Academy at 2199 West 900 North, and River Rock Elementary at 520 N 1700 West. These schools currently provide learning environments for approximately 1,700 children. Some of the children who attend these schools are and will likely become clients of our business. The nearby community is already accustomed to the population of children attending these schools.
There is an LDS church at 1998 West 900 North, indicating a compatible level of priorities and life focus for the members of the existing community population to that of the proposed use for the land. Approval of the amendment will allow us to serve local families, as well as those who work closeby.

D. The effect of the proposed amendment on the character of the surrounding area and whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for nearby or adjoining properties.

Due to varying schedules of clients, there will be little to no congestion at drop off or pick up times. These times will be scattered in the morning business hours, as well as the

afternoon, closing business hours. There will be occasional, single family drop off episodes. The proposed amendment would not unduly affect the uses of nearby and adjoining properties. The property has an existing parking lot with a turnaround absorbed into the property, which is off of the adjacent road (900 N) The natural, one directional flow into the property, circling and leading to the exit as well, will allow for the absorption of the slight increase in traffic.

e.) The gain to the public health, safety, and welfare and overall community benefit from the existing classification to the proposed amendment.

The number of homes being built in the area will likely have young families and need safe places for their children to go. Allowing this amendment will open the opportunity for our Daycare/preschool and out of school facility.to be close to homes and limit travel times for children and families. As applicants, we are long time Lehi residents who have established relationships with families in the nearby communities we reside.
The mental stress for parents to find a quality place, close to home for their children to be after school and during the summers when parents are working, is heavy. This amendment will assist in addressing that concern for parents and families in Lehi.

Home Sweet Home Smart Cookies Academy

Enrollment 70-100 Children
Ages 2.5 - 11 years old
Hours of operation: Monday - Friday, 8 am - 6 pm

Our Professional Philosophy statement

We believe young children learn through example, exploration, experiences, and taking chances. Our role is to provide information and materials which open the door to opportunities for their learning, development, and growth.

We model respectful and kind behavior, that we hope they will acquire and learn from.
As we welcome questions during play, art, exploring, and learning experiences, we facilitate more creativity and broaden their ability or see from different perspectives.

We desire to help children discover their talents and abilities, encourage them to use their talents for good, and highlight the importance of individual uniqueness in our communities, and in the world.

We hope and work to create long lasting, trusting relationships with the children we care for and their families.

We offer

- Early learning Nursery School
    - Ages 2.5-3.5 years old
- Preschool
    - Ages 3.5-4.5 years old
- PreK
    - Ages 4.5-5.5 years old
- Kindergarten
    - 5 years old before August 31 of each year
- Transportation to and from surrounding schools and our school
- Nutritious food and snacks
- Homework assistance
- Tutoring in individual subjects based on each child’s needs
- Quiet resting and reading area
- Teacher directed Scholastic curriculum throughout the day
- Self directed learning enrichment centers (adult supervised)

- Early morning explorers
    - Children between 5-11 years old
- After school camps
    - Children between 3-11 years old
- Summer camps
    - Children between 3-11 years old
- Fun and engaging learning experiences
- Outdoor games, sports, and activities
- Service projects
- Required background screenings for all teachers, staff and volunteers

Our goal is to provide a safe and relaxed atmosphere where children will foster a love to learn, serve, respect, and care for themselves and others; ask lots of questions and find lots of answers; and be recognized for their uniqueness and appreciated for their abilities and ideas. They will learn to create achievable goals, love and appreciate diversity, and gain an understanding of the importance of being a productive part of our community.
Students will enjoy healthy food and snacks, have designated homework time, fun and engaging child directed centers. We will provide designated time for outside sports and activities where children and youth can be themselves and share their creativity, talents and strengths. We hope to instill in each child the reality that they do not need to worry about making mistakes, but rather they will learn to love the process of creating, and participating, and acceptance.

We believe

- Children learn best through guided play.
- Children need and crave appropriate boundaries and consistency.
- Parents are a child's primary and most influential teachers.
- Parents should be partners in their children's educational experiences
- In teaching children to respect themselves and others, as well as others' belongings.

PreK- Monday/Wednesday/Friday
9am -11am

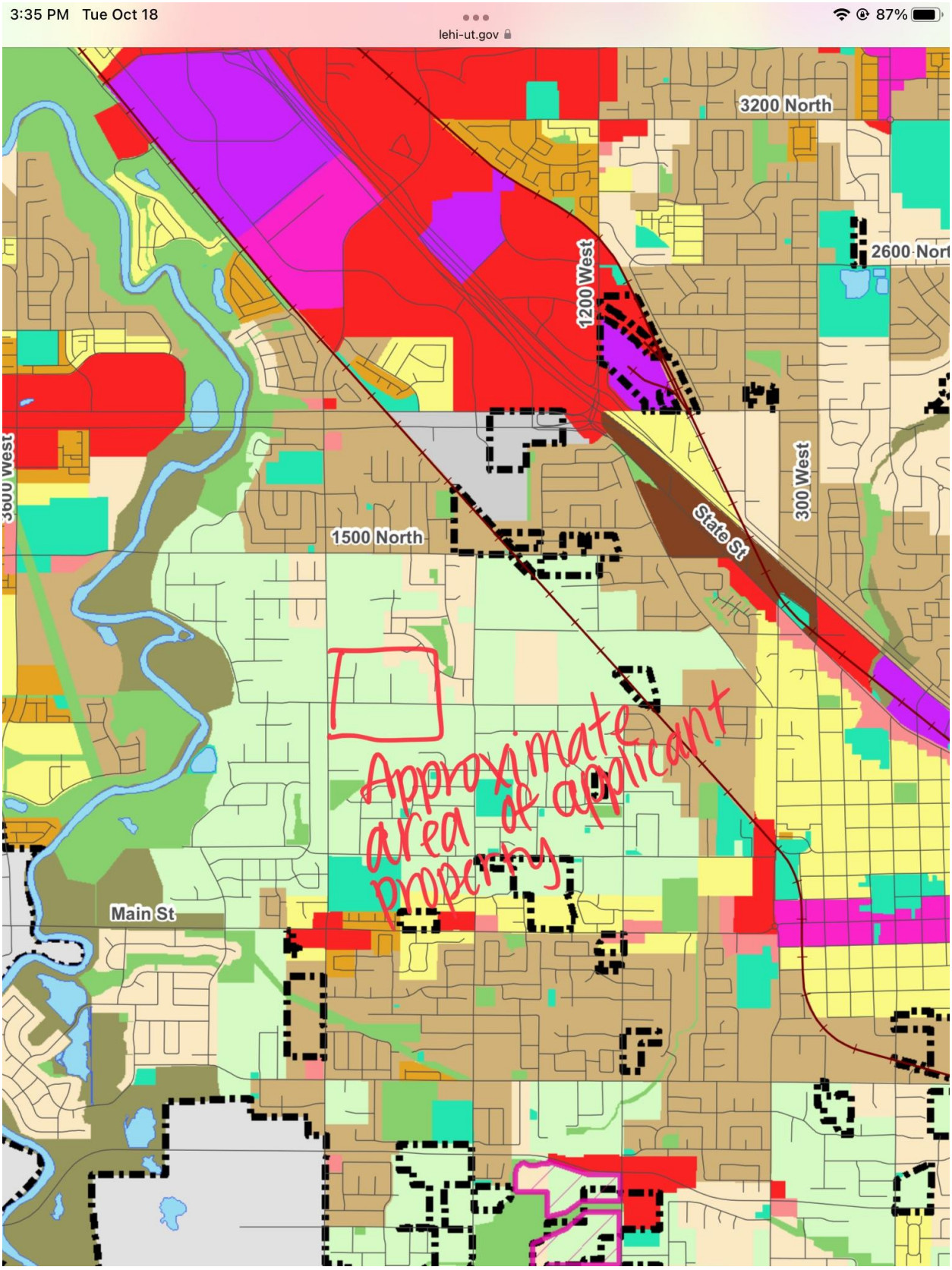
Preschool - Tuesday/Thursday
9am - 11am

Kindergarten TBA for fall 2023

2.) MAPS

a.) Below is a satellite map of the area, including the applicant property, LDS church, Ascent Academy, and River Rock Elementary.

c.) Approximate location of the applicant property



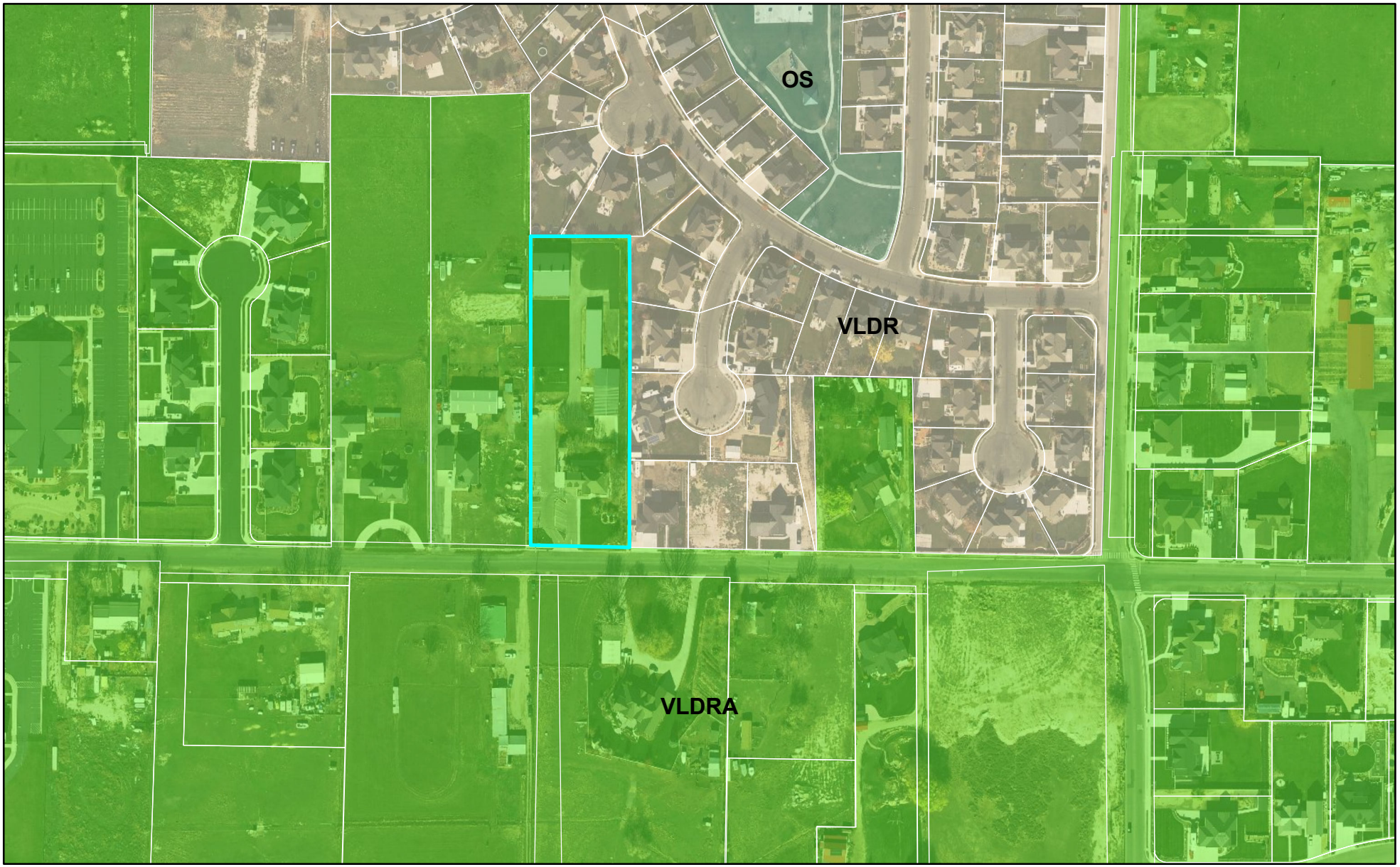
Smart Cookies Academy General Plan Amendment

Aerial

LEHI CITY

Smart Cookies Academy General Plan Amendment

General Plan

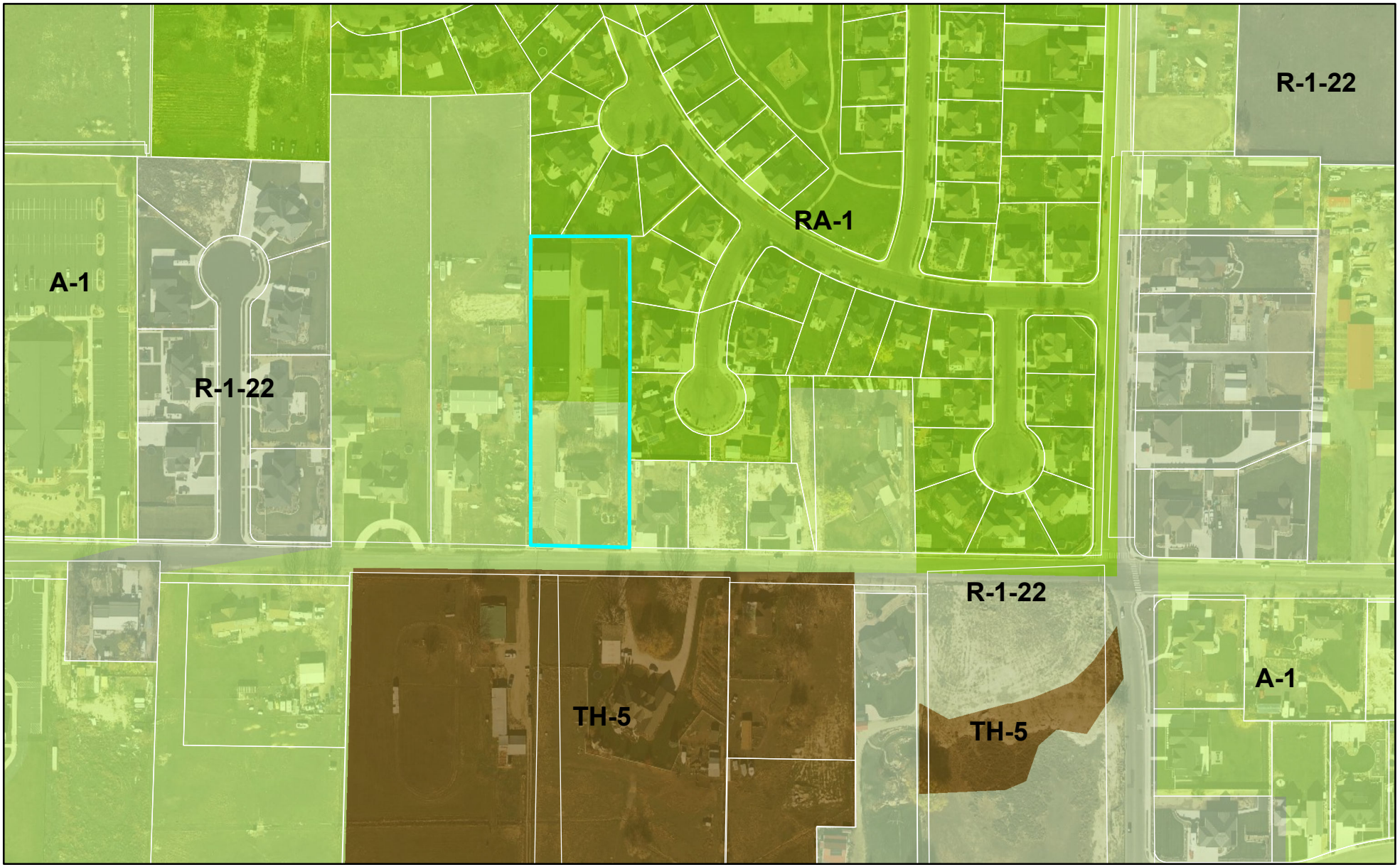


0 280 560 Feet

LEHI CITY

Smart Cookies Academy General Plan Amendment

Zoning



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LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the River Point Phase 2 including 53 single family lots and 20 townhome units located at approximately 1200 North and 3600 West with R-2 zoning.

Suggested Action:

Attachments:

CC Staff Report River Point Phase 2 Final Subdivision 01.10.23.docx

River Point Phase 2 Final Subdivision 12.13.22.docx

River Point Phase 2 Final Subdivision Plan Resubmittal 12.14.22.pdf

Aerial.pdf

General plan.pdf

Zoning map.pdf

RIVER POINT PHASE 2 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	January 10, 2023		
Requested Action/Purpose	Approval of a proposed final subdivision		
Location	1200 North 3600 West		
Existing General Plan Designation	Medium Density Residential (MDR) and High Density Residential (HDR)		
Existing Zoning	R-2 (Medium Density Residential) and R-3 (High Density Residential)		
Existing Land Use	Agriculture		
Number of Lots/Units	257 units		
Adjacent Zoning and Land Use	*North*	R-2 and R-3	Gardner Point Subdivision
	South	PC	Cold Spring Ranch
	East	R-1-8 and TH-5	Undeveloped
	West	R-2, R-3, TH-5	Gardner Point Subdivision and Undeveloped
Date of DRC Review	December 14, 2022		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	No Action Required
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

September 26, 2008 This property was included in the Holbrook Annexation.

January 28, 2020 This property was included in the Saratoga Springs Boundary Line Adjustment zone change, approving R-2 (Medium Density) and R-3 (High Density) on this property.

November 16, 2021 The City Council approved the River Point Concept Plan, which a portion includes this property.

April 12, 2022 The City Council approved the River Point Phase 1 Preliminary Subdivision.

August 23, 2022 The City Council approved the River Point Phase 2 Preliminary Subdivision.

REPORT ANALYSIS

The applicant is requesting approval of the River Point Phase 2 Final Subdivision. The preliminary subdivision received approval and the first phase of the River Point development received final approval on April 12, 2022 as a PUD. This report will describe the PUD requirements, layout of the development, and the DRC comments.

PUD Requirements

Planned Unit Development, or PUD, is a residential overlay that allows applicants to cluster development to provide varied lot sizes and open space
The density for PUDs is determined based on the underlying zoning district. This plan shows the allowed amount of density, 257 units, based on the underlying zoning district of R-2 and R-3. The overall development shown in the concept plan does meet the minimum of 10% open space required. The open space for this phase will be included in future phases of the development.

The City Council previously approved the preliminary subdivision as a PUD indicating an approval of the density and open space. This final subdivision matches the approved preliminary.

Layout Requirements

The proposed development is for 257 units and would be a mixture of single-family lots and rear-load townhomes. The townhomes are shown to be fronting open space and public roads. The remainder of the property will consist of single-family homes of ranging sizes to provide variety throughout the subdivision. Roads will be connected to the Gardner Point and Cold Spring Ranch developments to provide connectivity throughout the subdivisions. This phase will also provide a trail connection from 3600 West that will run west and connect into the Gardner Point development to provide increased connectivity.

The applicant is requesting an exception to the maximum block length and connectivity requirements in the southern portion of the development for not connecting to Park Drive. Park Drive is a road stub from the Cold Spring Ranch Subdivision. The exception is being requested due to grade in the area. In the Development Code, grade is listed as a reason that an exception could be granted for not meeting connectivity requirements. The Planning Commission and City Council will need to determine if an exception is warranted in this situation.

DRC Comments

The DRC had 11 comments including the following:

1. Provide elevations of the townhouse buildings. We would highly encourage innovation, something different/unique form the existing units in Exchange and Gardner Point.
2. Keep the sidewalk running straight along the west side of 3720 West with parallel parking space being included in the proposed perpendicular parking space.

Please consider including all DRC comments as a part of 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.

River Point Phase 2 Final Subdivision
DRC Redline Comments

Edge Homes requests final subdivision review of River Point Phase 2, a 73-unit residential development located at 1200 North 3600 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Brandon Parr, Brandon Watson, Braden Morris
Date of Plans Reviewed: 12/6/22
Time Start: 1:50 PM
Time End: 1:20 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. No water lines in PUE (dry utilities). Place under trail in ROW and label back lot easement "in favor of"
2. Update power plan to latest version

Garion – Fire: No comments.
Greg/Ryan – Water/Sewer:
3. Move blow-off to property line.
4. Waterline easement and PUE are sharing the same space on lots 215 and 216
5. Why not eliminate SDMH #386 and connect all 3 curb inlets to SDMH #760?

James/Trent – Parks:
6. Add double frontage landscaping to note 4 on the plat.

Gary – Building/Inspections: No comments.
Jacob – Public Works: No comments.
Ross – Engineering:
7. Address off-street parking on 3720 W. Options: shift property line, different coloring, put language the HOA will maintain parking, etc.

Kim – Planning:
8. Provide elevations of the townhouse buildings. We would highly encourage innovation, something different/unique from the existing units in Exchange and Gardner Point.
9. Keep the sidewalk running straight along the west side of 3720 West with parallel parking space being included in the proposed perpendicular parking space.
10. Update this street name to 3720 West.
11. On 3600 W trail, show 2 foot clear-zone area on west side between trail and rear of lots.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.
5. Reimbursement Agreement for widening of 3600 W and trail.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Private utility approval on plans required.
10. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).

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.

11. 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.
12. 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.
13. Address any comments or conditions from City Council approval.
14. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
15. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

1. Remove RMP easement if a new easement is recorded.
2. 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.
3. Developer is responsible to purchase, move or remove any existing RMP facilities.
4. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
5. 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.
6. If the subject property is subject to the Gardner-Plumb agreement with Lehi City, the conditions of that agreement apply here.
7. 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.
8. All signage will require a separate review and approval process
9. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
10. 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.
11. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL PENDING PARKS DEPARTMENT COMMENTS.

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.

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

RIVER POINT PHASE 2

A RESIDENTIAL PUD SUBDIVISION

1200 NORTH 3600 WEST
LEHI, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
December 6, 2022

INDEX OF DRAWINGS

C-001	GENERAL NOTES	C-403A	OVERALL POWER PLAN
1 OF 1	FINAL PLAT	C-500	EROSION CONTROL PLAN
C-100	DEMOLITION PLAN	C-600	DETAILS
C-200	OVERALL SITE PLAN	C-601	DETAILS
C-200A	CIRCULATION PLAN	C-602	DETAILS
C-201	SITE PLAN	C-603	DETAILS
C-202	SITE PLAN	PP-1	PLAN AND PROFILE - 970 NORTH
C-300	OVERALL GRADING AND DRAINAGE PLAN	PP-2	PLAN AND PROFILE - 950 NORTH
C-301	GRADING AND DRAINAGE PLAN	PP-3	PLAN AND PROFILE - 3720 WEST
C-302	GRADING AND DRAINAGE PLAN	PP-4	PLAN AND PROFILE - 3720 WEST
C-400	OVERALL UTILITY PLAN	PP-5	PLAN AND PROFILE - HERMAN DRIVE AND 3640 WEST
C-401	UTILITY PLAN	PP-6	PLAN AND PROFILE - 3640 WEST
C-402	UTILITY PLAN	PP-7	PLAN AND PROFILE - 3600 WEST
C-403	POWER PLAN	PP-8	PLAN AND PROFILE - 3600 WEST

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

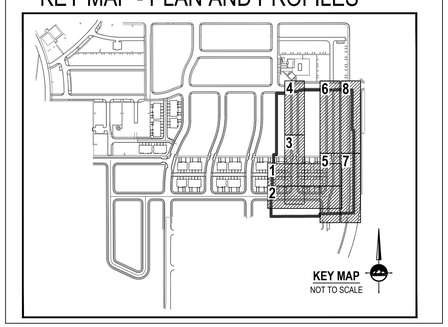
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

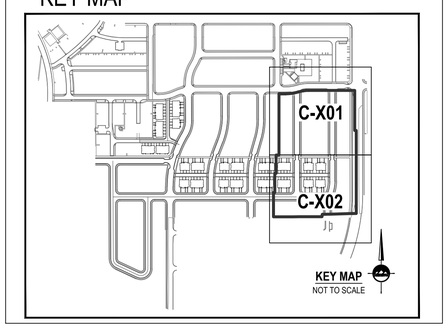
UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

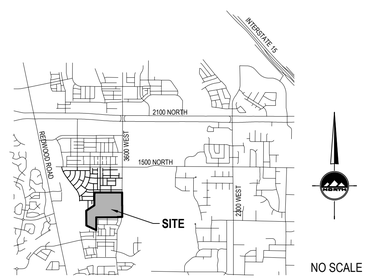
KEY MAP - PLAN AND PROFILES



KEY MAP



VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LEHI CITY STANDARDS & SPECIFICATIONS.
2. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN AND POWER.
3. THE BIDDING DOCUMENT SHALL BE A SUPPORT DOCUMENT TO THE "LEHI CITY SPECIFICATIONS" AS NECESSARY. THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS SHALL GOVERN ON ALL CONSTRUCTION IMPROVEMENTS OF THIS PROJECT.
4. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
5. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
6. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION METING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

COVER SHEET

PROJECT NUMBER	PRINT DATE
8069X	12/6/22
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

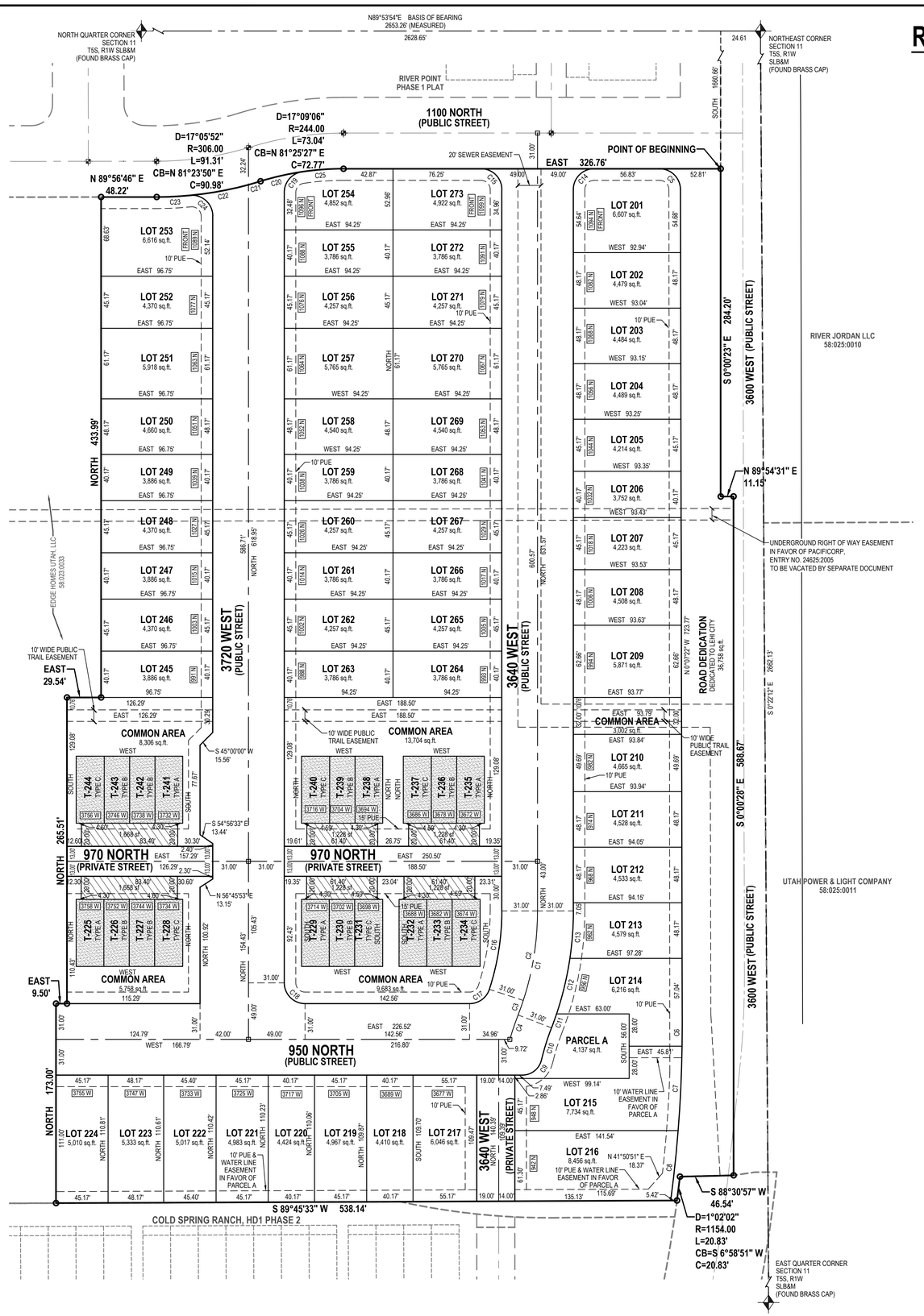
C-000

RIVER POINT PHASE 2 PLAT

RESIDENTIAL DEVELOPMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC) AND HIGH DENSITY RESIDENTIAL (R-3) ZONING

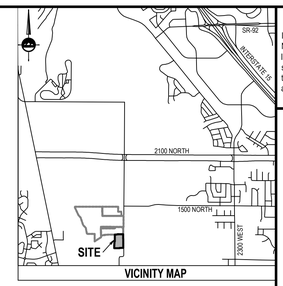


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	250.00'	92.31'	21°09'20"	N10°34'40"E	91.79'
C2	250.00'	78.95'	18°05'41"	N9°02'50"E	78.63'
C3	250.00'	13.36'	3°03'39"	N19°37'30"E	13.35'
C4	250.00'	22.38'	5°07'43"	S18°35'29"W	22.37'
C5	18.00'	28.24'	89°53'27"	N45°03'41"W	25.43'
C6	1148.00'	19.13'	0°57'18"	N0°21'58"E	19.13'
C7	1148.00'	73.26'	3°39'23"	N2°40'18"E	73.25'
C8	1148.00'	61.08'	3°02'54"	N6°01'26"E	61.07'
C9	17.07'	21.73'	72°56'16"	N50°01'19"E	20.29'
C10	219.00'	29.33'	7°40'23"	S17°19'09"W	29.31'
C11	281.00'	12.89'	2°37'45"	N19°50'28"E	12.89'
C12	281.00'	49.60'	10°06'46"	N13°28'12"E	49.53'
C13	281.00'	41.26'	8°24'49"	N4°12'25"E	41.23'
C14	18.00'	28.27'	90°00'00"	S45°00'00"W	25.46'
C15	18.00'	28.27'	90°00'00"	N45°00'00"W	25.46'
C16	219.00'	69.16'	18°05'41"	N9°02'50"E	68.88'
C17	18.00'	22.59'	71°54'19"	N54°02'50"E	21.14'
C18	18.00'	28.27'	90°00'00"	S45°00'00"E	25.46'
C19	18.00'	25.61'	81°30'23"	S40°45'12"W	23.50'
C20	244.00'	36.87'	8°39'29"	S77°10'39"W	36.84'
C21	306.00'	10.85'	2°01'55"	N73°51'52"E	10.85'
C22	306.00'	51.60'	9°39'43"	N78°42'41"E	51.54'
C23	306.00'	28.86'	5°24'13"	N87°14'39"E	28.85'
C24	18.00'	29.99'	95°27'27"	N47°43'44"W	26.64'
C25	244.00'	36.17'	8°29'37"	S85°45'12"W	36.14'

IRRIGATION SERVICES

LOCATION	AREA (SQ FT)	SIZE (INCHES)
3712 WEST 950 NORTH	66,812	1

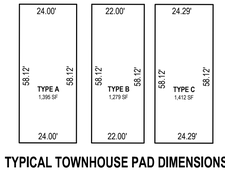


VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA, EXCLUDING LOTS 201 - 224, AND LOTS 245 - 273

ENSIGN ENG. LAND SURV.



TYPICAL TOWNHOUSE PAD DIMENSIONS

NOTES
1. SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
4. COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. AND DATED MAY 1, 2018.
6. ALL PROJECT AMENITIES INCLUDING CLUBHOUSE, TOT LOT, SPORT COURT, BENCHES, AND TRAILS WITHIN COMMON AREAS WILL BEGIN CONSTRUCTION AT 60% OF BUILDING PERMITS ISSUED FOR THE OVERALL PROJECT AND BE COMPLETED BY 80% OF BUILDING PERMITS ISSUED.
7. PARCEL A TO BE RETAINED BY THE DEVELOPER.

FRONT SETBACKS FROM TBC
FOR TOWNHOMES:
UNITS 225-244: 18'

SETBACKS FOR THE SINGLE FAMILY LOTS:
FRONT: 16 TO HOUSE; 20' TO GARAGE
REAR: 15'
SIDE: 5'
SIDE CORNER: 15'
FRONT PROPERTY LINE: 12' FROM TBC

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 8069X
MANAGER : BDM
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 12/6/22

SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as RIVER POINT PHASE 2 PLAT, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 89°53'54" West 24.61 feet and South 1,660.66 feet from the Northeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°00'23" East 284.20 feet;
thence North 89°54'31" East 11.15 feet;
thence South 00°00'28" East 588.67 feet;
thence South 88°30'57" West 46.54 feet;
thence Southwesterly 20.83 feet along the arc of a 1,154.00 foot radius curve to the right (center bears North 83°32'10" West and the chord bears South 06°58'51" West 20.83 feet with a central angle of 01°02'02"); to the extension of the Northerly boundary line of Cold Springs Ranch HD 1 Phase 2 Subdivision, recorded as Entry No. 92462:2021 as Map No. 17682 in the Office of the Utah County Recorder;
thence South 89°45'33" West 538.14 feet along said Northerly boundary line and its extensions;
thence North 173.00 feet;
thence East 9.50 feet;
thence North 265.51 feet;
thence East 29.54 feet;
thence North 433.99 feet;
thence North 89°56'46" East 48.22 feet;
thence Northeasterly 91.31 feet along the arc of a 306.00 foot radius curve to the left (center bears North 00°03'14" West and the chord bears North 81°23'50" East 90.98 feet with a central angle of 17°05'52");
thence Northeasterly 73.04 feet along the arc of a 244.00 foot radius curve to the right (center bears South 17°09'06" East and the chord bears North 81°25'27" East 72.77 feet with a central angle of 17°09'06");
thence East 326.76 feet to the point of beginning.

Contains 498,096 Square Feet or 11.435 Acres, 53 Lots, 20 Townhome Units, and 1 Parcel

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Lehi City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET", "LIMITED COMMON", and "COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Know all by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

RIVER POINT PHASE 2 PLAT

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public. Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to _____.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By:
Its:

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF) S.S.

ON THE _____ DAY OF _____ A.D., 20_____
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NUMBER

NOTARY PUBLIC (SIGNATURE) | PRINTED NAME | MY COMMISSION EXPIRES:
RESIDING IN UTAH COUNTY, STATE OF UTAH

PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY | CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20_____

MAYOR: _____

ATTEST: _____
CLERK/RECORDER (SEE SEAL BELOW)

RIVER POINT PHASE 2 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S 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 HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. 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.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. 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 HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION V

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
4. REMOVE AND PROPERLY DISPOSE OF GRAVEL.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING K-RAILS.
6. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
7. PHASE 2 LIMIT OF DISTURBANCE.
8. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
9. REMOVE AND PROPERLY DISPOSE OF EXISTING TELECOM EQUIPMENT. COORDINATE WITH LOCAL TELEPHONE COMPANY.
10. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CATCH BASIN AND PIPE TO EXISTING MANHOLE
11. REMOVE AND PROPERLY DISPOSE OF EXISTING POWER POLE. COORDINATE WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION
12. REMOVE AND PROPERLY DISPOSE OF EXISTING OVERHEAD POWER LINE. COORDINATE WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION
13. REMOVE AND PROPERLY DISPOSE OF EXISTING UNDERGROUND ROCKY MOUNTAIN POWER LINE. POWER INFRASTRUCTURE TO EXISTING WELL BUILDING IN GARDNER POINT PHASE 7 AREA MUST BE COMPLETED PRIOR TO REMOVAL COORDINATE WITH ROCKY MOUNTAIN POWER, SARATOGA SPRINGS CITY, AND LEHI CITY PRIOR TO CONSTRUCTION.
14. REMOVE AND PROPERLY DISPOSE OF EXIST. BOLLARDS TO PREPARE FOR CONNECTION TO EXIST. WATER AND PRESSURIZED IRRIGATION LINES
15. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.
16. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN MANHOLE.
17. REMOVE AND PROPERLY DISPOSE OF EXISTING 4" WATER LINE.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

ENSIGN
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FOR:
EDGE HOMES
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DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

DEMOLITION PLAN

PROJECT NUMBER 8065X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-100

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

TYPE OF DEVELOPMENT:
RESIDENTIAL PUD

UNIT COUNT

SINGLE FAMILY RESIDENTIAL = 53
TOWNHOMES = 20
TOTAL UNITS = 73
UNITS PER ACRE = 6.45

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE.RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK

PARKING DATA TABLE	
SURFACE (GUEST) PARKING	16
HANDICAP-ACCESSIBLE STALLS	0
TOWNHOME GARAGE PARKING	40
TOWNHOME DRIVE PARKING	40
TOTAL PARKING PROVIDED	96

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

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1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

OVERALL SITE PLAN

PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200

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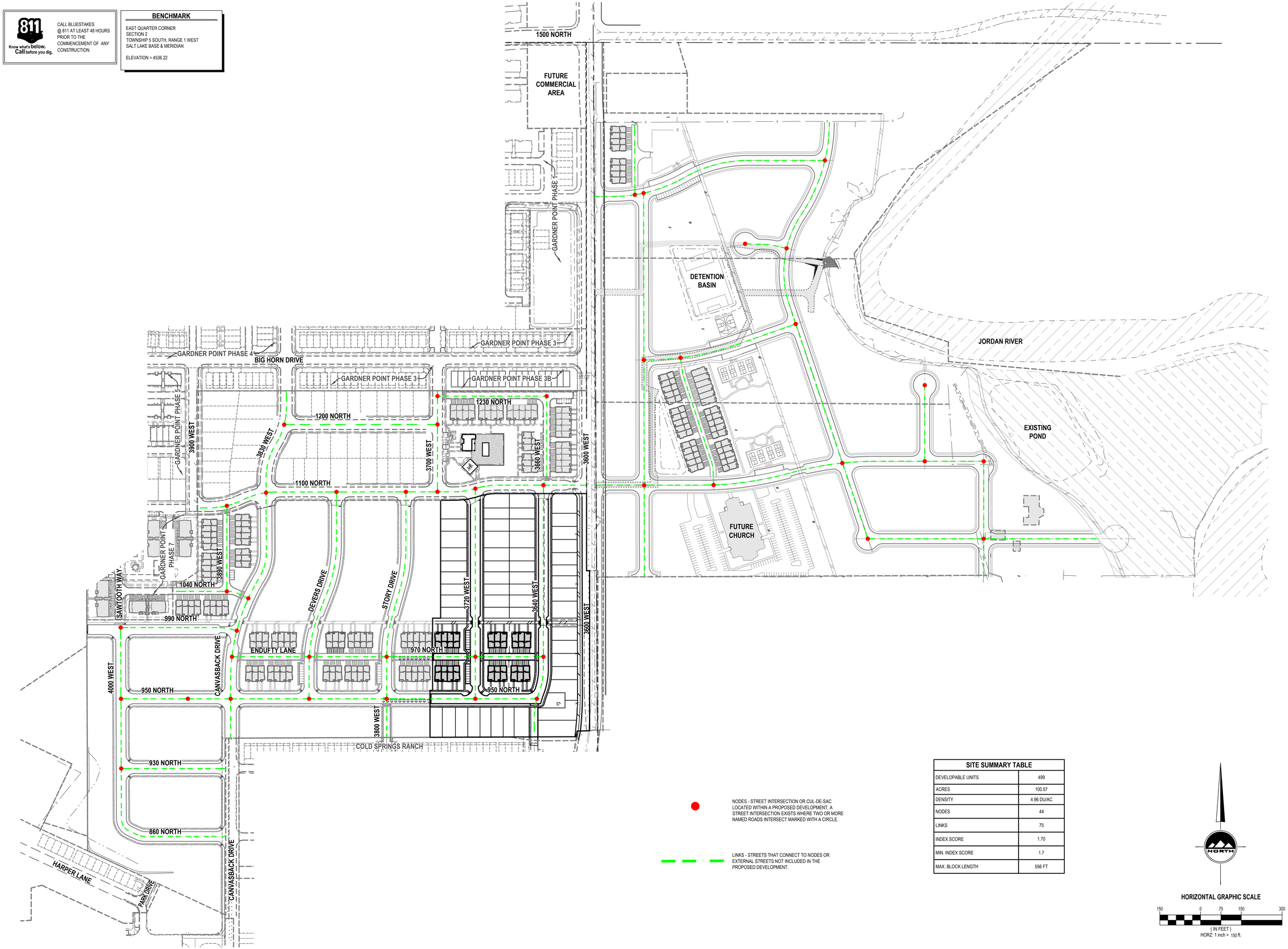
BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



NODES - STREET INTERSECTION OR CUL-DE-SAC LOCATED WITHIN A PROPOSED DEVELOPMENT. A STREET INTERSECTION EXISTS WHERE TWO OR MORE NAMED ROADS INTERSECT MARKED WITH A CIRCLE.

LINKS - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

SITE SUMMARY TABLE	
DEVELOPABLE UNITS	499
ACRES	100.57
DENSITY	4.96 DU/AC
NODES	44
LINKS	75
INDEX SCORE	1.70
MIN. INDEX SCORE	1.7
MAX. BLOCK LENGTH	556 FT

NORTH

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
HORZ: 1 inch = 150 ft.

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REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

CIRCULATION PLAN

PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200A

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BENCHMARK

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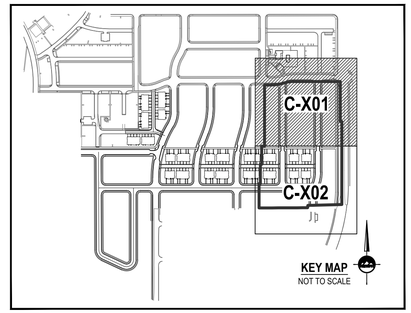

GENERAL NOTES

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SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 4/C-600.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 5/C-600.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING RD-05.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. INSTALL 3' WATERWAY PER DETAIL 8/C-600.
6. INSTALL FLARED DRIVE APPROACH PER LEHI CITY STANDARD DRAWING RD-11.
7. EXIST EDGE OF ASPHALT.
8. ADA RAMP PER LEHI CITY STANDARD DRAWING RD-06.
9. ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TR-01. WIDTH PER PLAN
10. 10' WIDE ADA RAMP PER DETAIL 6/C-600.
11. IN ORDER TO MAINTAIN ACCESSIBILITY AND REDUCE COMPLAINTS DURING CONSTRUCTION, NO PARKING SIGNS HAVE BEEN IDENTIFIED ON THE SITE PLAN. THESE TEMPORARY NO PARKING SIGNS WILL BE ALLOWED TO BE PHASED WITH THE PACE OF CONSTRUCTION AS THE DEVELOPER AND FIRE CODE OFFICIAL SEES FIT. PERMANENT PARKING SIGNAGE TO BE IDENTIFIED AND MAINTAINED BY HOA OR PROPERTY MANAGER
12. INSTALL (2) K-RAILS WITH M.U.T.C.D. SIGN OM4-2 (18" SIGN) ATTACHED TO EACH
13. INSTALL 20' WIDE ALL WEATHER ACCESS PER LEHI CITY STANDARD DRAWING RD-14.

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

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1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-201

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BENCHMARK

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SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
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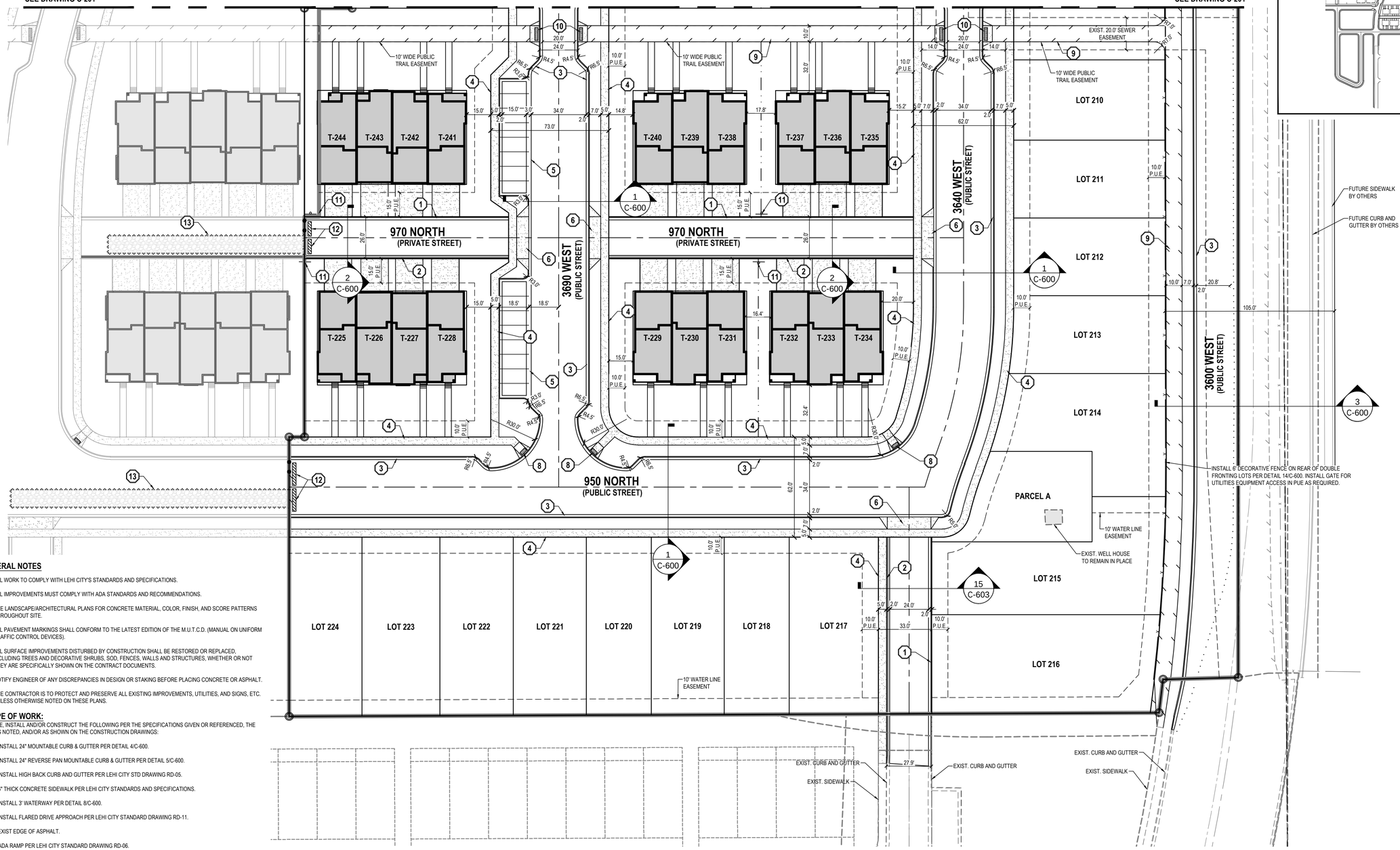
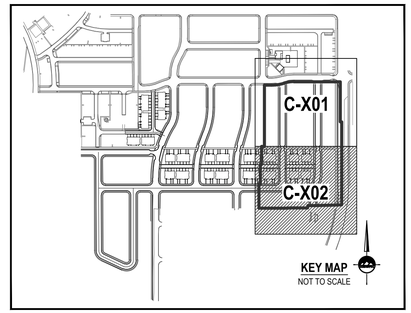
ELEVATION = 4536.22





GENERAL NOTES

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2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

(1) INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 4/C-600.
(2) INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 5/C-600.
(3) INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING RD-05.
(4) 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
(5) INSTALL 3' WATERWAY PER DETAIL 8/C-600.
(6) INSTALL FLARED DRIVE APPROACH PER LEHI CITY STANDARD DRAWING RD-11.
(7) EXIST EDGE OF ASPHALT.
(8) ADA RAMP PER LEHI CITY STANDARD DRAWING RD-06.
(9) ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TR-01. WIDTH PER PLAN
(10) 10' WIDE ADA RAMP PER DETAIL 6/C-600.
(11) IN ORDER TO MAINTAIN ACCESSIBILITY AND REDUCE COMPLAINTS DURING CONSTRUCTION, NO PARKING SIGNS HAVE BEEN IDENTIFIED ON THE SITE PLAN. THESE TEMPORARY NO PARKING SIGNS WILL BE ALLOWED TO BE PHASED WITH THE PACE OF CONSTRUCTION AS THE DEVELOPER AND FIRE CODE OFFICIAL SEES FIT. PERMANENT PARKING SIGNAGE TO BE IDENTIFIED AND MAINTAINED BY HOA OR PROPERTY MANAGER
(12) INSTALL (2) K-RAILS WITH M.U.T.C.D. SIGN OM4-2 (18" SIGN) ATTACHED TO EACH
(13) INSTALL 20' WIDE ALL WEATHER ACCESS PER LEHI CITY STANDARD DRAWING RD-14.

NORTH

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-202

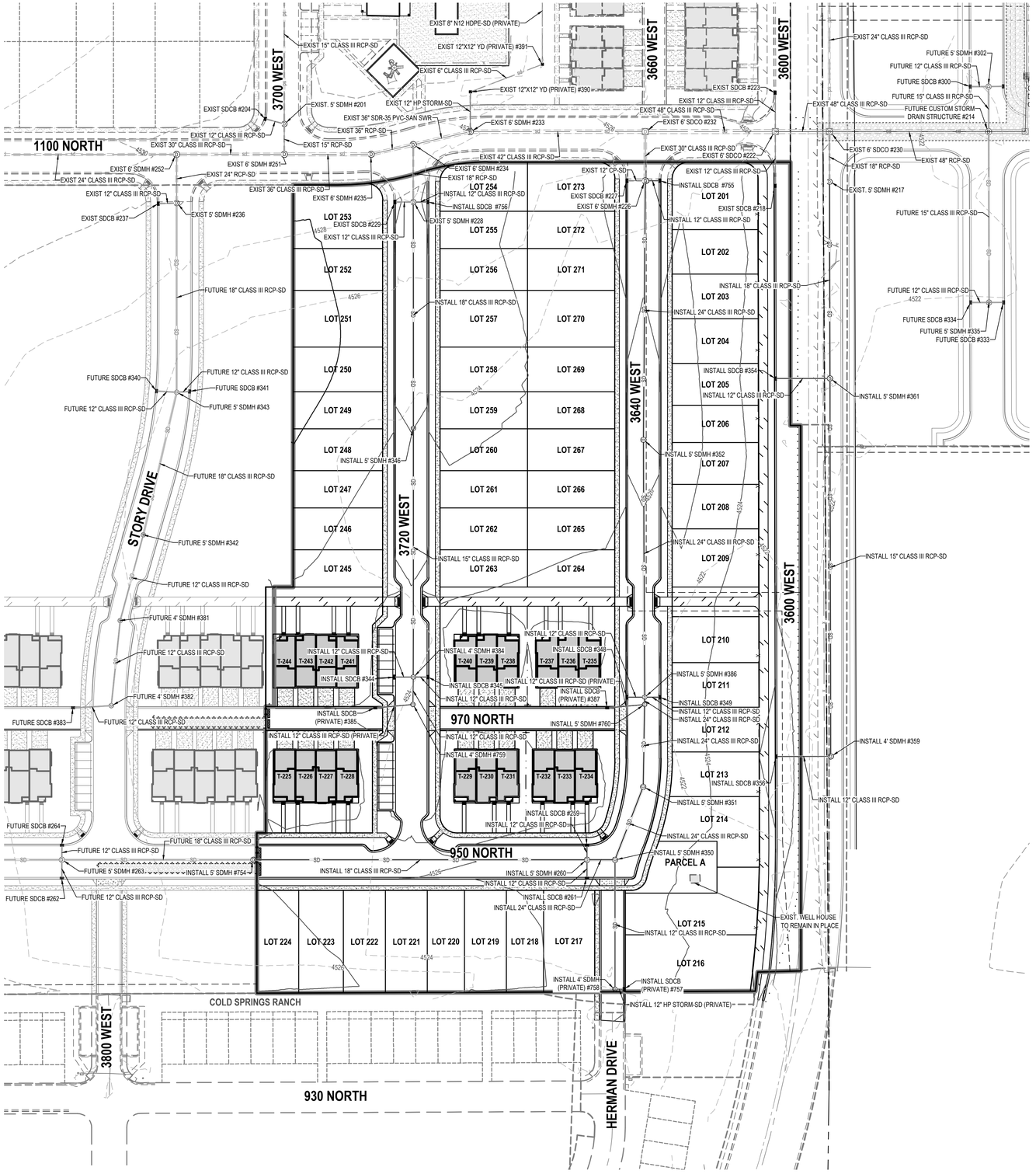
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



GENERAL NOTES

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2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO; REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 45XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
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10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
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NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
HORZ: 1 inch = 80 ft.

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LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069X	12/6/22
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-300

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
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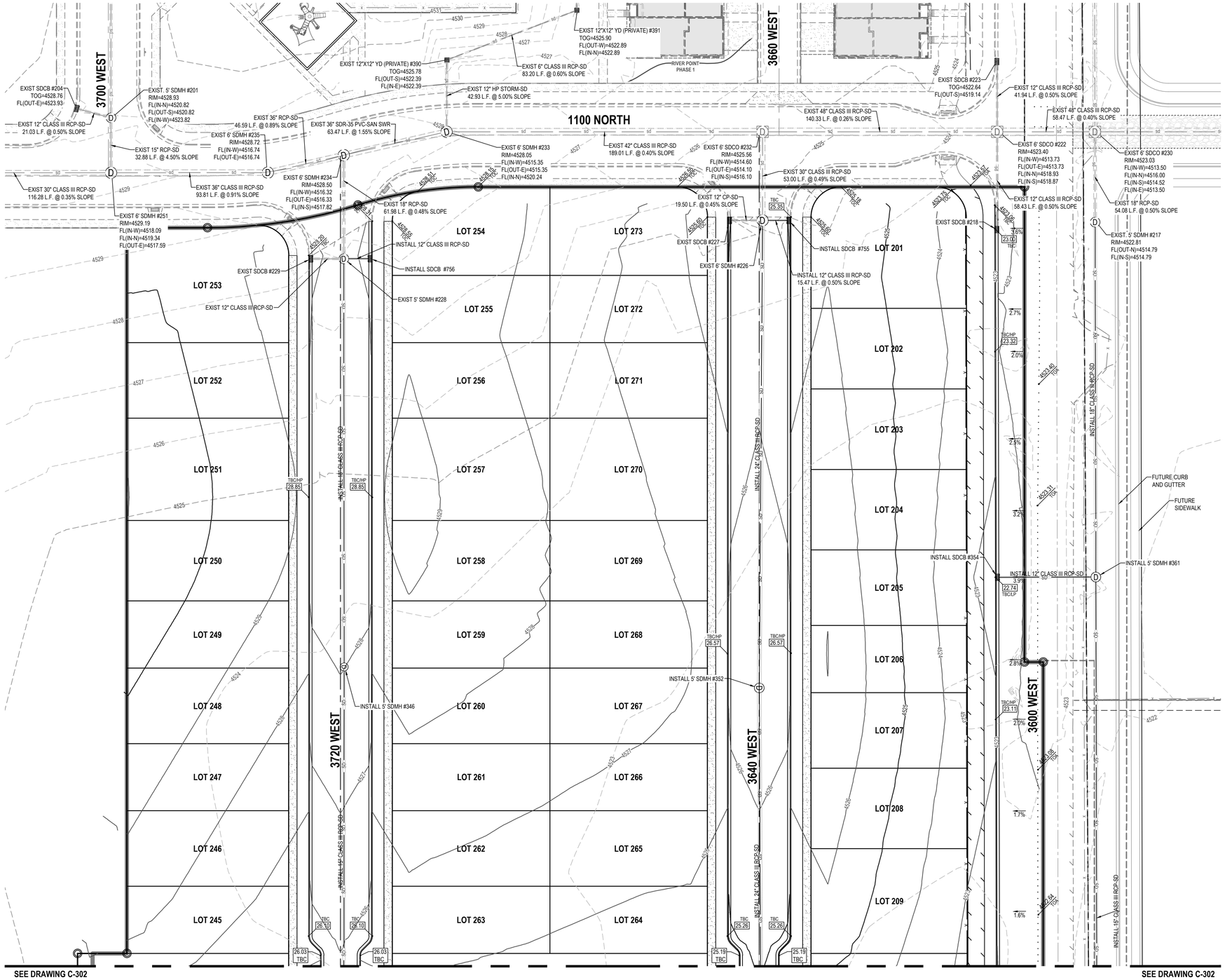
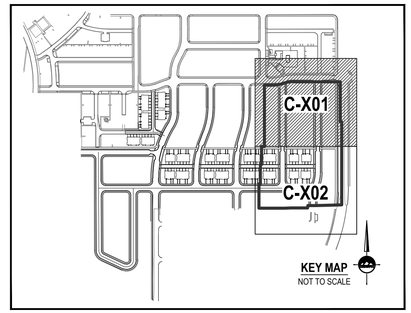
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22





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HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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RIVER POINT PHASE 2
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1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-301

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BENCHMARK

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SALT LAKE BASE & MERIDIAN

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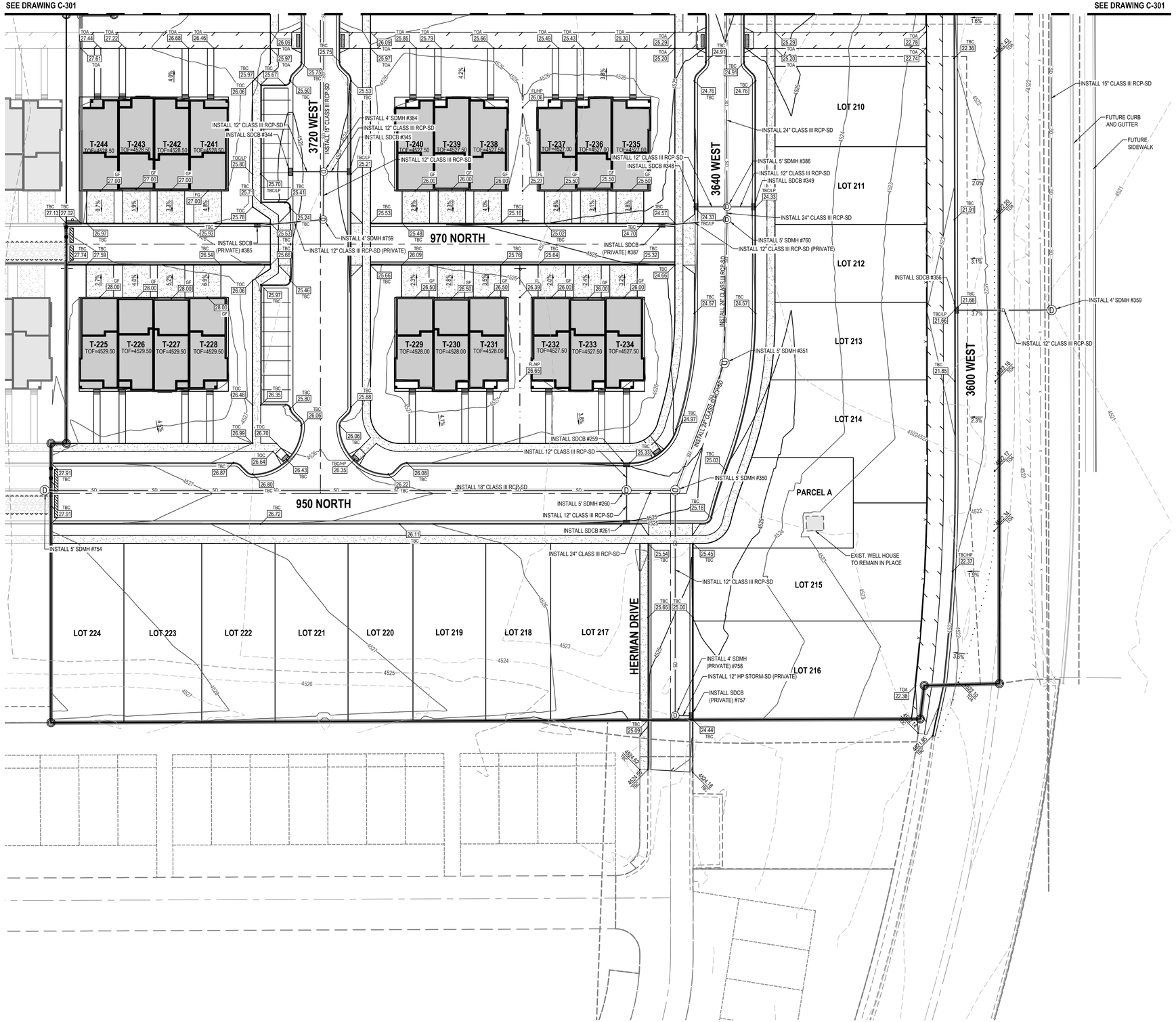

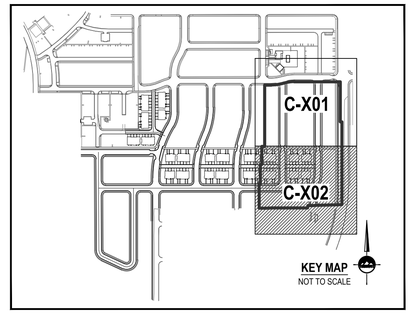

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REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-302

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BENCHMARK

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SECTION 2
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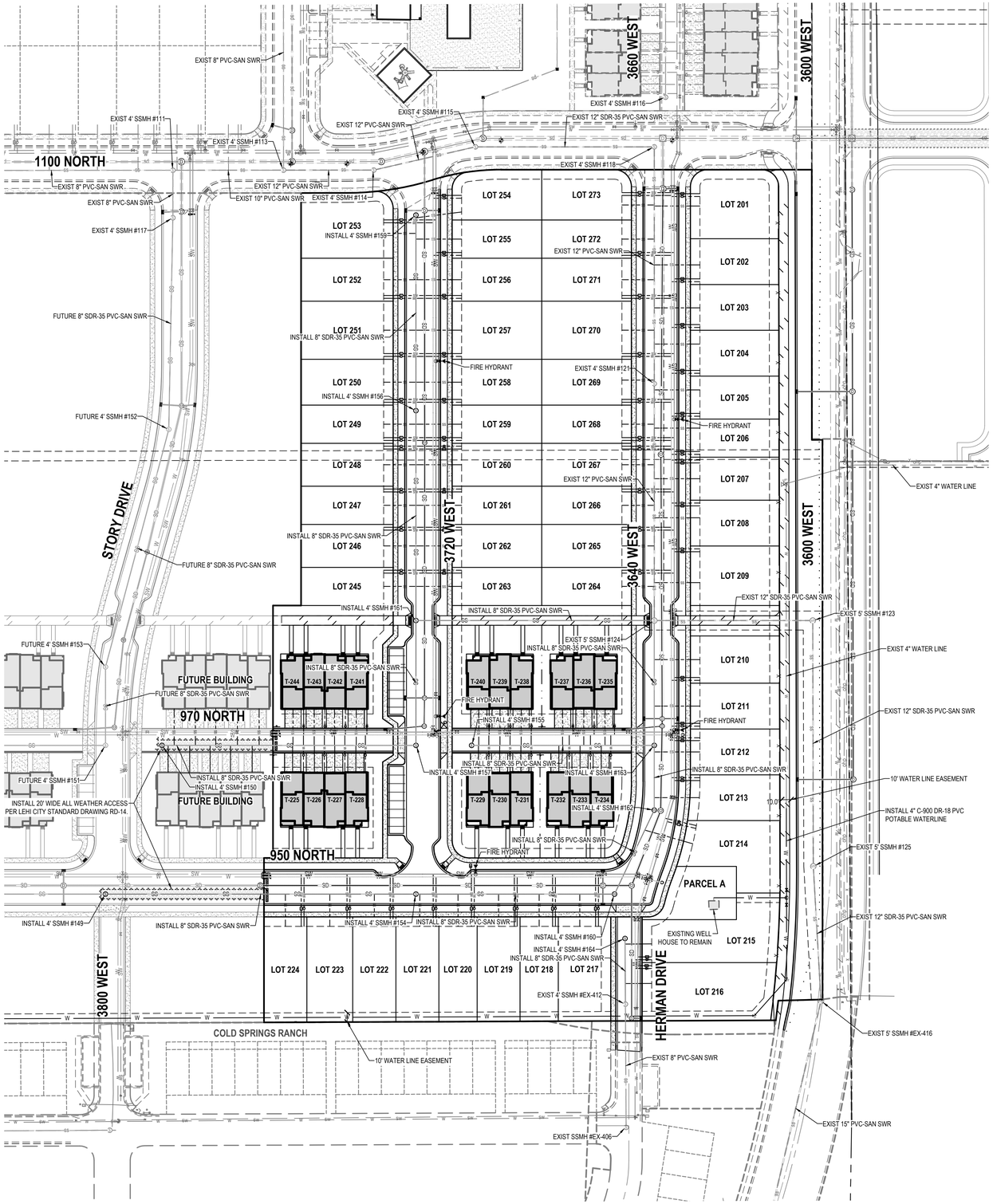
ELEVATION = 4536.22



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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER LEHI CITY'S STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER LEHI CITY'S STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER LEHI CITY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
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12. INSTALL MEGA LUGS ON ALL MECHANICAL JOINTS (OR APPROVED EQUAL).
13. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
14. ALL FIRE HYDRANTS AND BLOWOFF VALVES SHALL HAVE A 3'-0" MIN. SEPARATION. MAINTAIN 3' OF CLEARANCE AROUND ALL FIRE HYDRANTS.
15. MANHOLES ON SLOPES GREATER THAN 5% SHALL UTILIZE THE WHIRLYGIG MANHOLE RISER SYSTEM AT INSTALLATION

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. EXISTING 6" C-900 DR-18 PVC POTABLE WATERLINE.
5. EXISTING 8" C-900 DR-18 PVC POTABLE WATERLINE.
6. EXISTING 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE.
7. REMOVE POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION AND CONNECT TO EXISTING POTABLE WATER LINE PER LEHI CITY STANDARDS.
8. REMOVE PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS.
9. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
10. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WT-06.
11. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WT-08.
12. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
13. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WT-03. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
14. INSTALL 4" BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER LEHI CITY STANDARD DRAWING WT-03. MAINTAIN 3' SEPARATION EDGE TO EDGE FROM FIRE HYDRANT. PLUG, CAP, AND MARK FOR FUTURE USE.
15. INSTALL 2" PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING 8" PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.
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17. INSTALL 22.5° BEND.
18. INSTALL 45° BEND.
19. INSTALL CONSTRUCTION VALVE WHEN CONNECTING TO EXISTING CULINARY AND PRESSURIZED IRRIGATION MAINS PER LEHI CITY STANDARDS.
20. INSTALL 4" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
21. 10' WATER LINE EASEMENT IN FAVOR OF SCOTT MCLACHLAN

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160
(IN FEET)
HORZ: 1 inch = 80 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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FOR:
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CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
12/6/2022

OVERALL UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8069X	12/6/22
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-400

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

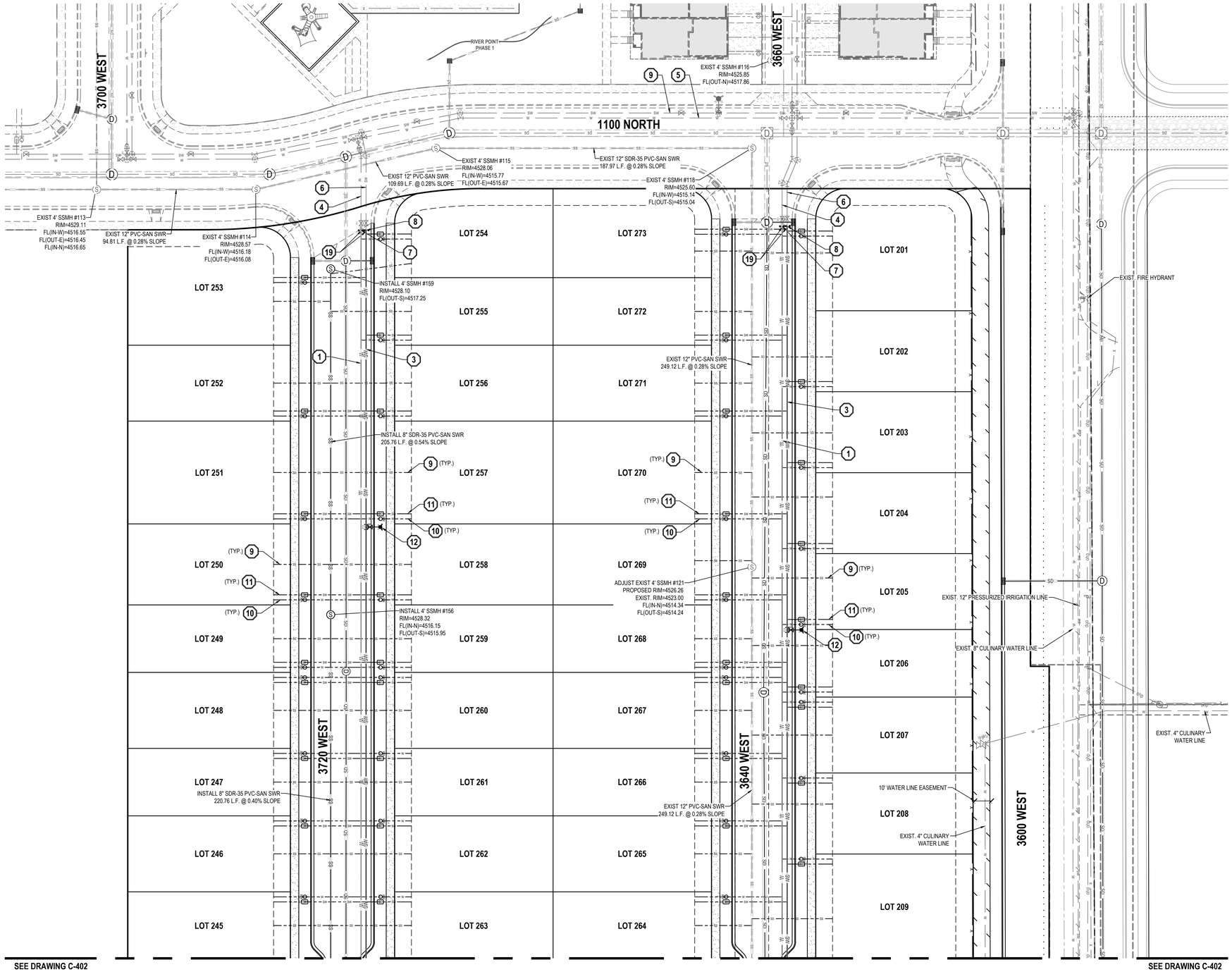
BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

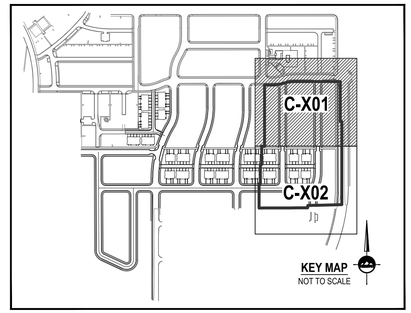
NORTH

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.



SEE DRAWING C-402

SEE DRAWING C-402



GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER LEHI CITY'S STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER LEHI CITY'S STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER LEHI CITY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
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11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. INSTALL MEGA LUGS ON ALL MECHANICAL JOINTS (OR APPROVED EQUAL).
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15. MANHOLES ON SLOPES GREATER THAN 5% SHALL UTILIZE THE WHIRLYGIG MANHOLE RISER SYSTEM AT INSTALLATION

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
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9. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
10. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WT-06.
11. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WT-08.
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REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-401

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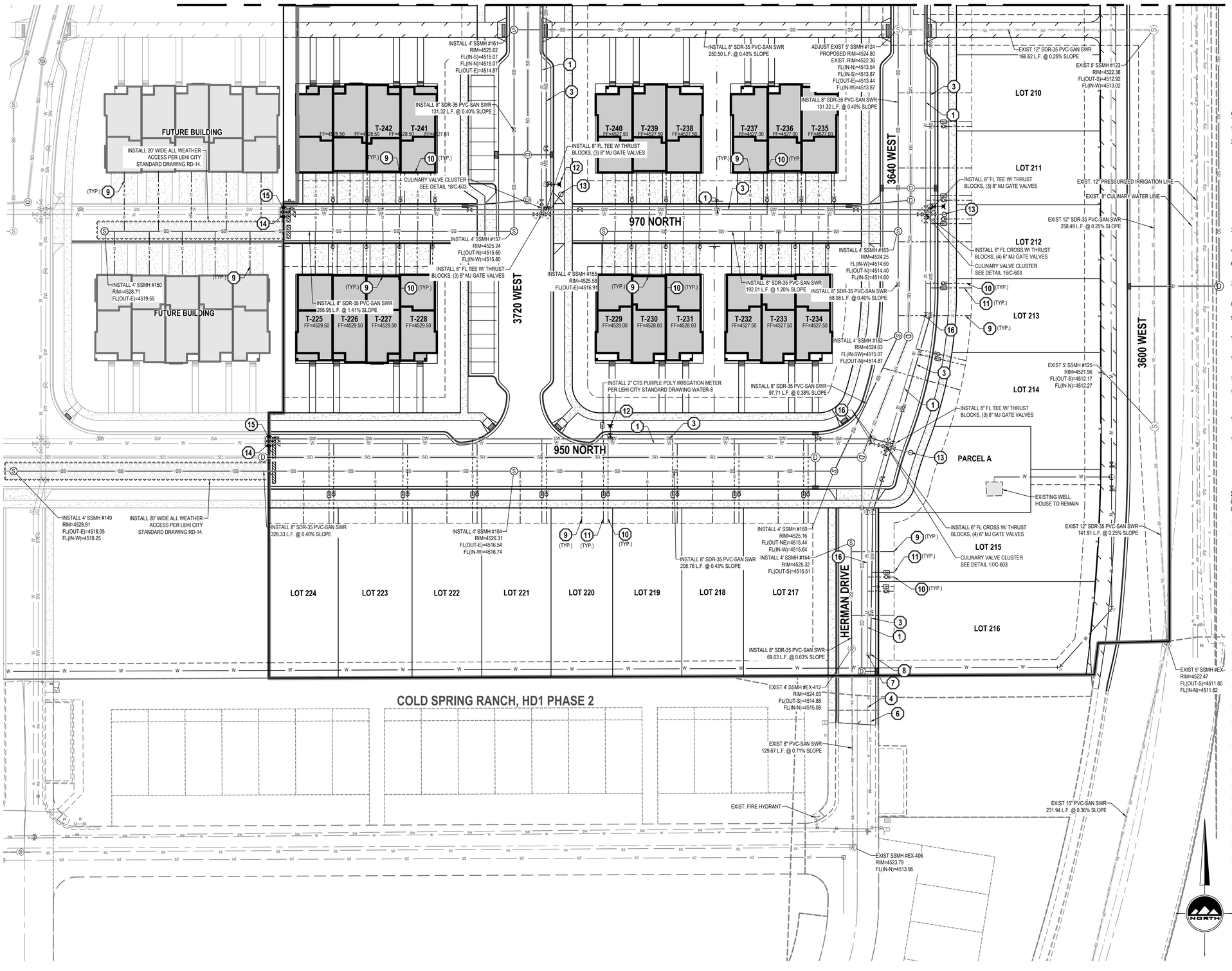

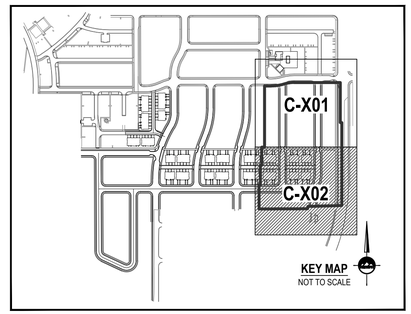

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HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8069X	12/6/22
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-402

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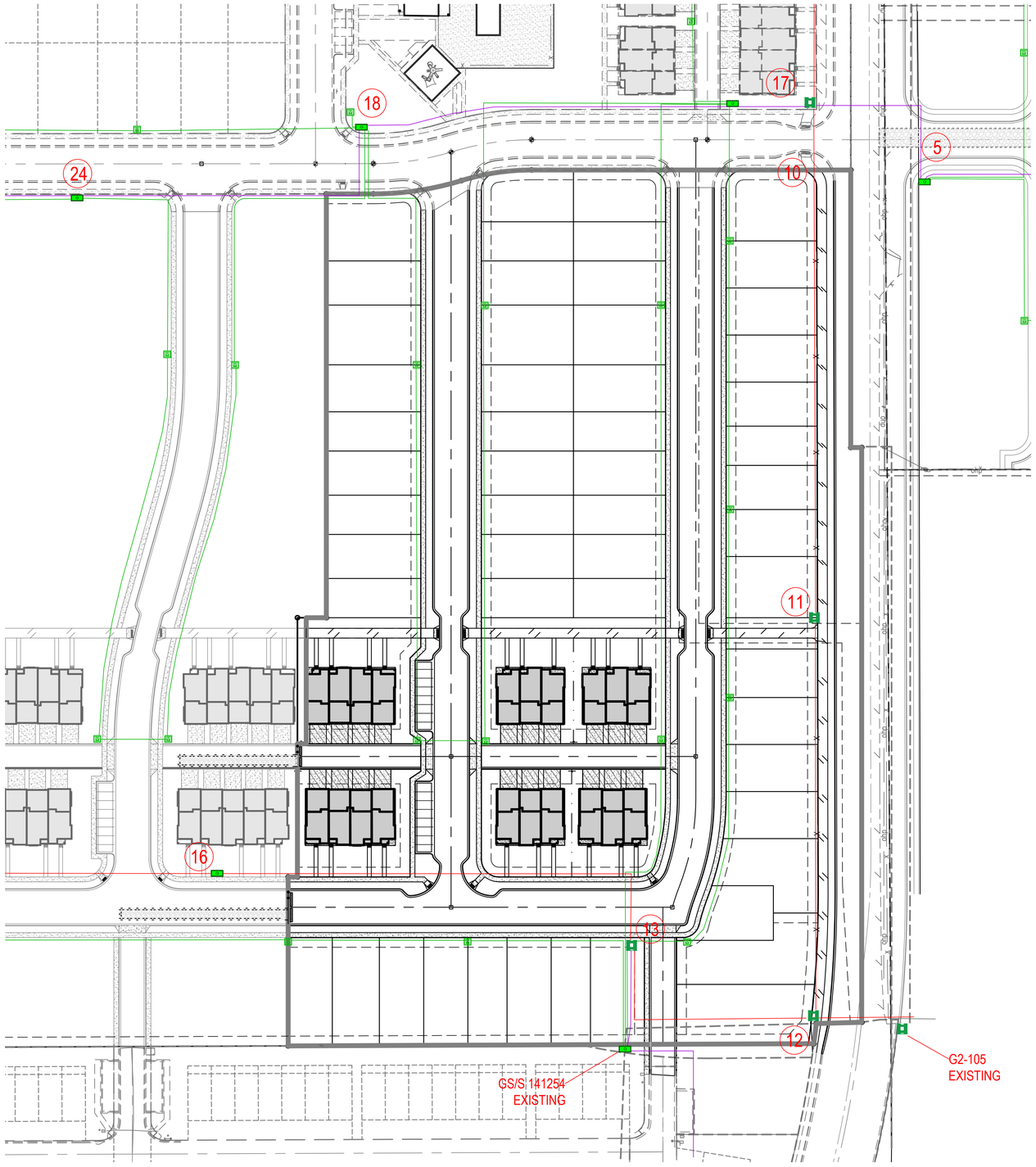
BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



LEGEND:

- SWITCH
- GROUNDSLEEVE/SECTIONALIZER
- TRANSFORMER
- SECONDARY JUNCTION
- STREET LIGHT
- 6" DIA. CNDT.
- 4" DIA. CNDT.
- 3" DIA. PRIMARY CNDT.
- 3" DIA. SECONDARY CNDT.
- 3" DIA. SECONDARY SERVICE STUB
- NOTE: INSTALL COMM. SYS. MICRODUCT WITH ALL CNDT. RUNS.

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
HORZ: 1 inch = 80 ft.

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PHONE: 801-494-0150

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1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PHASE 2 POWER PLAN

PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-403

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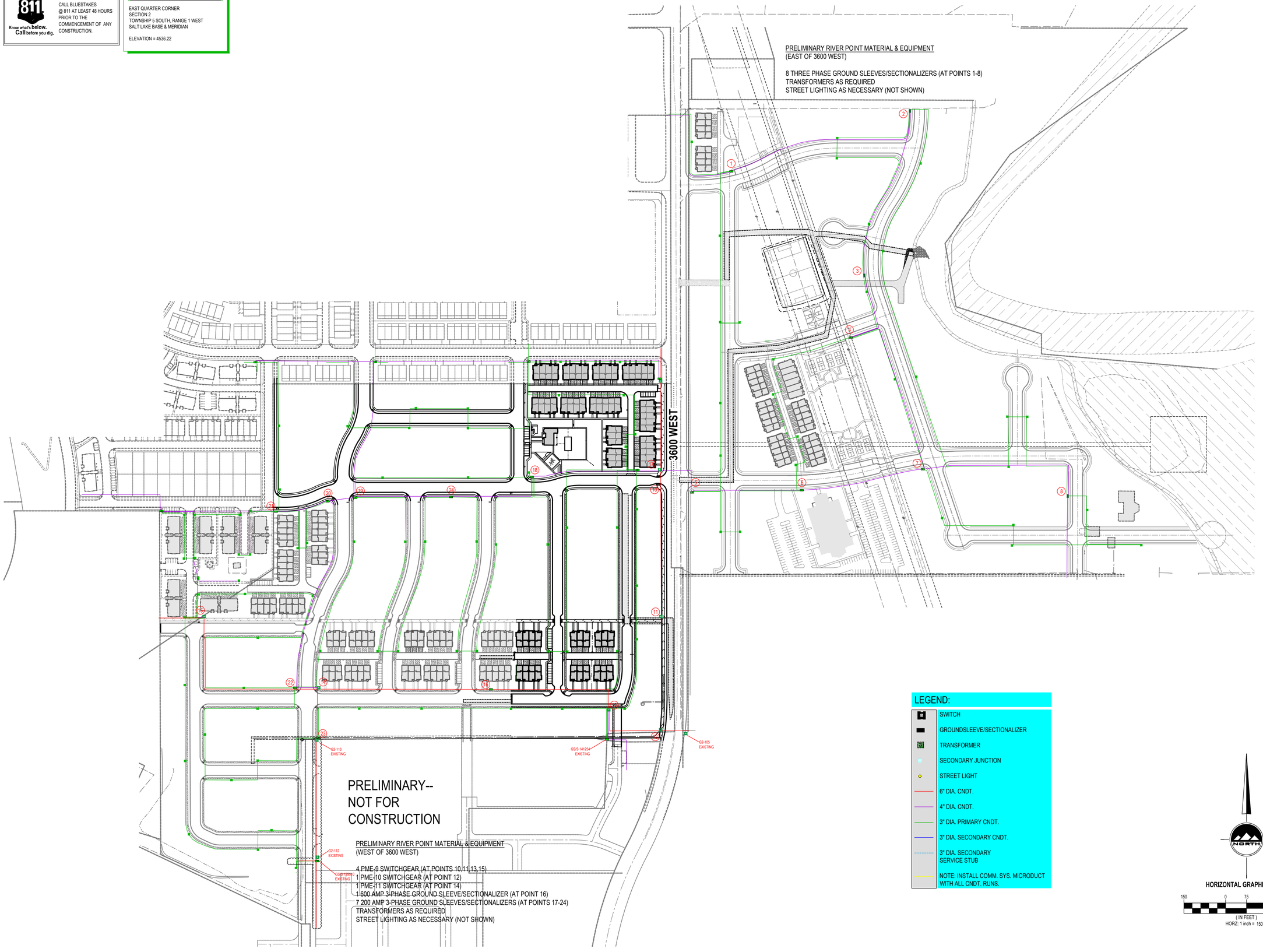

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NORTH

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

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BRADEN D. MORRIS
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OVERALL POWER PLAN

PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-403A

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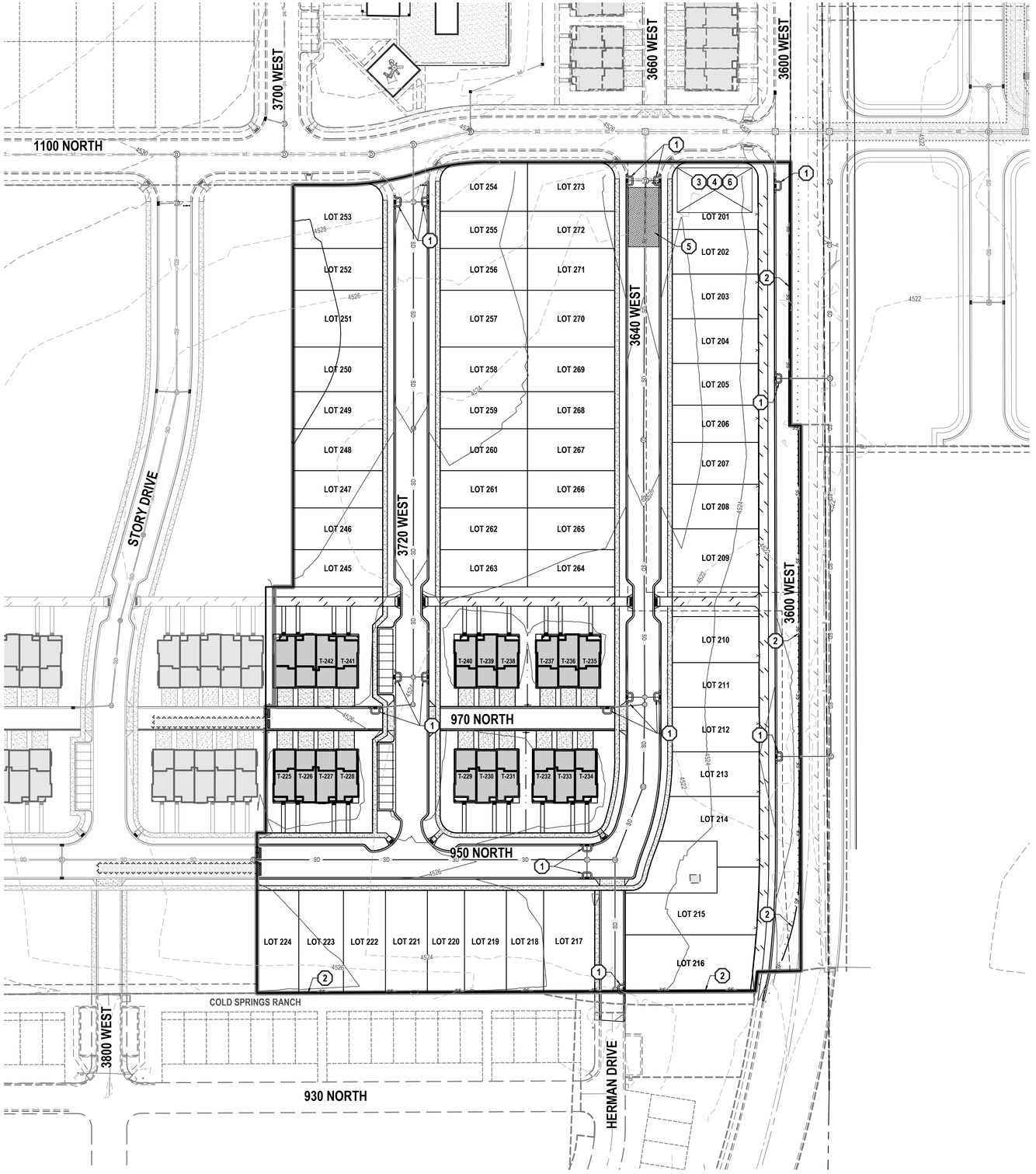


GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INLET PROTECTION PER DETAIL 10/C-600.
2. SILT FENCE PER DETAIL 11/C-600.
3. PORTABLE TOILET PER DETAIL 12/C-600.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 13/C-600.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160
(IN FEET)
HORZ: 1 inch = 80 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

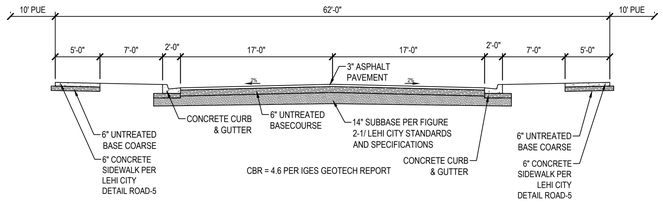
RIVER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

EROSION CONTROL PLAN

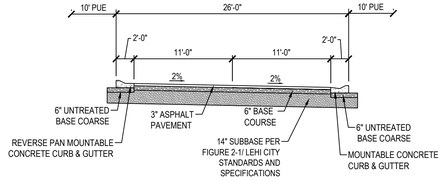
PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-500



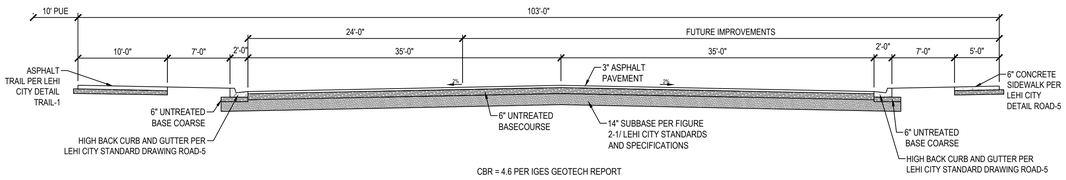
1 62' PUBLIC STREET CROSS SECTION

SCALE: NONE



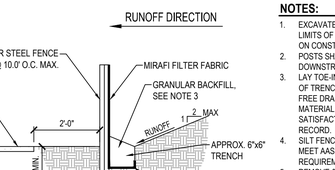
2 26' ROAD CROSS SECTION (NO PARKING)

SCALE: NONE



3 103' PUBLIC STREET CROSS SECTION

SCALE: NONE

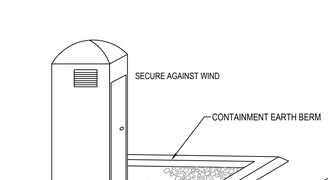


4 24" MOUNTABLE CURB AND GUTTER

SCALE: NONE

NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

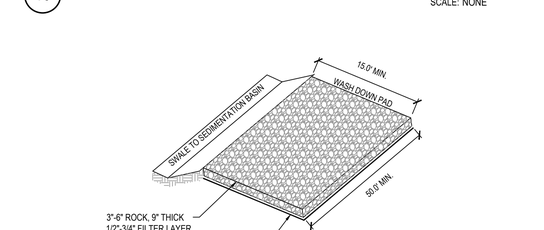


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

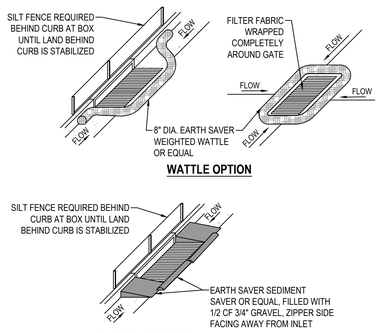
5 24" MOUNTABLE REVERSE PAN CURB AND GUTTER

SCALE: NONE



6 ADA RAMP

SCALE: NONE

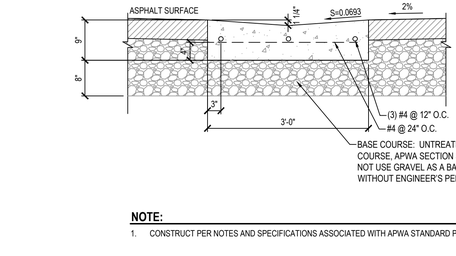


NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

7 ACCESIBLE RAMP (ONSITE)

SCALE: NONE

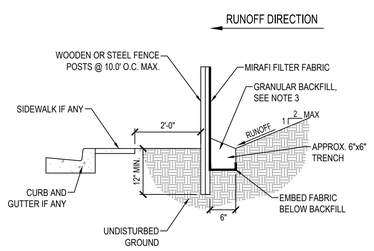


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

8 3' WATERWAY

SCALE: NONE

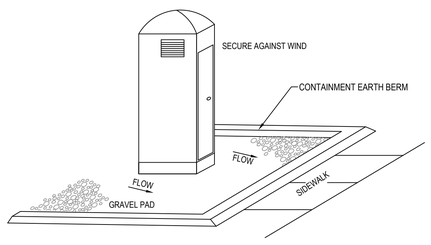


NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

9 BOLLARD

SCALE: NONE



10 SAG INLET PROTECTION

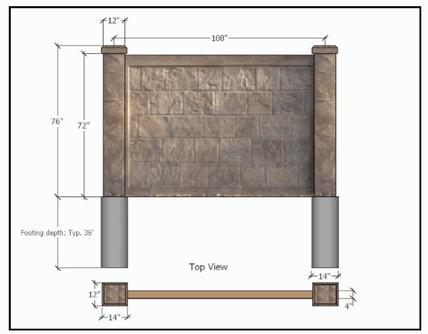
SCALE: NONE

NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

RhinoRock.com CONCRETE FENCING

RHINOROCK FENCE SPECIFICATIONS



TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 259 cm	72"x102"
Weight of Panel	105 Kg	230 lbs
Weight per area	21.5kg/m²	4.9lbs/ft²
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume	4-4.50%	
Compressive Strength of proprietary concrete mix design	4x10⁷ N/m^2	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10⁶ - 1.4x10⁷ N/m²	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion	<4%	
Combustibility of glass fiber reinforced concrete shell	Non-combustible	
Freeze/thaw performance	200 freeze thaw cycles with no damage	
Derby, furgus, or mushroom attack	none	
Termite food source	none	

11 TEMPORARY SILT FENCE

SCALE: NONE

12 PORTABLE TOILET

SCALE: NONE

13 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

14 6' DECORATIVE FENCE

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
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EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

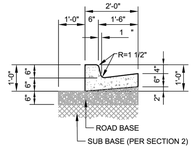
RIVER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

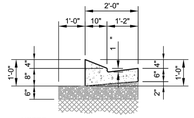
DETAILS

PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-600



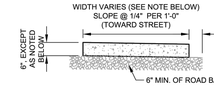
HIGH BACK CURB & GUTTER



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

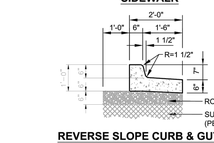
MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



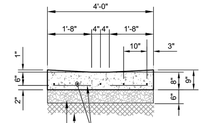
NOTES:

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



REVERSE SLOPE CURB & GUTTER



4' DRAIN GUTTER

GENERAL NOTES:

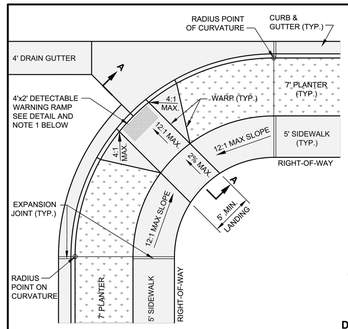
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS 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

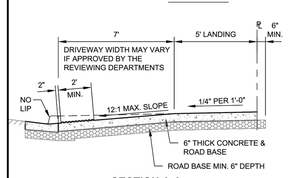
LEHI CITY STANDARD DETAIL

CURB, GUTTER AND SIDEWALK

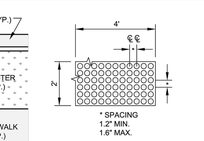
RD-05 | DATE: JANUARY 2022



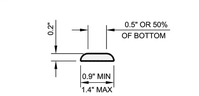
PLAN VIEW



SECTION A-A



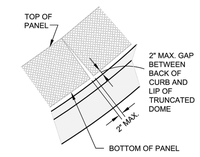
DETECTABLE RAMP DETAIL



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:

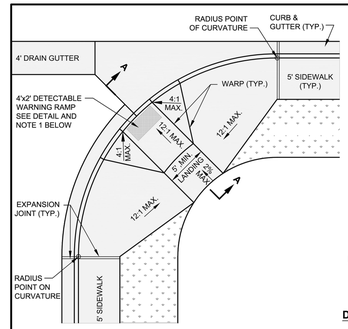
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

LEHI CITY

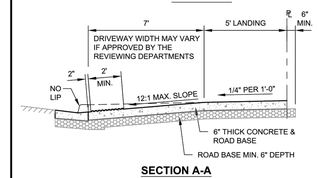
LEHI CITY STANDARD DETAIL

ADA RAMP PLANTER STRIP (AT INTERSECTION)

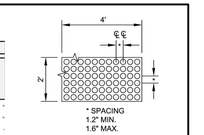
RD-06 | DATE: JANUARY 2022



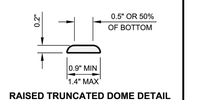
PLAN VIEW



SECTION A-A



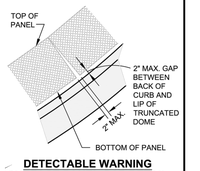
DETECTABLE RAMP DETAIL



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:

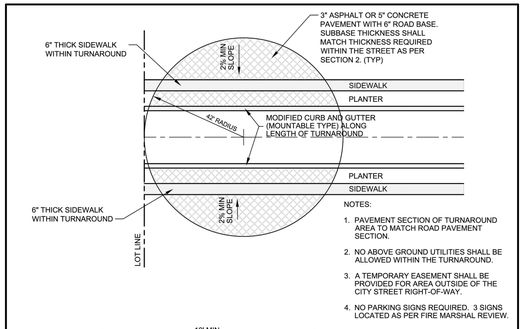
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

LEHI CITY

LEHI CITY STANDARD DETAIL

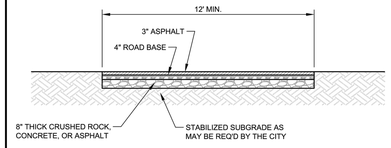
ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (AT INTERSECTION)

RD-07 | DATE: JANUARY 2022

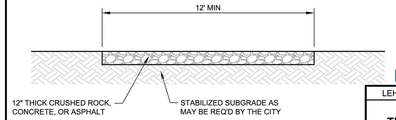


NOTES:

1. PAVEMENT SECTION OF TURNAROUND AREA TO MATCH ROAD PAVEMENT SECTION.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4. NO PARKING SIGNS REQUIRED. 3 SIGNS LOCATED AS PER FIRE MARSHAL REVIEW.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE



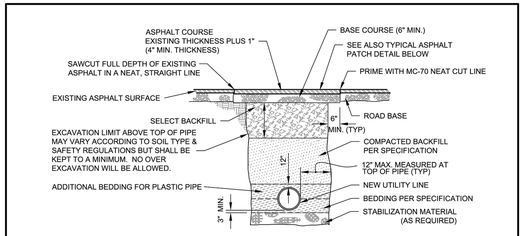
ALL WEATHER ACCESS

LEHI CITY

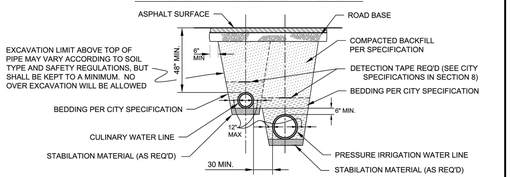
LEHI CITY STANDARD DETAIL

TEMPORARY TURNAROUND AND ACCESS ROADS

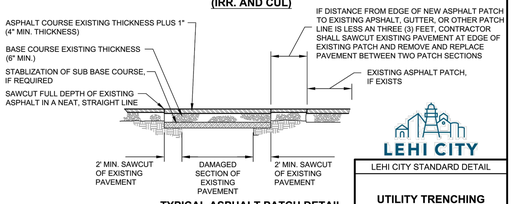
RD-14 | DATE: JANUARY 2022



UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION (IRR. AND CUL)



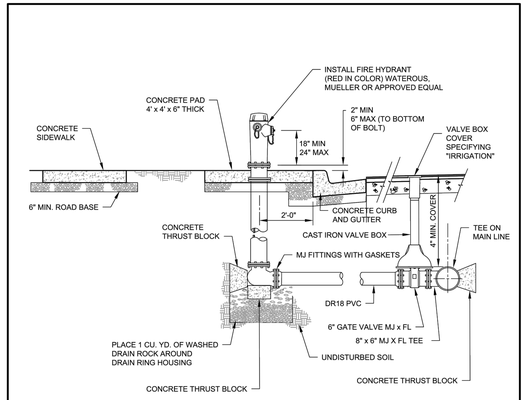
TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL

UTILITY TRENCHING

WT-01 | DATE: JANUARY 2022



FIRE HYDRANT WITH VALVE

NOTES:

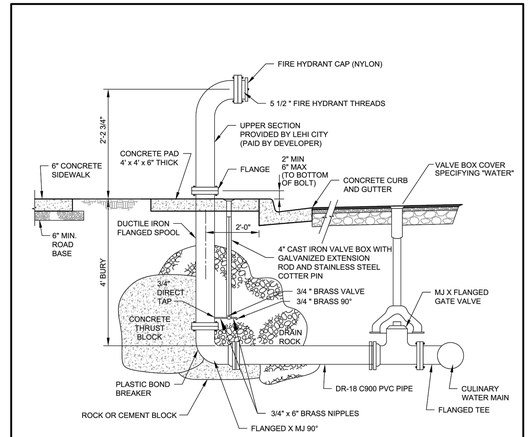
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.
5. STEAMER OUTLET SHALL FACE THE ROAD.

LEHI CITY

LEHI CITY STANDARD DETAIL

FIRE HYDRANT

WT-02 | DATE: JANUARY 2022



NOTE:

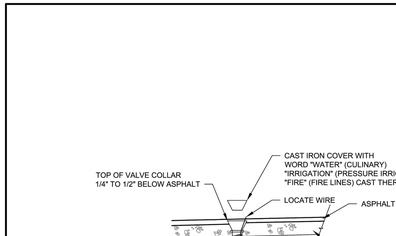
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE BLOW-OFF TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL BLOW-OFFS.
5. BLOWOFF TOP, ADAPTOR, AND CAP TO BE SUPPLIED BY LEHI CITY WATER DEPARTMENT.

LEHI CITY

LEHI CITY STANDARD DETAIL

BLOW-OFF

WT-03 | DATE: JANUARY 2022



NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 6" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

LEHI CITY STANDARD DETAIL

VALVE BOX

WT-04 | DATE: JANUARY 2022

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

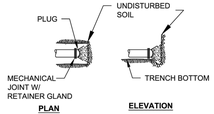
REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-601

THRUST BLOCK TYPICAL



PLAN **ELEVATION**

PLUG DETAIL

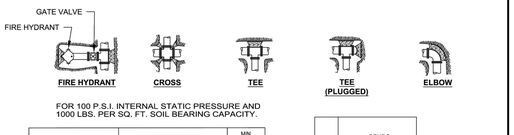
SIZE	BENDS 30°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/ 1 BRANCH PLUGGED	CROSS W/ 2 BRANCH PLUGGED
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.9	1.3	1.3	1.3
6	4.0	2.2	1.1	0.5	2.8	1.7	2.8	2.8	2.8
8	7.1	3.9	2.0	1.0	5.0	3.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.7	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.5	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.6	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20.	102.0		102.0	102.0	102.0

* SIZE IS BRANCH SIZE

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

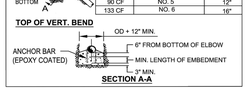


FIRE HYDRANT **CROSS** **TEE** **TEE (PLUGGED)** **ELBOW**

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.

TRENCH BOTTOM	BAR SIZES FOR 100 PSI		MIN. LENGTH OF EMBEDMENT
	LESS THAN 90 CF	NO. OF BARS & SIZE	
A	90 CF	NO. 4	8"
	133 CF	NO. 5	12"
		NO. 6	16"

TOP OF VERT. BEND



SECTION A-A

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE / 100

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

SIZE	BENDS 45°	22 1/2°	11 1/2°
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.2	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.0
21			45.5
22	SPECIAL DESIGN REQUIRED		50.0
24			59.5
30			
36			

NOTES:

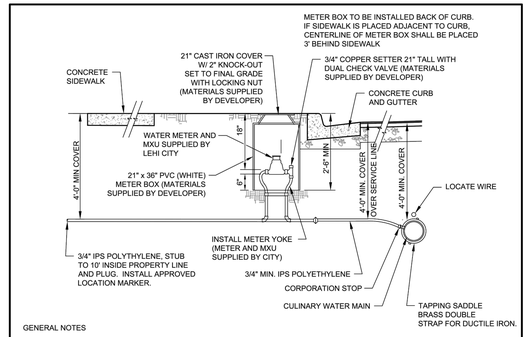
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK.
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL THRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.
4. POST MIX OR SAC-CRETE IS NOT ALLOWED FOR THRUST BLOCKS.

LEHI CITY

LEHI CITY STANDARD DETAIL

THRUST BLOCKING

WT-05 DATE: JANUARY 2022



GENERAL NOTES

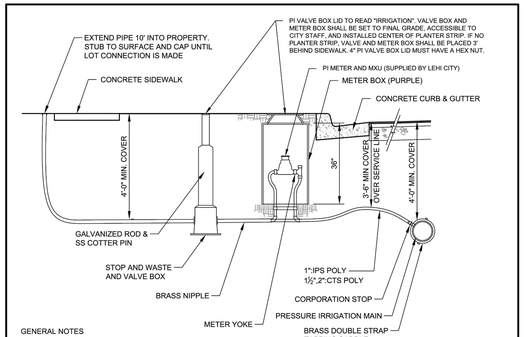
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.
12. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

LEHI CITY

LEHI CITY STANDARD DETAIL

CULINARY SERVICE CONNECTION

WT-06 DATE: JANUARY 2022



GENERAL NOTES

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

PARTS LIST			
PART NAME	METER SIZE		
	1" METER	1 1/2" METER	2" METER
SETTER	FORD VB-74-35W-31-44	FORD VB876-15-11-66	FORD VB877-15-11-77
NIPPLE	3X12 BRASS	3-1/2X12 BRASS	2X12 BRASS
STOP AND WASTE	FORD BC-31-444-5W-1	FORD B11-666SW-NL 1 1/2	Ford B11-777W-NL 2
RING	D&LL-2244	D&LL-2242	
RING ADAPTER	NA	L-2336 SO-D MTR ADPT RING	
LID	DFW12AUT-5MW-T-IRRIG-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	9XD CAST IRON W/ HEX NUT		
BASE	NA	NA 9094-01	
ROD	NA 9080 W/ COTTER (5X) OR EXT KEY -		
METER BOX	SIGMA RMP-212436-PTR	SIGMA RMP-203036-PTR	
SERVICE LINE	1" IPS POLY	1 1/2" CTS POLY	2" CTS POLY

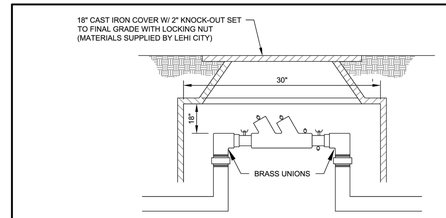
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

LEHI CITY STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

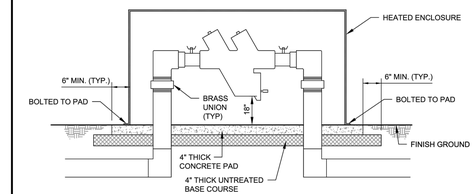
WT-08 DATE: JANUARY 2022



DOUBLE CHECK BACKFLOW PREVENTER

NOTES:

1. MUST BE INSTALLED IN A 30" METER BOX.
2. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
3. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.
4. DOUBLE CHECK BACKFLOW PREVENTOR INSTALLED IN A VAULT MUST BE TESTABLE AND MAINTAINABLE FROM THE TOP POSITION.



REDUCED PRESSURE BACKFLOW PREVENTER

NOTES:

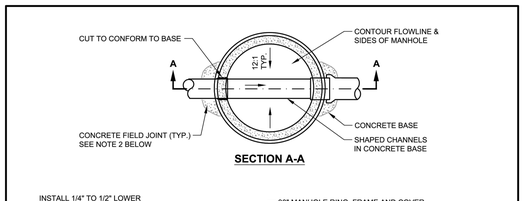
1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO -30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.

LEHI CITY

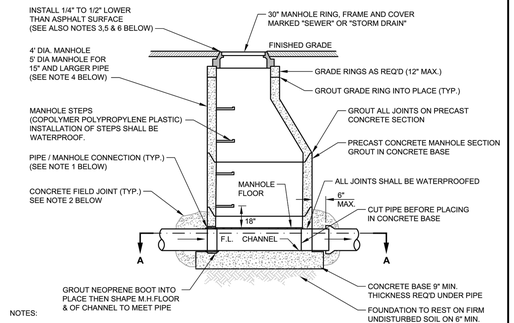
LEHI CITY STANDARD DETAIL

BACKFLOW PREVENTION

WT-13 DATE: JANUARY 2022



SECTION A-A



NOTES:

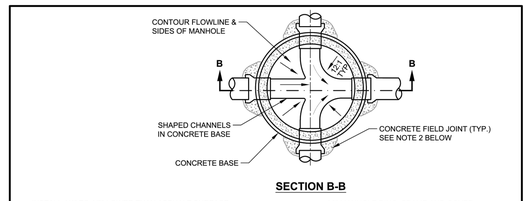
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

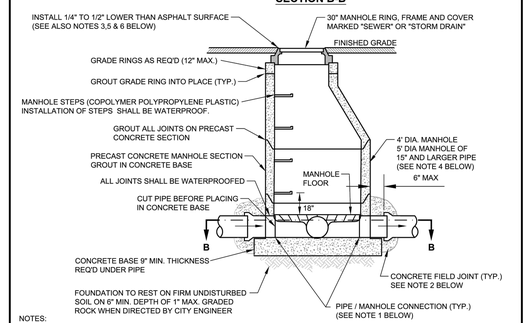
LEHI CITY STANDARD DETAIL

LINE MANHOLE (SEWER & STORM DRAIN)

SD-01 DATE: JANUARY 2022



SECTION B-B



NOTES:

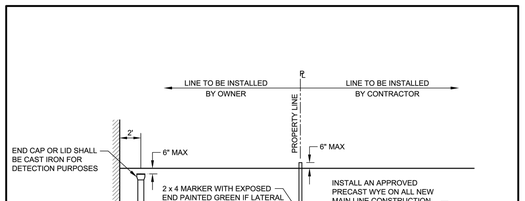
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

LEHI CITY STANDARD DETAIL

JUNCTION MANHOLE (SEWER & STORM DRAIN)

SD-02 DATE: JANUARY 2022



NOTES:

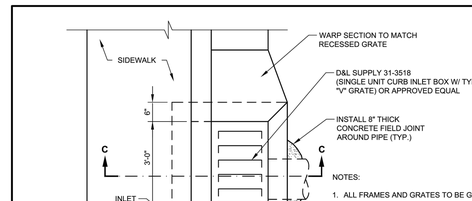
1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET
2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

LEHI CITY STANDARD DETAIL

SEWER LATERAL

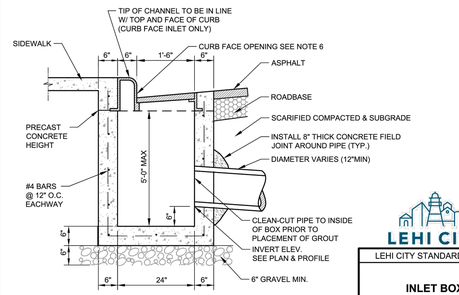
SD-05 DATE: JANUARY 2022



PLAN VIEW

NOTES:

1. ALL FRAMES AND GRATES TO BE GALVANIZED.
2. ALL GRATES TO BE BICYCLE SAFE.
3. COMBO BOX REQUIRED IF MORE THAN ONE PIPE IS TO BE LOCATED WITHIN INLET BOX, BOX DEPTH EXCEEDS 5', OR IF "SNOUTS" ARE REQUIRED TO MEET STORM WATER QUALITY REQUIREMENTS.
4. MANHOLE STEPS SHALL NOT BE PLACED WITHIN INLET BOXES.
5. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.



SECTION C

LEHI CITY

LEHI CITY STANDARD DETAIL

INLET BOX

SD-07 DATE: JANUARY 2022

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

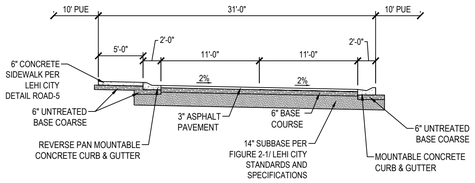
RIVER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

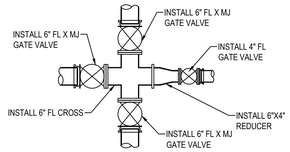
PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-602



15 31' ROAD CROSS SECTION (NO PARKING)

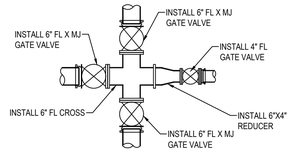
SCALE: NONE



ENDUFTY LANE AND HERMAN DRIVE

16 CULINARY VALVE CLUSTER

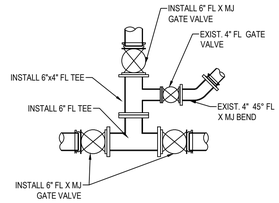
SCALE: NONE



950 NORTH AND HERMAN DRIVE

17 CULINARY VALVE CLUSTER

SCALE: NONE



ENDUFTY LANE AND 3690 WEST

18 CULINARY VALVE CLUSTER

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER	PRINT DATE
8069X	12/6/22
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-603

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

SCOPE OF WORK:

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HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
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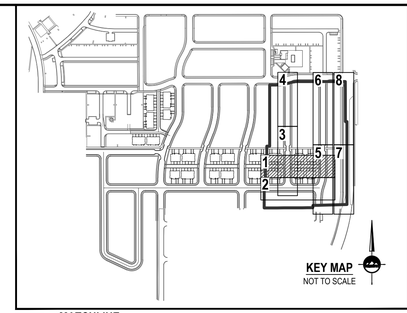

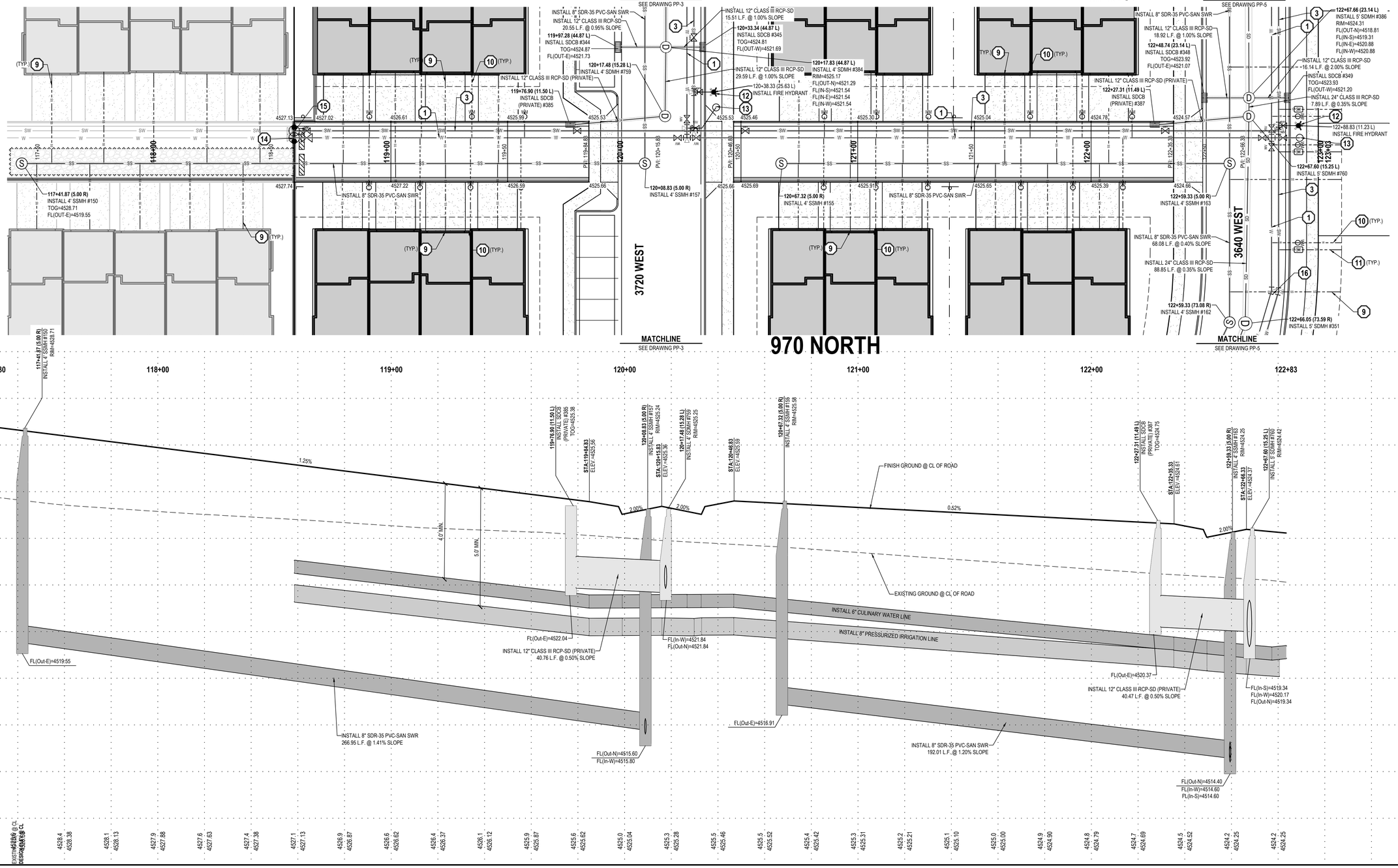

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12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
970 NORTH

PROJECT NUMBER	PRINT DATE
8069X	12/6/22
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-1

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NORTH

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
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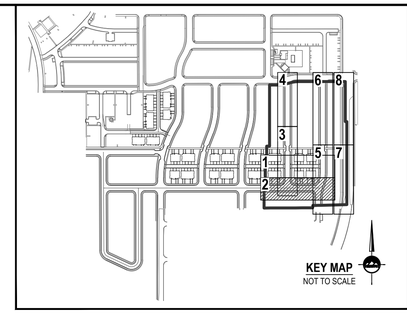

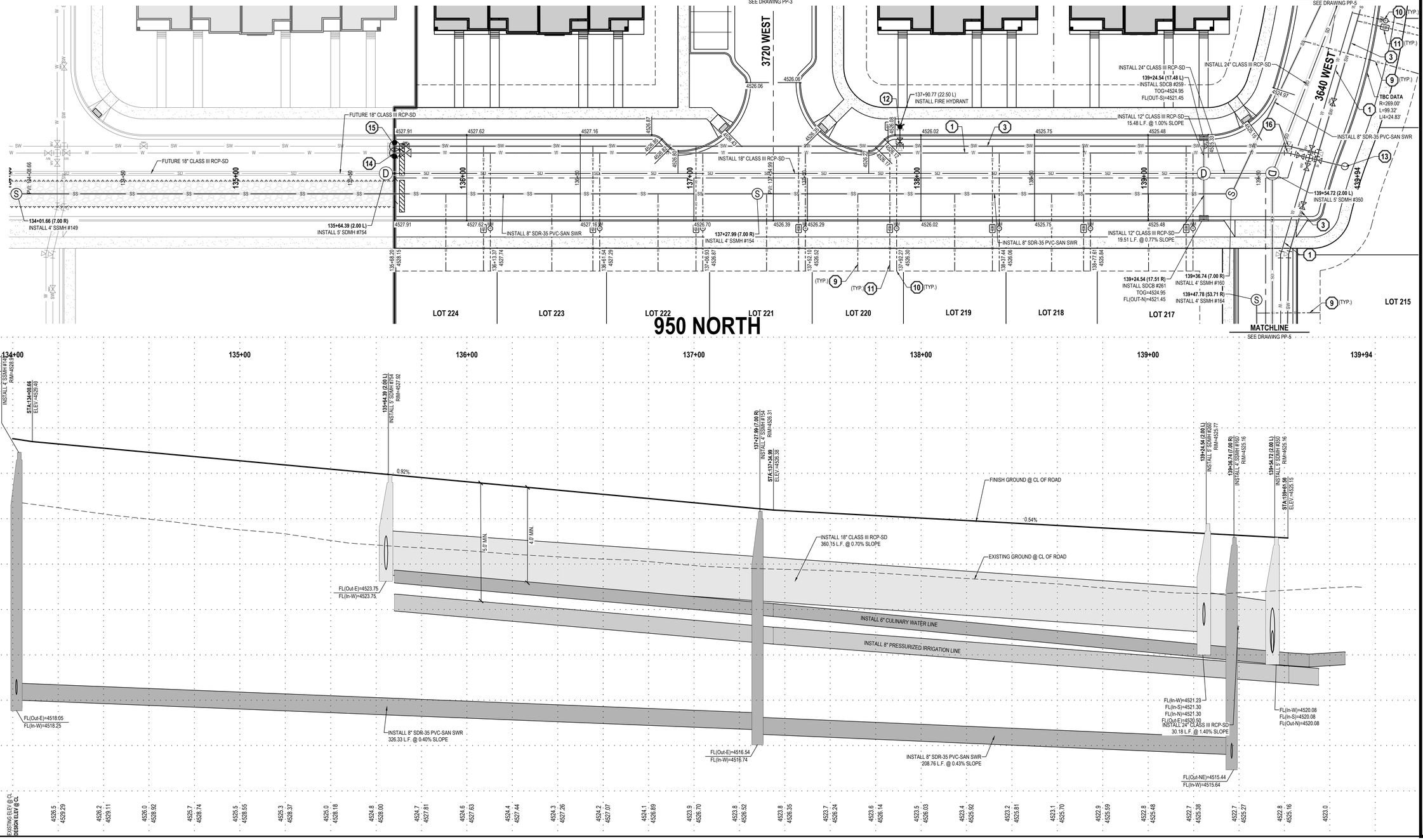

ENSIGN
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FOR:
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RIVER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
950 NORTH

PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

PP-2

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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

SCOPE OF WORK:

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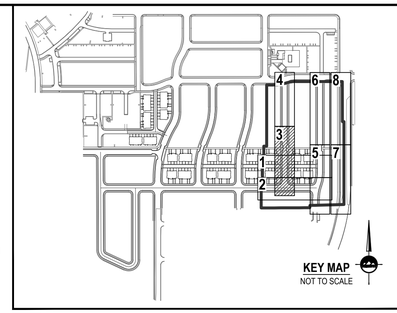

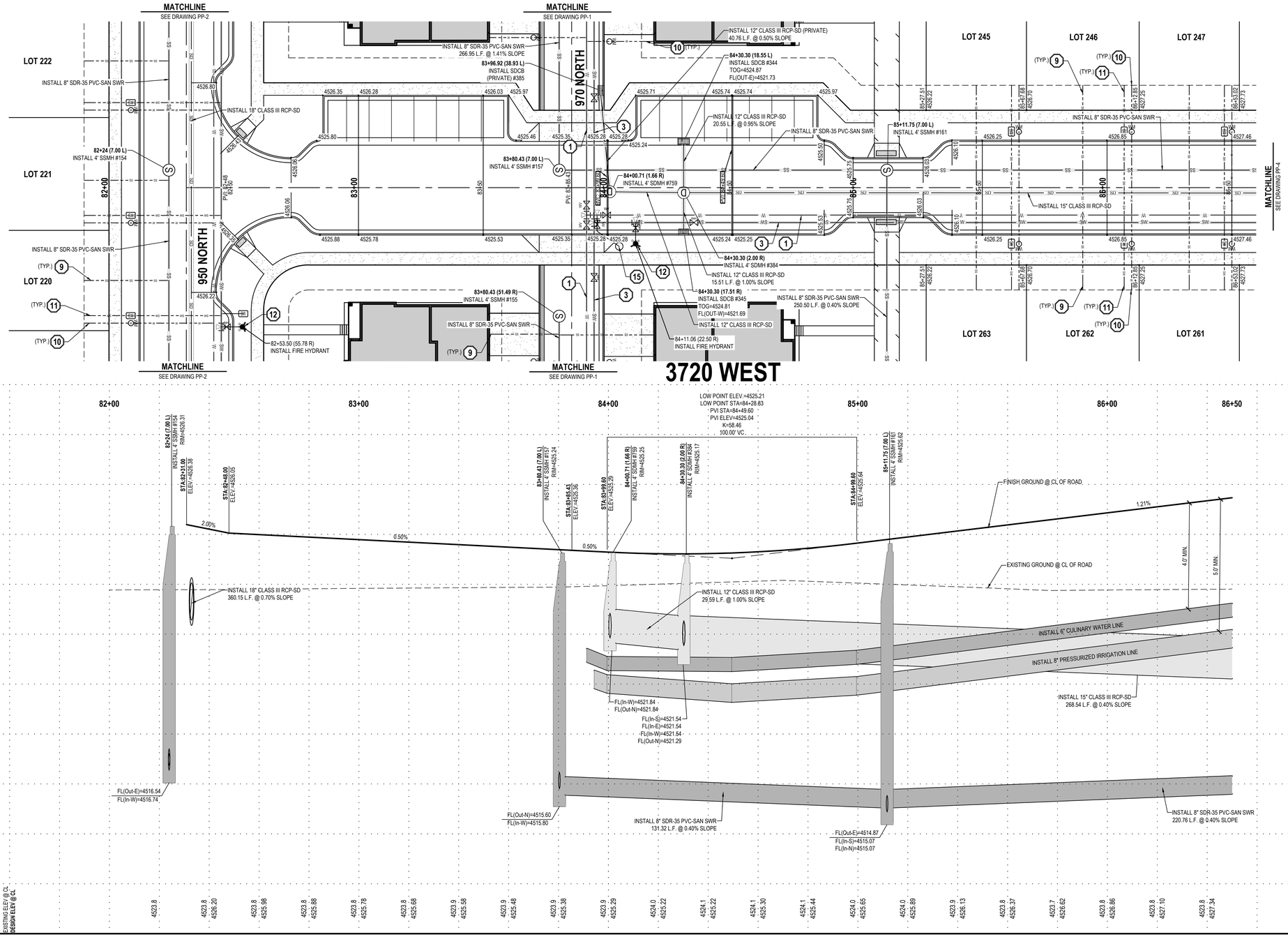

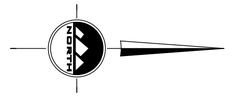

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
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ENSIGN
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5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

PLAN AND PROFILE
3720 WEST

PROJECT NUMBER	PRINT DATE
8069X	12/6/22
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-3

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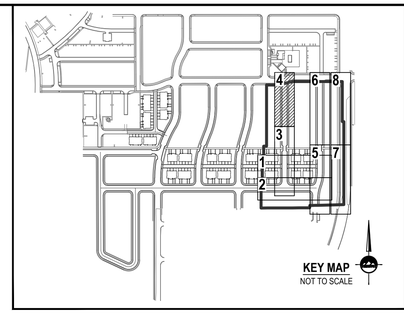

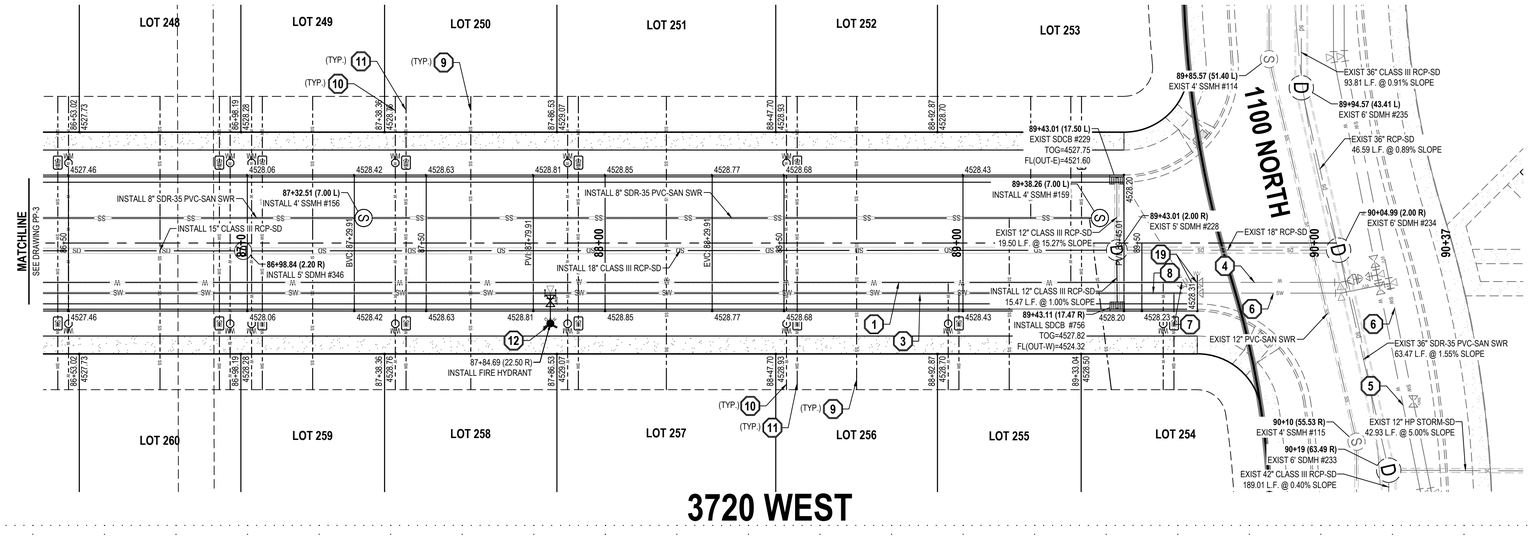

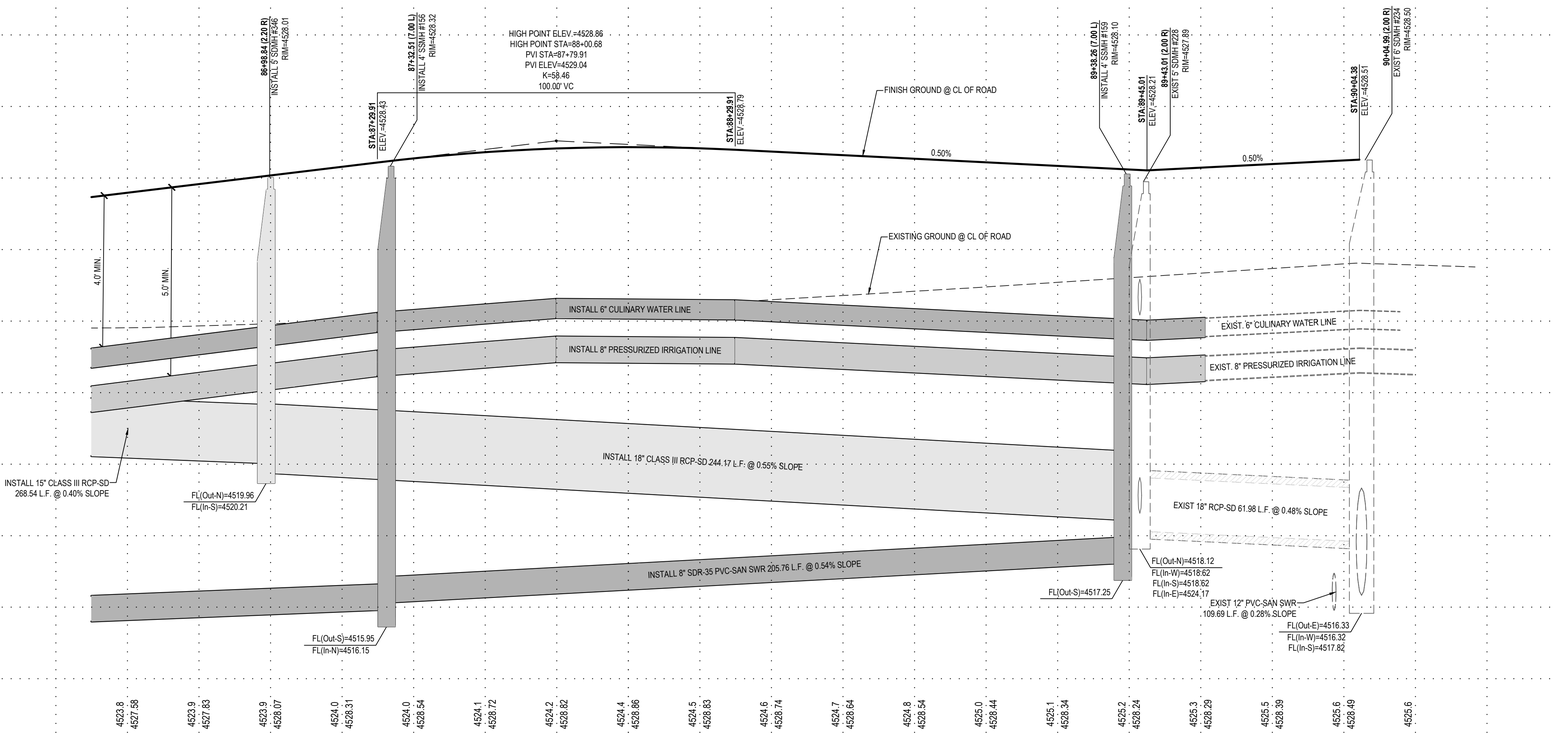

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CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
12/6/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE 3720 WEST

PROJECT NUMBER 8069X
PRINT DATE 12/6/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

PP-4

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SALT LAKE BASE & MERIDIAN

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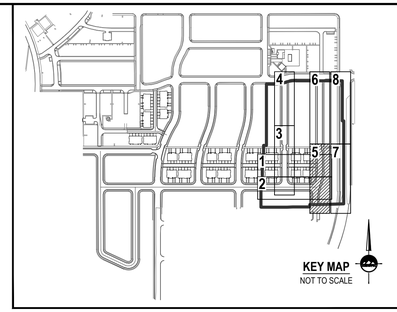

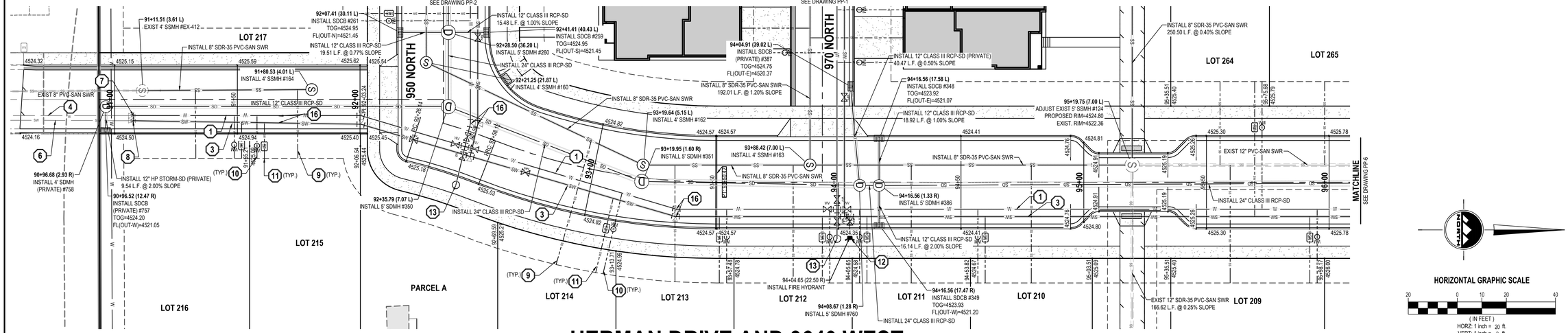

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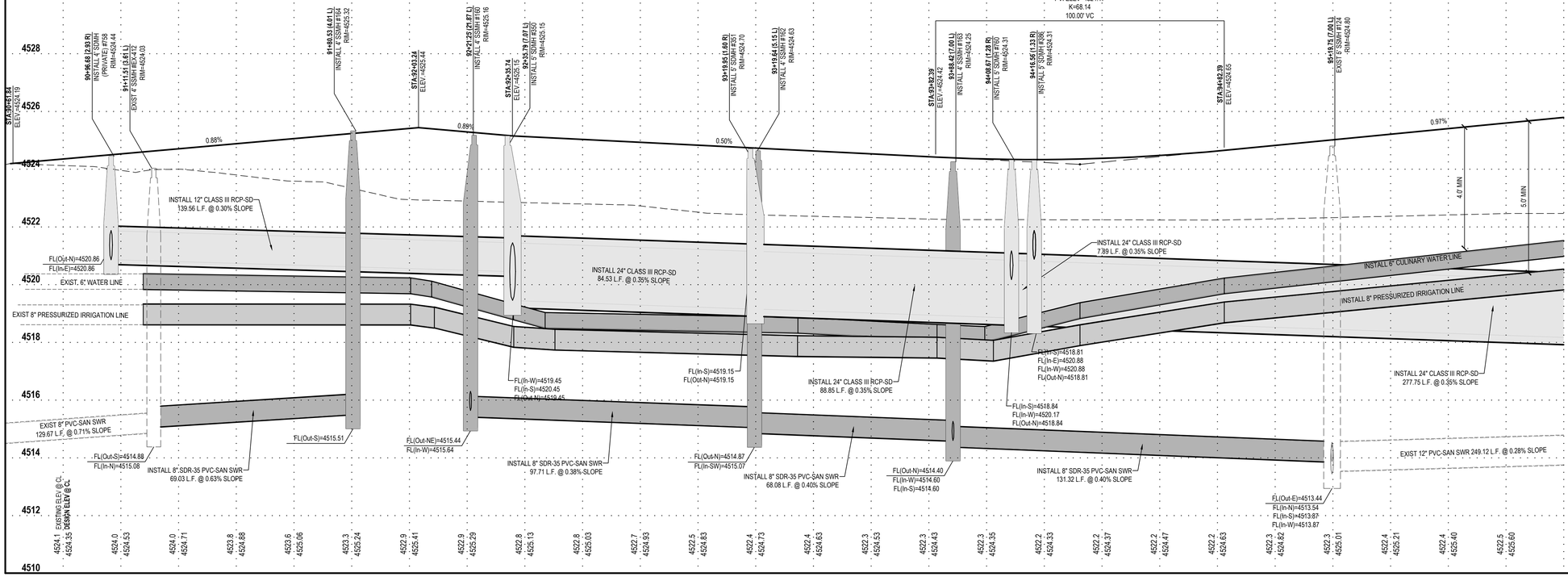

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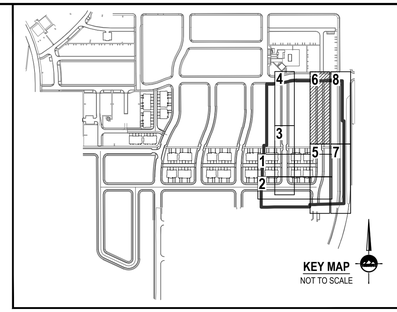

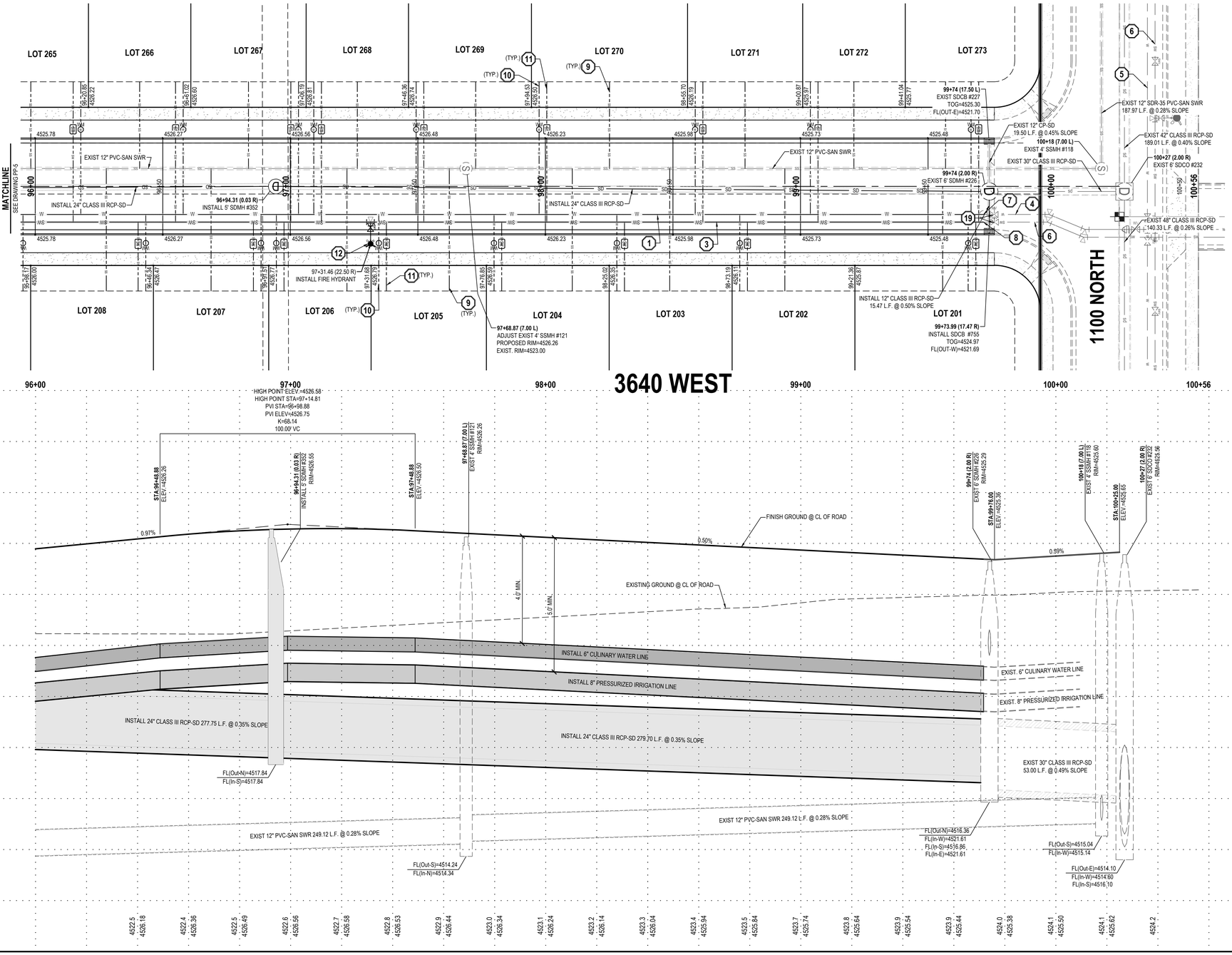

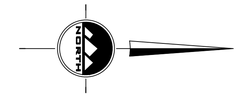

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
HORZ. 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

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BRADEN D. MORRIS
Braden D. Morris
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PLAN AND PROFILE
3640 WEST

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DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

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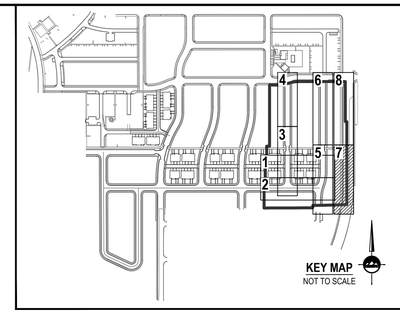
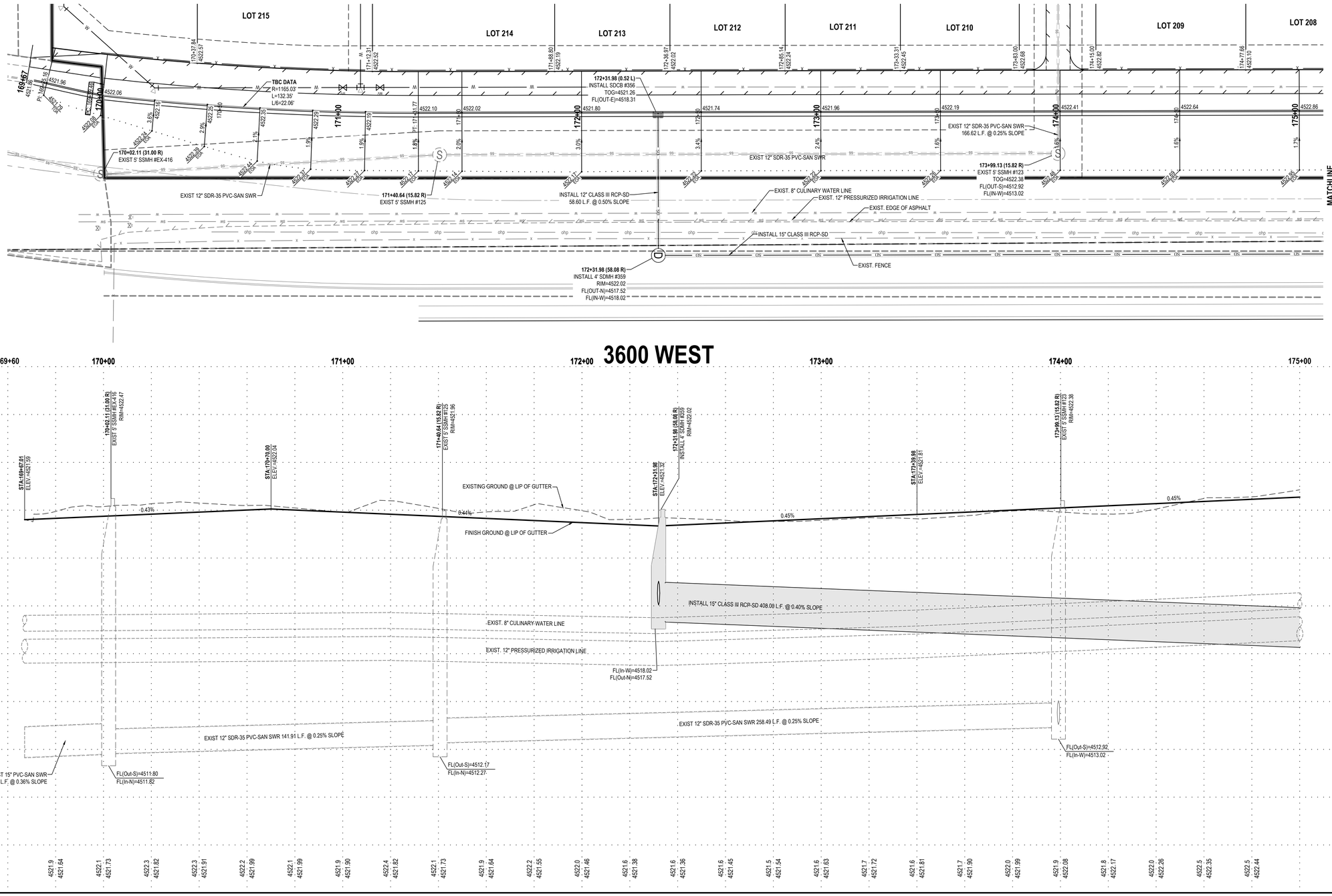


KEY MAP
NOT TO SCALE



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B. MORRIS	

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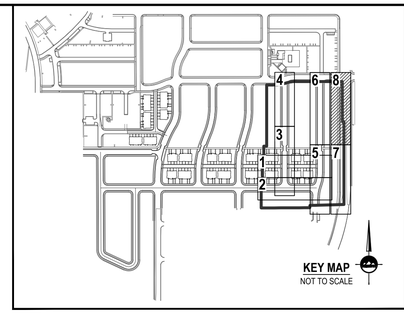

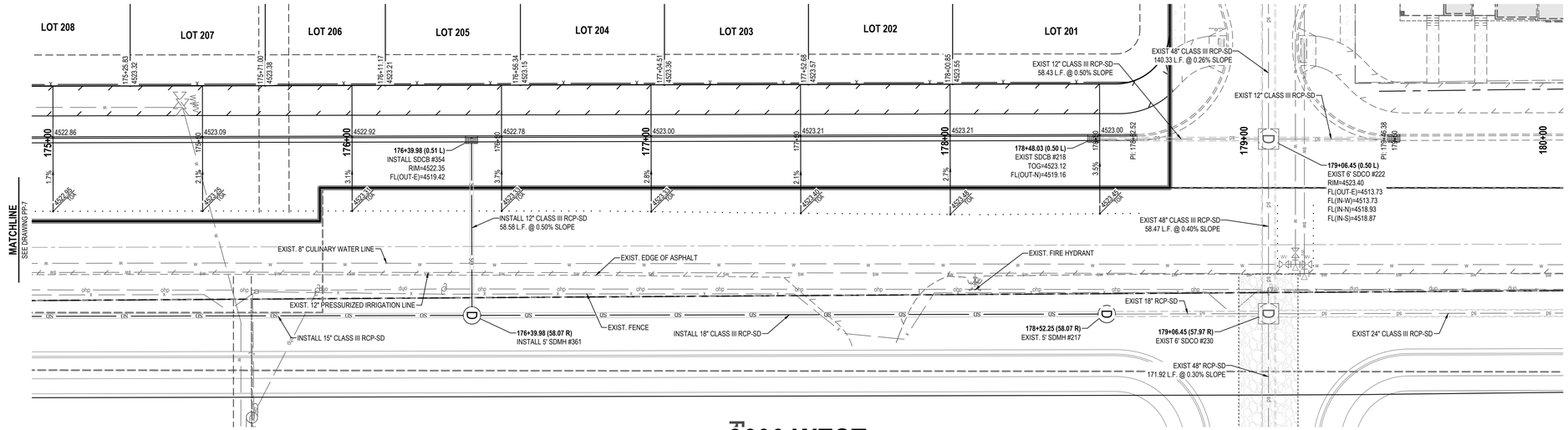

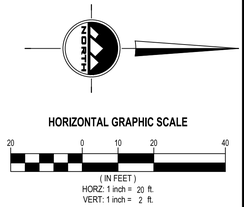

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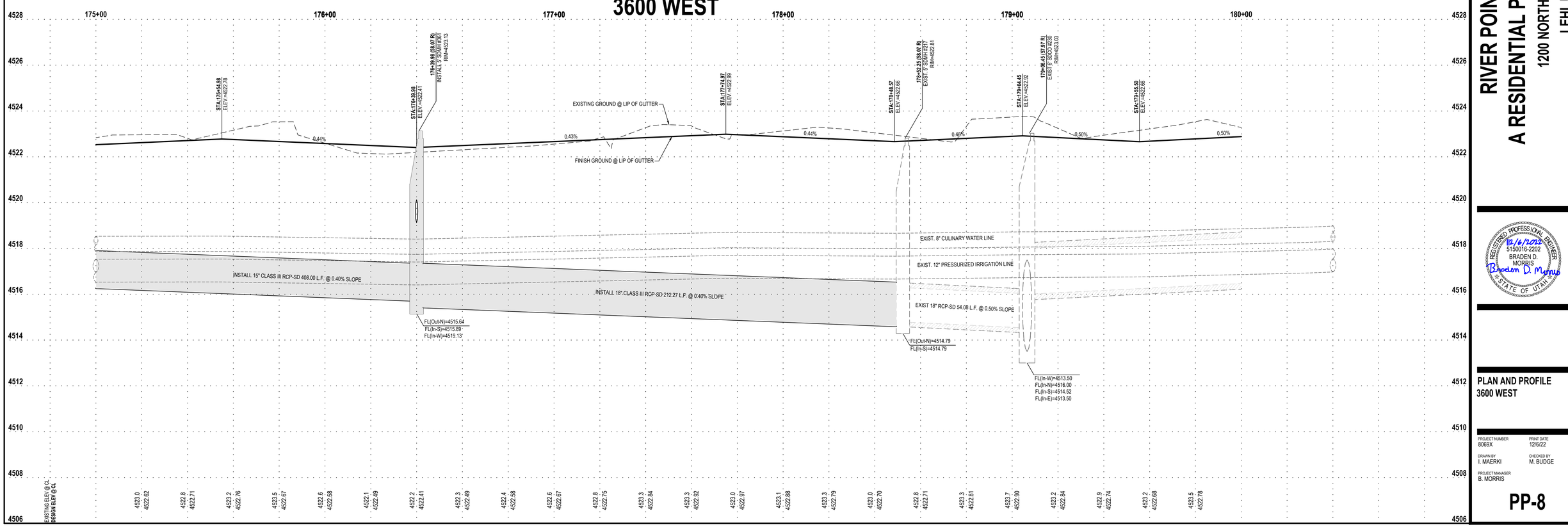

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PP-8

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

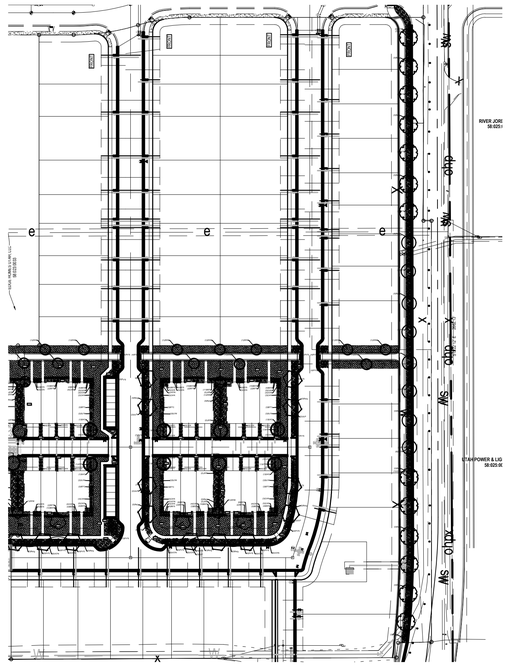
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWin 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER



LANDSCAPE IRRIGATED AREA

TOTAL LAWN: 25,889 SQ FT
ROCK AREA COVERAGE: 23,195 SQ FT 50% COVERAGE: 11,598 SQ FT

TOTAL IRRIGATED AREA: 37,487 SQ FT

REQUIRED TREES: 20 UNITS
20 TREES REQUIRED: 29 TREES PROVIDED (NOT INCLUDING STREET TREES)

PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	GBP	3	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	2" Cal	
	MH	6	Maackia amurensis 'JFS-Schiectell' MaacNificent® Maackia	2" Cal	
	MPR	3	Malus x 'Prairie Rose' Prairie Rose Crabapple	2" Cal	
	ULP	13	Ulmus parvifolia Lacebark Elm	2" Cal	
	ZS'M	16	Zelkova serrata 'Musashino' Sawleaf Zelkova	2" Cal	

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	CT	13	Crataegus x mordenensis 'Toba' Toba Hawthorn	B & B	2"Cal
	Gb'p	8	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BT'C	18	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	5 gal
	CG	12	Caragana frutex 'Globosa' Globe Russian Peashrub	5 gal
	EAC	6	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
	JS'B	14	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper	5 gal
	SJW	18	Spiraea japonica 'Walbuma' Magic Carpet Spirea	5 gal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AM'H	78	Aronia melanocarpa 'UCONNAM166' TM Low Scape Hedger Chokeberry	5 gal
	Rf'r	12	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn	5 gal
	RG	105	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BS'S	146	Buxus sempervirens 'Suffruticosa' Suffruticosa Common Boxwood	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	138	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	PV'S	196	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal

SITE MATERIALS LEGEND

	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 125% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	25,495 sf
	1-03	LARGE SIZE DECORATIVE ROCK AREAS: LARGE SIZE DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. ONLY 2"-4" DIAMETER ROCK LANDSCAPE CONTRACTOR CAN USE A DIFFERENT MANUFACTURER AND VARIETY. THESE MUST BE 2"-4" DIAMETER NO LARGER AND GRAY IN COLOR. ALL STONE IN ENTIRE DEVELOPMENT MUST BE THE SAME IN ALL PHASES. SAMPLES ARE REQUIRED TO BE SUBMITTED TO PROJECT MANAGER, EDGE HOMES. ALL ROCK MUST BE APPROVED PRIOR TO INSTALLATIONS.	14,342 sf
	1-05	SMALL SIZE DECORATIVE ROCK AREAS: SMALL SIZE DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH THREE QUARTER INCH (3/4") COTTONWOOD FRACTURED STONE GRAVEL ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF THREE INCHES (3") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. ONLY 3/4" DIAMETER ROCK LANDSCAPE CONTRACTOR CAN USE A DIFFERENT MANUFACTURER AND VARIETY. THESE MUST BE 3/4" DIAMETER NO LARGER AND MATCH COTTONWOOD FRACTURED STONE ROCK IN COLOR. ALL STONE IN ENTIRE DEVELOPMENT MUST BE THE SAME IN ALL PHASES. SAMPLES ARE REQUIRED TO BE SUBMITTED TO PROJECT MANAGER, EDGE HOMES. ALL ROCK MUST BE APPROVED PRIOR TO INSTALLATIONS.	8,327 sf

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/5/2022	UT21146	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	RIVER POINT: PH 2 LEHI, UTAH	EDGE HOMES ATT: BRANDON PARR 801-494-0150 BPARR@EDGEHOMES.COM	PKJ DESIGN GROUP Landscape Architecture / Planning &Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY ANDREW ASHWORTH 8728147-5301 12/8/2022 ELECTRONIC SIGNATURE STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 12/5/2022 LANDSCAPE PLAN COVER LP-100

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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7		

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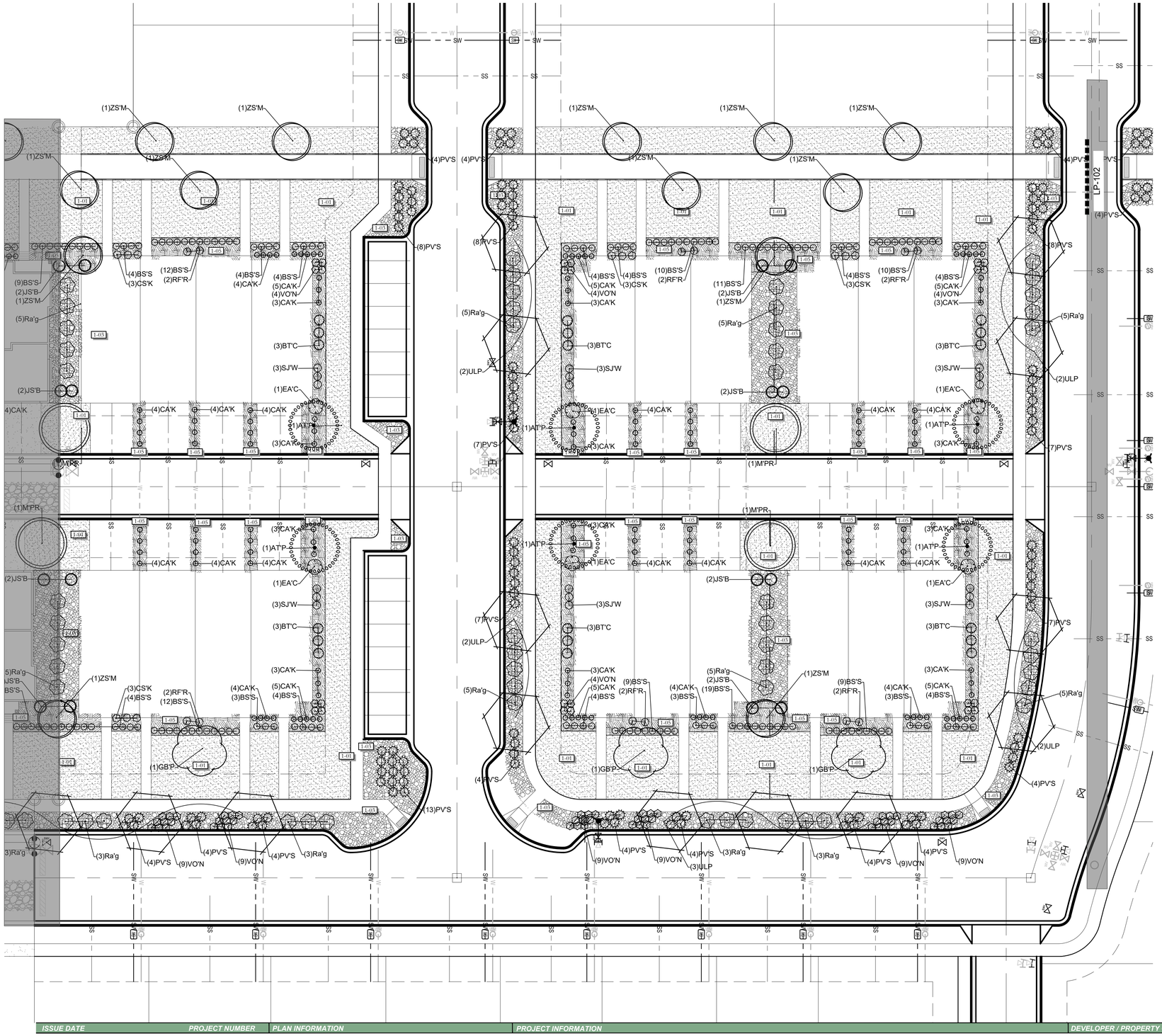
GRAPHIC SCALE: 1" = 100'



PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	GB'P	3	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	2" Cal	
	MH	6	Maackia amurensis 'JFS-Schiectell' MaacNificent® Maackia	2" Cal	
	M'PR	3	Malus x 'Prairie Rose' Prairie Rose Crabapple	2" Cal	
	ULP	13	Ulmus parvifolia Lacebark Elm	2" Cal	
	ZS'M	16	Zelkova serrata 'Musashino' Sawleaf Zelkova	2" Cal	

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	CT	13	Crataegus x mordenensis 'Toba' Toba Hawthorn	B & B	2"Cal
	Gb'p	8	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BT'C	18	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	5 gal
	CG	12	Caragana frutex 'Globosa' Globe Russian Peashrub	5 gal
	EA'C	6	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
	JS'B	14	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper	5 gal
	SJ'W	18	Spiraea japonica 'Walbuma' Magic Carpet Spirea	5 gal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AM'H	78	Aronia melanocarpa 'UCONNAM166' TM Low Scape Hedger Chokeberry	5 gal
	Rf'r	12	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn	5 gal
	RG	105	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BS'S	146	Buxus sempervirens 'Suffruticosa' Suffruticosa Common Boxwood	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	138	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	PV'S	196	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal

SITE MATERIALS LEGEND

	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 125% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	25,495 sf
	1-03	LARGE SIZE DECORATIVE ROCK AREAS: LARGE SIZE DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CHIARMSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. ONLY 2"-4" DIAMETER ROCK LANDSCAPE CONTRACTOR CAN USE A DIFFERENT MANUFACTURER AND VARIETY. THESE MUST BE 2"-4" DIAMETER NO LARGER AND GRAY IN COLOR. ALL STONE IN ENTIRE DEVELOPMENT MUST BE THE SAME IN ALL PHASES. SAMPLES ARE REQUIRED TO BE SUBMITTED TO PROJECT MANAGER, EDGE HOMES. ALL ROCK MUST BE APPROVED PRIOR TO INSTALLATIONS.	14,342 sf
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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

RIVER POINT: PH 2
LEHI, UTAH

PLAN INFORMATION | PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

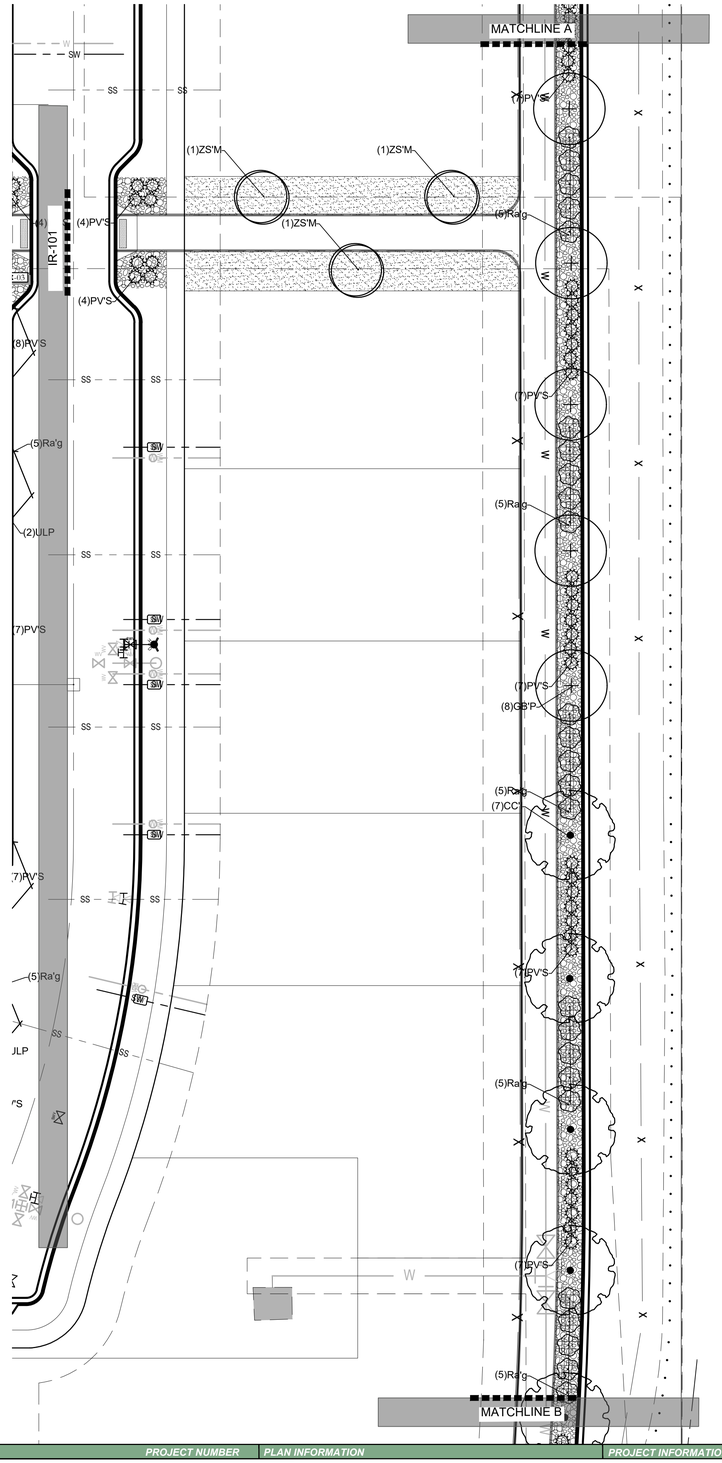
LICENSED LANDSCAPE ARCHITECT
JOHN ANDREW SMITH
8128121-5301
12/05/2022
ELECTRONIC SEAL
STATE OF UTAH

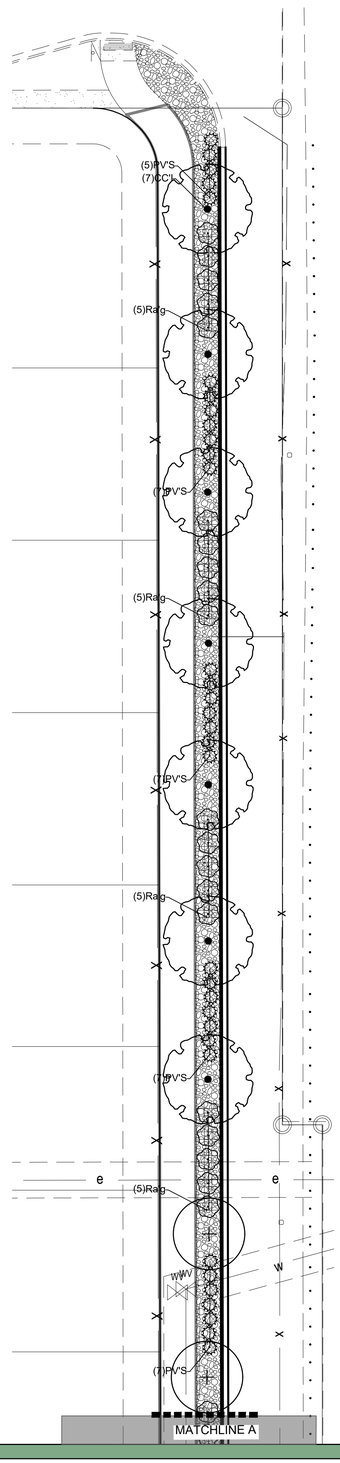
DRAWING INFO

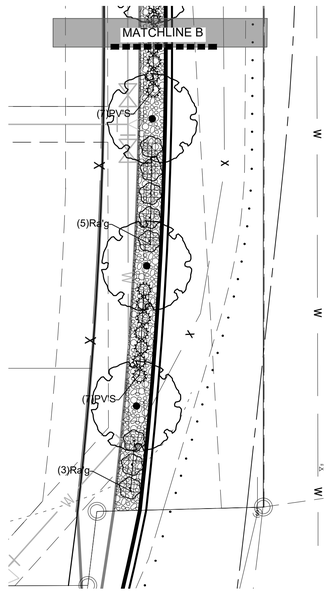
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/5/2022

LANDSCAPE PLAN

LP-101







PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	GB'P	3	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	2" Cal	
	MH	6	Maackia amurensis 'JFS-Schiectell' MaacNificent® Maackia	2" Cal	
	M'PR	3	Malus x 'Prairie Rose' Prairie Rose Crabapple	2" Cal	
	ULP	13	Ulmus parvifolia Lacebark Elm	2" Cal	
	ZS'M	16	Zelkova serrata 'Musashino' Sawleaf Zelkova	2" Cal	

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	CT	13	Crataegus x mordenensis 'Toba' Toba Hawthorn	B & B	2"Cal
	Gb'p	8	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BT'C	18	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	5 gal
	CG	12	Caragana frutex 'Globosa' Globe Russian Peashrub	5 gal
	EAC	6	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
	JS'B	14	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper	5 gal
	S'JW	18	Spiraea japonica 'Walbuma' Magic Carpet Spirea	5 gal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AM'H	78	Aronia melanocarpa 'UCONNAM166' TM Low Scape Hedger Chokeberry	5 gal
	Rf'r	12	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn	5 gal
	RG	105	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BS'S	146	Buxus sempervirens 'Suffruticosa' Suffruticosa Common Boxwood	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	138	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	PV'S	196	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal

SITE MATERIALS LEGEND

	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 125% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	25,495 sf
	1-03	LARGE SIZE DECORATIVE ROCK AREAS: LARGE SIZE DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") 'TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. ONLY 2"-4" DIAMETER ROCK LANDSCAPE CONTRACTOR CAN USE A DIFFERENT MANUFACTURER AND VARIETY. THESE MUST BE 2"-4" DIAMETER NO LARGER AND GRAY IN COLOR. ALL STONE IN ENTIRE DEVELOPMENT MUST BE THE SAME IN ALL PHASES. SAMPLES ARE REQUIRED TO BE SUBMITTED TO PROJECT MANAGER, EDGE HOMES. ALL ROCK MUST BE APPROVED PRIOR TO INSTALLATIONS.	14,342 sf
	1-05	SMALL SIZE DECORATIVE ROCK AREAS: SMALL SIZE DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH THREE QUARTER INCH (3/4") COTTONWOOD FRACTURED STONE GRAVEL ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF THREE INCHES (3") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. ONLY 3/4" DIAMETER ROCK LANDSCAPE CONTRACTOR CAN USE A DIFFERENT MANUFACTURER AND VARIETY. THESE MUST BE 3/4" DIAMETER NO LARGER AND MATCH COTTONWOOD FRACTURED STONE ROCK IN COLOR. ALL STONE IN ENTIRE DEVELOPMENT MUST BE THE SAME IN ALL PHASES. SAMPLES ARE REQUIRED TO BE SUBMITTED TO PROJECT MANAGER, EDGE HOMES. ALL ROCK MUST BE APPROVED PRIOR TO INSTALLATIONS.	8,327 sf

ISSUE DATE: 12/5/2022

PROJECT NUMBER: UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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5		
6		
7		

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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

RIVER POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

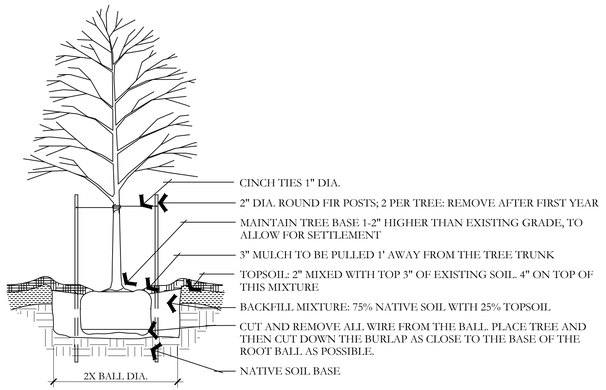
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/08/2022
REGISTERED
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 12/5/2022

LANDSCAPE PLAN

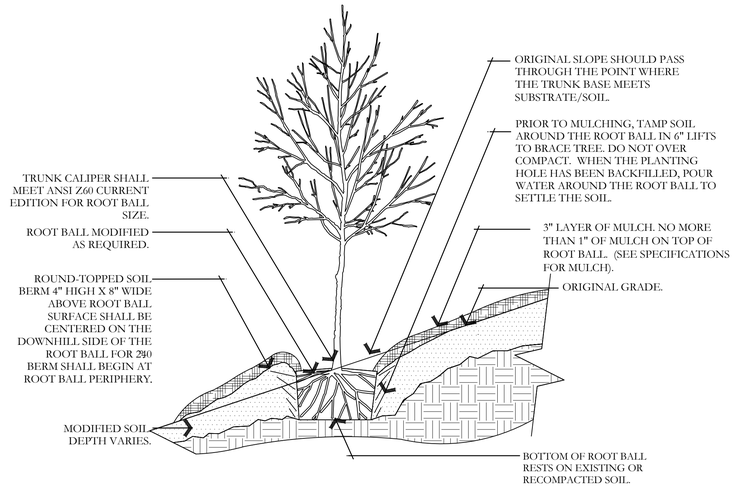
LP-102



A DECIDUOUS TREE PLANTING

NOT TO SCALE

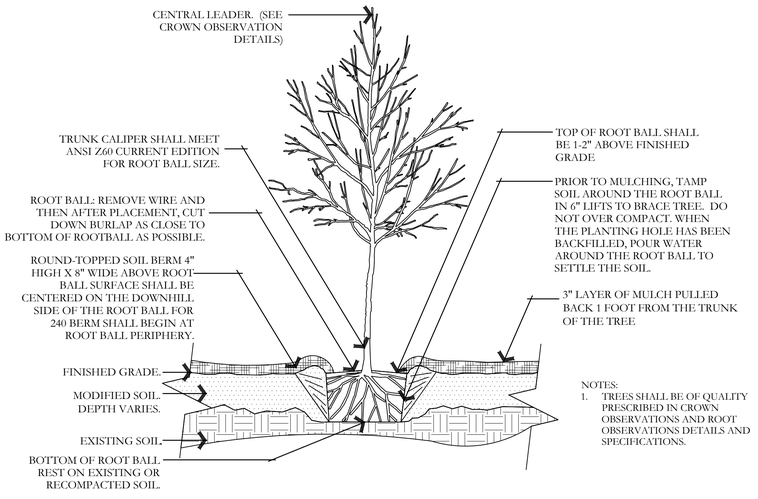
PKJ DESIGN GROUP



B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

PKJ DESIGN GROUP



C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

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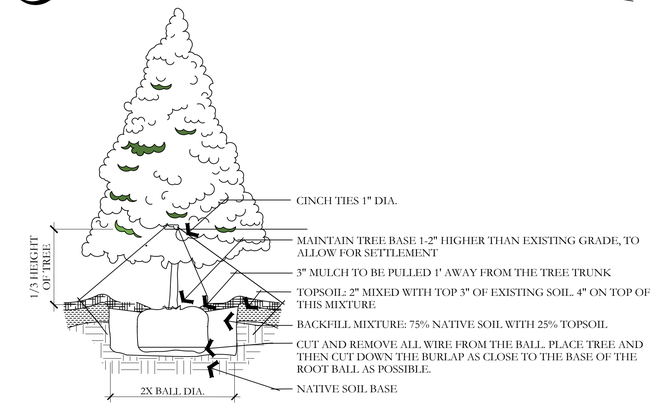
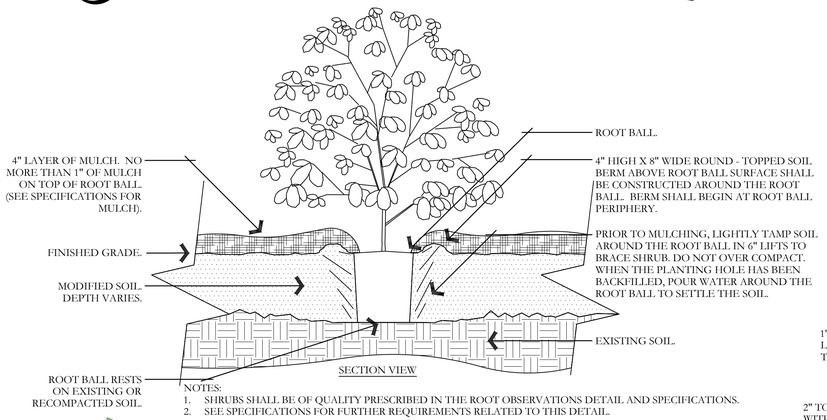


D EVERGREEN TREE PLANTING

NOT TO SCALE

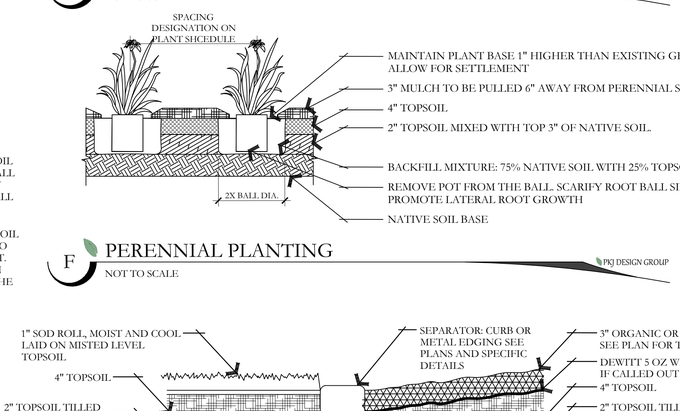
PKJ DESIGN GROUP



E SHRUB - MODIFIED SOIL

NOT TO SCALE

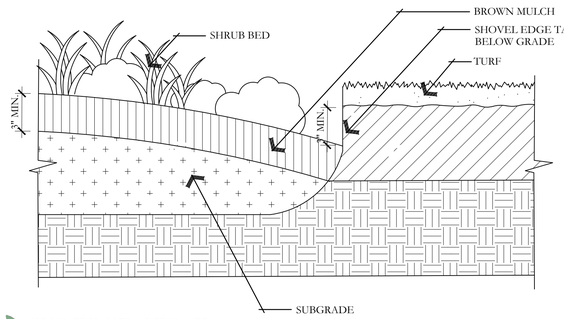
PKJ DESIGN GROUP



F PERENNIAL PLANTING

NOT TO SCALE

PKJ DESIGN GROUP



D CUT EDGE DETAIL

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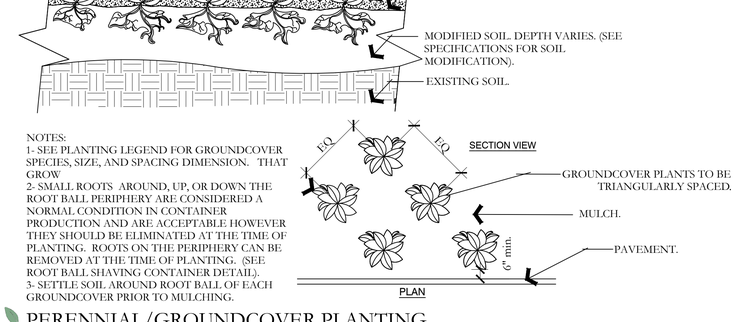
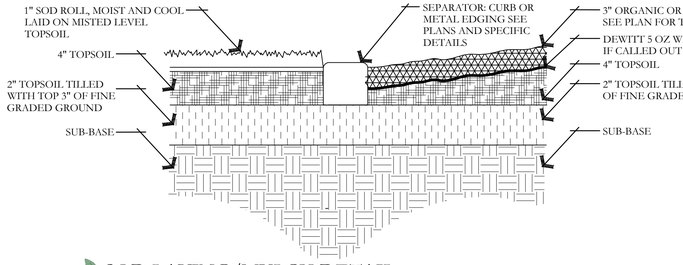
PKJ DESIGN GROUP



H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

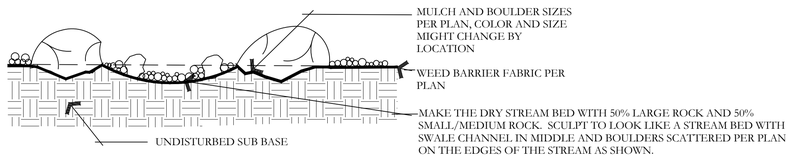
PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
12/5/2022	UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
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1-800-662-4111
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PLAN INFORMATION

PROJECT INFORMATION

RIVER POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8728127-5301
12/08/2022
REGISTERED
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/5/2022

LANDSCAPE DETAILS

LP-501

RIVER POINT
LEHI, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Cereait piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 east iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by *o-ring*.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

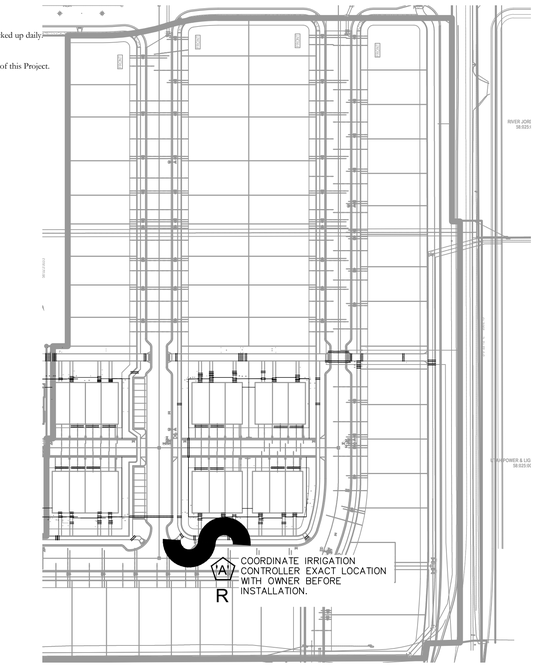
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE: 12/5/2022

PROJECT NUMBER: UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0 50' 100' 200' 400'

GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

RIVER POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

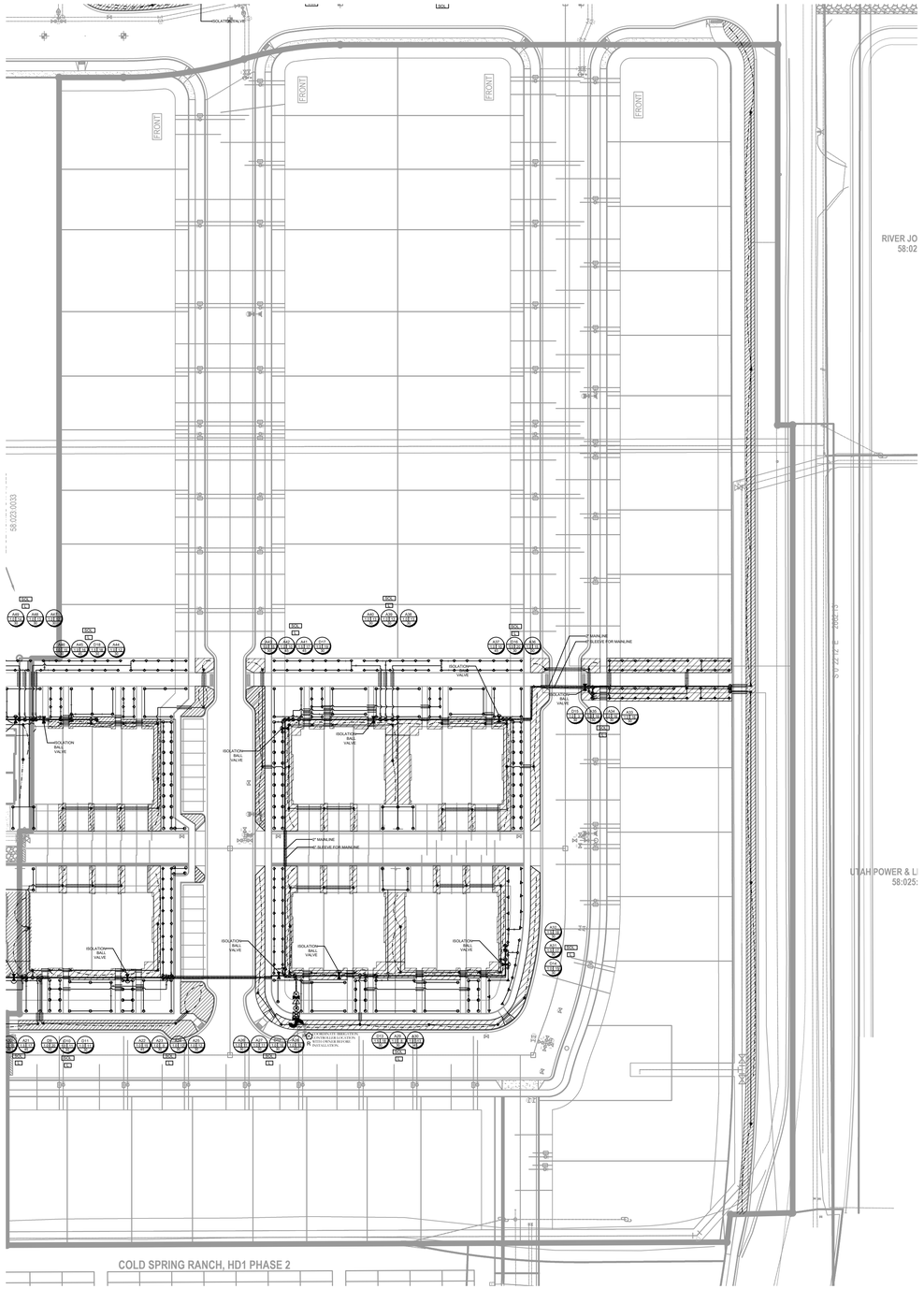
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812812-5301
12/08/2022
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 12/5/2022

IRRIGATION PLAN COVER

IR-100



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
QR	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
SOL	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM.)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM 14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

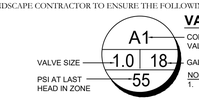
TYPE	PART NUMBER	EMITTER FLOW	SPACING	MAX. LATERAL LENGTH
XF SERIES	XFS-09-18 WITH COPPER SHIELD	.9 GPH	18"	400 FT
TOTAL DRIP ZONE FLOW		20 GPM	*EACH ZONE NOT TO EXCEED 20 GPM	
NUMBER OF FLUSH POINTS		2	DRIP ZONE TO APPLY 1/4" OF WATER	
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS				
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN				

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

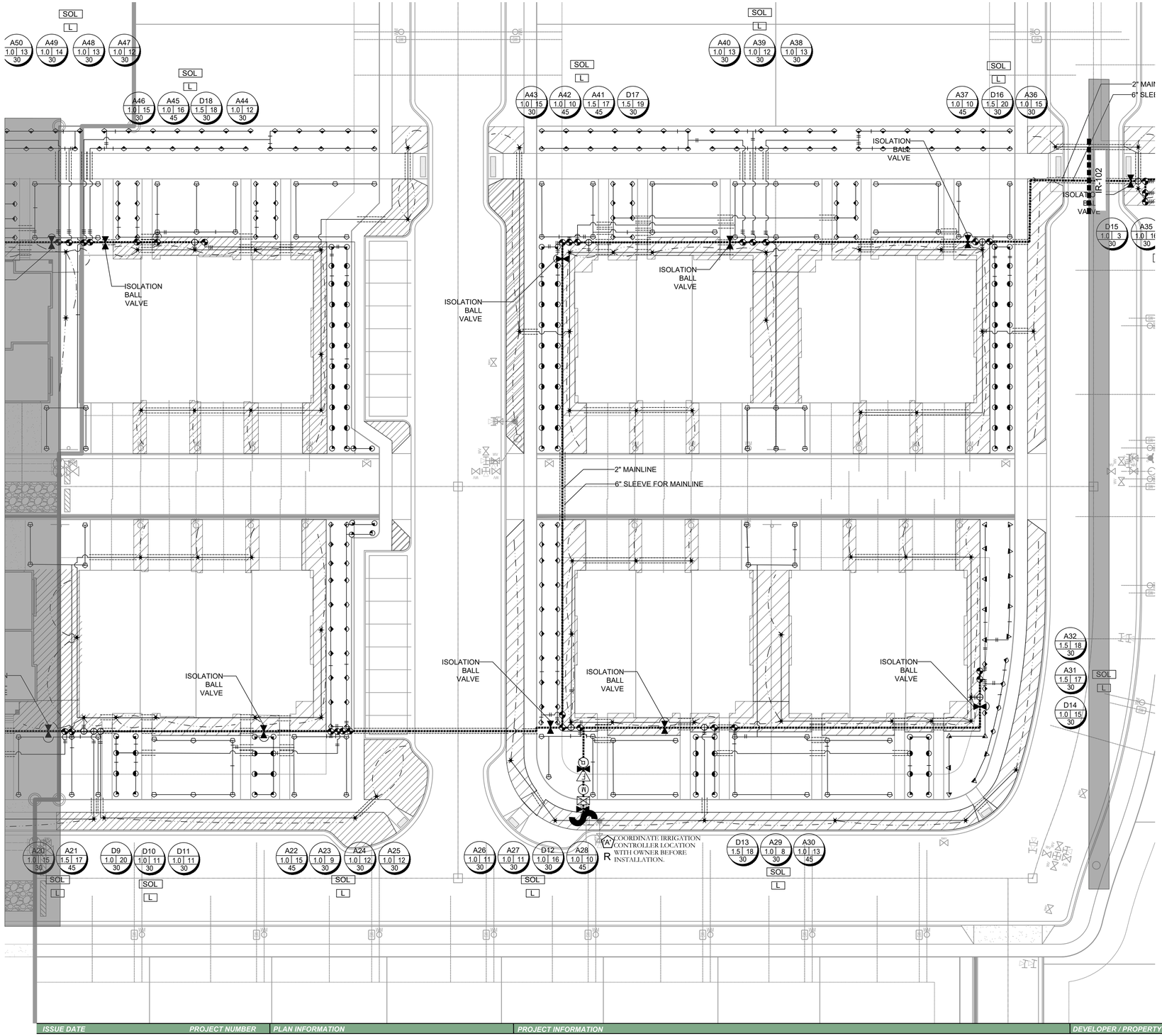
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/5/2022	UT21146	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	RIVER POINT: PH 2 LEHI, UTAH	EDGE HOMES ATT: BRANDON PARR 801-494-0150 BPARR@EDGEHOMES.COM	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128124-5301 12/08/2022 ELECTRONIC STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 12/5/2022

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

IRRIGATION PLAN OVERALL

IR-O



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
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	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
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	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
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	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
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	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

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*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN				

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1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
VALVE SIZE 1.0 — GALLONS PER MINUTE 18
PSI AT LAST HEAD IN ZONE 55

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/5/2022	UT21146						PM: JTA
							DRAWN: ACP
							CHECKED: JMA
							PLOT DATE: 12/5/2022

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

RIVER POINT: PH 2
LEHI, UTAH

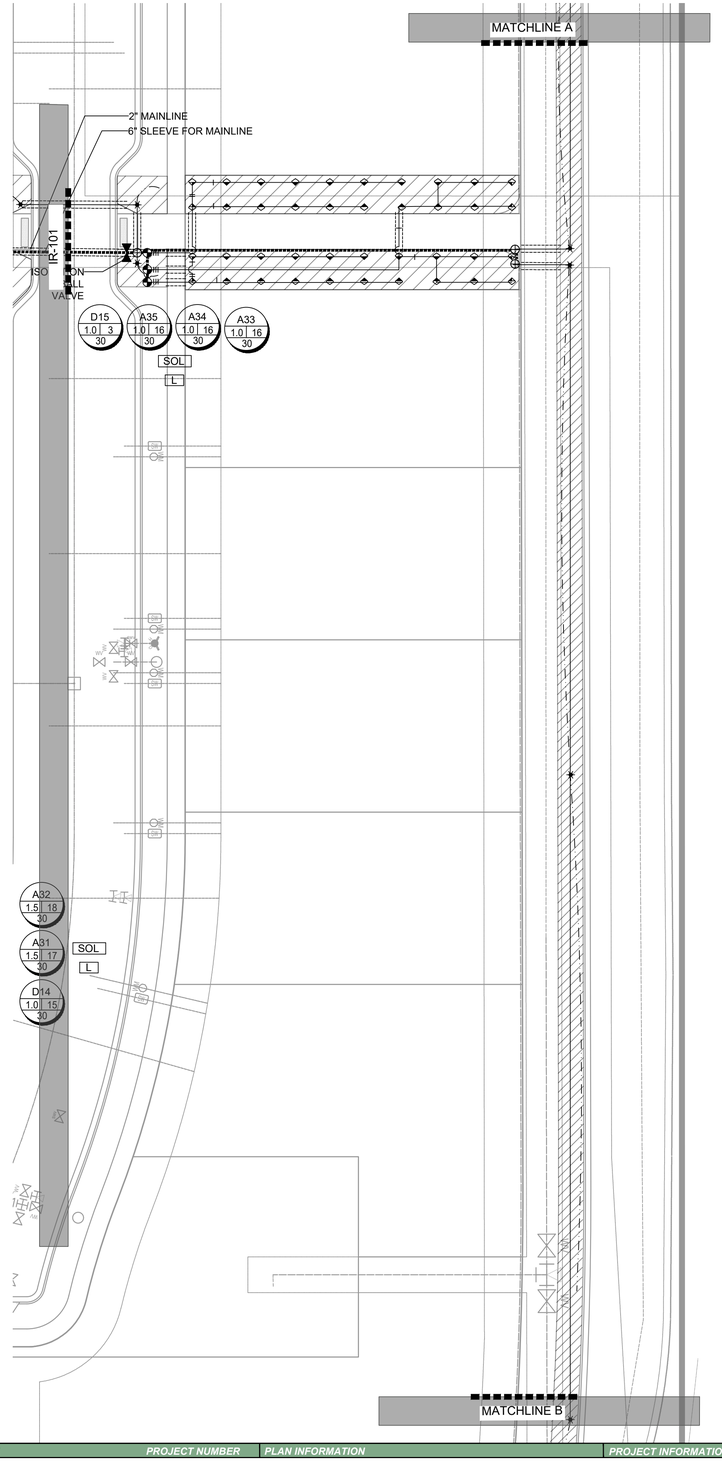
EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

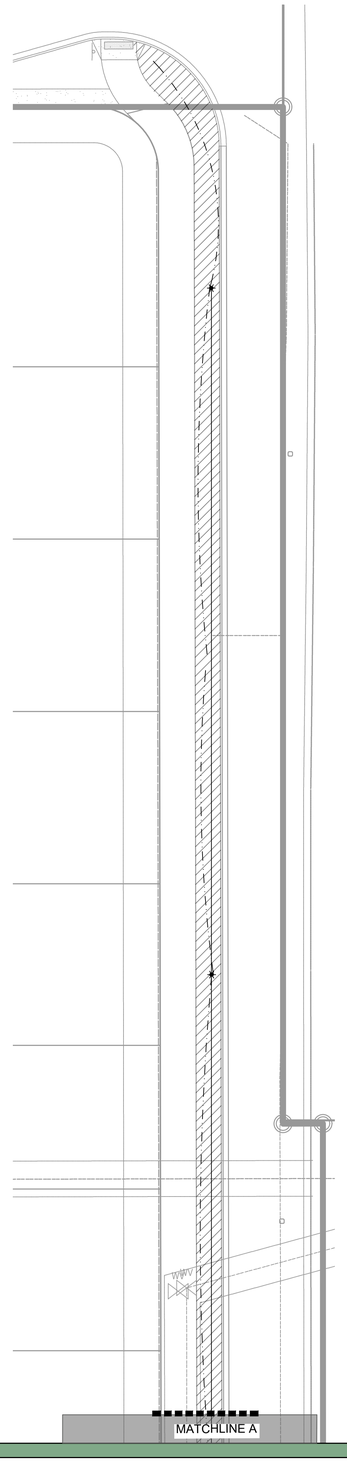
PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT JEREMY ANDWORTH 8128121-5301 12/08/2022 ELECTRONIC SEAL STATE OF UTAH

IRRIGATION PLAN

IR-101





IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 FST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
QC	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
SOL	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM.)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ100HVM- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	SPACING	MAX. LATERAL LENGTH
XF SERIES	XFS-09-18	.9 GPH	18"	400 FT
WITH COPPER SHIELD				
TOTAL DRIP ZONE FLOW		20 GPM	*EACH ZONE NOT TO EXCEED 20 GPM	
NUMBER OF FLUSH POINTS		2	DRIP ZONE TO APPLY 1/4" OF WATER	
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS				
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN				

IRRIGATION NOTES

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3/4"	8 GPM
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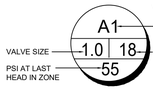
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
12/5/2022	UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PLAN INFORMATION

RIVER POINT: PH 2
LEHI, UTAH

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

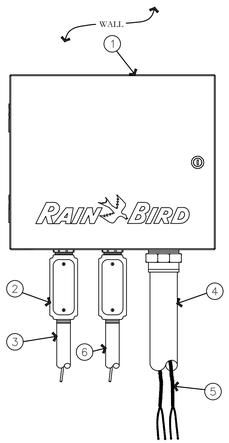
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812812-5301
12/05/2022
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/5/2022

IRRIGATION PLAN

IR-102



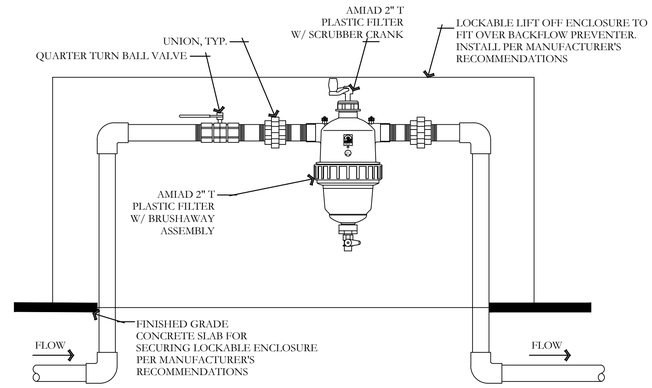
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

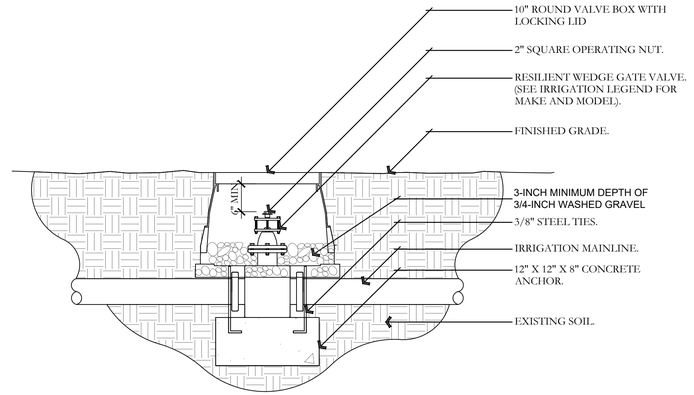
KEY SPECIFICATIONS

FEATURE / MODEL	MAX PROGRAMS	MAX STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET
PKJ DESIGN GROUP
NOT TO SCALE

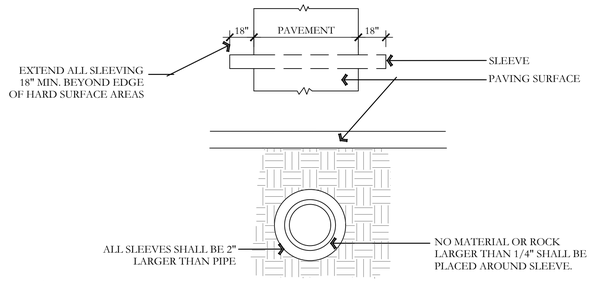


B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
PKJ DESIGN GROUP
NOT TO SCALE

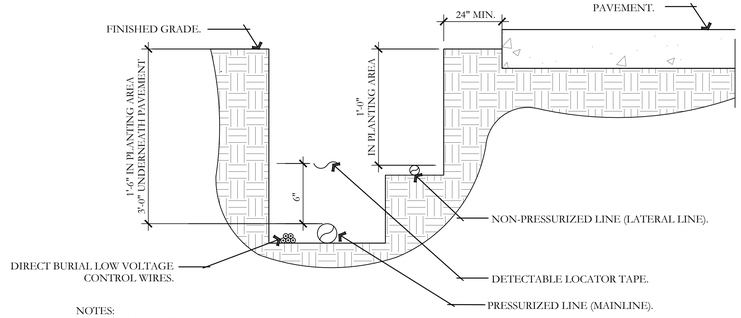


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
PKJ DESIGN GROUP
NOT TO SCALE

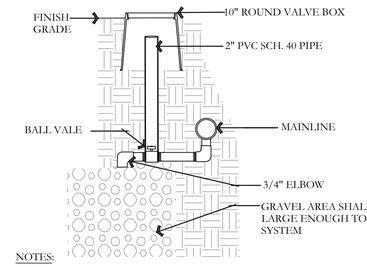


D TYPICAL SLEEVING DETAIL
PKJ DESIGN GROUP
NOT TO SCALE



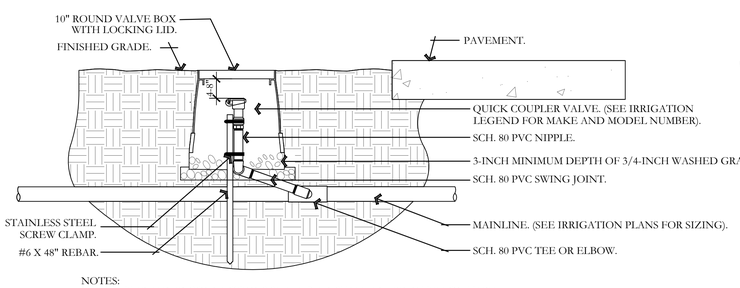
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
PKJ DESIGN GROUP
NOT TO SCALE



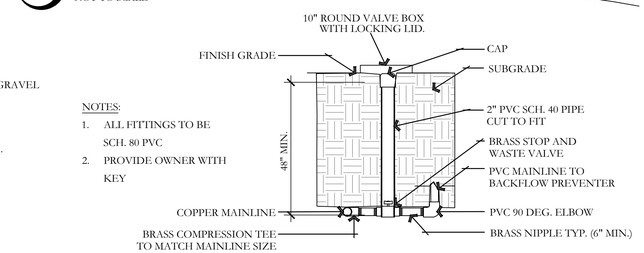
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
PKJ DESIGN GROUP
NOT TO SCALE



NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

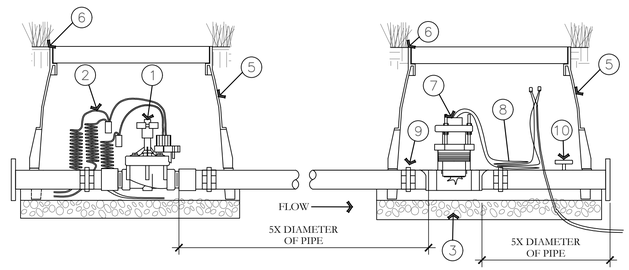
G QUICK COUPLER DETAIL
PKJ DESIGN GROUP
NOT TO SCALE



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL
PKJ DESIGN GROUP
NOT TO SCALE

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. FINISH GRADE
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
7. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
8. PVC PIPE UNION
9. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL
PKJ DESIGN GROUP
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
12/5/2022	UT21146	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PROJECT INFORMATION

RIVER POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

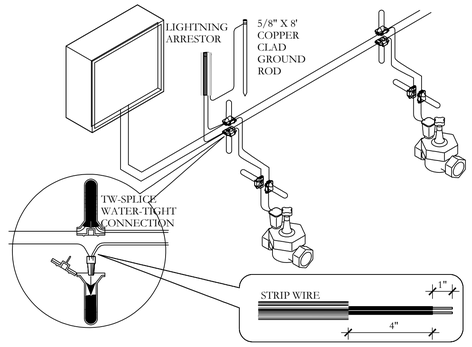
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128127-5301
12/08/2022
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/5/2022

IRRIGATION DETAILS

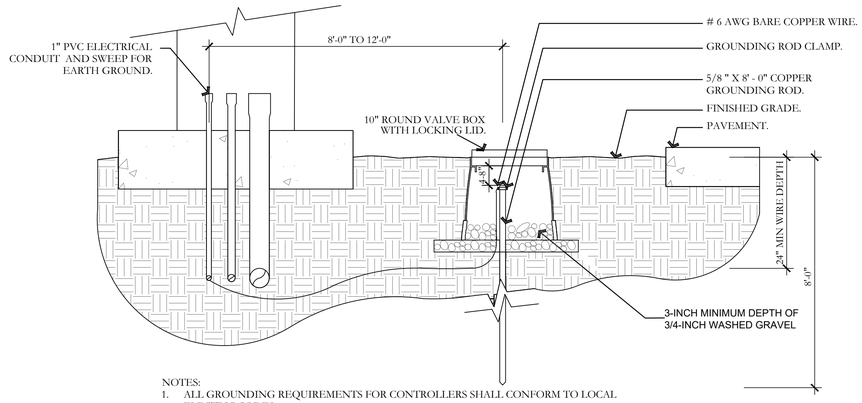
IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

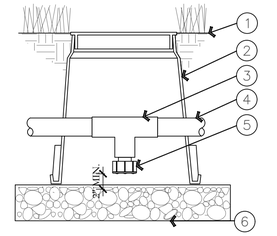


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

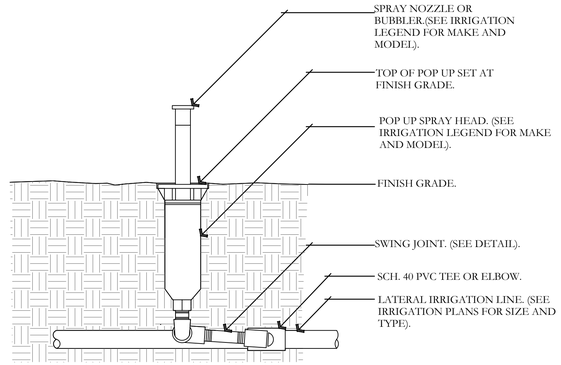


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

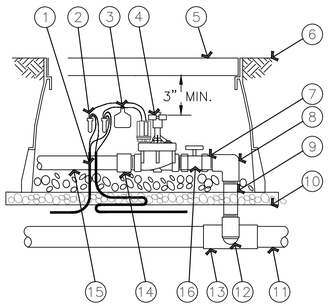


NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

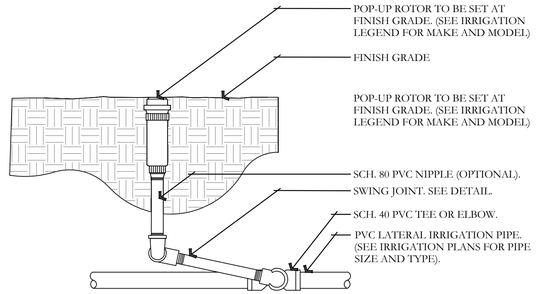


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE

PKJ DESIGN GROUP



NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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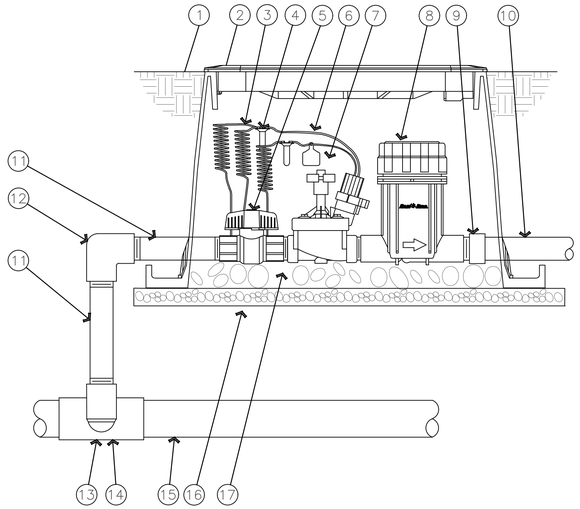
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 12/08/2022 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/5/2022

IRRIGATION DETAILS

IR-502

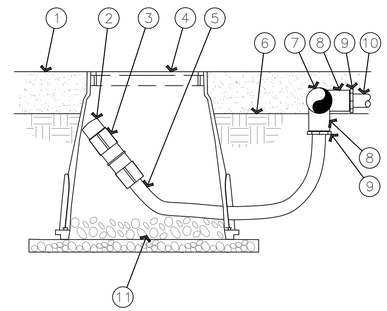


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



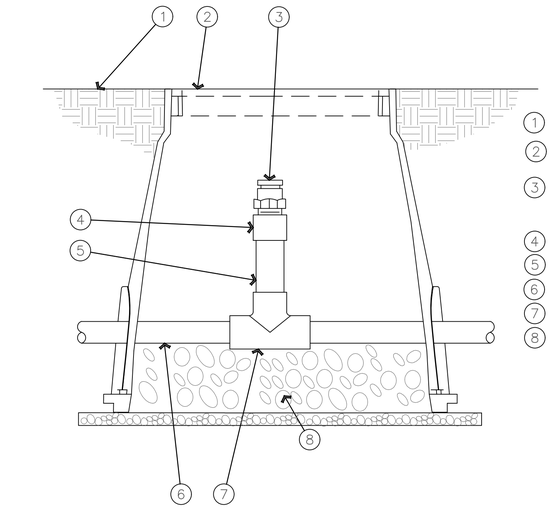
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

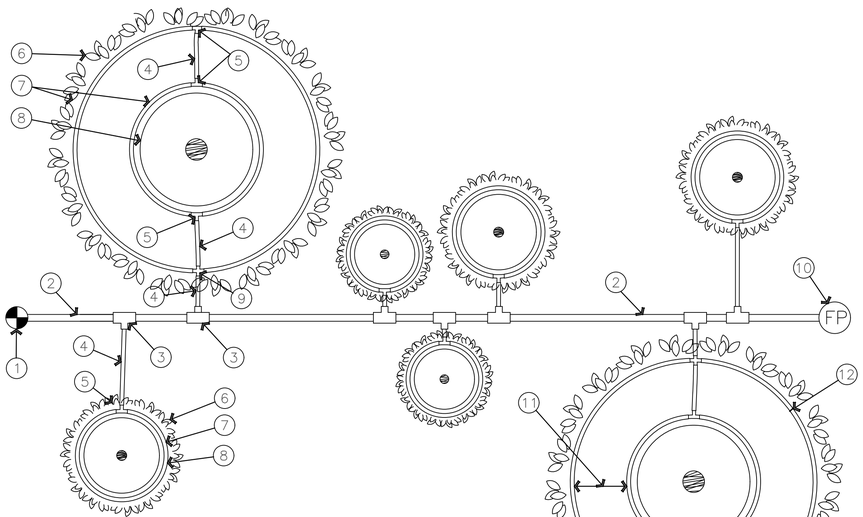


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, F0UR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/05/2022
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/5/2022

IRRIGATION DETAILS

IR-503

MEMORANDUM

ENSIGN
THE STANDARD IN ENGINEERING

Structural Engineering
Municipal Services
Civil Engineering
Land Surveying

Date: December 1, 2022

To: Ross Dinsdale
Lehi City Engineering
51 N Center St
Lehi, Utah, 84043
Transmitted Via Email: rdinsdale@lehi-ut.gov
CC: Brandon Parr [bparr@edgehomes.com]

From: Michael Budge, PE
Brady Morris, PE

RE: **River Point Phase 2 Final Plat Drainage Narrative**
1200 N 3600 W
Lehi, Utah
Ensign Engineering Project No.: 8069X

The purpose of this memorandum is to provide a drainage narrative for Phase 2 of the River Point Subdivision Project. Drainage analysis for the entire River Point Development was completed during preliminary and Phase 1 final design. A regional detention basin sized to handle runoff flows from all phases of River Point on the west side of 3600 West was included in the design of Phase 1 construction documents. Outflows from this basin are restricted and flow west to the existing outfall on the bank of the Jordan River installed during the Gardner Point project. The hydrologic and hydraulic calculations for this system for were detailed in a Drainage Report prepared by Ensign Engineering dated May 24, 2022 and submitted to Lehi City. An updated River Point storm drain report revised with the current phase 2 design has been included with this submittal. Since all of the drainage from Phase 2 will be routed to this system, please refer to the above-mentioned report for further information concerning Phase 2 drainage design.

The proposed Phase 2 storm drain system will connect into the both the on-site and off-site storm drain infrastructure that will have already been installed in Phase 1 construction. The storm drain system has been designed to capture runoff within the Phase 2 area and route it into existing pipes.

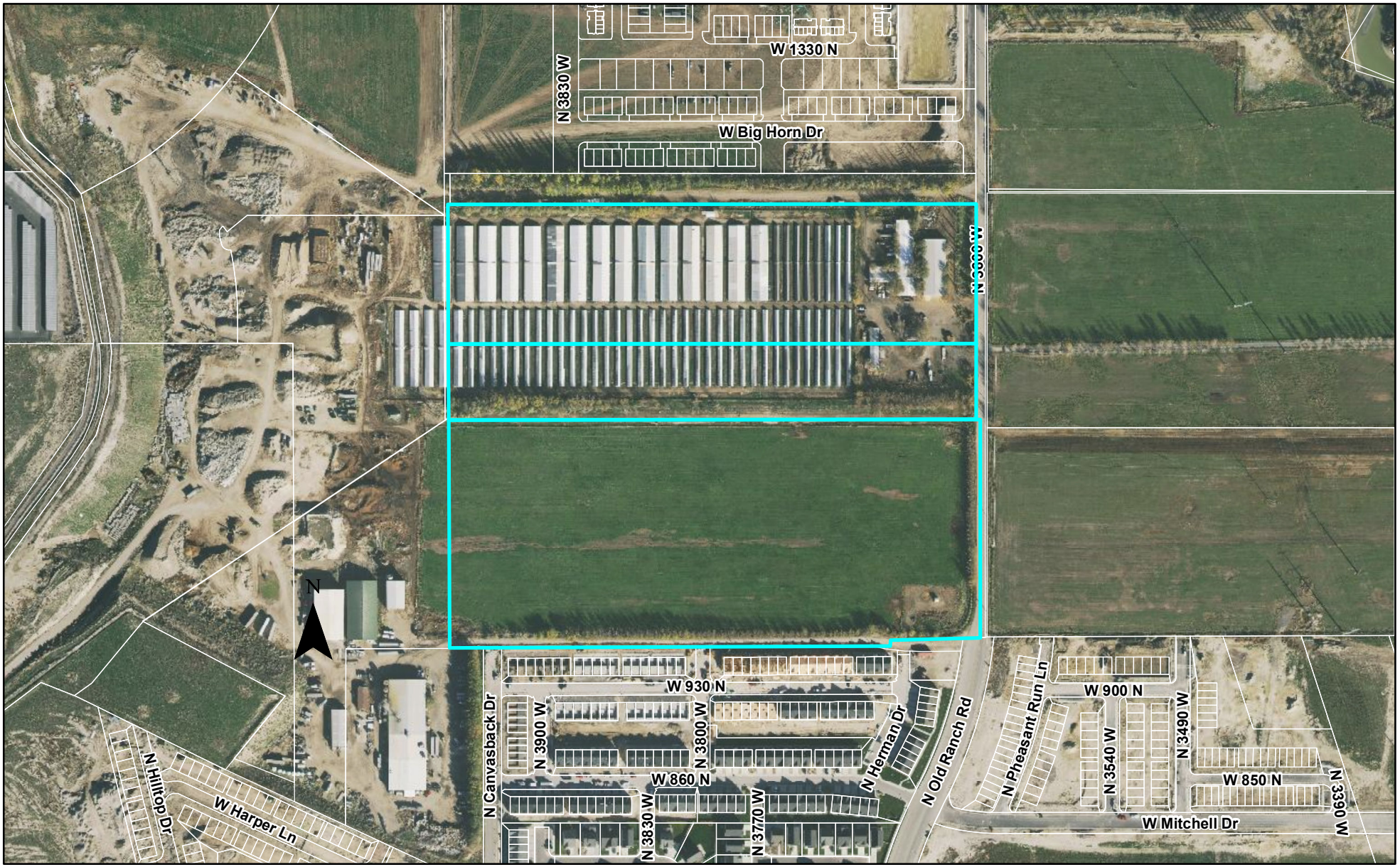
If you have any questions concerning the information noted above, feel free to contact us at any time.

Michael Budge, PE
Project Manager

Brady Morris, P.E.
Principal

River Point Phase 2 Final Subdivision

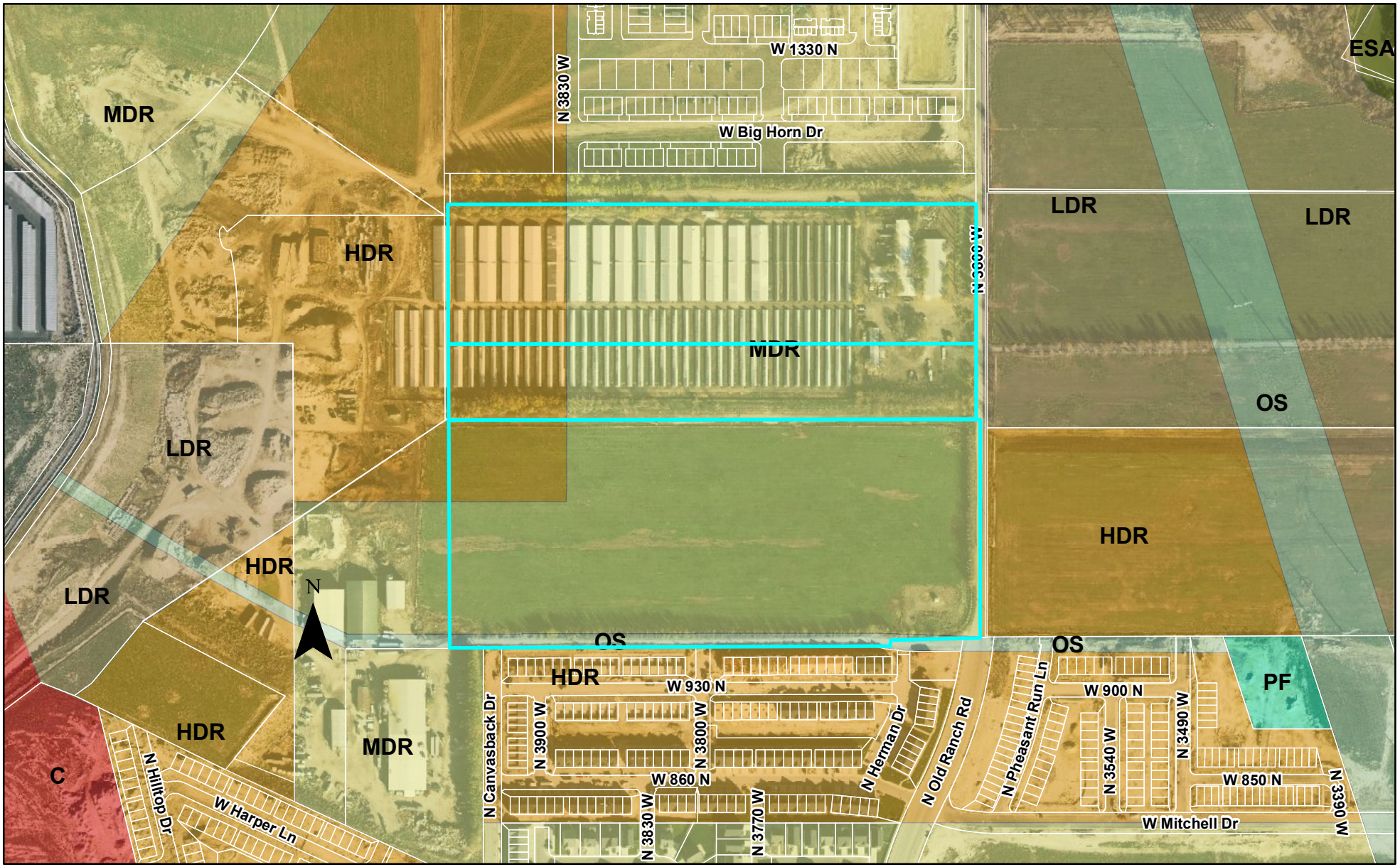
Aerial



LEHI CITY

River Point Phase 2 Final Subdivision

Zoning

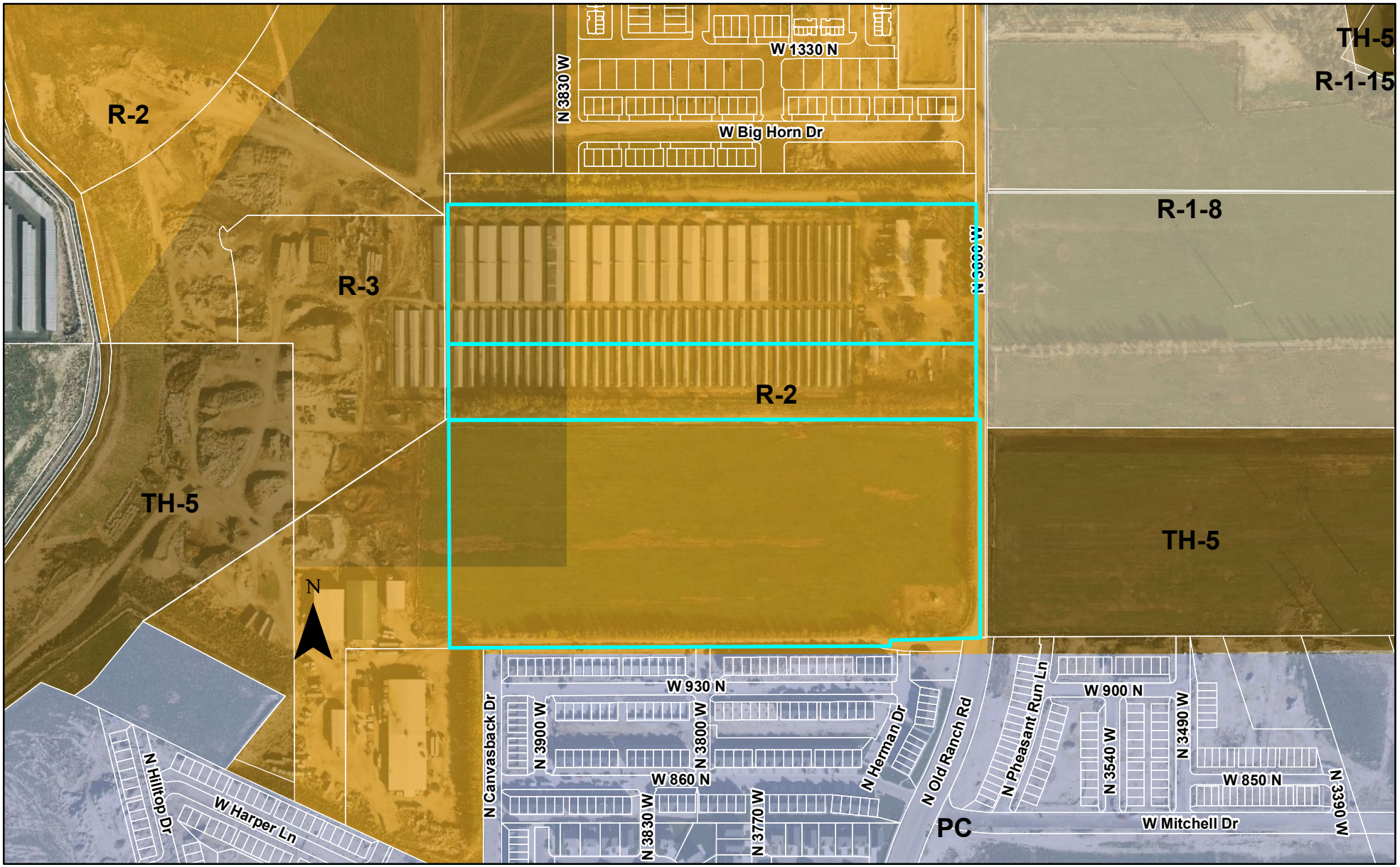


0 440 880 Feet

LEHI CITY

River Point Phase 2 Final Subdivision

Zoning



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LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Fox Canyon Townhomes Plats J1 and L1 including 143 townhome units located at approximately 5300 North Fox Canyon Road with HDR1 and HDR2 Land Use Designations in the Traverse Mountain Planned Community.

Suggested Action:

Attachments:

CC Staff Report Fox Canyon Townhomes J1 and L1 Subdivision 01.10.23.docx

Fox Canyon Townhomes Plats J1 and L1 DRC 11.16.22.docx

Preliminary Plans.pdf

Preliminary Elevations.pdf

Fox Canyon J1 and L1 Preliminary - narrative.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

FOX CANYON TOWNHOMES J1 and L1 PRELIMINARY SUBDIVISION

CITY COUNCIL REPORT

Applicant	Perry Development		
Meeting Date	January 10, 2023		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Decision Type	Administrative		
Location	Approximately 5300 North Fox Canyon Road		
Existing General Plan Designation	Medium Density Residential (MDR)/Environmentally Sensitive (ESA)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped Hillside		
Number of Lots/Units	143 units		
Adjacent Zoning and Land Use	*North*	PC	Undeveloped/ Open Space
	South	PC	Single Family (Northridge)
	East	PC	Fox Canyon Area J1 Concept
	West	PC	Undeveloped Open Space
Date of DRC Review	November 16, 2022		
Planning Commission Review	December 8, 2022		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 37.030. Connectivity Standards

A. Purpose. These standards are intended to create a connected transportation system between neighborhoods and commercial areas within the City. The specific purposes of this Section include:

1. encouraging active transportation through additional connections and increased destination access;

2. providing better routes to interconnect neighborhoods, shopping, recreation, civic buildings, employment centers, schools and parks;

TABLE 37.070. Multi-Family Development Amenities Requirements.

# UNITS	PICNIC AREA	SPORTS COURT	PLAYGROUND	CLUB HOUSE	POOL/TENNIS COURT/SPLASH PAD
10-30	2	1	1	-	-
31-50	4	1	2	-	-
51-100	6	1	2	1 – Min 750 Sq. Ft.	-
101-200	8	1	3	1 – Min 750 Sq. Ft.	1
201-300	10	2	4	1 – Min 750 Sq. Ft.	1
301-400	12	2	5	1 – Min 1,500 Sq. Ft.	2
401-500	14	2	6	1 – Min 1,500 Sq. Ft.	2
501+	16	2	7	1 – Min 2,000 Sq. Ft.	2

*Amenities may be combined into upgraded amenities at the discretion of the Planning Commission.

Section 37.020. Multi-Family Residential Design Standards

a. Balconies and covered porches. Balconies or covered porches at least 50 square feet in size shall be incorporated on some of the units, at least one per building. Balconies or covered porches may be placed on the side or rear of a building. The 50 square feet for covered porches must be in addition to any covered entry area over the front door (see figure 137a).

PROPERTY HISTORY

July 26, 1997 Property came into Lehi as part of the Deerfield Annexation

January 24, 2012 City Council approved the Comprehensive Traverse Area Plan Amendment

December 8, 2020 City Council approved the Fox Canyon J1 concept plan with 97 townhomes

January 12, 2021 City Council approved an amendment to the Traverse Mountain Area Plan eliminating a maximum street length; with the following adjustments: that the amendment only apply to Central Canyon. This also included a DRC comment for the Area Plan to reference the City's connectivity standards instead.

REPORT ANALYSIS

The applicant requests approval of the Fox Canyon Townhomes J1 and L1 located at approximately 5300 North Fox Canyon Road. The Council previously approved a concept plan that only included the J1 plat and 97 townhomes. This proposed preliminary plat includes the L1 area with a total of 143 units per acre. This report will discuss the overall density, layout, amenities, connectivity standards, elevations, and DRC comments.

Overall Density

The Traverse Mountain Area Plan indicates this area can have a density up to 14 units per acre. The proposed plans have 5.8 units per acre and includes 14.4 acres of open space. This part of the area plan was created to allow for a lot of flexibility including transferring units to other areas.

Layout

The townhomes are laid out with front loads near the slopes with rear loads in the middle and on the sides. They meet the requirement that 50 percent of townhomes need to be rear loaded.

The townhomes connect to Northridge Drive and Fox Canyon Road.

Parking is provided throughout the development meeting the off-street parking requirements and providing it near the units throughout. The amenities are also located in a few different locations.

Amenities
The applicant shows a clubhouse that is 750 square feet in size, three playgrounds, three pickle ball courts, and eight picnic areas. This meets the amenity requirement for 143 townhomes.

Connectivity Standards
Developments with more than 50 units require the two points of access. These are provided on Northridge Drive and Fox Canyon Road. Fox Canyon Road is the main way in and out. This road was also widened to be two lanes both directions to allow it to count as two accesses. This was approved with the Area Plan.

Based on the density of 5.8 units per acre, this area needs to meet the connectivity index of 1.75. It does not meet this. However, they meet several of the requirements for a reduction in the connectivity requirement including being adjacent to existing development and steep slopes. Additionally, they have provided a trail connection to the existing trail network increasing pedestrian connectivity.

Staff supports this reduction in connectivity. The Code states that the reduction must receive a positive recommendation by the DRC, Planning Commission and ultimately approval by the City Council.

City Council approved an Area Plan Amendment in 2021 that eliminated a maximum block length in Central Canyon which also supports the reduction in the connectivity requirement.

Elevations
The applicant provided preliminary elevations for review. The materials and design meet Code requirements. One of the DRC comments relates to the requirement for balconies are covered porches at least 50 square feet in size need to be included at least one per building. The final building elevations will be reviewed with the final plat.

DRC Comments
The DRC had 15 redline comments on the preliminary subdivision including:
1. Include side-yard easement at future road.
2. Add easement space behind parking stalls for transformer placement.
3. Northridge Dr requires 36' of asphalt per the area plan
4. Maintain minimum 40' centerline radius on the trail. Adjust geometry on the trail to meet this, see Bluebeam plans for what this would look like.
5. At time of final plat - include a detail of the directional ADA tile for the trail access since they are a little different than the typical detectable tile.
6. PUE along the back side of the trail must be 12'.

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 warrants/does not warrant an exception to the connectivity requirements because of grade and surrounding existing development.
2. The proposed subdivision meets/does not meet the density and other requirements in the Traverse Mountain Area Plan.

3. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision at their December 8, 2022 meeting. The minutes and motion from that meeting follow.

2.3) Public hearing and recommendation of Perry Home's request for preliminary subdivision review of Fox Canyon Townhomes Plats J1 and L1 including 143 townhome units located at approximately 5400 North Fox Canyon Road with HDR1 and HDR2 Land Use Designations in the Traverse Mountain Planned Community. Katie Bussel presented information on the agenda item.

The applicant, Dan Reeve with Perry Homes, was present. They would like to change the dedication easement of the open space for grading and future use.

Commissioner Nielsen opened the public hearing.

(inaudible) expressed he feels that Lehi City is quick to approve projects without considering the effects it will have on neighborhoods. They are already experiencing 15-20 minute wait times to get into Main Lehi and into the Outlets. He would like to know if a traffic analysis has been done. He would like the Commission to make a motion to postpone the development of the project until further investigation has been done. He was also curious to know if there are any conflicts of interest where a member of the HOA is a VP of Perry Homes. There is a requirement where developments are built around the trailheads, and he finds it suspect that the Sensai trailhead is being moved.

(inaudible) is concerned about the traffic issues that this will create on Fox Canyon. Fox Canyon has no entrances or exits once you pass the stop sign, and traffic is blocked it would introduce a significant change. If you are driving North into Fox Canyon, will you able to turn into the development? Can change be made where no access can be made because it is so narrow?

Peter Sweeney is new to Utah. He is concerned about drought and fires and is worried about it being a safety issue. He is more concerned than ever about his safety and the only mean of ingress and egress is Fox Canyon Road. If anything blocks the road there will be issues. He would like the Commission to take this into consideration.

Rafael Sanchez wanted to echo the comments before him. With the additional homes, he is concerned with the schools and class sizes. ASD is redoing boundaries and the communities are not finished developing. Fieldstone has about 200 more units before they are done with their development. Traffic and safety are concerning, but he is most concerned about the school system with the level of education.

James Veriy wanted to echo previous comments. He expressed concerns with environmental issues and infrastructure and what studies were done by Perry Homes to address problems. He understands impact with this development may not be significant, but it is important to not look at each development as an isolated development but as a future environmental impact.

Loren was frustrated that the master plan dictates the projects regardless of input, but she did want to express her opinion. She is concerned with Fox Canyon only having one egress and ingress. She has attended many meetings and the density belongs on the main thoroughfares.

Rich Kindred was concerned with access to the development northern end and will be accesses through Grayhawk and Ravencrest, where that road was never intended to have that level of traffic.

Brent Rusik had concerns for fire issues.

Katie Bussell summarized the online comments.

Commissioner Nielsen closed the public hearing.

Ross Dinsdale clarified questions from the public comments.

Dan Reeves clarified the traffic near Canyon Point and Fox Canyon are a two lane road. He did state he is on the HOA board, and it is by design by CCNR and bylaws.

The Commissioners discussed the development and the administrative decision.

> **Motion:** Commissioner Carlson moved to recommend approval of **Perry Home's request for preliminary subdivision review of Fox Canyon Townhomes Plats J1 and L1 including 143 townhome units located at approximately 5400 North Fox Canyon Road with HDR1 and HDR2 Land Use Designations in the Traverse Mountain Planned Community**; including all DRC comments and findings stated in the report Commissioner Bunker seconded. All in favor.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker; yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Carlson, yes. The vote passed unanimously.

Fox Canyon Townhomes Plats J1 and L1
DRC Redline Comments

Perry Homes - requests preliminary subdivision review of Fox Canyon Townhomes Plats J1 and L1 including 143 townhome units located at approximately 5400 North Fox Canyon Road with HDR1 and HDR2 Land Use Designations in the Traverse Mountain Planned Community.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Dave Reddish and Dan Reeve
Date of Plans Reviewed: 11/7/22
Time Start: 2:02pm
Time End: 2:20pm

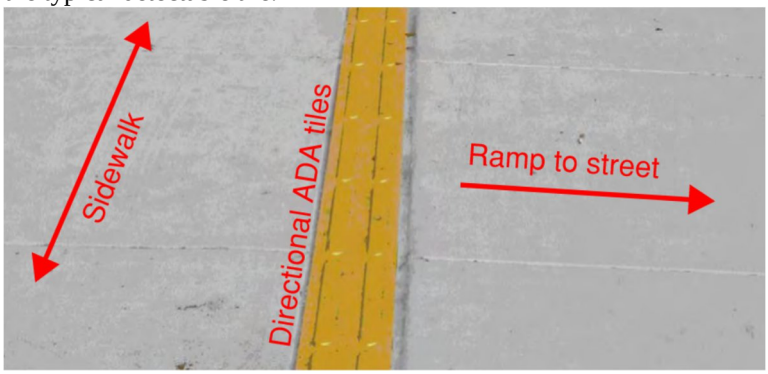
DRC REDLINE COMMENTS:
Glade – Power:
1. Cut/Fill as required to provide the PUE space to be evenly graded with walk.
2. Retaining structures are not allowed in the PUE space. No retaining structures in the RMP easement.
3. Include side-yard easement at future road.
4. Add easement space behind parking stalls for transformer placement.

Garion – Fire:
5. This turnaround is acceptable. Provide red curb and signage indicating this as an emergency vehicle turnaround.

Ryan – Water/Sewer: No comments
Trent – Parks:
6. Consider replacing the following with deer-resistant plants: mugo pine, meidiland white rose, kelseyi dogwood, and stella d'oro daylily.
7. Urban Sunset and Pacific Sunset Maples are two different trees. Urban Sunset is preferred for these park strips.
8. Provide full landscape plans with final subdivision submittal.

Gary – Building/Inspections: See General Comments
Jacob – Public Works: No comments
Ross – Engineering:
9. Northridge Dr requires 36' of asphalt per the area plan
10. Meet the storm water requirements per the Area Plan
11. Change PUE to be PUE and roadway construction easement

Kim – Planning:
12. Balconies or covered porches at least 50 square feet in size need to be incorporated on some of the units, at least one per building. Balconies or covered porches may be placed on the side or rear of a building. The 50 square feet for covered porches must be in addition to any covered entry area over the front door.
13. Maintain minimum 40' centerline radius on the trail. Adjust geometry on the trail to meet this, see Bluebeam plans for what this would look like.
14. At time of final plat - include a detail of the directional ADA tile for the trail access since they are a little different than the typical detectable tile.



15. PUE along the back side of the trail must be 12'.

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.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.
5. Reimbursement Agreement for any reimbursable improvement items must be in place.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Irrigation Company signature on the construction drawings for the irrigation piping.
10. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
11. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
12. Provide a signed development agreement (prepared by Lehi City Planning Department).
13. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
14. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).
15. 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.
16. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Jacob Hernandez- jhernandez@lehi-ut.gov and Matthew Meier- mmeier@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
17. 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.
18. Address any comments or conditions from City Council approval.
19. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
20. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

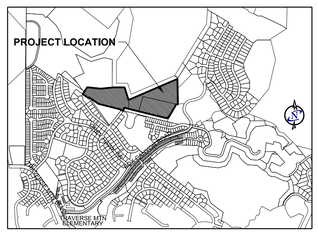
1. Retaining walls will require building permits
2. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.

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

3. Developer is responsible to purchase, move or remove any existing RMP facilities.
4. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
5. 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.
6. 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.
7. All signage will require a separate review and approval process
8. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
9. 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.
10. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 8th

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.



VICINITY MAP
N.T.S.

LEGEND

- FOUND SECTION MONUMENT
- BOUNDARY LINE
- MONUMENT LINE
- ROAD CENTERLINE
- EASEMENT LINE
- BOUNDARY CORNER TO BE SET (5/8" REBAR & CAP MARKED "PROTERRA GROUP")
- (M) MEASURED BEARING/DISTANCE
- (R) RECORD BEARING/DISTANCE

PLANNED COMMUNITY ZONING

PLAT J1: HDR2
PLAT L1: HDR1

FOUND R/C (#166572)
FOUND R/C (FOCUS)
FOUND R/C (#166572)
108
109
110
111
112
113
114
115
116
117
FOX CANYON PLAT "1"
S02°08'58"W 434.39'
R=275.50'
Δ=41°06'30"
L=197.66'
T=103.30'
CL=193.45'
CB=S84°46'00"E
S09°25'58"E 104.10'
R=228.00'
Δ=10°57'25"
L=43.60'
T=21.87'
CL=43.54'
CB=S37°41'23"W
FOX CANYON ROAD
R=15.00'
Δ=70°13'16"
L=18.38'
T=10.55'
CL=17.25'
CB=N67°18'42"E
R=208.00'
Δ=38°54'58"
L=141.28'
T=73.49'
CL=138.58'
CB=S82°58'25"W
N77°02'55"W
39.05'
S30°17'36"W 385.15'
GENEVA ROCK PRODUCTS INC
SERIAL #11:013:0188
N66°46'43"E 1275.96'
PARCEL A
DEDICATED TO LEHI CITY
PLAT J1
30' BUFFER
SILVER FOX WAY
ARCTIC FOX DRIVE
HIDDEN CANYON PLAT "A"
PARCEL B
SERIAL #49:901:0047
FOUND REBAR
P.O.B.
SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH RANGE 1 EAST SALT LAKE BASE & MERIDIAN (FOUND BRASS CAP) BENCHMARK = 5245.82
NORTH 1155.70'
1510.58'
FOUND R/C (#166572)
S89°49'58"E 257.65'
S17°50'29"E 287.29'
S07°25'00"E
28.67'
FOUND R/C
(#166572)
PARCEL B
DEDICATED TO LEHI CITY
FOUND R/C (#166572)
FUTURE ROAD
GENEVA ROCK PRODUCTS INC
SERIAL #11:013:0154
N84°19'34"E 315.36'
PARCEL C
DEDICATED TO LEHI CITY
PLAT L1
30' BUFFER
NORTHRIDGE DRIVE
S83°55'23"E 321.72'
ARCTIC FOX DRIVE
N33°26'37"E 196.64'
N76°07'28"W 645.63'
R=272.00'
Δ=16°53'27"
L=80.19'
CL=79.90'
CB=N84°34'12"W
TOLL SOUTHWEST LLC
SERIAL #11:013:0203
N75°54'16"W 260.82'
N75°54'23"W
96.16'
NORTHRIDGE PLAT "E"
ENTRY #147336:2020
NORTHRIDGE PLAT "C"
ENTRY #125374:2019
NORTHRIDGE PLAT "B"
ENTRY # 17604:2019
NORTHRIDGE DRIVE
R=388.00'
Δ=11°08'18"
L=75.44'
CL=75.32'
CB=S18°05'15"W
N24°00'28"E
15.23'
N75°58'30"W 561.08'
N54°27'34"W 160.19'
N54°55'49"W 272.99'
S52°38'33"W
27.60'
FOUND R/C (#166572)
N75°58'30"W 56.94'
RAVENCREST LANE
EAGLE SUMMIT PLAT "6A"
ENTRY #100410:2008
ROCKWELL ESTATES
PLAT "A"
ENTRY #83867:2014
EAGLE VIEW DRIVE
EAGLE SUMMIT PLAT "6A"
ENTRY #95857:2005
WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (FOUND BRASS CAP)
N00°11'11"E 2667.23' (R)
SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
N87°38'04"W 938.35' (R)
1150.17'
BASIS OF BEARINGS N89°49'14"W 2660.74' (M)
N89°49'24"W 2660.79' (R)
NORTHWEST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
N22°19'32"W 118.56'
REFERENCE CORNER TO THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (FOUND BRASS CAP)

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°49'14" WEST 1510.58 FEET AND NORTH 1155.70 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A CURVE 80.19 FEET TO THE RIGHT, HAVING A RADIUS OF 272.00 FEET, THE CHORD OF WHICH IS NORTH 84°34'12" WEST 79.90 FEET; THENCE NORTH 76°07'28" WEST 645.63 FEET; THENCE NORTH 75°54'16" WEST 260.82 FEET; THENCE NORTH 75°54'23" WEST 96.16 FEET; THENCE ALONG A CURVE 75.44 FEET TO THE RIGHT, HAVING A RADIUS OF 388.00 FEET, THE CHORD OF WHICH IS SOUTH 18°05'18" WEST 75.32 FEET TO THE NORTHEAST CORNER OF THE EAGLE SUMMIT PLAT 6A ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #100410:2008; THENCE ALONG THE NORTH BOUNDARY OF SAID EAGLE SUMMIT THE FOLLOWING FIVE (5) COURSES: (1) NORTH 75°58'30" WEST 56.94 FEET, (2) NORTH 24°00'28" EAST 15.23 FEET, (3) NORTH 75°58'30" WEST 561.08 FEET, (4) NORTH 54°55'49" WEST 272.99 FEET, (5) SOUTH 52°38'33" WEST 27.60 FEET TO THE EAST BOUNDARY OF ROCKWELL ESTATES PLAT A ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #83867:2014; THENCE ALONG SAID ROCKWELL ESTATES PLAT A NORTH BOUNDARY NORTH 54°27'34" WEST 160.19 FEET TO A POINT ALONG THE EAST SIDE OF ROCKWELL ESTATES PLAT B; THENCE ALONG AND BEYOND SAID ROCKWELL ESTATES PLAT B NORTH 33°26'37" EAST 196.64 FEET; THENCE SOUTH 83°55'23" EAST 321.72 FEET; THENCE NORTH 84°19'34" EAST 315.36 FEET; THENCE SOUTH 89°49'58" EAST 257.65 FEET; THENCE SOUTH 17°50'29" EAST 287.29 FEET; THENCE SOUTH 07°25'00" EAST 28.67 FEET; THENCE NORTH 66°46'43" EAST 1275.96 FEET; THENCE SOUTH 02°08'58" WEST 434.39 FEET; THENCE SOUTH 09°25'58" EAST 104.10 FEET; THENCE ALONG A NON-TANGENT ARC 197.66 FEET TO THE RIGHT, HAVING A RADIUS OF 275.50 FEET, THE CHORD OF WHICH IS SOUTH 84°46'00" EAST OF 193.45 FEET TO A POINT WHICH LIES ON THE BOUNDARY OF HIDDEN CANYON PLAT A, ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #58038:2018 ; THENCE ALONG SAID HIDDEN CANYON PLAT A THE FOLLOWING FIVE (5) COURSES: (1) ALONG A NON-TANGENT ARC 43.60 FEET TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, THE CHORD OF WHICH IS SOUTH 37°41'23" WEST 43.54 FEET, (2) ALONG A REVERSE ARC 18.38 FEET TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS SOUTH 67°18'42" WEST 17.25 FEET, (3) ALONG A REVERSE ARC 141.28 FEET TO THE LEFT, HAVING A RADIUS OF 208.00 FEET, THE CHORD OF WHICH IS SOUTH 82°58'25" WEST 138.58 FEET, (4) THENCE NORTH 77°02'55" WEST 39.05 FEET, (5) THENCE SOUTH 30°17'36" WEST 385.15 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,080,755 SQ.FT. OR 24.811 ACRES, MORE OR LESS.
CONTAINS 143 UNITS 5.8 UNITS/ACRE

0 100
Scale 1" = 100'

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0246 Fax: (801) 253-6139
www.proterragroup.com

FOX CANYON PLAT J1 & PLAT L1

SITE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS

REV.	DESCRIPTION	DATE

DESIGN CHECK:
DRAFTING CHECK:

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
11-02-22
STATE OF UTAH

SHEET:
SP1

10/27/2022 2:40:27 PM J:\Projects\Perry Homes\PH01 - Fox Canyon Area J1\Design\Dwings\FOX CANYON J1PL1.dgn

CURVE TABLE					
NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	15.00	23.56	21.21	15.00	N 80°04'11" E
C2	15.00	23.56	21.21	15.00	S 09°55'49" E
C3	174.50	202.83	191.61	114.62	S 88°13'46" E
C4	200.00	232.47	219.60	131.37	S 88°13'46" E
C5	225.50	262.11	247.60	148.12	S 88°13'46" E
C6	15.00	23.56	21.21	15.00	S 76°31'43" E
C7	15.00	26.87	23.42	18.74	S 19°47'52" W
C8	272.00	65.03	64.87	32.67	N 24°40'48" W
C9	300.00	71.72	71.55	36.03	N 24°40'48" W
C10	332.00	79.37	79.18	39.88	N 24°40'48" W
C11	300.00	14.49	14.49	7.25	S 19°12'54" E
C12	388.00	36.40	36.38	18.21	N 20°58'15" E
C13	388.00	39.04	39.02	19.54	N 15°24'04" E
C14	175.50	253.52	232.04	154.63	S 72°54'44" E
C15	150.00	235.62	212.13	150.00	S 76°31'43" E
C16	124.50	168.07	155.60	99.65	S 70°12'08" E
C17	15.00	23.08	20.87	14.52	S 75°36'00" E
C18	15.00	29.24	24.83	22.12	N 04°28'31" E
C19	124.50	53.77	53.35	27.31	S 63°45'05" E
C20	150.00	116.75	113.83	61.51	S 53°49'36" E
C21	175.50	136.60	133.18	71.97	S 53°49'36" E
C22	124.50	94.62	92.36	49.73	S 82°06'08" W
C23	150.00	114.00	111.28	59.91	S 82°06'08" W
C24	175.50	133.39	130.20	70.10	S 82°06'08" W
C25	15.00	23.56	21.21	15.00	N 31°07'28" W
C26	15.00	23.56	21.21	15.00	S 58°52'32" W
C27	15.00	23.56	21.21	15.00	S 58°52'32" W
C28	15.00	23.56	21.21	15.00	S 31°07'28" E
C29	124.50	122.69	117.78	66.84	N 75°38'43" E
C30	150.00	192.64	179.67	112.18	N 67°05'04" E
C31	175.50	225.39	210.21	131.25	N 67°05'04" E
C32	15.00	32.34	26.43	27.94	N 14°21'17" W
C33	15.00	19.18	17.90	11.16	N 71°48'31" E
C34	174.50	91.90	90.84	47.04	S 45°22'51" W
C35	200.00	105.33	104.12	53.92	S 45°22'51" W
C36	225.50	99.56	98.76	50.61	S 47°49'10" W
C37	275.50	266.00	255.78	144.39	N 88°07'40" E
C38	250.00	237.18	228.39	128.37	N 87°38'51" E
C39	224.50	188.75	183.24	100.36	N 84°33'16" E
C40	275.50	68.33	68.16	34.34	N 67°34'26" E
C41	246.00	57.73	57.60	29.00	S 34°58'44" W
C42	208.00	8.02	8.02	4.01	N 78°40'22" W
C43	150.00	29.89	29.84	15.00	N 70°24'56" W
C44	275.50	18.97	18.97	9.49	S 66°11'08" E
C45	275.50	156.91	154.80	80.65	S 89°00'15" E
C46	15.00	21.67	19.83	13.22	N 72°54'44" W
C47	15.00	23.56	21.21	15.00	N 13°28'17" E

LINE TABLE		
NAME	LENGTH	DIRECTION
L1	26.00	S 35°04'11" W
L2	26.00	S 35°04'11" W
L3	21.93	N 60°19'44" E
L4	12.79	N 60°19'44" E
L5	13.60	S 64°42'24" E
L6	32.81	N 30°17'36" E

0 50
Scale 1" = 50'

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FOX CANYON PLAT J1 & PLAT L1

SITE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS		
REV.	DESCRIPTION	DATE

DESIGN CHECK:

DRAFTING CHECK:

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
11-02-22
STATE OF UTAH

SHEET:
SP2

10/27/2022 2:59:47 PM J:\Projects\Perry Homes\PH011 - Fox Canyon Area JH\Design\Drawings\FOX CANYON JH1-2.dwn

PARCEL A
DEDICATED TO LEHI CITY
264,602 sf
(6.074 ac)

PLAT J1

N66°46'41"E 1275.96'

S23°33'13"E 468.98'

S23°33'13"E 356.85'

S23°33'13"E 37.26'

N76°07'28"W 687.38'

S80°28'06"W 128.55'

S10°09'58"W 434.39'

S80°25'58"E 104.10'

S80°34'02"W 142.38'

S44°25'02"W 183.97'

R=275.50'
Δ=41°06'30"
L=197.66'
T=103.30'
CL=193.45'
CB=S84°46'00"E

R=228.00'
Δ=10°57'25"
L=43.60'
T=21.87'
CL=43.54'
CB=S37°41'23"W

S65°10'24"E 24.45'

18' TRAIL EASEMENT TO BE VACATED AND DEDICATED TO LEHI CITY

R=15.00'
Δ=70°13'16"
L=18.38'
T=10.55'
CL=17.25'
CB=N67°18'42"E

FOX CANYON ROAD

N77°02'55"W 39.05'

R=206.00'
Δ=38°54'58"
L=141.26'
T=73.49'
CL=138.58'
CB=S82°58'25"W

N60°26'06"E 90.31'

N60°28'06"E 90.31'

S30°17'36"W 265.15'

N59°42'24"W 16.17'

S30°17'36"W 265.15'

R=272.00'
Δ=16°53'27"
L=80.19'
CL=79.90'
CB=N84°34'12"W

FOUND REBAR

P.O.B.

S30°17'36"W 80.17'

10' P.U.E. (TYP.)

SILVER FOX WAY (51' PUBLIC R.O.W.)

S76°07'28"E 792.94'

ARCTIC FOX DRIVE (51' PUBLIC R.O.W.)

S76°07'28"E 357.74'

S76°07'28"E 266.48'

COMMON AREA

N13°52'32"E 17.17'

N76°07'28"W 200.00'

S13°52'32"W 20.00'

N13°52'32"E 26.00'

MATCH LINE SHEET SP2

S76°07'28"E 339.72'

S76°07'28"E 378.59'

S76°07'28"E 726.07'

N76°07'28"W 645.63'

N75°54'16"W 260.82'

N14°05'44"E 16.00'

50' RMP EASEMENT

LEGEND

FEE SIMPLE AREA

LIMITED COMMON AREA

COMMON AREA

0 50
Scale 1" = 50'

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FOX CANYON PLAT J1 & PLAT L1

SITE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS

REV.	DESCRIPTION	DATE

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DAVID A. REDDISH
STATE OF UTAH

SHEET:
SP3

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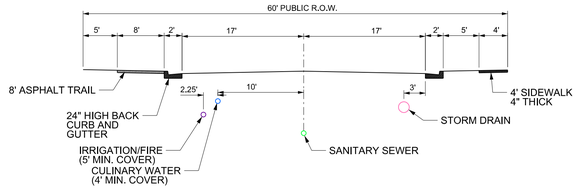
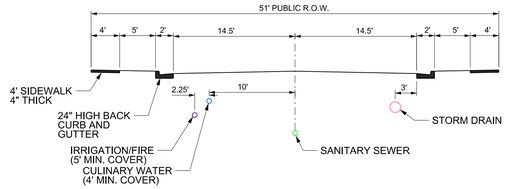


60' RESIDENTIAL ROADWAY SECTION (NORTHRIDGE DRIVE)
N.T.S.



51' TYPICAL RESIDENTIAL ROADWAY SECTION
N.T.S.

THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT:

(A) PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
(B) ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE ETC.).
(C) VALVES.
(D) BLOWOFFS INCLUDING SIZE TYPE & PROTECTION.
(E) MANHOLES, BOXES AND RELATED DETAILS.
(F) WATER & SEWER SERVICE DETAILS.
(G) FIRE HYDRANTS.
(H) LOT LINE UTILITY EASEMENTS.
(I) STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS.
(J) POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS.
(K) LOT ADDRESSES
(L) CBR VALUES AND ROAD SUB-BASE.
(M) SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

NOTES:

1. ALL SANITARY SEWER MANHOLES TO BE A MINIMUM OF 11' DEEP.
2. ALL SANITARY SEWER PIPES TO BE AT A MINIMUM SLOPE OF 0.40% AND A MAX OF 10%.

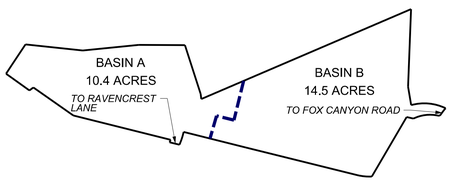
DEVELOPMENT SCHEDULE:

1. PLAT J1 - SPRING 2023
2. PLAT L1 - SPRING 2025

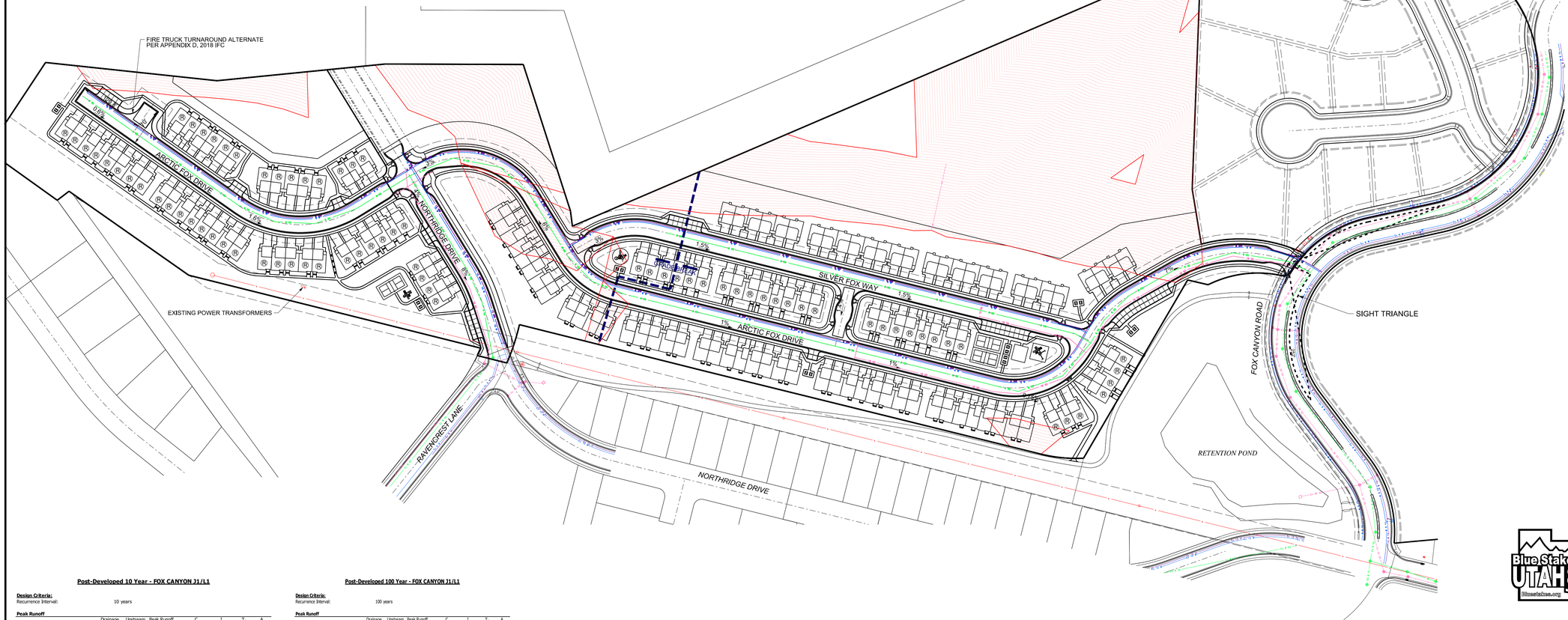
LEGEND:

EXISTING GROUND OVER 30%

® REAR LOADING TOWNHOMES



DRAINAGE BASINS
N.T.S.



Post-Developed 10 Year - FOX CANYON J1/L1

Design Criteria:
Recurrence Interval: 10 years

Peak Runoff

Primary Drainage	Drainage Basin	Upstream Drainage	Peak Runoff (cfs)	C	I (in./hr)	T_c (min.)	A (acres)
BASIN A			6.9	0.64	1.04	48	10.40
BASIN B			9.4	0.64	1.01	50	14.50
		TOTAL	16.3				24.90

Subbasin Time of Concentration

Drainage Basin	Area (acres)	<<< Overland Flow Characteristics >>> T_c (min.)	Max. Dist. (ft)	Rep. Slope (ft/ft)	<<< Channel Flow Characteristics >>> T_t (min.)	v (fps)	Equiv. Dist. (ft)
BASIN A	10.40	44.3	1150	0.060	3.2	6.0	1150
BASIN B	14.50	46.2	1230	0.060	3.4	6.0	1230

Definitions
T_c - time of concentration for overland flow (minutes)
L - maximum hydraulic length of overland flow (ft)
S - representative s'slope
T_t - travel time for street segment of flow (minutes)
L - maximum hydraulic length of street flow (ft)
v - average velocity for street flow segment (fps)

Post-Developed 100 Year - FOX CANYON J1/L1

Design Criteria:
Recurrence Interval: 100 years

Peak Runoff

Primary Drainage	Drainage Basin	Upstream Drainage	Peak Runoff (cfs)	C	I (in./hr)	T_c (min.)	A (acres)
BASIN A			13.4	0.64	2.01	48	10.40
BASIN B			18.2	0.64	1.96	50	14.50
		TOTAL	31.6				24.90

Subbasin Time of Concentration

Drainage Basin	Area (acres)	<<< Overland Flow Characteristics >>> T_c (min.)	Max. Dist. (ft)	Rep. Slope (ft/ft)	<<< Channel Flow Characteristics >>> T_t (min.)	v (fps)	Equiv. Dist. (ft)
BASIN A	10.40	44.3	1150	0.060	3.2	6.0	1150
BASIN B	14.50	46.2	1230	0.060	3.4	6.0	1230

Definitions
T_c - time of concentration for overland flow (minutes)
L - maximum hydraulic length of overland flow (ft)
S - representative s'slope
T_t - travel time for street segment of flow (minutes)
L - maximum hydraulic length of street flow (ft)
v - average velocity for street flow segment (fps)

Blue Stakes of UTAH 811 — 811bluestake.org

Horizontal Scale 1" = 100'
100 0 100 200

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FOX CANYON PLAT J1 & PLAT L1

SITE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS	DESCRIPTION	REV.	DATE

DESIGN CHECK:

DRAFTING CHECK:

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
11-02-22
STATE OF UTAH

SHEET:
SP4

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PLANTING NARRATIVE

THE PLANTING PLAN WILL CONSIST OF A SHRUB BED AROUND EACH BUILDING FOUNDATION THEN MANICURED TURF GRASS IN AREAS LARGER THAN 8' IN WIDTH. NATIVE VEGETATION WILL BE ON THE REMAINING AREAS AND ON STEEP SLOPES OVER 25% GRADE. ALL QUANTITY COUNTS ARE FOR SHEET LS1 ONLY.

PLANTING LEGEND

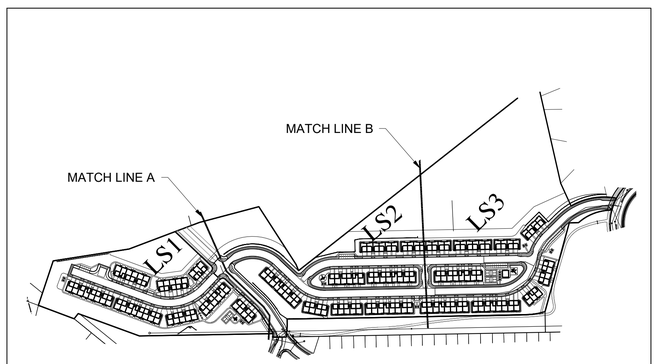
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	42	URBAN SUNSET MAPLE	Acer truncatum x A. Platanoides 'Warrenred' Pacific Sunset	2" Caliper	
	14	PRAIRIE SENTINEL HACKBERRY	Celtis occidentalis 'JFS-KSU1' Prairie Sentinel	2" Caliper	
	7	RED BARRON CRABAPPLE	Malus 'Red Barron'	2" Caliper	
	30,342 sf	TURF-GRASS	SEED MIX: Kentucky Bluegrass Varieties: 18% "Bluestar", 19% "Marquis", 17%"Newport", 17% "Touchdown" Perennial Ryegrass Varieties: 16% "APM", 13% "Accent" or approved equal.		
	15,430 sf	BROWN SHREDDED BARK MULCH			
	102,302 sf	NATIVE VEGETATION	Re-seed in kind due to new construction and grading.		
	4,596 sf	STONE MULCH	1½" Minus Desert Rose Stone Mulch by Staker Parsons, 3" Minimum Depth, or approved equal.		

PLANTING LEGEND (CONT.)

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	6	FORSYTHIA	Forsythia x 'Northern Gold'	5 Gal	
	76	DWARF BURNING BUSH	Euonymus alatus 'Compacta'	5 Gal	
	72	MUGO PINE	Pinus mugo 'Mughus'	5 Gal	
	41	MEIDILAND WHITE ROSE	Rosa 'Meicoublan' Meidiland White	5 Gal	
	53	ALFREDO VIBURNUM	Viburnum trilobum 'Alfredo'	5 Gal	
	53	ANTHONY WATERER SPIREA	Spirea x bumalda 'Anthony Waterer'	5 Gal	
	67	GOLD STAR POTENTILLA	Potentilla fruticosa 'Goldstar'	5 Gal	
	11	GROW LOW SUMAC	Rhus aromatica 'Gro-Low'	5 Gal	
	106	HORIZONTAL JUNIPER	Juniperus horizontalis 'Wiltonii'	5 Gal	
	35	CRIMSON PYGMY BARBERRY	Berberis thungergii atro nana 'Crimson Pygmy'	5 Gal	
	113	KARL FOERSTER FEATHER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal	
	8	KELSEYI DOGWOOD	Cornus sericea 'Kelseyi'	1 Gal	
	134	STELLA D' ORO DAYLILY	Hemerocallis 'Stella D' Oro'	1 Gal	
	106	SHASTA DAISY	Leucanthemum maximum 'Sweet Daisy Jane'	1 Gal	
	74	BLUE WONDER CATMINT	Nepeta racemosa 'Blue Wonder'	1 Gal	
	63	BOULDER BLUE	Festuca glauca 'Boulder Blue'	1 Gal	

GENERAL NOTES

1. ALL QUANTITIES ARE SHOWN AS AN AID ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.
2. PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.
3. ALL SHRUB BEDS REQUIRE 3" MIN DEPTH OF BROWN MULCH.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES, PIPES AND STRUCTURES.



KEY MAP

Blue Stakes of UTAH 811 — Dial 811 or 811.org

0 30
SCALE: 1" = 30'

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FOX CANYON PLAT J1 & PLAT L1

LANDSCAPE SAMPLE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS		
REV.	DESCRIPTION	DATE

DESIGN CHECK: AW

DRAFTING CHECK: DR

LICENSED LANDSCAPE ARCHITECT
AMANDA WIBERG
6943415-5301
STATE OF UTAH

SHEET:
LS1

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RETAINING WALL (TYP)
SEE CIVIL PLANS

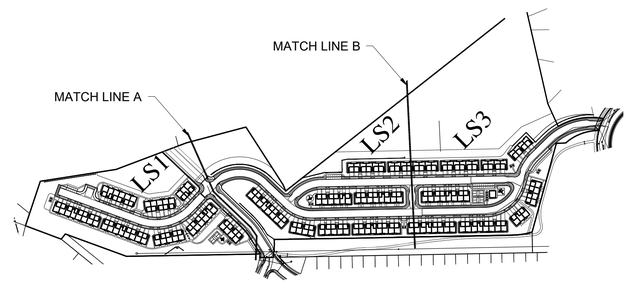
CLEAR VIEW AREA (TYP)

MATCH LINE A

MATCH LINE B

RETAINING
WALL (TYP)
SEE CIVIL PLANS

PEDESTRIAN TRAIL



KEY MAP

Blue Stakes of UTAH 811
BlueStakesUtah.org

SCALE: 1" = 30'

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FOX CANYON PLAT J1 & PLAT L1

LANDSCAPE SAMPLE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS

REV.	DESCRIPTION	DATE

DESIGN CHECK: AW

DRAFTING CHECK: DR

LICENSED LANDSCAPE ARCHITECT
AMANDA WIBERG
6943415-5301
STATE OF UTAH

SHEET:
LS2

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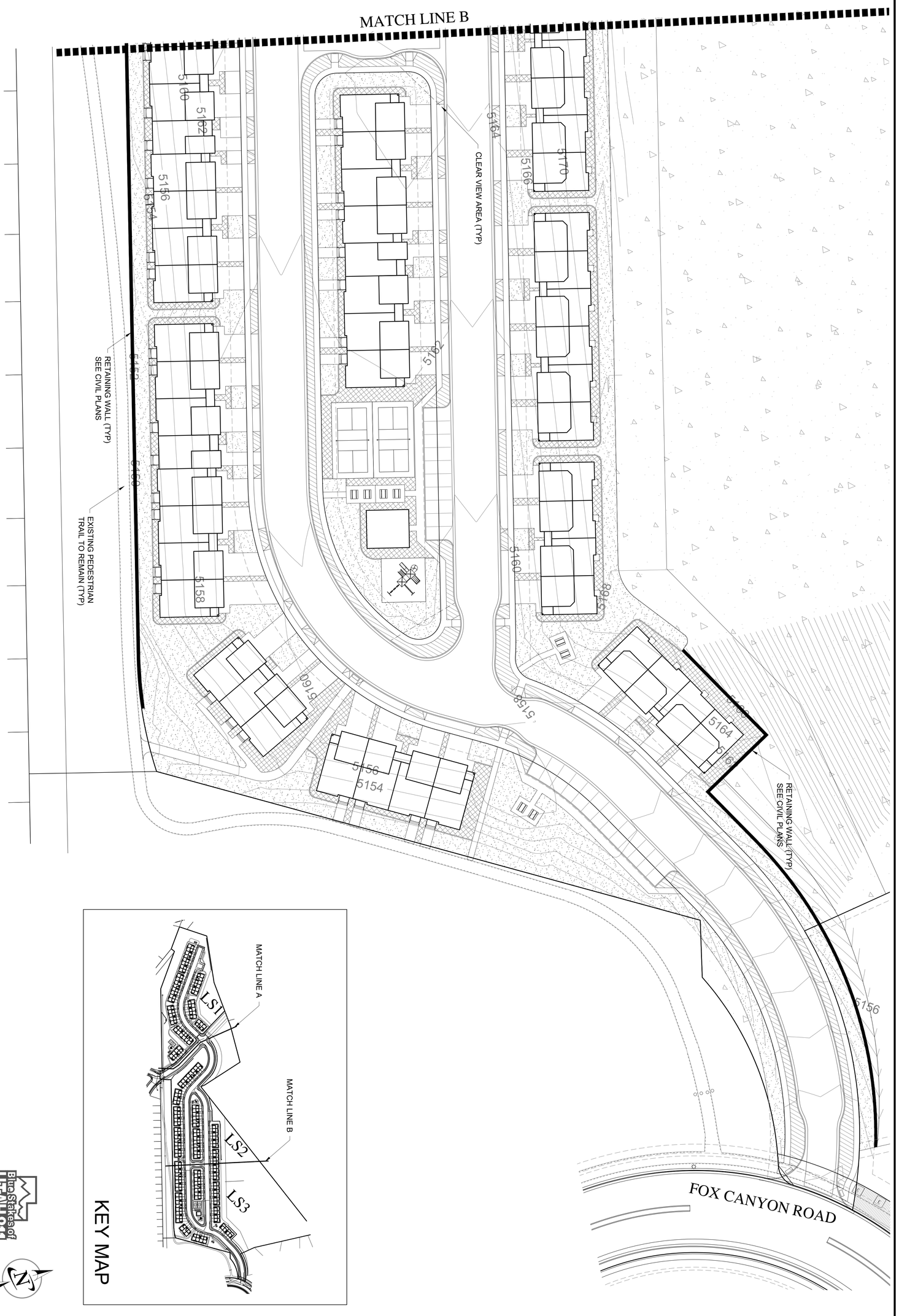

Blue Stakes of Utah 811

SCALE: 1" = 30'

SHEET: LS3

LICENSED LANDSCAPE ARCHITECT
AMANDA WEBERG
(#843415-5301)
STATE OF UTAH

DRAFTING CHECK: DR

DESIGN CHECK: AW

REVISIONS		
REV.	DESCRIPTION	DATE

FOX CANYON PLAT J1 & PLAT L1

LANDSCAPE SAMPLE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

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FRONT ELEVATION

SCALE: 3/16"=1'-0"

REAR ELEVATION

SCALE: 3/16"=1'-0"

115 MPH
EXP B
35 PSF
LRFD
ASD

PERRY HOMES
(801) 264-8866
WWW.PerryHomesUtah.COM

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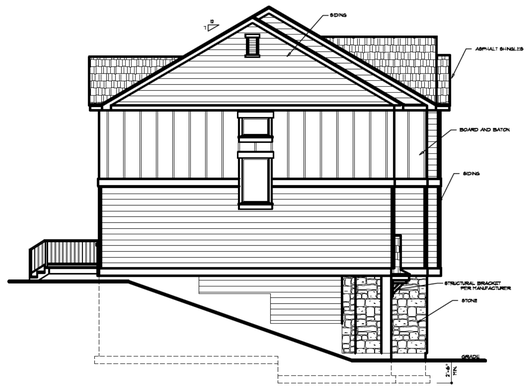
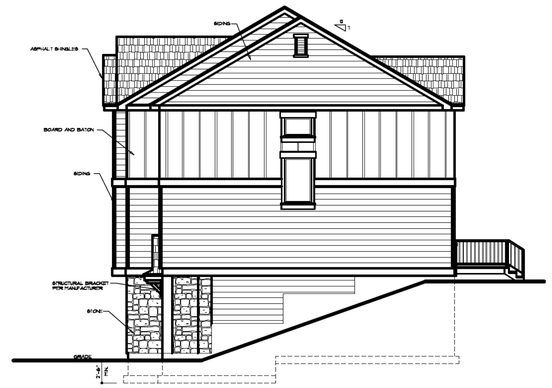


LEFT SIDE ELEVATION SCALE: 3/16"=1'-0"



RIGHT SIDE ELEVATION SCALE: 3/16"=1'-0"

115 MPH
EXP B
35 PSF
GND
ROOF

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DATE:

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SHEET #

Perry Homes, Inc.
Builders/Developers

August 25, 2022

Lehi City Planning and Zoning
153 North 100 East
Lehi, Utah 84043

RE: Preliminary Plat – Fox Canyon Townhome Subdivisions Plat J1 & Plat K1, Traverse Mountain

Dear Planning and Zoning,

For your consideration is our Preliminary Plat Application for Fox Canyon Townhome Subdivisions Plat J1 & Plat K1, a 143-unit townhome development in Traverse Mountain on approximately 24.8 acres at approximately 5300 North Fox Canyon Road (APN #s 11:013:0107, 11:013:0185 and 11:013:0150). The proposed development will consist of 98 townhomes on Plat J1 and 45 townhomes on Plat K1, ranging from 3 units per building up to 8 units per building. The streets are proposed to be public right-of-ways, dedicated to and maintained by Lehi City.

Regarding amenities, this development will include the following per City Amenity Requirements:

- 1 Clubhouse (750 sf)
- 3 Playgrounds
- 3 Pickle Ball Courts (in lieu of 1 Sport Court and 1 Tennis Court)
- 8 Picnic Areas

We anticipate the 3 pickle ball courts will be used much more than 1 sport court and 1 tennis court, per the standard city requirements, and thus request the city's consideration of this substitution requrest.

The townhome exteriors will be a combination of brick and/or stone, cementitious hardy siding and stucco, all in accordance with the Architectural Standards found in Section 37.040.A. There will be a sub-association subject to the Traverse Mountain Master Association to maintain the amenities and common areas, as well as CC&R's to govern the sub-association and residents.

The proposed use and density is actually less than what is allowable under the Traverse Mountain Area Plan, which allows for 141 total residential units in Area J1 and 50 total residential units in Perry's portion of Area K1. The Area Plan also allows any unused density to be transferred to the Perry Homes Planning District. With only 143 out of 191 total allowable units being developed in Area J1, this would lower the developed density in Area J1 by just over 30%, Area K1 by 9% and move the excess density closer to SR-92 in Traverse Mountain. With 98 units being proposed in Area J1, and Northridge subdivision just to the south having used 1 unit from Area J1, the unused 42 remaining units of density in J1 will be transferred from Central Canyon to the Perry Homes Planning District upon recording of final plats for Area J1. Similarly, the 5 unused units of density in K1 will also be transferred from Central Canyon to the Perry Homes Planning District upon recording of the final plat for Area K1.

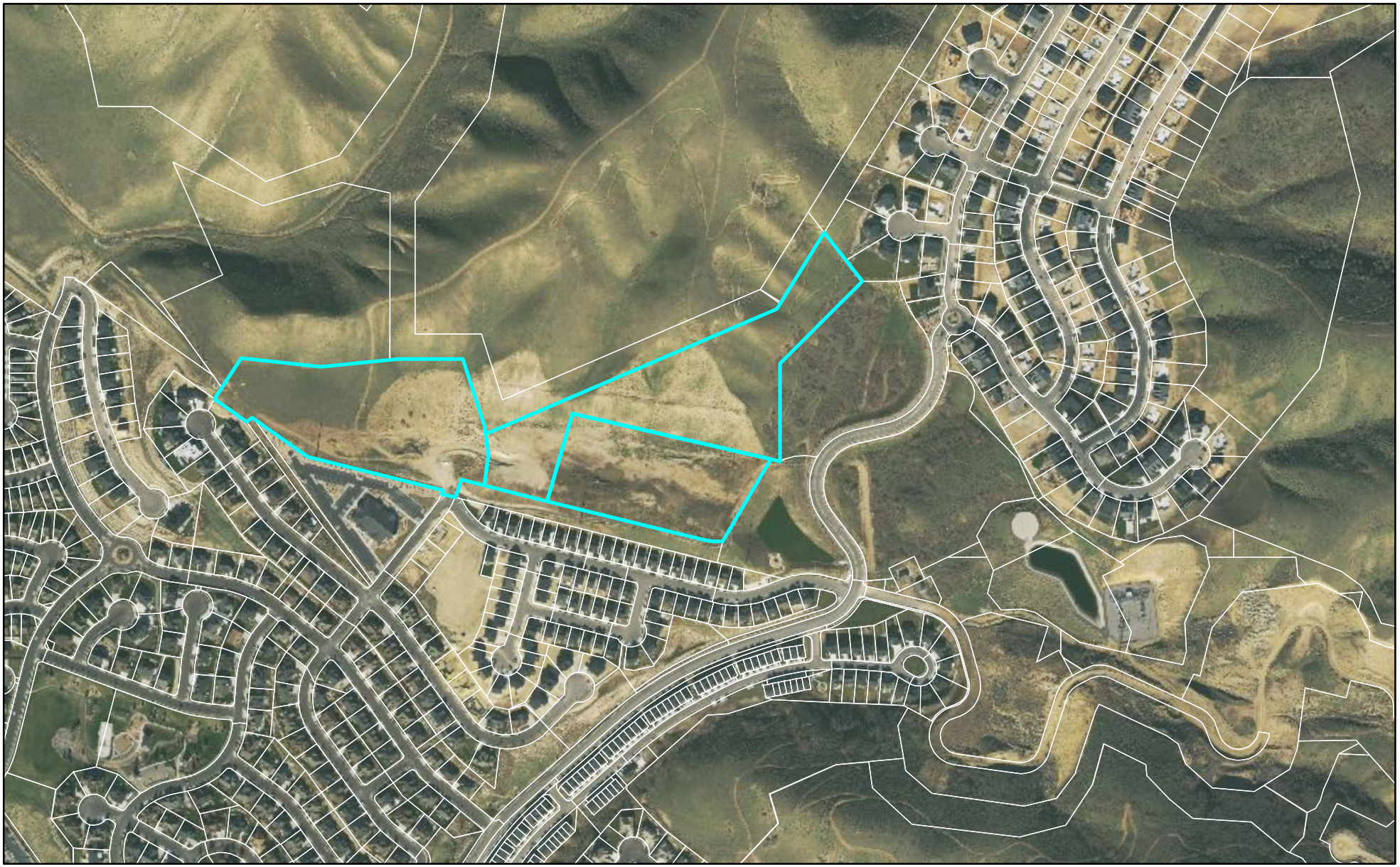
We are excited about this new development, and look forward to your favorable review of this concept.

Best Regards,

Dan Reeve
Vice President of Land

Fox Canyon J1 and L1 Preliminary

Aerial



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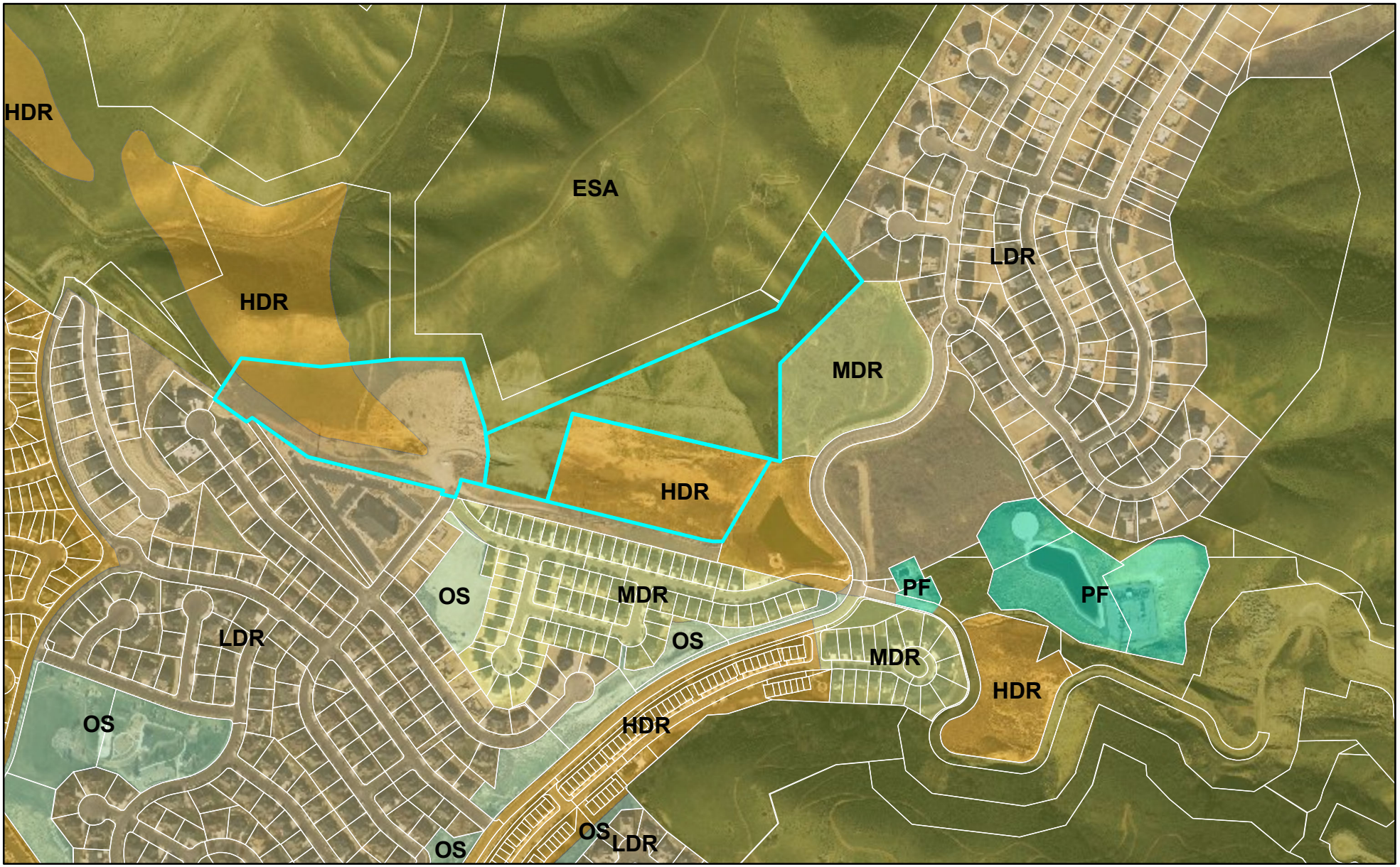
LEHI CITY

Fox Canyon J1 and L1 Preliminary

General Plan



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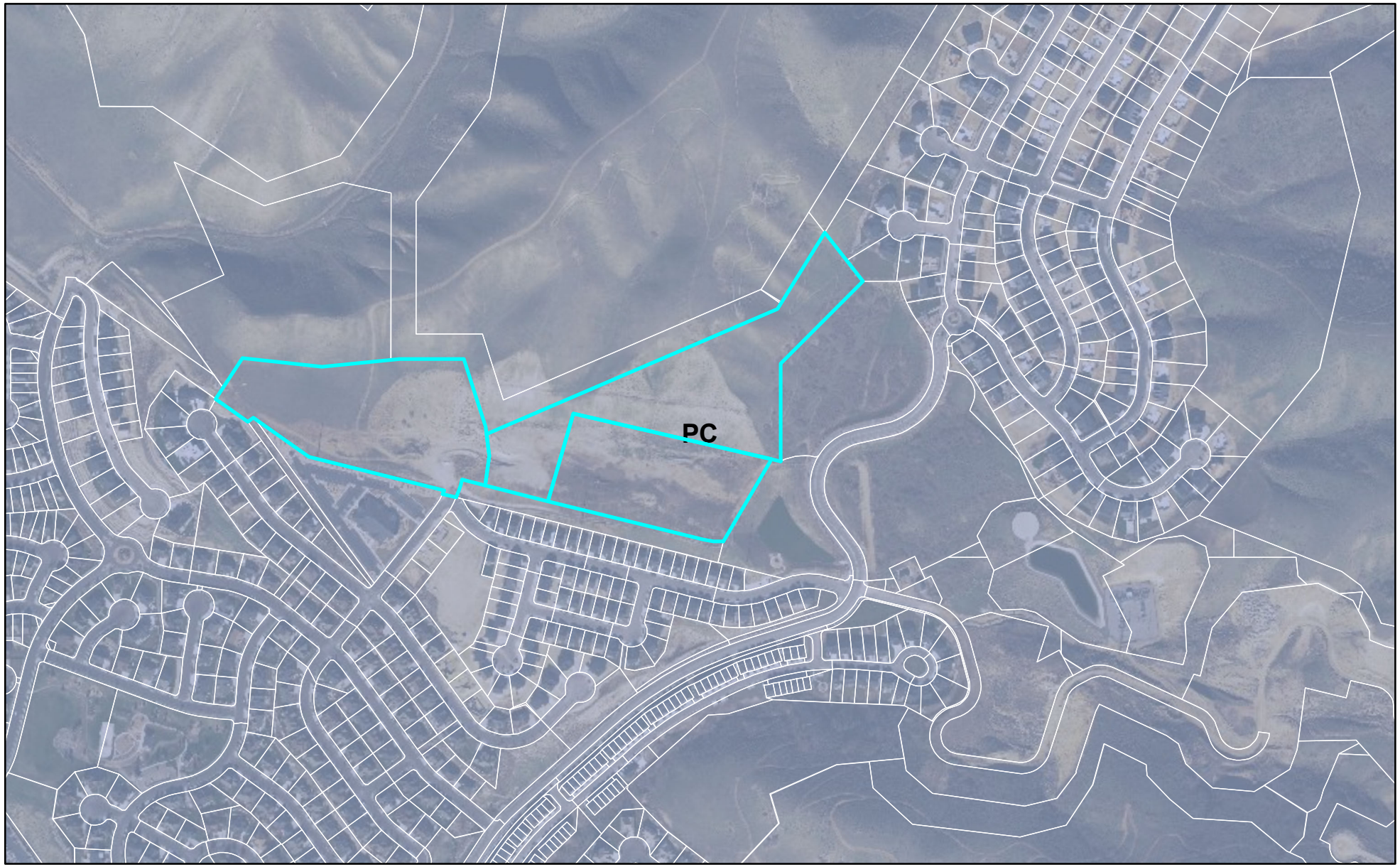
LEHI CITY

Fox Canyon J1 and L1 Preliminary

Zoning



0 660 1,320 Feet

LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Fox Canyon Plats A1 and I1 including 41 single family lots located at approximately 5400 North Fox Canyon Road with the Flex Land Use Designations in the Traverse Mountain Planned Community.

Suggested Action:

Attachments:

CC Staff Report Fox Canyon A1 and I1 Subdivision 01.10.23.docx

Fox Canyon Plats A1 and I1 Subdivision DRC 11.16.22.docx

Fox Canyon A1 and I1 Preliminary - narrative.pdf

Fox Canyon A1 I1 - Preliminary Plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

FOX CANYON A1 AND I1 PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Perry Development		
Meeting Date	January 10, 2023		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Decision Type	Administrative		
Location	Approximately 5400 North Fox Canyon Road		
Existing General Plan Designation	Medium Density Residential (MDR)/ Environmentally Sensitive (ESA)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped Hillside		
Number of Lots/Units	41 Lots		
Adjacent Zoning and Land Use	*North*	PC	Single Family (Hidden Canyon)
	South	PC	Single Family (Northridge)
	East	PC	Single Family (Hidden Canyon)
	West	PC	Fox Canyon Area J1 Concept
Date of DRC Review	November 16, 2022		
Date of Planning Commission Review	December 8, 2022		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 37.030. Connectivity Standards

A. Purpose. These standards are intended to create a connected transportation system between neighborhoods and commercial areas within the City. The specific purposes of this Section include:

1. encouraging active transportation through additional connections and increased destination access;

2. providing better routes to interconnect neighborhoods, shopping, recreation, civic buildings, employment centers, schools and parks;

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

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

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

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

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural or historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

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

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

PROPERTY HISTORY

July 26, 1997	Property came into Lehi as part of the Deerfield Annexation
January 24, 2012	City Council approved the Comprehensive Traverse Area Plan Amendment.
December 8, 2020	City Council approved the Fox Canyon A1 and I1 concept with 43 single family lots
January 12, 2021	City Council approved an amendment to the Traverse Mountain Area Plan eliminating a maximum street length; with the following adjustments: that the amendment only apply to Central Canyon. This also included a DRC comment for the Area Plan to reference the City's connectivity standards instead.

REPORT ANALYSIS

The applicant requests approval of the A1 and I1 preliminary subdivision located at approximately 5400 North Fox Canyon Road in the Central Canyon Area of the Traverse Mountain Planned Community.

City Council previously approved a concept plan for this area. The proposed preliminary subdivision has two less lots than the approved concept. It also has a cul-de-sac instead of a through road labeled as "Lookout Cove" on the plans. These changes are minor. The applicant expressed the difficulty with grade, thus making the cul-de-sac a better solution. This will require an exception to the connectivity requirements. However, one of the reasons the Planning Commission may grant an exception is for steep slopes. Staff supports this exception.

The plans included 41 single family lots ranging in size from approximately 8,500 to 38,500 square feet. The Traverse Mountain Area Plan allows for this kind of flexibility if they do not exceed the maximum number of units.

The Lehi City Traffic Engineer had some concerns about site triangles at the intersection of these new cul-de-sac streets and the existing steep, winding roads. He included a DRC comment to show restrictions in site triangle areas on the plat. He wants to ensure that lot owners are aware of the restrictions on their lot for sight safety reasons.

The DRC reviewed the proposed preliminary subdivision and had ten redline comments including:
1. Cut/Fill as required to provide the PUE space to be evenly graded with walk.
2. Show the provided setback. Lots 106,107,108,113,114, and 115, are affected by the Wildland Urban Interface and will require fire sprinklers. Hatch these lots and provide a note on your plat.
3. Eliminate city owned sewer and SD mains through lot 119 & 120. Install sewer in city ROW.
4. Use 8' truncated dome for trail crossing at Jackrabbit Cir.

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 meets/does not meet the requirements of the Traverse Mountain Area Plan.
2. The proposed subdivision should/should not receive an exception to the connectivity standards based on the slope in the area.
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 at their December 8, 2022 meeting. The minutes and motion from that meeting follow.

2.4) Public hearing and recommendation of Perry Home's request for preliminary subdivision review of Fox Canyon Plats A1 and I1 including 41 single family lots located at approximately 5400 North Fox Canyon Road with the Flex Land Use Designations in the Traverse Mountain Planned Community.
Commissioner Jackson motioned to take a five minute break. All in favor but Commissioner Everett, no. 9:33 reconvened.

Katie Bussell presented information on the agenda item.

The applicant, Dan Reeves with Perry Homes, was present.

Commissioner Nielsen opened the public hearing.

(inaudible) echoed the comments from the previous item. His home borders the lot to the development and he would like to know how he can get to his property if he has to get to the back of his yard.

Katie summarized online comments regarding safety, fire evacuation, insufficient infrastructure, no green space, traffic issues.

Commissioner Nielsen closed the public hearing.

Ross Dinsdale addressed the public comments.

> **Motion:** Commissioner Bunker moved to send a positive recommendation of **Perry Home's request for preliminary subdivision review of Fox Canyon Plats A1 and I1 including 41 single family lots located at approximately 5400 North Fox Canyon Road with the Flex Land Use Designations in the Traverse Mountain Planned Community**; including all DRC comments and findings stated in the report, reducing the lot sizes for line of sight. Commissioner Carlson seconded. All in favor.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker; yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Carlson, yes. The vote passed unanimously.

Fox Canyon Plats A1 and I1
DRC Redline Comments

Perry Homes - requests preliminary subdivision review of Fox Canyon Plats A1 and I1 including 41 single family lots located at approximately 5400 North Fox Canyon Road with the Flex Land Use Designation in the Traverse Mountain Planned Community.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Dave Reddish and Dan Reeve
Date of Plans Reviewed: 11/7/22
Time Start: 1:40pm
Time End: 1:59pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Relocate 2' TM easement to behind 10' PUE
2. The front lot 10' PUE is not a DE. Remove DE.
3. Show/Dimension PUE/PRV detail to indicate adequate clearances for vault, pipes, conduits, cabinets, etc.
4. Cut/Fill as required to provide the PUE space to be evenly graded with walk.

Garion – Fire:
5. Show the provided setback. Lots 106,107,108,113,114, and 115, are affected by the Wildland Urban Interface and will require fire sprinklers. Hatch these lots and provide a note on your plat.

Greg/Ryan – Water/Sewer:
6. Eliminate city owned sewer and SD mains through lot 119 & 120. Install sewer in city ROW.
7. Remove easement from plat. Sewer and SD shall outfall to Fox Canyon Road at the Northwest end of Lookout Cove.

Trent – Parks:
8. Use 8' truncated dome for trail crossing at Jackrabbit Cir.

Gary – Building/Inspections: See General Comments
Jacob – Public Works: No comments
Ross – Engineering:
9. Change PUE to be PUE and roadway construction easement

Luke- Traffic Engineer:
10. Add note on the plat identifying restrictions in the site triangle areas.

Kim – Planning: No comments

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. Irrigation Company signature on the construction drawings for the irrigation piping.
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).
9. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.

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

10. 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.
11. Address any comments or conditions from City Council approval.
12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
13. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Retaining walls will require building permits.
2. 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.
3. Developer is responsible to purchase, move or remove any existing RMP facilities.
4. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
5. 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.
6. 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.
7. All signage will require a separate review and approval process
8. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
9. 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.
10. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 8th AND NEEDS ENVELOPES

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.

Perry Homes, Inc.
Builders/Developers

August 25, 2022

Lehi City Planning and Zoning
153 North 100 East
Lehi, Utah 84043

RE: Preliminary Plat – Fox Canyon Residential Subdivisions Plat A1 & Plat I1, Traverse Mountain

Dear Planning and Zoning,

For your consideration for Concept Review is Fox Canyon Areas A1 & I1, a forty-one (41) lot single-family detached residential development in Traverse Mountain on 17.59 acres at approximately 5400 North Fox Canyon Road (APN #s 11:013:0151, 11:013:0152 and a portion of 11:013:0185). The proposed land-use is R-1-8 (8,000 sf minimum single-family residential lots) with lots ranging in size from approximately 8,551 sf to 28,424 sf, with a majority of the lots being approximately 10,000 sf to 12,000 sf. The streets are proposed to be public right-of-ways, dedicated to and maintained by Lehi City. As all lots will be privately owned and maintained, thus no sub-association to the Traverse Mountain Master Association will be required.

The proposed use and density is actually less than what is allowable under the Traverse Mountain Area Plan, which allows for 60 total residential units in Area A1 and 60 total residential units in Area J1. In order to have similar or larger lot sizes as the adjacent land use of Toll Brother's Canyon Point to the north, Perry is proposing a much reduced 41 total lot count, rather than the 120 total allowable units in these two areas.

The Area Plan allows any unused density to be transferred to the Perry Homes Planning District. With only 41 out of 120 allowable units being developed in A1 & I1, this would lower the developed density by just over 65% and move the excess density closer to SR-92. With 41 units being proposed in Areas A1 & I1, the unused 79 remaining units of density in A1 & I1 will be transferred from Central Canyon to the Perry Homes Planning District upon recording of final plats of Areas A1 & I1.

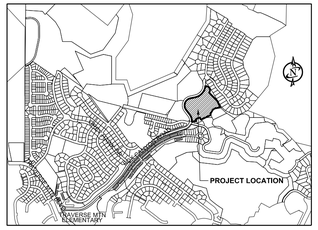
We are excited about this new development, and look forward to your favorable review of this concept.

Best Regards,

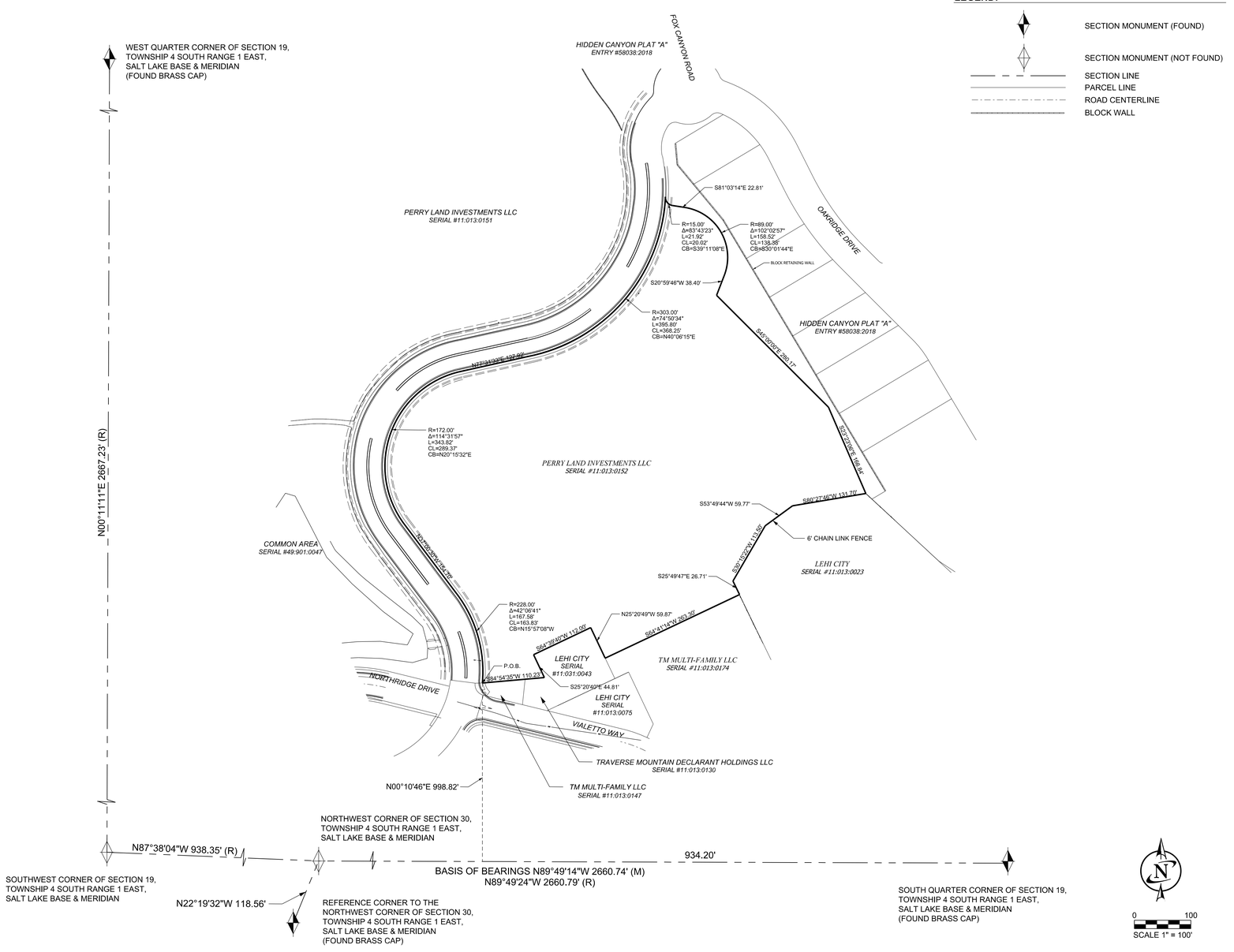
Dan Reeve
Vice President of Land

FOX CANYON SUBDIVISION PLAT A1
RECORD OF SURVEY

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S.



LEGEND:

- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- SECTION LINE
- PARCEL LINE
- ROAD CENTERLINE
- BLOCK WALL

SURVEYOR'S CERTIFICATE:

I, JARED ASHTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 12411560 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS MAP IN ACCORDANCE WITH SECTION 17-23-17, AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IN MY PROFESSIONAL OPINION.

PROFESSIONAL LAND SURVEYOR
12411560
JARED ASHTON
STATE OF UTAH

JARED ASHTON
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12411560

OVERALL BOUNDARY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°49'14" WEST 934.20 FEET AND NORTH 00°10'46" EAST 998.82' FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALONG FOX CANYON ROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: (1) ALONG A CURVE 167.58 FEET TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, THE CHORD OF WHICH IS NORTH 15°57'08" WEST 163.83 FEET, (2) NORTH 37°00'30" WEST 154.70 FEET, (3) ALONG A CURVE 343.82 FEET TO THE RIGHT, HAVING A RADIUS OF 172.00 FEET, THE CHORD OF WHICH IS NORTH 20°15'32" EAST 289.37 FEET, (4) NORTH 77°31'33" EAST 127.92 FEET, (5) ALONG A CURVE 395.80 FEET TO THE LEFT, HAVING A RADIUS OF 303.00 FEET, THE CHORD OF WHICH IS NORTH 40°06'15" EAST 368.25 FEET TO A POINT ALONG THE SOUTHERLY BOUNDARY LINE OF HIDDEN CANYON PLAT "A"SUBDIVISION RECORDED IN THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #58038:2018; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) ALONG A NON-TANGENT CURVE 21.92 FEET TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS SOUTH 39°11'08" EAST 20.02 FEET, (2) SOUTH 81°03'14" EAST 22.81 FEET, (3) ALONG A CURVE 158.52 FEET TO THE RIGHT, HAVING A RADIUS OF 89.00 FEET, THE CHORD OF WHICH IS SOUTH 30°01'44" EAST 138.38 FEET, (4) SOUTH 20°59'46" WEST 38.40 FEET, (5) SOUTH 45°00'00" EAST 280.17 FEET, (6) SOUTH 23°23'06" EAST 166.84 FEET; THENCE SOUTH 80°27'46" WEST 131.70 FEET; THENCE SOUTH 53°49'44" WEST 59.77 FEET; THENCE SOUTH 30°15'22" WEST 113.50 FEET; THENCE SOUTH 25°49'47" EAST 26.71 FEET; THENCE SOUTH 64°41'14" WEST 263.30 FEET; THENCE NORTH 25°20'49" WEST 59.87 FEET; THENCE SOUTH 64°39'40" WEST 112.00 FEET; THENCE SOUTH 25°20'40" EAST 44.81 FEET; THENCE SOUTH 84°54'35" WEST 110.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 378,751 SQ. FT. OR 8.695 ACRES, MORE OF LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°49'14" WEST 2660.74' (M) BETWEEN THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE BASE AND MERIDIAN.

BENCHMARK DESCRIPTION:

THE BENCHMARK FOR THIS SURVEY THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE BASE AND MERIDIAN. BENCHMARK ELEV. = 5298.82

NARRATIVE OF BOUNDARY

PURPOSE:
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF FOX CANYON AREA A1 SUBDIVISION, A MULTI-FAMILY DEVELOPMENT, AND TO GATHER INFORMATION NEEDED FOR THE DESIGN OF SAID FUTURE DEVELOPMENT.

PROCEDURE:
A TOPOGRAPHIC SURVEY WAS COMPLETED ON MARCH 1, 2021. THE DESCRIPTIONS FOR THE PROPOSED BOUNDARY WERE OBTAINED FROM THE UTAH COUNTY RECORDERS OFFICE AND PLOTTED PER MATHMATICAL CALLS IN THE DEEDS AND COMPARED TO THE SURVEYED OCCUPATION LINES.

RESULTS: THE DESCRIPTION SHOWN HEREON WAS CREATED FROM THE HIDDEN CANYON PLAT A SUBDIVISION PLAT AS WELL AS THE ADJOINING PARCELS. THE BOUNDARY SHOWN HEREON WAS FOUND TO FIT BOTH THE ADJOINING PROPERTY DESCRIPTIONS AS WELL AS THE EXISTING LINES OF OCCUPATION.

GENERAL NOTES:

1. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE HAVING BEEN USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
2. PROPERTY LIES WITHIN FLOOD ZONE X PER FEMA FLOOD MAP 49049C0135F, EFFECTIVE 06/19/2020.
3. DOCUMENTS UTILIZED IN THE PERFORMANCE OF THIS SURVEY:

   NORTHRIDGE PLAT "A" - ENTRY #110274:2018
   TMTH LLC ROS - SURVEY #20-002
   HIDDEN CANYON PLAT "A" - ENTRY #58038:2018
   VIALETTO WAY ROAD DEDICATION PLAT - ENTRY #105797:2007
   VARIOUS ADJOINER PROPERTY DESCRIPTIONS

FOX CANYON SUBDIVISION PLAT A1
RECORD OF SURVEY

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH

PERRY HOMES, INC.
DAN REEVE
17 EAST WINCHESTER STREET
SUITE 200
MURRAY, UT 84107
(801) 264-8800

PROTERRA GROUP Inc.
1654 Reunion Ave. Suite 10A, South Jordan Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www. proterragroup.com

SHEET 1 OF 1

ROS1

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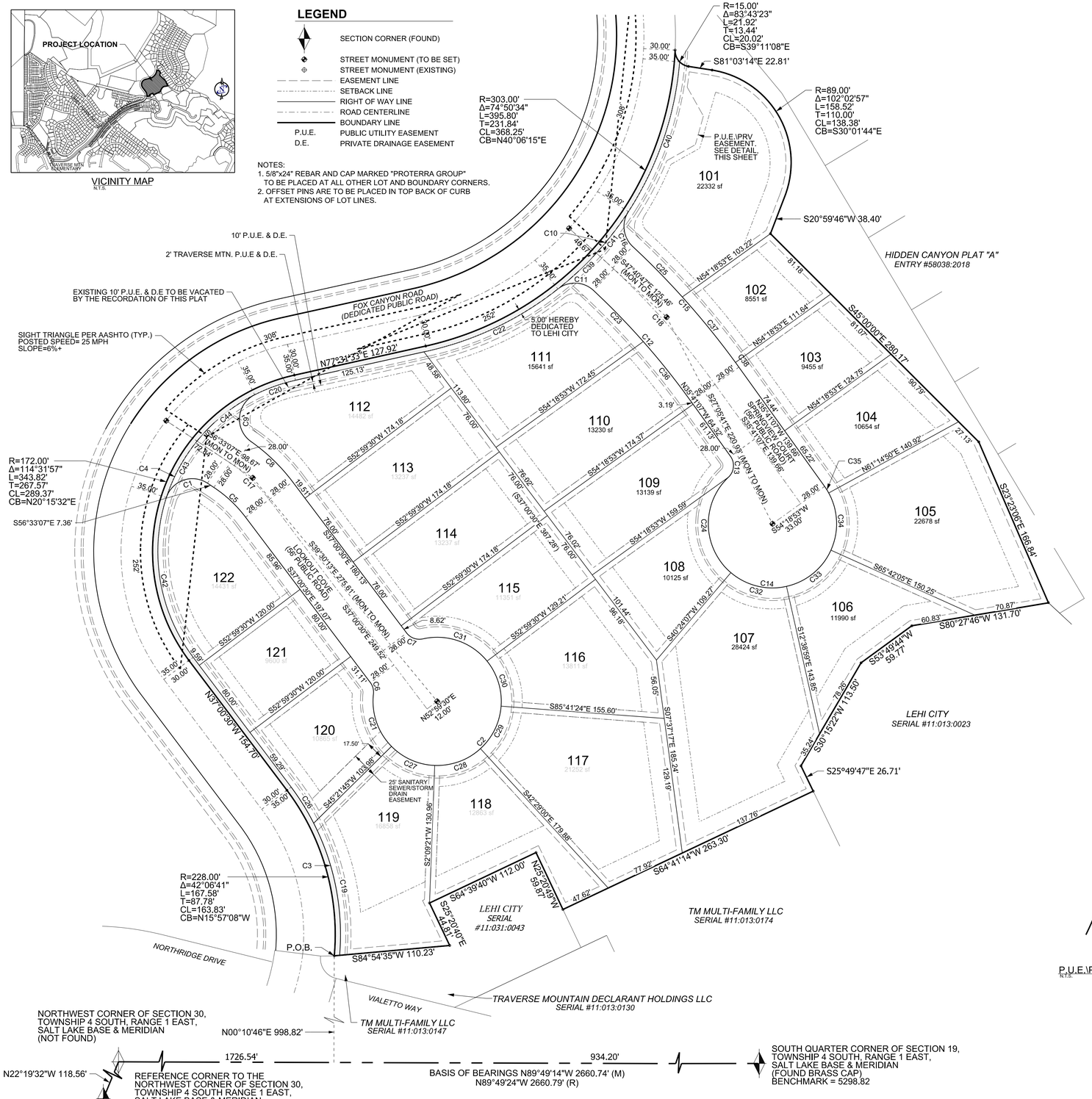
VICINITY MAP
N.T.S.

LEGEND

- SECTION CORNER (FOUND)
- STREET MONUMENT (TO BE SET)
- STREET MONUMENT (EXISTING)
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- BOUNDARY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. PRIVATE DRAINAGE EASEMENT

NOTES:
1. 5/8"x24" REBAR AND CAP MARKED "PROTERRA GROUP" TO BE PLACED AT ALL OTHER LOT AND BOUNDARY CORNERS.
2. OFFSET PINS ARE TO BE PLACED IN TOP BACK OF CURB AT EXTENSIONS OF LOT LINES.



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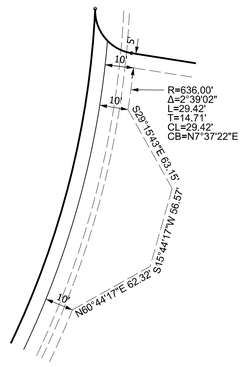
BEGINNING AT A POINT WHICH LIES NORTH 89°49'14" WEST 934.20 FEET AND NORTH 00°10'46" EAST 998.82' FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND TRAVERSING THENCE ALONG A CURVE 167.58 FEET TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, THE CHORD OF WHICH IS NORTH 15°57'08" WEST 163.83 FEET; THENCE NORTH 37°00'30" WEST 154.70 FEET; THENCE ALONG A CURVE 343.82 FEET TO THE RIGHT, HAVING A RADIUS OF 172.00 FEET, THE CHORD OF WHICH IS NORTH 20°15'32" EAST 289.37 FEET; THENCE NORTH 77°31'33" EAST 127.92 FEET; THENCE ALONG A CURVE 395.80 FEET TO THE LEFT, HAVING A RADIUS OF 303.00 FEET, THE CHORD OF WHICH IS NORTH 40°06'15" EAST 368.25 FEET TO A POINT WHICH LIES ON THE SOUTHERLY BOUNDARY LINE OF HIDDEN CANYON PLAT "A"SUBDIVISION, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY #58038:2018; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) ALONG A NON-TANGENT CURVE 21.92 FEET TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS SOUTH 39°11'08" EAST 20.02 FEET, (2) SOUTH 81°03'14" EAST 22.81 FEET, (3) ALONG AN ARC 158.52 FEET TO THE RIGHT, HAVING A RADIUS OF 89.00 FEET, THE CHORD OF WHICH IS SOUTH 30°01'44" EAST 138.38 FEET, (4) SOUTH 20°59'46" WEST 38.40 FEET, (5) SOUTH 45°00'00" EAST 280.17 FEET, (6) SOUTH 23°23'06" EAST 166.84 FEET; THENCE SOUTH 80°27'46" WEST 131.70 FEET; THENCE SOUTH 53°49'44" WEST 59.77 FEET; THENCE SOUTH 30°15'22" WEST 113.50 FEET; THENCE SOUTH 25°49'47" EAST 26.71 FEET; THENCE SOUTH 64°41'14" WEST 263.30 FEET; THENCE NORTH 25°20'49" WEST 59.87 FEET; THENCE SOUTH 64°39'40" WEST 112.00 FEET; THENCE SOUTH 25°20'40" EAST 44.81 FEET; THENCE SOUTH 84°54'35" WEST 110.23 FEET TO THE POINT OF BEGINNING.

CONTAINS 378,751 SQ. FT. OR 8.695 ACRES, MORE OF LESS.
CONTAINS 22 LOTS

2.5 UNITS PER ACRE

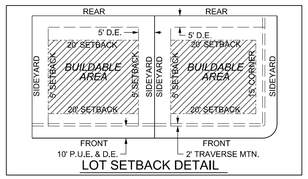
CURVE TABLE					
NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	26.00	47.88	41.40	34.20	N 70°41'26" E
C2	61.00	308.29	70.35	N/A	N 41°50'54" E
C3	233.00	170.35	166.58	89.18	N 16°03'46" W
C4	167.00	333.83	280.96	259.80	S 20°15'30" W
C5	122.00	41.61	41.41	21.01	S 46°46'49" E
C6	15.00	11.43	11.15	6.01	N 15°11'17" W
C7	15.00	17.26	16.32	9.73	N 69°58'19" W
C8	178.00	55.29	55.07	27.87	S 45°54'25" E
C9	26.00	53.60	44.60	43.36	N04°14'55" E
C10	308.00	391.32	365.53	227.06	N 41°07'39" E
C11	26.00	36.98	33.94	22.40	S 87°36'47" E
C12	722.00	140.85	140.63	70.65	S 41°16'27" E
C13	15.00	21.58	19.77	13.14	N 05°32'04" E
C14	61.00	279.41	91.77	N/A	S 84°27'56" E
C15	778.00	153.25	153.00	76.87	S 41°19'41" E
C16	26.00	36.30	33.42	21.82	N 06°58'20" W
C17	150.00	51.17	50.92	25.83	S 46°46'49" E
C18	750.00	157.01	156.72	78.79	S 41°40'57" E
C19	233.00	129.79	128.12	66.63	N 11°04'34" W
C20	167.00	41.45	41.35	20.83	S 70°24'50" W
C21	61.00	54.58	52.78	29.27	S 19°00'09" E
C22	308.00	139.17	137.99	70.79	N 64°34'52" E
C23	722.00	67.92	67.89	33.98	S 44°10'05" E
C24	61.00	102.58	90.91	68.17	S 01°25'19" E
C25	778.00	67.40	67.38	33.72	S 44°29'22" E
C26	233.00	40.56	40.51	20.33	N 32°01'17" W
C27	61.00	46.00	44.92	24.16	S 66°14'27" E
C28	61.00	47.53	46.33	25.04	N 69°50'11" E
C29	61.00	46.00	44.92	24.16	N 25°54'48" E
C30	61.00	46.00	44.92	24.16	N 17°17'36" W
C31	61.00	68.18	64.69	38.15	N 70°54'58" W
C32	61.00	56.48	54.49	30.45	S 76°07'26" E
C33	61.00	56.48	54.49	30.45	N 50°49'28" E
C34	61.00	56.48	54.49	30.45	N 02°13'37" W
C35	61.00	7.38	7.38	3.69	N 32°13'09" W
C36	722.00	72.93	72.90	36.50	S 38°34'45" E
C37	778.00	80.29	80.25	40.18	S 39°03'05" E
C38	778.00	5.57	5.57	2.78	S 35°53'24" E
C39	308.00	50.08	50.03	25.10	N 46°58'43" E
C40	308.00	152.12	150.57	77.64	N 18°52'41" E
C41	308.00	49.96	49.90	25.03	N 37°40'25" E
C42	167.00	160.14	154.07	86.83	S 09°32'15" E
C43	167.00	61.53	61.18	31.12	S 28°29'19" W
C44	167.00	70.71	70.18	35.89	S 51°10'24" W



P.U.E.\PRV EASEMENT DETAIL
N.T.S.

PLANNED COMMUNITY ZONING

PLAT I1: FLEX DENSITY



LOT SETBACK DETAIL

0 50
Scale 1" = 50'

PROTERRA GROUP
10450 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0246 Fax: (801) 253-0139
www.proterragroup.com

FOX CANYON PLAT A1 & PLAT I1

SITE PLAN - PLAT A1

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS			
REV.	DESCRIPTION	DATE	

DESIGN CHECK: DAR

DRAFTING CHECK: JA

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
12-11-22
STATE OF UTAH

SHEET:
SP1

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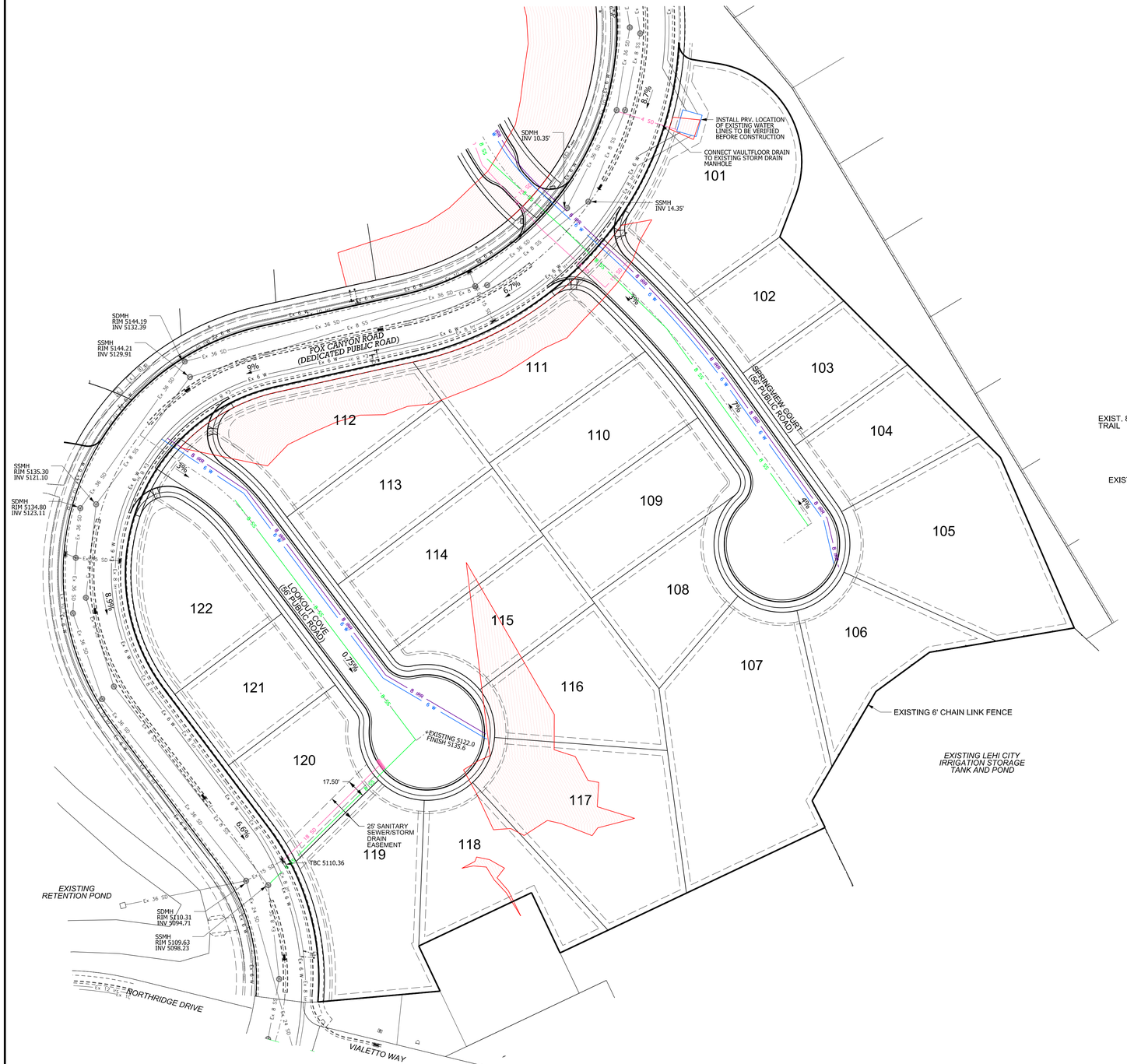


LEGEND:

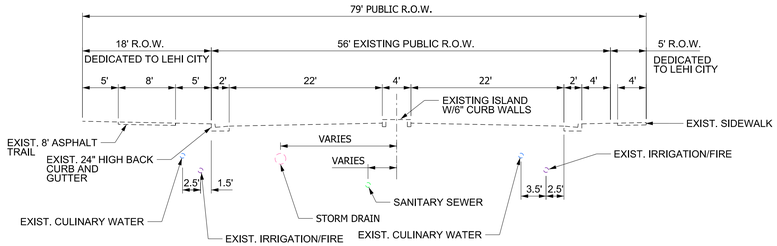
EXISTING GROUND OVER 30%

THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT:

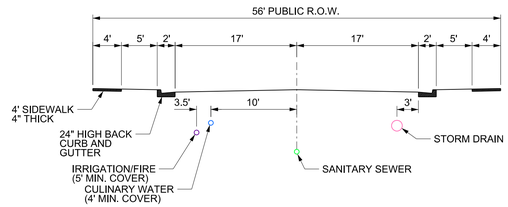
(A) PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
(B) ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE ETC.).
(C) VALVES.
(D) BLOWOFFS INCLUDING SIZE TYPE & PROTECTION.
(E) MANHOLES, BOXES AND RELATED DETAILS.
(F) WATER & SEWER SERVICE DETAILS.
(G) FIRE HYDRANTS.
(H) LOT LINE UTILITY EASEMENTS.
(I) STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS.
(J) POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS.
(K) LOT ADDRESSES
(L) CBR VALUES AND ROAD SUB-BASE.
(M) SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

NOTES:

1. ALL SANITARY SEWER MANHOLES TO BE A MINIMUM OF 11' DEEP.
2. ALL SANITARY SEWER PIPES TO BE AT A MINIMUM SLOPE OF 0.40% AND A MAX OF 10%.



FOX CANYON ROAD EXISTING STREET SECTION
N.T.S.



56' TYPICAL RESIDENTIAL ROADWAY SECTION
N.T.S.

50 0 50 100
Horizontal Scale 1" = 50'

Blue Stakes of UTAH 811 bluestakes.org

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FOX CANYON PLAT A1

SITE PLAN - A1

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS

REV.	DESCRIPTION	DATE

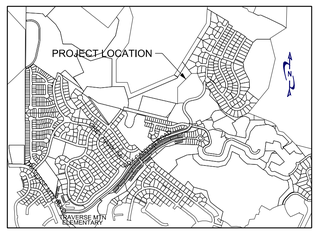
DESIGN CHECK:

DRAFTING CHECK:

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
10-11-22
STATE OF UTAH

SHEET:
SP2

10/11/2022 9:37:57 AM J:\Projects\Perry Homes\PH070 - Fox Canyon Area A1 & H\Design\Drawings\FC A1 SP1.dgn



VICINITY MAP
N.T.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89°49'14" WEST 1292.58 FEET AND NORTH 00°10'46" EAST 1564.79 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND TRAVERSING THENCE NORTH 09°25'58" WEST 104.10 FEET; THENCE NORTH 02°08'58" EAST 434.39 FEET; THENCE NORTH 31°43'56" EAST 362.08 FEET; THENCE SOUTH 38°03'00" EAST 249.74 FEET; THENCE EAST 148.39 FEET; THENCE ALONG A NON-TANGENT CURVE 197.35 FEET TO THE LEFT, HAVING A RADIUS OF 428.00 FEET, THE CHORD OF WHICH IS SOUTH 25°06'55" EAST 195.61 FEET; THENCE ALONG A REVERSE CURVE 499.42 FEET TO THE RIGHT, HAVING A RADIUS OF 247.00 FEET, THE CHORD OF WHICH IS SOUTH 19°36'02" WEST 418.59 FEET; THENCE SOUTH 77°31'33" WEST 127.92 FEET; THENCE ALONG A CURVE 136.72 FEET TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, THE CHORD OF WHICH IS SOUTH 60°20'50" WEST 134.68 FEET; THENCE ALONG A NON-TANGENT CURVE FEET TO THE LEFT, HAVING A RADIUS OF 275.50 FEET, THE CHORD OF WHICH IS NORTH 84°46'00" WEST 193.45 FEET TO THE POINT OF BEGINNING.

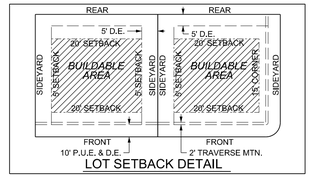
CONTAINING 376,517 SQ. FT. OR 8.644 ACRES, MORE OR LESS.
CONTAINS 19 LOTS.

2.2 UNITS PER ACRE

CURVE TABLE					
NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	228.00	80.64	80.22	40.75	S 37°09'51" E
C2	15.00	20.89	19.25	12.54	N 66°56'08" W
C3	353.00	82.17	81.99	41.27	S 79°49'46" W
C4	325.00	75.65	75.48	38.00	S 79°49'46" W
C5	297.00	69.14	68.98	34.73	S 79°49'46" W
C6	15.00	14.54	13.98	7.90	N 58°43'36" E
C7	61.00	309.90	69.03	N/A	S 03°30'07" E
C8	15.00	14.54	13.98	7.90	S 65°43'49" E
C9	275.50	19.00	18.99	9.50	S 66°11'16" E
C10	15.00	23.24	20.98	14.68	S 28°46'29" W
C11	172.00	104.04	102.46	53.67	S 29°50'32" E
C12	528.00	113.99	113.77	57.22	N 18°41'55" W
C13	500.00	107.94	107.73	54.18	N 18°41'55" W
C14	472.00	76.38	76.30	38.27	N 20°14'50" W
C15	228.00	119.84	118.46	61.34	N 39°56'26" W
C16	200.00	105.12	103.91	53.80	N 39°56'26" W
C17	172.00	48.75	48.59	24.54	N 33°00'09" W
C18	15.00	24.30	21.73	15.76	N 87°31'45" W
C19	61.00	275.68	94.18	N/A	S 04°28'02" E
C20	353.00	52.29	52.24	26.19	S 77°24'14" W
C21	61.00	63.74	60.88	35.13	N 67°53'42" W
C22	528.00	55.22	55.19	27.63	N 15°30'35" W
C23	228.00	21.71	21.70	10.86	N 27°36'40" W
C24	61.00	20.23	20.13	10.21	N 64°29'49" W
C25	353.00	29.89	29.88	14.95	S 84°04'22" W
C26	61.00	65.42	62.33	36.25	N 61°40'46" E
C27	61.00	60.23	57.82	32.83	S 59°18'28" E
C28	61.00	60.26	57.84	32.84	S 02°43'10" E
C29	61.00	60.25	57.83	32.84	S 53°52'29" W
C30	528.00	58.77	58.74	29.42	N 21°41'40" W
C31	228.00	23.84	23.83	11.93	N 52°00'08" W
C32	228.00	74.29	73.96	37.48	N 39°40'22" W
C33	61.00	60.25	57.83	32.84	S 77°42'35" W
C34	61.00	60.25	57.83	32.84	S 21°07'17" W
C35	61.00	63.90	61.02	35.23	S 37°10'52" E
C36	61.00	71.06	67.11	40.18	N 79°26'14" E
C37	200.00	122.75	120.83	63.38	N 30°05'48" W
C38	428.00	125.17	124.72	63.03	S 20°17'00" E
C39	428.00	72.19	72.10	36.18	S 33°29'35" E
C40	247.00	19.80	19.80	9.91	N 36°01'38" W
C41	247.00	40.38	40.33	20.23	N 29°02'51" W
C42	144.00	57.90	57.51	29.35	S 00°20'37" W
C43	229.00	147.35	144.83	76.33	N 07°15'31" E
C44	229.00	38.38	38.33	19.23	N 30°29'37" E
C45	229.00	112.64	111.51	57.49	N 63°25'59" E
C46	246.00	153.81	151.32	79.51	S 59°36'50" W
C47	275.50	156.91	154.80	80.65	S 89°00'15" E
C48	275.50	21.75	21.75	10.88	S 70°25'31" E
C49	246.00	73.98	73.70	37.27	S 68°54'38" W
C50	246.00	79.83	79.48	40.27	S 50°59'55" W

PLANNED COMMUNITY ZONING

PLAT I1: FLEX DENSITY



LOT SETBACK DETAIL

LEGEND

- SECTION CORNER (FOUND)
- STREET MONUMENT (TO BE SET)
- STREET MONUMENT (EXISTING)
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- BOUNDARY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. PRIVATE DRAINAGE EASEMENT

NOTES:
1. 5/8"x24" REBAR AND CAP MARKED "PROTERRA GROUP" TO BE PLACED AT ALL OTHER LOT AND BOUNDARY CORNERS.
2. OFFSET PINS ARE TO BE PLACED IN TOP BACK OF CURB AT EXTENSIONS OF LOT LINES.
3. LOTS 106, 107, 108, 113, 114 & 115 ARE REQUIRED TO HAVE A REAR MINIMUM SETBACK OF 30'.

PROTERRA GROUP
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www.proterragroup.com

FOX CANYON PLAT A1 & PLAT I1

SITE PLAN - PLAT I1

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS		
REV.	DESCRIPTION	DATE

DESIGN CHECK: DAR

DRAFTING CHECK: JA

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
10-11-22
STATE OF UTAH

SHEET:
SP3

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LEGEND:

EXISTING GROUND OVER 30%

THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT:

(A) PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
(B) ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE ETC.).
(C) VALVES.
(D) BLOWOFFS INCLUDING SIZE TYPE & PROTECTION.
(E) MANHOLES, BOXES AND RELATED DETAILS.
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(L) CBR VALUES AND ROAD SUB-BASE.
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NOTES:

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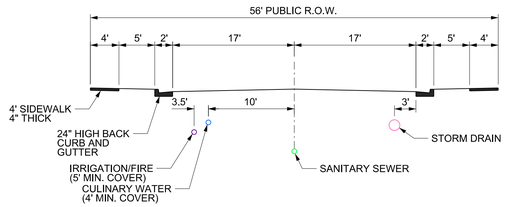

56' TYPICAL RESIDENTIAL ROADWAY SECTION
N.T.S.

50 0 50 100
Horizontal Scale 1" = 50'

Blue Stakes of UTAH 811 bluestakes.org

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FOX CANYON PLAT I1

SITE PLAN - PLAT I1

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS			
REV.	DESCRIPTION	DATE

DESIGN CHECK:

DRAFTING CHECK:

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
10-17-22
STATE OF UTAH

SHEET:
SP4

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Fox Canyon A1 and I1 Preliminary

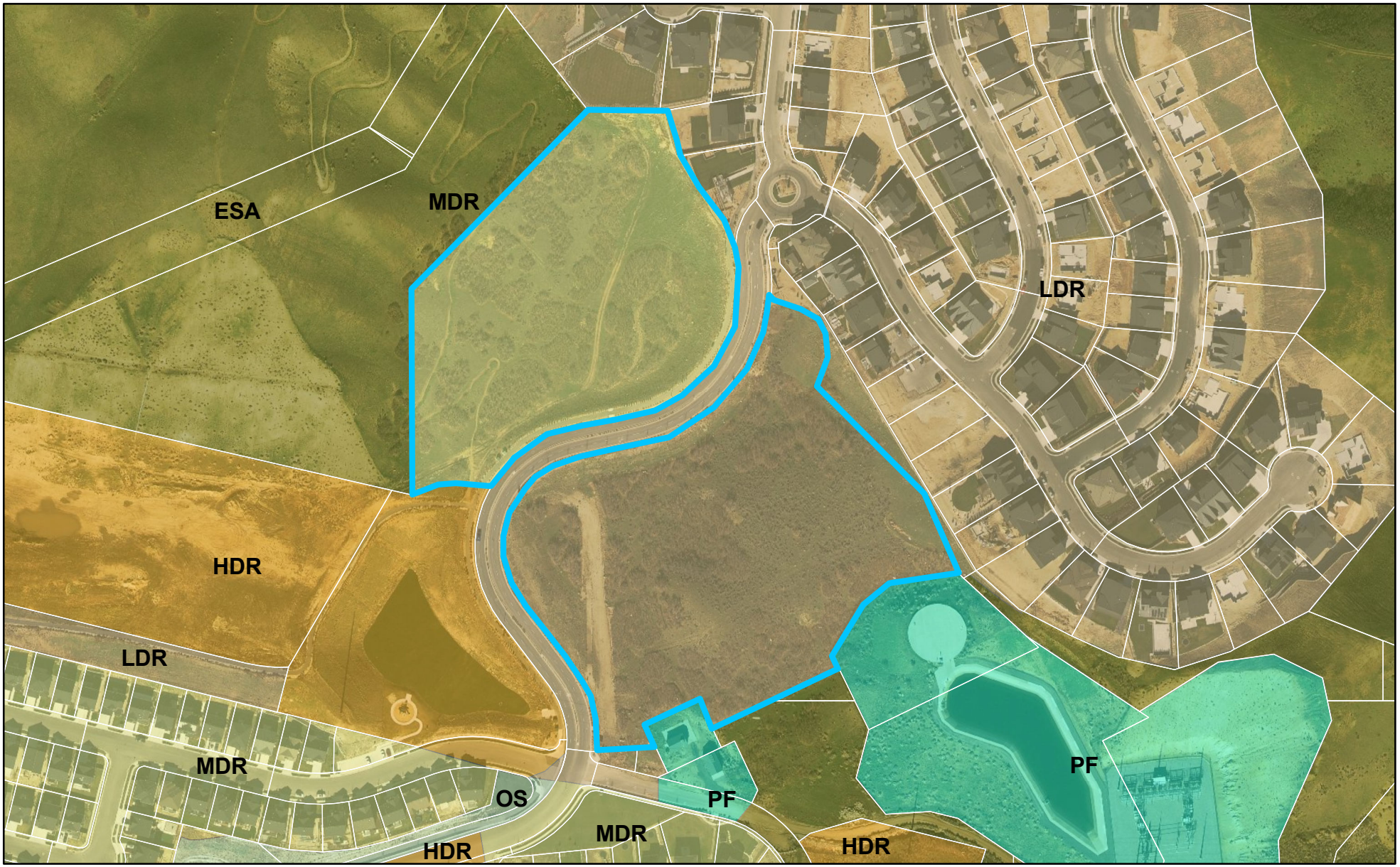
Aerial

0 310 620 Feet

LEHI CITY

Fox Canyon A1 and I1 Preliminary

General Plan

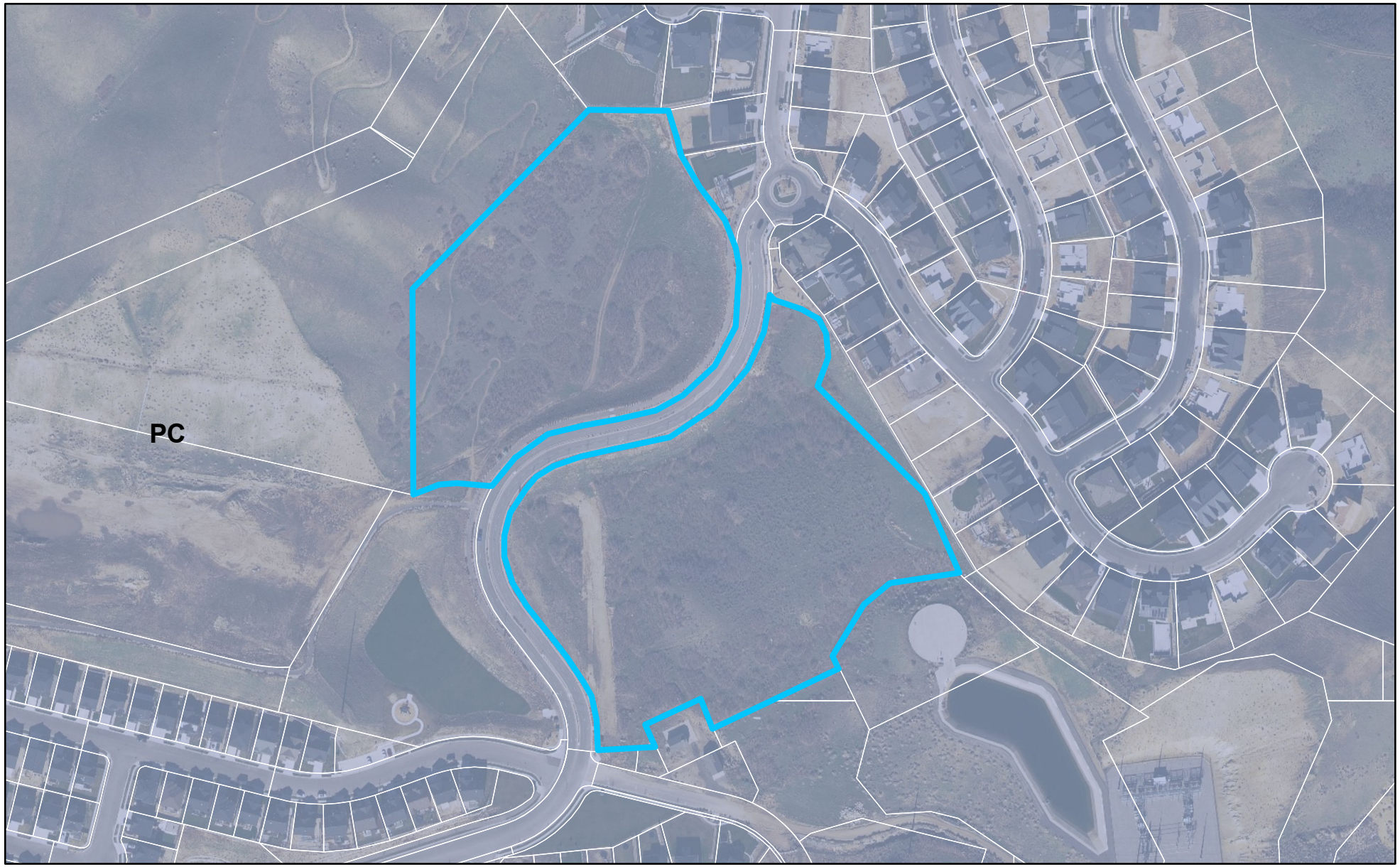


0 310 620 Feet

LEHI CITY

Fox Canyon A1 and I1 Preliminary

Zoning



LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2023-03 a Resolution of Intent to Annex the Lamb Property of 5.601-acres located at approximately 1900 South Center Street with R-1-22 zoning.

Suggested Action:

Attachments:

CC Staff Report Lamb Annexation - Resolution of Intent 01.10.23.docx

Lamb Annexation DRC 12.7.22.docx

Res 2023-03.docx

Lamb Annexation 12.07.22 narrative, plat.pdf

Lamb Aerial.pdf

Lamb GP.pdf

Lamb Zoning.pdf

LAMB ANNEXATION- RESOLUTION OF INTENT

CITY COUNCIL REPORT

Applicant	Jamie Lamb		
Meeting Date	January 10, 2023		
Requested Action/Purpose	Acceptance of a resolution of intent to annex		
Location	7350 N 8000 W (Approximately 1900 S Center Street)		
Requested Zoning	R-1-22		
General Plan Land Use Designation	VLDRA		
Acreage	5.601 acres		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	N/A	Single family residential
	South	N/A	Vacant
	East	N/A	Agricultural
	West	R-1-22	Anthem Country Lane Estates
Assigned Planner			

REQUIRED ACTION

City Council	Acceptance of resolution
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

REPORT ANALYSIS

The applicant requests approval of the resolution of intent to annex property located at 7350 N 8000 W (Approximately 1900 S Center Street) with proposed R-1-22 zoning.

The resolution of intent is the first step in the process of annexing. If approved, the annexation will go to Planning Commission for review and recommendation on the zoning. The final public hearing and consideration will take place at the final City Council meeting.

The proposed annexation will add a portion of an existing county island and allow the applicant to connect into City water. This area has a general plan land use designation with the intent that it would annex into Lehi at some point.

The DRC reviewed the proposed annexation and had no critical issue concerns. Some of their comments include:

1. Move the Utah County Surveyor signature block into right block with room for their stamp.
2. As a condition of recording the annexation plat, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the R-1-22 Zone is .79 acre feet per acre of culinary water and 2.9 acre feet per acre of irrigation water.
3. Show the asphalt centerlines on the plat.
4. This property is in the mapped FEMA flood zone AE. Approval from FEMA will be required to develop this property.

These comments were informative for the applicant. Please consider them in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to accept or deny the resolution of intent to annex. Any motion should include findings. Possible findings include:

1. The proposed annexation helps resolve a portion of a county island.
2. The proposed application does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined by the public hearing.

Lamb Annexation
DRC Redline Comments

Jamie Lamb- requests review of the Lamb Annexation, 5.601-acres located at 7350 N 8000 W (Approximately 1900 South Center Street) requesting R-1-22 zoning.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Gavin West
Date of Plans Reviewed: 11/29/22
Time Start: 1:14 pm
Time End: 1:21 pm

DRC REPORT:

1. **Critical Issues: None**

2. **Location of existing and proposed City facilities**
   Existing Lehi City owned utilities in Center Street and 1900 South
   14" PI main
   12" Culinary main

   30" sewer main in Center Street and 54" sewer main in 1900 South is owned by TSSD, connection to this sewer main will require TSSD approval.

   There is no City owned Storm Drain in the area. Connection to the Irrigation ditch in Center Street will require Irrigation Co approval.

3. **Zoning required or recommended**

   R-1-22

4. **Distances to schools/parks/shopping**

   Lehi High School: 2:09 miles

   Willowcreek Middle School: 3.5 miles

   Dry Creek Elementary School: 1.48 miles

   North Lake Park: .42 miles

   Kohlers Grocery: 1.78 miles

5. **Transportation**
   1900 South is master planned as a Major Arterial with an asphalt width of 80 feet. Sidewalk and curb and gutter will be required on the developed portion. Sidewalk is 5 feet wide. Park strip is 7 feet wide.

   Center St. is master planned as a Major Collector with an asphalt width of 48 feet. Sidewalk and curb and gutter will be required on the developed portion. Sidewalk is 5 feet wide. Park strip is 7 feet wide.

DRC GENERAL COMMENTS:

1. General: RMP ASSET TRANSFER AGREEMENT required.
2. Move the Utah County Surveyor signature block into right block with room for their stamp.

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.

3. As a condition of recording the annexation plat, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the R-1-22 Zone is .79 acre feet per acre of culinary water and 2.9 acre feet per acre of irrigation water.
4. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
5. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
6. Show the asphalt centerlines on the plat.
7. Clearly show parcels and zoning on the plat. Legal descriptions are required for all separate zoned areas.
9. This property is in the mapped FEMA flood zone AE. Approval from FEMA will be required to develop this property.
10. The drainage/irrigation pipe on the east side of Center Street is master planned to be 36 inches
11. If they have done a soils report for the new subdivision, and if they are putting in a drain system for the houses. Especially since it is in a flood plan area.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 10, 2023
NEED ENVELOPES

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

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

RESOLUTION NO: 2022-

RESOLUTION OF INTENT OF LEHI CITY COUNCIL TO ANNEX REAL PROPERTY ("LAMB" ANNEXATION)

WHEREAS, the Lehi City Council has determined that a certain parcel of real property described in Exhibit A constitutes a portion of land contiguous to Lehi City Corporation and should be annexed to Lehi City Corporation; and

WHEREAS, the area to be annexed consists of one or more unincorporated islands or unincorporated peninsulas contiguous to the municipality, each of which has fewer than 800 residents; and

WHEREAS, Lehi City Corporation can provided one or more municipal-type services to the area; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to annex the parcels of real property owned by Erik Lamb, consisting of approximately 5.601 acres, and further described by Attachment "A".

2. Staff is directed to publish notice of this proposed annexation in a newspaper of general circulation within Lehi City, once a week for three successive weeks. Said notice shall comply with the requirements of Section 10-2-418(2)(b) of the Utah Code.

3. This Resolution shall be effective upon the date of its adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 10th day of January 2023.

ATTEST:

_____ _____

MARK JOHNSON, Mayor TEISHA WILSON, City Recorder

Exhibit A

NOTICE OF INTENT TO ANNEX REAL PROPERTY

Notice is hereby given that Lehi City Corporation has adopted a resolution indicating its intent to annex real property owned by Erik Lamb located at approximately 1900 S Center Street, Lehi, Utah, consisting of approximately 5.601 acres, and further described as follows:

Legal Description:

BEGINNING AT A POINT LOCATED SOUTH 00°01'50" EAST ALONG THE SECTION LINE 1244.33 FEET AND WEST 0.66 FEET FROM THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 506.48 FEET; THENCE WEST 478.50 FEET, MORE OR LESS, TO THE EXISTING LEHI CITY BOUNDARY ACCORDING TO OFFICIAL PLAT FOR THE ANTHEM PARK ANNEXATION IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING LEHI CITY BOUNDARY NORTH 513.30 FEET; THENCE SOUTH 89°11'00" EAST 478.55 FEET TO THE POINT OF BEGINNING.

AREA = 243,985 SQ. FT. OR 5.601 ACRES, MORE OR LESS

A public hearing has been scheduled before the Lehi City Council on the 10th day of January 2023, at 7 p.m. for the purpose of receiving public comment.

The Lehi City Council will annex the above-described parcels unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property located within the area proposed for annexation covering a majority of the total private land area within the entire area proposed for annexation and also is equal to at least ½ the value of all private real property within the entire area proposed for annexation.

Lamb Annexation Statement

The proposed annexation into Lehi City is done with the intention to develop Utah County Parcel No. 13:035:0012 into 7 single-family lots. The annexation extends to adjacent property owners parcels, but not onto them. S&P Lewis Properties L.L.C. owns to the approximate centerline of pavement for Center Street (8000 West - County). Efforts were made to include the entire paved area of Center Street (8000 West – County) in the annexation plat, but the property owner did not agree.

The site of the proposed annexation is very flat and contains a home, barn, sheds, and grassy fields. Much of the site is found within a floodplain. The site will be raised out of the floodplain and the developer will obtain necessary FEMA approvals. The existing structures are to be removed and the site is to be developed into 7 single-family lots complying with R-1-22 zoning requirements.

The current density is 0.2 lots/acre. The proposed density will have 1.4 lots/acre.

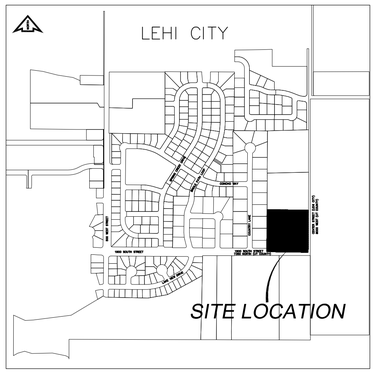
The proposed subdivision will comply with the goals and policies outlined in the Lehi City General Plan. The proposed zoning matches that of the neighboring subdivisions.

Utility connections to culinary, pressurized irrigation, and sewer are found in 7350 North and no offsite work will be required to bring services to the proposed subdivision. Stormwater will be handled with a detention pond restricting flow to conveyances outlined in Lehi City Storm Water Drainage Master Plan.

Necessary water rights will be dedicated to Lehi City with the subdivision.

VICINITY MAP

NOT TO SCALE

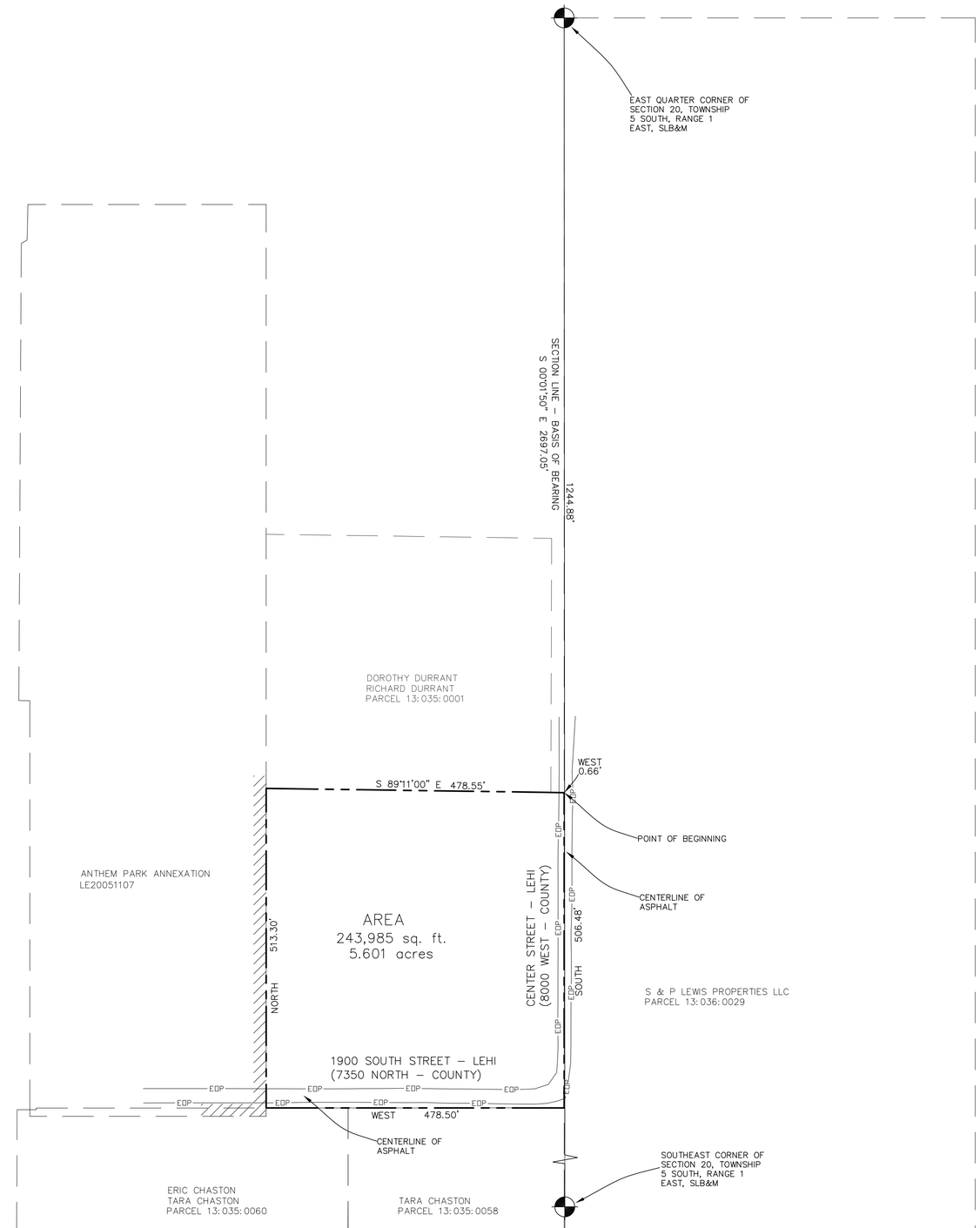


GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



EXISTING LEHI CITY BOUNDARY

PARCELS INCLUDED:
ALL OF PARCEL 13:035:0012 OWNED BY ERIK LAMB
AREA = 5 ACRES
REQUESTED ZONE = R-1-22

A PORTION OF PARCEL 13:035:0060 OWNED BY ERIC & TARA CHASTON
AREA = 0.0402 ACRES
REQUESTED ZONE = R-1-22

A PORTION OF PARCEL 13:035:0058 OWNED BY LINDA CLARK
AREA = 0.1077 ACRES
REQUESTED ZONE = R-1-22

A PORTION OF PARCEL 13:036:0029 OWNED BY S & P LEWIS PROPERTIES LLC
AREA = 0.4629 ACRES
REQUESTED ZONE = R-1-22

ACCEPTANCE BY UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PERSUANT TO UTAH COUNTY ANN. SECTION 17-23-20 AS AMENDED.

UTAH COUNTY SURVEYOR DATE

SURVEYORS CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT, BASED ON UTAH COUNTY NAD83, OF LAND TO BE ANNEXED INTO LEHI CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°01'50" EAST ALONG THE SECTION LINE 1244.33 FEET AND WEST 0.66 FEET FROM THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 506.48 FEET; THENCE WEST 478.50 FEET, MORE OR LESS, TO THE EXISTING LEHI CITY BOUNDARY ACCORDING TO OFFICIAL PLAT FOR THE ANTHEM PARK ANNEXATION IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING LEHI CITY BOUNDARY NORTH 513.30 FEET; THENCE SOUTH 89°11'00" EAST 478.55 FEET TO THE POINT OF BEGINNING.

AREA = 243,985 SQ. FT. OR 5.601 ACRES, MORE OR LESS

PROFESSIONAL LAND SURVEYOR
11-23-22
DAVID F. HUNT
LICENSE NO. 5243543-2201
STATE OF UTAH

SURVEYOR 11-23-22 DATE

ACCEPTANCE BY THE LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE LAMB ANNEXATION

DATED THIS_____ DAY OF_____,2022

MAYOR

CLERK RECORDER DATE

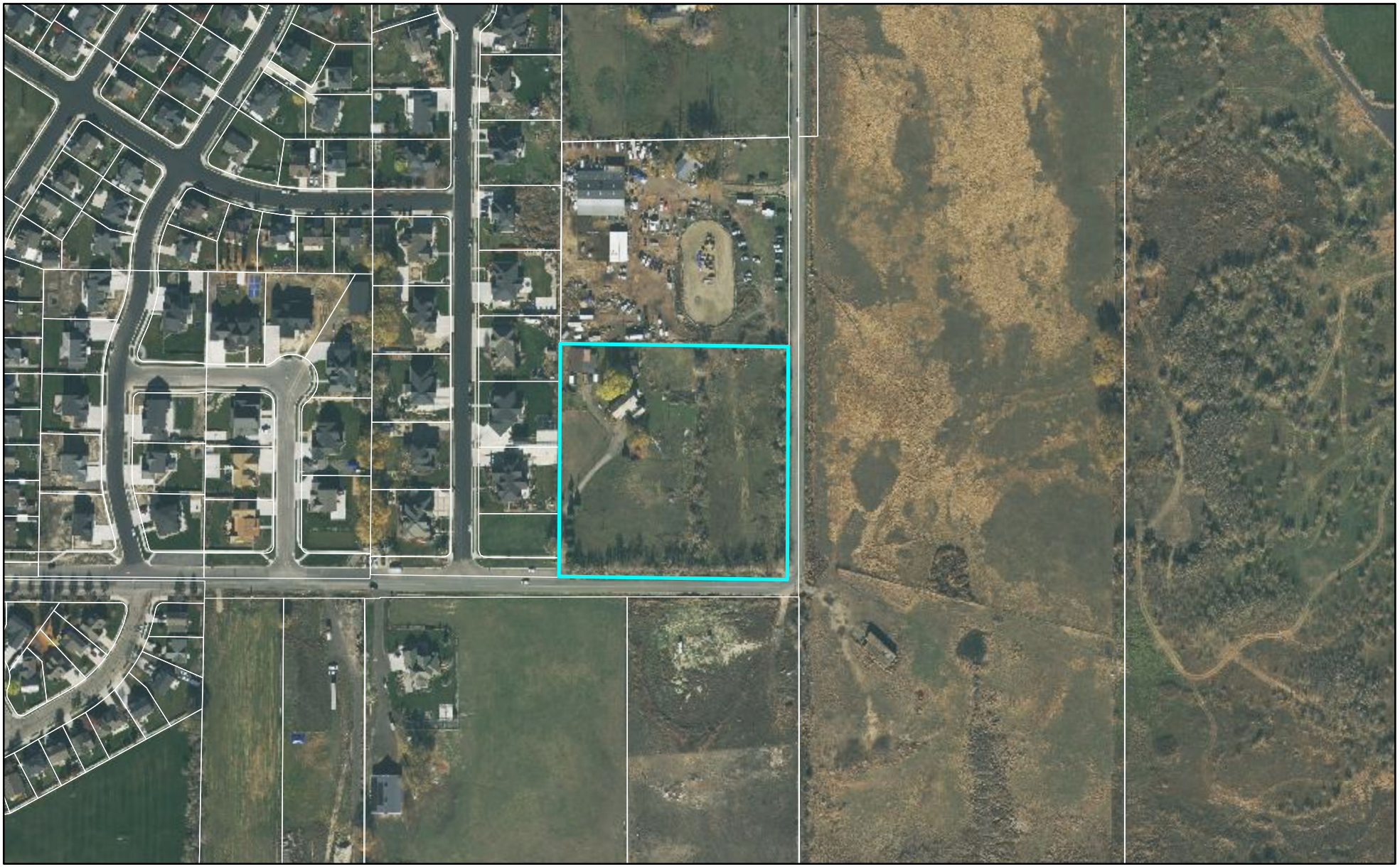
ANNEXATION PLAT

LAMB ANNEXATION

LEHI CITY,
UTAH COUNTY, UTAH

Lamb Annexation

Aerial

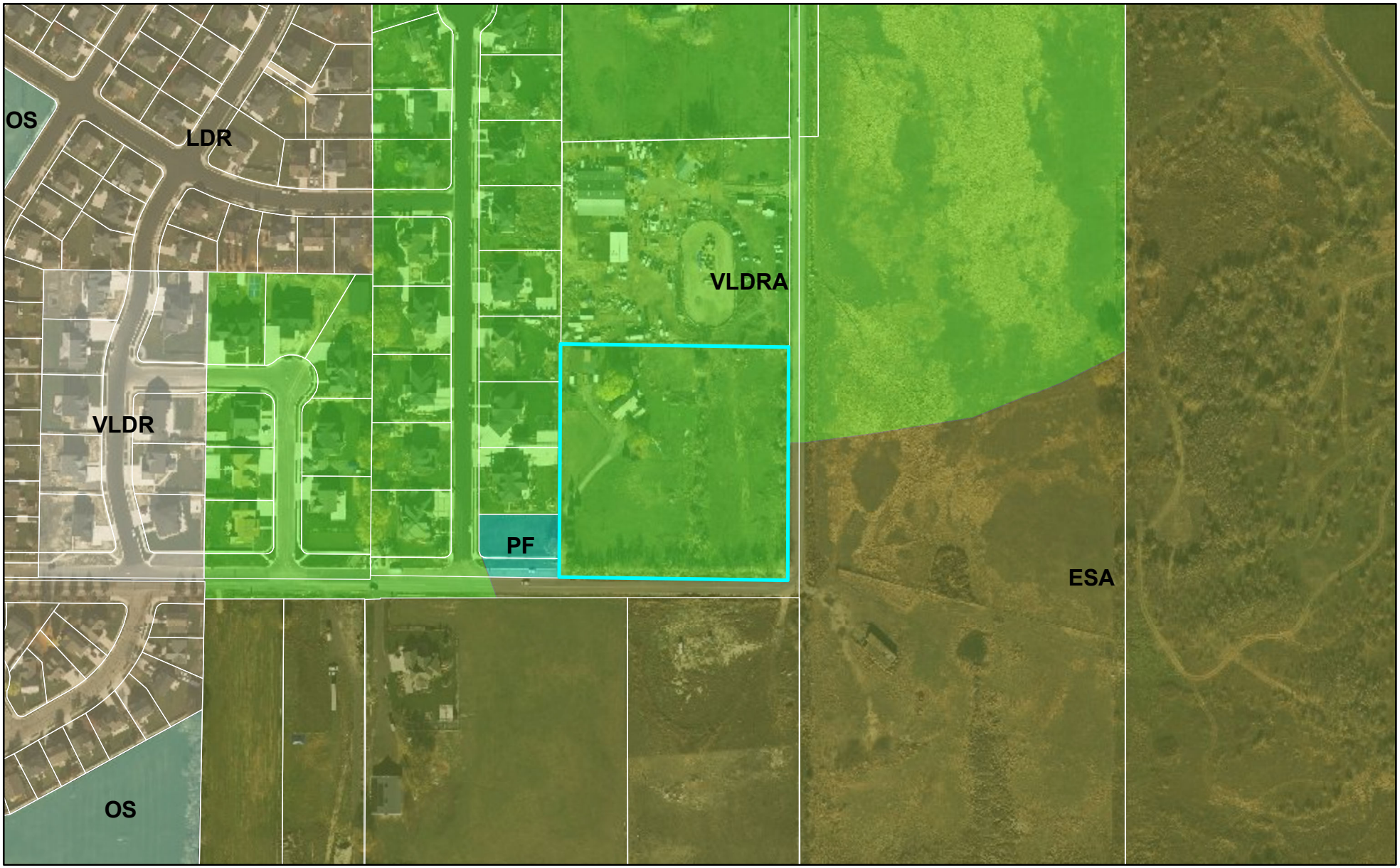


0 330 660 Feet

LEHI CITY

Lamb Annexation

General Plan



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LEHI CITY

Lamb Annexation

Zoning

0 330 660 Feet

LEHI CITY

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #03-2023 a Development Code Amendment to various chapters (5, 12, 26) of the Development Code updating requirements for Portable Storage Containers.

Suggested Action:

Attachments:

CC Staff Report Portable Storage Containers Development Code Amendment 01.10.23.docx

Portable Storage Container Development Code Amendment DRC 11.16.22.pdf

Portable Storage Containers Dev Code Amendment 11.16.22 ch 12, 26, & table of uses.pdf

Ord 03-2022.docx

PORTABLE STORAGE CONTAINERS DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	January 10, 2023
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	November 16, 2022
Date of Planning Commission Review	December 8, 2022

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 pertaining to Portable Storage Containers in Chapters 12, 26, and the Table of Uses for residential and nonresidential zones. A breakdown of the proposed revisions in each chapter is given below.

Chapter 12 – Development Standards
The amendment to Chapter 12 proposes to remove several sections that currently regulate the portable storage container use. One of the primary changes is to allow them in all zones. Additionally, it specifies that they cannot be stacked in residential zones and that all containers must be located behind the front of the main structure.

There are no specific provisions relating to length of time allowed or the number of portable storage containers, but Chapter 26 does include a provision that limits accessory buildings to no more than 30 percent of the rear yard of any lot or parcel.

Chapter 26 – Accessory Uses, Buildings and Structures
The amendment to Chapter 26 proposes to remove all regulations on portable storage container shed conversions. This amendment will remove requirements to cover the storage container in an approved building material and to add a roof feature.

Table 05-030-A & B (Table of Uses- Residential & Nonresidential Zones)
The amendment changes the Portable Storage Container use to be permitted in every zone, both residential and non-residential.

DRC Comments
The DRC had two comments on the proposed Development Code amendment that are listed below:

1. Suggest: Portable storage containers located on a property prior to the adoption of this ordinance, and in compliance with this ordinance shall be considered legal conforming use.
2. If this is not approved, then add note on this table or in Chapter 12 about the 2 year approval period as per City Council decision in Oct 2022

Please consider the DRC comments in a 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 December 8, 2023. The minutes and motion from this meeting are as follows:

2.7) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to various chapters (5, 12, 26) of the Development Code updating requirements for Portable Storage Containers.
Katie Bussell presented information on the agenda item.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

Commissioner Bunker expressed his opposition to the portable storage containers.

Motion: Commissioner Eyre moved to recommend approval **Lehi City's request for review of a Development Code Amendment to various chapters (5, 12, 26) of the Development Code updating requirements for Portable Storage Containers**; noting the City Council consider restrictions on architectural features and redistricting vertical; including all DRC comments and findings stated in the report. Commissioner Carlson seconded. Commissioner Carlson seconded.

Vote: Commissioner Nielsen, no; Commissioner Everett, yes; Commissioner Ellis, yes; Commissioner Bunker; no; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, no. The vote passed 4 – 3.

Portable Storage Container Development Code Amendment
DRC Redline Comments

Lehi City- Development Code amendment to various chapters for Portable Storage Containers

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: None
Date of Plans Reviewed: **11/3/22**
Time Start: 4:05 pm
Time End: 4:10 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Suggest: Portable storage containers located on a property prior to the adoption of this ordinance, and in compliance with this ordinance shall be considered legal conforming use. (Well done!)

Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
2. If this is not approved, then add note on this table or in Chapter 12 about the 2 year approval period as per City Council decision in Oct 2022

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 8, 2022.

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.

walkways and trash storage areas.

6. The Lehi City Police Department may provide recommendations regarding the security of the site. Such recommendations may include, but are not limited to, on site security personnel, security lighting, security fencing, secured parking, information signs, and building design and landscaping to reduce places of potential concealment.

C. Liquor Stores and Private Clubs**.** Applications to establish a liquor store or private club shall be reviewed and considered as a conditional use within the zoning districts authorized pursuant to Chapter 9 of this Code and shall comply with the following requirements in addition to the other provisions of this Code:

1. No liquor store or private club shall be located within 600 feet of any residential zone or use, including the Mixed Use Zoning District measured in a straight line from the closest property line of the proposed store or club to the closest zone district boundary or property line of the residential use.

2. No liquor store or private club shall be located within 600 feet of any public building, school, park, or church measured in a straight line from the closest property line of the proposed store or club to the closest property line of the public building, school, park, or church.

D. Portable Storage Containers.

1. Portable storage containers are allowed in all zones subject to the provisions of this section.

2. Vertical stacking of portable storage containers and stacking of any other materials or merchandise on top of any portable storage container shall be prohibited in residential zones.

3. No portable storage container shall be placed or located on a required parking space, circulation aisle/lane, fire access lane, or public right-of-way.

4. With the exception of containers used for construction, moving or emergency purposes as described above, all portable storage containers shall be located behind the front of the main structure of the site they are to be located on.

5. Storage containers with plumbing or electricity connected to the container shall acquire a building permit from Lehi City.

6. Storage containers shall not be used for signage.

7. Portable storage containers that were located on a property prior to the adoption of this section on October 11, 2022 shall be considered legal nonconforming, and shall be allowed to continue, as per Chapter 24, Nonconforming Uses, of this Code. It is the property owner's responsibility to provide evidence that the container existed on the property prior to October 11, 2022.

E. Check Cashing, Title Loans & Other Credit Services.

1. Separation Requirement. No check cashing, title loan, or similar credit service business shall be located within one mile of any other check cashing or title loan business as measured in a straight line between the closest property lines of the lots on which they are located.

2. No more than one check cashing or title loan business shall be allowed for every 10,000 citizens living in the City of Lehi.

3. No bars, chains, or similar security devices visible from the public street or sidewalk are allowed.

4. Neon lighting, other than the building's sign, is not permitted on the exterior.

5. For purposes of this subsection, each separate physical location shall count as a check cashing or title loan business.

F. Pawn Shops and Pawnbrokers.

1. In addition to the requirements of this section, pawn shops and pawnbrokers shall meet the requirements for pawnbrokers found in the Lehi City Municipal Code Chapter 5.52.

2. Separation Requirement. No pawn shop shall be located within one mile of any other pawn shop business as measured in a straight line between the closest property lines of the lots on which they are located.

3. No more than one pawn shop business shall be allowed for every 10,000 citizens living in the City of Lehi.

walkways and trash storage areas.

6. The Lehi City Police Department may provide recommendations regarding the security of the site. Such recommendations may include, but are not limited to, on site security personnel, security lighting, security fencing, secured parking, information signs, and building design and landscaping to reduce places of potential concealment.

C. Liquor Stores and Private Clubs**.** Applications to establish a liquor store or private club shall be reviewed and considered as a conditional use within the zoning districts authorized pursuant to Chapter 9 of this Code and shall comply with the following requirements in addition to the other provisions of this Code:

1. No liquor store or private club shall be located within 600 feet of any residential zone or use, including the Mixed Use Zoning District measured in a straight line from the closest property line of the proposed store or club to the closest zone district boundary or property line of the residential use.

2. No liquor store or private club shall be located within 600 feet of any public building, school, park, or church measured in a straight line from the closest property line of the proposed store or club to the closest property line of the public building, school, park, or church.

D. Portable Storage Containers.

~~1. Portable storage containers shall not be allowed on a permanent basis in any residential zoning district unless the storage container meet the requirements of a permanent storage shed in Section 26.100.~~

2. Portable storage containers are ~~may be~~ allowed in all zones.~~on a permanent basis as a Conditional Use in the Industrial, Technical Manufacturing, Commercial, TH 5, A 5, and A 1 Zones~~ subject to the provisions of this section~~, and any other reasonable conditions the Planning Commission may impose to ensure compatibility with adjacent uses. For the TH 5, A 5, and A 1 Zones, the parcel shall have a minimum of five acres in size.~~

~~3. Portable storage containers may be allowed on a temporary basis as a Conditional Use in the Regional Commercial and Mixed Use Zones for a time period not to exceed 12 months and subject to the provisions of this section and any other reasonable conditions the Planning Commission may impose to ensure compatibility with adjacent uses.~~

~~4. One portable storage container may be temporarily placed on property located in any zone during a period of ongoing construction, not to exceed 12 months. Once construction is completed, the containers shall be removed.~~

~~5. One portable storage container may be placed on property located in any zone for an emergency situation, such as the need for storage following a house fire or flood, or for the purpose of moving, and shall be removed within 60 days.~~

~~6. Portable storage containers are not permitted on vacant property except where allowed in the TH 5, A 5, and A 1 Zones as part of an ongoing agricultural operation.~~

7. Vertical stacking of portable storage containers and stacking of any other materials or merchandise on top of any portable storage container shall be prohibited in residential zones.

8. No portable storage container shall be placed or located on a required parking space, circulation aisle/lane, fire access lane, or public right-of-way.

9. With the exception of containers used for construction, moving or emergency purposes as described above, all portable storage containers shall be located behind the front of the main structure ~~to the rear 50%~~ of the site they are to be located on~~, and shall not be visible from a public street~~. ~~Screening in the form of fencing, landscaping, or a combination of both may be required so that the portable storage container is not visible from a public street or to buffer the container from surrounding properties as deemed appropriate by the Planning Commission.~~

~~10. All containers and their screening and landscaping shall be maintained in good repair. Any dilapidated, dangerous, rusted, or unsightly containers shall be repaired or removed. Graffiti shall be removed within seven days.~~

~~11. Containers shall be used for storage purposes only. Storage is limited to materials, products, or equipment used, produced, sold, or manufactured on the site of a legally conforming~~

~~business or agricultural use.~~
~~12. There shall be no plumbing or electricity connected to the container and all wheels, except for small, non inflatable rollers, shall be removed.~~ Storage containers with plumbing or electricity connected to the container shall acquire a building permit from Lehi City.

~~13. The use of truck trailers, used semi boxes, or other similar containers that have been modified from a previous use as a permanent or temporary storage container is prohibited.~~

14. Storage containers shall not be used for signage.

~~15. In order to place a portable storage container, a permit from Lehi City is required. The permit shall be posted on the container and shall be clearly visible at all times.~~

16. Portable storage containers that were located on a property prior to the adoption of this section on ~~April 12, 2005~~October 2022 shall be considered legal non-conforming, and shall be allowed to continue, as per Chapter 24, Nonconforming Uses, of this Code. It is the property owner's responsibility to provide evidence that the container existed on the property prior to April 12, 2005.

E. Check Cashing, Title Loans & Other Credit Services.

1. Separation Requirement. No check cashing, title loan, or similar credit service business shall be located within one mile of any other check cashing or title loan business as measured in a straight line between the closest property lines of the lots on which they are located.

2. No more than one check cashing or title loan business shall be allowed for every 10,000 citizens living in the City of Lehi.

3. No bars, chains, or similar security devices visible from the public street or sidewalk are allowed.

4. Neon lighting, other than the building's sign, is not permitted on the exterior.

5. For purposes of this subsection, each separate physical location shall count as a check cashing or title loan business.

F. Pawn Shops and Pawnbrokers.

1. In addition to the requirements of this section, pawn shops and pawnbrokers shall meet the requirements for pawnbrokers found in the Lehi City Municipal Code Chapter 5.52.

2. Separation Requirement. No pawn shop shall be located within one mile of any other pawn shop business as measured in a straight line between the closest property lines of the lots on which they are located.

3. No more than one pawn shop business shall be allowed for every 10,000 citizens living in the City of Lehi.

4. For purposes of this subsection, each separate physical location shall count as a pawn shop business.

5. No bars, chains, or similar security devices visible from the public street or sidewalk are allowed.

6. Neon lighting, other than the building's sign, is not permitted on the exterior.

7. Signage restrictions for pawn shops:
   (a) Not more than one exterior monument sign and one wall-mounted sign shall be allowed.
   (b) No pole signs shall be allowed.
   (c) Painted wall signs shall not be allowed.
   (d) No temporary sign, banner, light, or other device designed to draw attention to the business or its location shall be allowed.

G. Towing and Impound Yards.

1. Towing and impound yards may be allowed as a Conditional Use in the LI and I Zones. Any towing and impound yard that existed and was legally created prior to the adoption of this section on November 15, 2011 shall be considered legal non-conforming, and shall be allowed to continue, as per Chapter 24 of this Code.

2. In addition to the provisions of this Code, towing and impound yards shall comply with all State requirements.

3. Any towing and impound yard shall include a permanent structure to be used as the office for the business. The building shall conform to the Commercial Design Standards contained in

comply with the provisions of Section 12-020(E)(1). Covered handicapped ramps or any other covered facilities for handicapped access that encroach into required setback and yard areas may be authorized by the Planning Commission as a Conditional Use by following the requirements and procedures of Chapter 9.

Section 26.100. Accessory Uses.
(Amended 10/14/03)
Tennis courts are required to maintain a minimum setback from side and rear property lines of fifteen feet and must not be located within any required utility easements. Swimming pools are required to maintain a minimum setback from side and rear property lines of four feet as identified in Section 12.020(E)(2) and must not be located within any required utility easements.

~~**Section 26.110. Portable Storage Container Shed Conversions**~~
~~*(New 06/09/20)*~~
~~Portable storage containers shall not be allowed on a permanent basis in any residential zoning district unless the storage container has been converted into a shed.~~

~~The conversion of a portable storage container into a shed shall meet the following criteria:~~

~~A. The portable storage container shed shall be placed on a residential lot:~~

~~1. 20 foot or smaller storage container conversions shall be allowed on R-1-10, R-1-12, R-1-15, R-1-22, RA-1, A-1, A-5, and TH-5 zones.~~

~~2. Storage containers conversions larger than 20-foot shall be allowed in R-1-22, RA-1, A-1, A-5, and TH-5 zones.~~

~~3. All lots with storage container conversions shall have at least 10,000 square foot lot size.~~

~~B. The portable storage container shed shall be covered in one of the following building materials: hardy board, brick, board and batten, stone, fiber cement siding, wood, glass, or as otherwise approved by the Zoning Administrator or designee.~~

~~1. The materials used on the portable storage container shed shall be of comparable material to the existing main residential structure.~~

~~C. The portable storage container shed shall include a roof feature.~~

~~1. Roofs may be pitched or flat. If a flat roof is used, it must have at least a four-degree angle.~~

~~2. The roof shall be built from similar materials to that of the existing main residential structure's roof.~~

~~D. The portable storage container shed shall meet all other accessory structure requirements of this code, including placement and height.~~

~~E. Plans for the portable storage container shed shall be submitted to the Planning Division for review and approval by the Zoning Administrator or designee. Plans shall include a list of building materials, colors, proposed location of the shed, and a drawing or model of the converted portable storage container shed.~~

~~F.~~A. ~~The portable storage container shed shall be approved by the Zoning Administrator or designee prior to the portable storage container being stored on site and converted into a shed. When the conversion is complete, an inspection shall take place to ensure compliance with this code.~~

COLOR IS SITE SPECIFIC. NO REGULATIONS ON COLOR ARE RECOMMENDED

USE	DISTRICT											
	TH-5	A-5	A-1	RA-1	R-1-22	R-1-15	R-1-12	R-1-10	R-1-8/ R-1-Flex	R-2	R-2.5	R-3
Animal Rights - Category 3 [See Sec.12-120(D)]	P[1]	P	P	P	P	C[2]	C[2]					
Animal Rights - Category 4 [See Sec.12-120(D)]	P[1]	P	P	P	P	P	P	P	P	P	P	P
Assisted Living Facility											C	C
Bed and Breakfast		C	C	C								
Beekeeping [See Sec. 12-120(E)]	P[1]	P	P	P	P	P	P	P	P	P	P	P
Cannabis Production Establishment			P									
Child Daycare (commercial)										C	C	C
Commercial Equestrian Riding Facilities	C[1]	P	C									
Gravel Pits, Clay Pits		C										
Greenhouses (private, as an accessory use)		P	P	P	P	C	C	C	C	C	C	C
Greenhouses (commercial)		C	C	C	C							
Kennels		C	C									
Model Home [See Sec.12.220]	P	P	P	P	P	P	P	P	P	P	P	P
Portable Storage Container [See Sec. 12.130-D]	~~C~~P	P~~C~~	~~C~~P	P	P	P	P	P	P	P	P	P
Rest Home, Nursing Home											C	C
Retirement Home/Retirement Center											C	C
Rock Crushers		C										
Short Term Rental		P	P	P	P	P	P	P	P	P	P	P
Swimming Pools (private)/Private Recreation Facilities	P[1]	P	P	P	P	P	P	P	P	P	P	P
Temporary Construction Buildings & Yards (12 months maximum)		P	P	P	P	P	P	P	P	P	P	P
Temporary Home Sales Office (12 months maximum)		P	P	P	P	P	P	P	P	P	P	P

Notes:
P = Uses allowed as a Permitted Use.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
[1] Permitted to the extent that such use can occur without city culinary or pressurized irrigation water services. However, a building permit will not be issued without compliance with Table 12-060. Such compliance may require a zone change and water dedication pursuant thereto;
[2] Use conditioned upon a finding by the Planning Commission that such use is compatible with surrounding uses.
[3] Requires Site Plan approval by the Planning Commission.

USE	DISTRICT									
	NC	C	C-H	CR	C-1	BP	LI	I	T/M	HI
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)			C				C	P	C	C
Pawn Shops (see Sec. 12.130 F)			C				P	P		
Personal Services	P	P	P	P		P	P			
Personal Services including a Body Art Facility (See Definitions Chapter 39)	P	P	P	P						
Pet Grooming Facility	P	P	P				P			
Plant Nursery with Outside Display	P	P	P				P			
Portable Storage Container [See Sec. 12.130-D]	P	P	P~~C~~	~~C~~P	P	P	P	~~C~~P	~~C~~P	P
Portable Storage Container Sales [See Sec. 12.130-D]								C		
Public Dance Hall		C		C			C	C		
Race Tracks for Go-Carts, ATV and Motocross or other Motorized Sports Recreational Facilities (includes private or commercial)							C	C		
Research and Development Facilities		P	P			P	P	P	P	
Restaurant	P	P	P	P	P	P	P		P	P
Retail Facilities and Services accessory to a principal use	P	P	P	P	P	P	P	P	P	P
Retail Facilities and Services with drive-up window(s)	C	C	P	P	C	C				
Retail Sales, General		P	P	P	P	P	P			P
Retail Sales, Neighborhood including Pharmacies (maximum 5,000 square foot bld. footprint or as approved by Planning Commission)	P	P	P	P	P	P	P			P
Retail Sales, Regional (minimum 20 acre site)		P	P	P		P	P			
Schools - Vocational and Technical		P	P	P	P	P	P		P	
Storage Units [See Sec.12.130-A]			C				C	P		
Storage, Vehicles [See Sec.12.130-A]			C				C			
Temporary Construction Buildings & Yards (12 months maximum)		P	P	P	P	P	P	P	P	P
Theater		P		P		C	P			

Notes:
P = Uses allowed as a Permitted Use.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
* All uses in the Planned Community, Resort Community and Sports Entertainment Zones must be authorized through an Area Plan pursuant to Chapter 15, Area Plans, of this Code.

USE	DISTRICT			
	MU	HC	PC/SE/RC	PF
Light Office/Warehouse Combination	C		*	
Medical and Dental Clinics	P	P	*	
Model Home [See Sec. 09.070]			*	
Neighborhood Commercial/Retail Sales including General Retail and Pharmacies (maximum 5,000 square foot bld. footprint or as approved by Planning Commission)	P	P	* *	
Nightclub	C	C	*	
Offices, Professional	P	P	*	
Office/Warehouse			*	
Outdoor Sales and Display	C	P	*	
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)	C		* *	
Personal Services	P	P	*	
Personal Services including a Body Art Facility (see Definitions Chapter 38)	C	P	*	
Pet Grooming Facility	P	P	*	
Plant Nursery with outside display	C		*	
Portable Storage Container [See Sec. 12.130-D]	~~C~~P	P	*	P~~C~~
Public Dance Hall		C	*	
Race Tracks for Electric Go-Carts (as an accessory use to a Commercial Recreation Facility: [See Sec. 12.130-H]	C			
Restaurant	P	P	*	
Restaurant, with drive up window(s)	C		*	
Retail Facilities and Services accessory to a principal use	P	P	*	
Retail Facilities and Services with drive-up window(s)	C		*	
Retail Sales, General and Goods Establishments including General Retail, Department Store, Grocery Store, Drug Store, Variety Store	P	P	* *	
Schools - Vocational and Technical	P	P	*	

Notes:
P = Uses allowed as a Permitted Use.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
* All uses in the Planned Community, Resort Community and Sports Entertainment Zones must be authorized through an Area Plan pursuant to Chapter 15, Area Plans, of this Code.
1 = Single family homes that existed at the time this code was adopted (9/11/12) shall continue; however new single family dwellings shall not be permitted

ORDINANCE NO: 03-2023

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTERS 12, 26, AND CHAPTER 5 TABLE OF USES

WHEREAS, it has become necessary to amend Chapters 12, 26, and 5 (Table of Uses) of the Lehi City Development Code, updating the process of review for portable storage containers; and

WHEREAS, this amendment seeks to remove several regulations and allow them in all zones, both residential and non-residential; and

WHEREAS, following a public hearing on December 8, 2022, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on January 10, 2023, 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 December 8, 2022, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapters 12, 26, and 5 (Table of Uses) 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:

Chapters 12, 26, and 5 (Table of Uses) of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance 03-2023 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 10th day of January 2023.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #04-2023 a Development Code Amendment to Chapter 37 and Table 37.070 adding dog parks as an option to fulfill the multi-family amenity requirement.

Suggested Action:

Attachments:

CC Staff Report Dog Park Dev Code Amendment 01.10.23.docx

Chapter 37 and Table 37.070 Development Code Amendment DRC 11.16.22.docx

Ord 04-2023.docx

Chapter 37 and Table 37.070 Dog Park Amenity .pdf

DOG PARK AMENITY DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	January 10, 2023
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	November 16, 2022
Date of Planning Commission Review	December 8, 2022

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

The applicant proposes amendments to Chapter 37 Design Standards and Table 37.070 Multi-Family Development Amenities Requirements, adding dog parks as a possible amenity. Table 37.070 lists amenity requirements for multi-family housing. A note under the table allows for flexibility. Developers can propose different amenities if they show that they are of an equivalent value. Based on this, a few developers have already elected to build dog parks as an amenity. However, the number of developments that have provided dog parks is low compared to the increasing popularity of dog ownership. This amendment seeks to encourage more dog parks by explicitly stating them as an amenity requirement option. It is shown as an alterative to a playground.

Chapter 37 provided more direction on the size of different amenities. Information on dog park requirements was added to this section. The proposed amendment states that a dog park must be at least 4,000 square feet in size, needs to include a fence, a bench or picnic table, a dog waste disposal station, a tree, and a drinking fountain.

The DRC reviewed the proposed amendment and had no redline comments.

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 promotes but does not require dog parks as a possible amenity for multi-family dwelling developments.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Development Code Amendment on December 8, 2022. The minutes and motion from that meeting follow.

2.8) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 37 and Table 37.070 adding dog parks as an option to fulfill the multi-family amenity requirement.
Katie Bussell presented information on the agenda item.

Commissioner Nielsen opened public hearing.

Commissioner Nielsen closed the public hearing.

Commissioner Everett motioned to extend to 10:45 pm. Commissioner Newall seconded. All in favor.

Motion: Commissioner Jackson moved to deny **Lehi City's request for review of a Development Code Amendment to Chapter 37 and Table 37.070 adding dog parks as an option to fulfill the multi-family amenity requirement;** with the decision that they are not inclusive. Commissioner Eyre seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, no; Commissioner Bunker; no; Commissioner Jackson, yes; Commissioner Eyre, no; Commissioner Newall, yes; Commissioner Carlson, no. The vote failed.

Motion: Commissioner Eyre moved to send a positive recommendation of **Lehi City's request for review of a Development Code Amendment to Chapter 37 and Table 37.070 adding dog parks as an option to fulfill the multi-family amenity requirement** including all DRC comments and findings stated in the report. Commissioner Everett seconded. Newall Nielsen Jackson NO. Passed 4 - 3.

Vote: Commissioner Nielsen, no; Commissioner Everett, yes; Commissioner Bunker; yes; Commissioner Jackson, no; Commissioner Eyre, yes; Commissioner Newall, no; Commissioner Carlson, yes. The vote passed 4 – 3.

Chapter 37 and Table 37.070 Development Code Amendment
DRC Redline Comments

Lehi City- requests review of amendments to Chapter 37 and Table 37.070 adding dog parks as a multi-family amenity requirement.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: 11/2/22
Time Start: 1:35pm
Time End: 1:39pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 8th

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: 04-2023

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 37 AND TABLE 37.070

WHEREAS, it has become necessary to amend Chapter 37 and Table 37.070 of the Lehi City Development Code, adding dog parks as an optional amenity for multi-family developments; and

WHEREAS, this amendment seeks to encourage the development of more dog parks by explicitly stating them as an option; and

WHEREAS, following a public hearing on December 8, 2022, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on January 10, 2023, 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 December 8, 2022, 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 37 and Table 37.070 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 37 and Table 37.070 of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance 04 -2023 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 10th day of January 2023.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Amenities shall be provided according to project size or comparable equivalent amenities as required or recommended by the Planning Commission and, as approved by the City Council, if required. Amenities included are:

a. picnic areas, which shall consist of a barbeque and two tables on a concrete pad with a cover;

b. sports court, which shall be at least 500 square feet and constructed with concrete or an equivalent hard surface area;

c. playground which shall be constructed of commercial grade materials and include equipment for younger children and older children;

d. club house used for gatherings of residents, which shall be at least 750 square feet in size complete with restrooms;

e. swimming pool, which shall be sub-surface and be no less than 20 feet by 40 feet in size;

f. tennis courts shall be professional regulation size and be constructed of concrete or equivalent hard surface area; and

g. splash pads shall be at least 300 square feet in size, include a minimum of three vertical spray features, and be constructed of concrete.

~~g.~~h. dog parks shall be at least 4,000 square feet in size, and include at a minimum a four to six foot fence, a bench or picnic table, a dog waste disposal station ~~bag station with garbage can~~, at least one (1) ~~a~~ tree, and a drinking fountain.

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9. Water-wise Landscaping. A minimum of 35 percent of the total landscape area shall be water-wise landscaping as defined by the Development Code.

10. Pedestrian circulation. Mult-family residential projects shall provide a circulation plan and include the following improvements to improve pedestrian circulation and safety:

a. Pedestrian walkways that interconnect the adjacent streets, open spaces, parking areas, building entrys, adjacent sites and adjacent master planned trails where applicable. Each building located along a public road shall provide a sidewalk connection from the building entrance to the public sidewalk.

b. Walkways shall be hard surfaced with concrete, brick pavers or asphalt.

c. Crosswalks shall be placed where pedestrian walkways cross streets and internal roads and shall be painted or made of concrete or brick pavers.

D. Downtown Spacing Overlay Zone.

1. The Downtown Spacing Overlay Zone is intended to protect the existing single-family characteristics of the central residential neighborhoods (see Figure 142). The Downtown Spacing Overlay Zone shall apply to all properties within an R-2 or R-3 Zone including any dwellings or properties fronting on 500 West, State Street, 400 South, and 850 East. In order to maintain the existing single-family characteristics of the central residential area, any new two-family, three-family, four-family, or multi-family dwelling within the defined area, and where allowed in an R-2 or R-3 Zone,

TABLE 37.070
MULTI-FAMILY DEVELOPMENT AMENITIES REQUIREMENTS

# UNITS	PICNIC AREA	SPORTS COURT	PLAYGROUND/ ~~4,000 square foot Dog Park~~DOG PARK	CLUB HOUSE	POOL/TENNIS COURT/SPLASH PAD
10-30	2	1	1	-	-
31-50	4	1	2	-	-
51-100	6	1	2	1 – Min 750 Sq. Ft.	-
101-200	8	1	3	1 – Min 750 Sq. Ft.	1
201-300	10	2	4	1 – Min 750 Sq. Ft.	1
301-400	12	2	5	1 – Min 1,500 Sq. Ft.	2
401-500	14	2	6	1 – Min 1,500 Sq. Ft.	2
501+	16	2	7	1 – Min 2,000 Sq. Ft.	2

*Amenities may be combined into upgraded amenities at the discretion of the Planning Commission.

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #05-2023 a Development Code Amendment to Chapter 11 adding requirements for a final plat with no improvements.

Suggested Action:

Attachments:

CC Staff Report Final Plat with No Improvemetns Dev Code Amendment 01.10.23.docx

Chapter 11 Development Code Amendment DRC 11.16.22.docx

Ord 05-2023.docx

Chapter 11 Application Requirements- Final Subdivision with No Improvements.pdf

FINAL PLAT WITH NO IMPROVEMENTS DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	January 10, 2023
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	November 16, 2022
Date of Planning Commission Review	December 8, 2022

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

The applicant requests approval of the proposed Development Code Amendment to Chapter 11 Application Requirements. The proposed change adds application requirements for Final Plats with No Improvements. Last year, the Planning Division created a new application to allow people to submit plats for the legal subdividing of land if no improvements are included. This proposed development code amendment would codify this application.

A common use of tis plat is with a site plan, where the site plan includes the improvements or for the legal subdividing of land with no development.

These types of applications do not require Planning Commission review, they only go to City Council for approval.

The DRC reviewed the proposed development code amendment and had one redline comment:
1. Recommend adding wording "...not allow for the construction of any new utilities..." on page 10

Please consider including this comment in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed amendments to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code Amendment codifies the Final Plat with No Improvements application.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMMENDATION

The Planning Commission reviewed the proposed Development Code Amendment on December 8, 2022. The minutes and motion from that meeting follow.

2.9) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 11 adding requirements for a final plat with no improvements.
Katie presented information on the agenda item.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

> **Motion**: Commissioner Carlson moved to send a positive recommendation of **Lehi City's request for review of a Development Code Amendment to Chapter 11 adding requirements for a final plat with no improvements**; including all DRC comments and findings stated in the report. Commissioner Newall seconded. All in favor.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker; yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Carlson, yes. The vote passed unanimously.

Chapter 11 Application Requirements Development Code Amendment
DRC Redline Comments

Lehi City- requests review of amendments to Chapter 11 Application Requirements, adding requirements for a final plat with no improvements

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: 11/7/22
Time Start: 1:30pm
Time End: 1:31pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering:
1. Recommend adding wording "...not allow for the construction of any new utilities..." on page 10
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 8th

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: 05-2023

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 11

WHEREAS, it has become necessary to amend Chapter 11 of the Lehi City Development Code, adding final plats with no improvements as an application; and

WHEREAS, this amendment seeks to codify an application that is in use; and

WHEREAS, following a public hearing on December 8, 2022, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on January 10, 2023, 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 December 8, 2022, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 11 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 11of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 05 -2023 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 10th day of January 2023.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

CHAPTER 11
(Amended 10/09/18)
DEVELOPMENT APPLICATION REQUIREMENTS

Section 11.010. Concept Plan – Applicability.
Section 11.020. Concept Plan Approval Process
Section 11.030. Consideration and Effect of Concept Plan.
Section 11.040. Concept Plan Requirements.
Section 11.050. Single Lot Building Permits Outside a Recorded Subdivision.
Section 11.060. Two-Lot Subdivision with an Existing Home.
Section 11.070. Application Requirements for Preliminary Subdivision Plats.
Section 11.080. Preliminary Plat Approval Process
Section 11.090. Lack of Preliminary Subdivision Application Information.
Section 11.100. Effect of Preliminary Subdivision Plat Approval.
Section 11.110. Effective Period of Preliminary Plat Approval.
Section 11.120. Application Requirements for Final Subdivision Plat.
~~Section 11.120.~~Section 11.130. Application Requirements for Final Subdivision Plat with No Improvements
~~Section 11.130.~~Section 11.140. Revisions.
~~Section 11.140.~~Section 11.150. Final Plat Approval Process.
~~Section 11.150.~~Section 11.160. Plat Materials; Size and Copies.
~~Section 11.160.~~Section 11.170. Multiple Sheets and Plat Accuracy.
~~Section 11.170.~~Section 11.180. Nature and Effect of Final Subdivision Plat.
~~Section 11.180.~~Section 11.190. Effective Period of Final Subdivision Plat Approval.
~~Section 11.190.~~Section 11.200. Recording the Approved Final Subdivision Plat.
~~Section 11.200.~~Section 11.210. Proceeding with Subdivision Construction.
~~Section 11.210.~~Section 11.220. Completion Assurance and Improvement Warranty.
~~Section 11.220.~~Section 11.230. Site Plan Approval Required.
~~Section 11.230.~~Section 11.240. Application Requirements for Site Plans.
~~Section 11.240.~~Section 11.250. Site Plan Approval Process.
~~Section 11.250.~~Section 11.260. Lack of Site Plan Information.
~~Section 11.260.~~Section 11.270. Multiple Sheets and Plat Accuracy.
~~Section 11.270.~~Section 11.280. Nature and Effect of Site Plan Approval.
~~Section 11.280.~~Section 11.290. Effective Period of Site Plan approval.
~~Section 11.290.~~Section 11.300. Proceeding with Construction.
~~Section 11.300.~~Section 11.310. Guarantees and Bonds.
~~Section 11.310.~~Section 11.320. Condominium Plats.
~~Section 11.320.~~Section 11.330. Amendment to Recorded Plats.
~~Section 11.330.~~Section 11.340. Plat Amendments and Recordation.
~~Section 11.340.~~Section 11.350. Lot Line Adjustments.
~~Section 11.350.~~Section 11.360. Vacation of a Public Street.

Section 11.010. Concept Plan - Applicability.
(Amended 08/13/02)

A. To promote efficiency in the approval process, to create an opportunity for an understanding of the applicable public policies, to promote an understanding of the development issues and development approval process, and to allow applicants to present their initial development proposals, the applicant may present, and the City may require the applicant to provide a concept plan.

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

Section 11.020. Concept Plan Approval Process.
(New 08/13/02; Amended 02/10/15)

The approval process for a concept plan varies depending upon the type of project, as per the following:

A. PRDs, PUDs, Planned Communities, TODs, and other processes requiring a Concept Plan. Following review of a concept plan by the Reviewing Departments, the Planning Commission may recommend approval, approval with conditions, or denial of the concept plan. The City Council, following review of the concept plan and the Planning Commission's recommendations may approve, amend and approve, approve with conditions, remand the application back to the Planning Commission for further discussion, or deny approval of the concept plan.

B. Site Plans, Subdivisions without PRD or PUD overlay, and other processes that do not require a Concept Plan. Although these processes do not require a concept plan, the approval process follow the approval process that is required by subsequent project approvals. The Reviewing Departments, Planning Commission and City Council may advise the applicant of specific changes or additions, if any, they will require as a prerequisite to subsequent project approvals.

Section 11.030. Consideration and Effect of Concept Plan. *(Amended 08/13/02; 02/10/15)*

A. Approval of a concept plan indicates the general trend of a development and may be used as a guide for preparing the preliminary plat or site plan. The subsequent submittals may refine and/or alter the concept plan based on changed circumstances, hearing input, compliance with City, State, or other codes, infrastructure requirements, technical data, and interactions with adjacent properties and roads. Substantial deviations from the approved concept plan may require a new concept review by the Reviewing Departments, Planning Commission and City Council.

B. The concept plan is an informal discussion document designed to allow the identification of City policies, development issues, application procedures, development standards, requirements of this Code, and other items that may be considered in the review and approval processes of the City once a formal development application is received. The concept plan shall not constitute a development permit.

Section 11.040. Concept Plan Requirements.
(Amended 08/13/02)
To promote the identification of all items necessary for consideration by the applicant, the following submission requirements are identified:

A. overall layout and locations of uses including potential civic and religious uses;

B. proposed density and intensity of uses and a description of amenities if a density bonus is proposed;

C. proposed site-planning standards including architecture and materials of buildings;

D. park areas, open space areas, trails, and other community amenities;

E. proposed landscaping, buffering, and transitioning treatments;

F. location of critical lands;

G. any other item deemed necessary to evaluate the merits of the proposed development by the Planning Division, Planning Commission, and City Council.

Section 11.050. Single Lot Building Permits Outside a Recorded Subdivision.
(Amended 02/13/01)

A. An application for a single lot development outside a recorded subdivision is exempt from the regular subdivision review and approval process but must, as a minimum, meet the requirements of Table 12.230 and the following requirements prior to the issuance of a building permit:

1. The development shall comply with the development requirements of the zoning district in which the property is located.

2. The developer shall provide to the City a copy of the deed conveying the property to the current owner.

3. The developer shall post a 110% cash bond for the estimated cost, as determined by the City Engineer, of all public and private improvements as required herein. Interim draws for payment of improvements may be arranged.

B. The City's Chief Building Official shall be the designated review and approval authority for all matters concerning single lot development. Upon request of the owner, the City Council may modify the public improvement requirements of Table 12.230 in cases where such requirements present exceptionally difficult design problems or where such improvements are not in the best interest of the City.

Section 11.060. Two-Lot Subdivision with an Existing Home. *(Amended 5/22/01; 04/09/02; 08/13/02;*

11/18/03; 03/27/07; 04/27/10; 07/10/12)

A. Two- Lot Subdivision Criteria. For the purposes of this section, a two-lot subdivision is defined as a subdivision which includes an existing home at least five years old, and where both lots can meet the criteria outlined under the "Urban Lot Less Than One Acre" category of Table 12.230 and are in compliance with all other development requirements and standards with the following exceptions:

1. The lot with an existing home shall be exempt from the curb and sidewalk improvements. However, this exemption does not apply to a two-lot subdivision with a flag lot.

2. Both lots shall be exempt from the Right to Farm mitigation requirements specified in Section 18.020 of this Code, including the agricultural no climb fence.

3. In determining whether connection to the City sewer and water systems is required, the additional 150 feet sewer in Note 1 and the additional 250 feet water in note 3 of Table 12.230 shall not apply for the lot with an existing home.

B. General Requirements. The subdivision plat shall be prepared by a 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 UCA85-22-602. The plat shall be of such size and material as is acceptable for filing in the office of the Utah County Recorder, but shall not be less than 24 x 36 inches. The applicant shall submit one electronic copy in PDF format of the proposed final plat and any necessary construction drawings. Following Planning Commission approval of the subdivision, a reproducible Mylar copy of the final plat shall also be provided for recording which has been endorsed by each person having a security interest in the subdivision.

C. Features to be Shown on the Final Plat. The final plat shall show, at a minimum, the following information. The applicant may be required to provide other information required by the Reviewing Departments, Planning Commission or Chief Building Official necessary to evaluate the merits of the proposed plat:

1. a title block which contains the following:
   (a) name of the subdivision;
   (b) type of development, whether residential, commercial, or mixed use;
   (c) surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey;
   (d) a legal description of the subdivision boundaries that includes the quarter-quarter section, section, township, range, principal median and the County of its location;
   (e) the owner's dedication that includes the dedication of all public ways or spaces, signed by every person having a security interest in the subdivision property, dated, and notarized;
   (f) signature blocks for the dated signatures of the Chief Building Official, City Engineer, and Notary Public's acknowledgment.

2. north point and scale;

3. a vicinity map;

4. the exterior boundaries of the platted areas, giving lengths and bearings of the boundary lines;

5. location of existing and proposed easements, including any required easements for water, sewer, drainage, or irrigation, and a ten-foot public utility easement shown along front lot lines and any rear lot lines adjacent to a public right-of-way or as otherwise required by the City in order to accommodate necessary public utilities;

6. indication of lot areas in square feet;

7. lot addresses for the new lot as obtained from the Lehi City Planning Division and the existing home;

8. Location, names, and zoning of adjacent properties and property owners and platted subdivisions;

9. an indication of the zoning on the property being subdivided;

10. location of the existing home and any other buildings within the proposed subdivision that are to remain;

11. all existing and proposed monuments including property corners, and other points established in the field;

12. a notation of the distance, shown as a dimension and note on the plat, from the centerline of

each existing road right-of-way or the centerline of existing asphalt to the new property line of the subdivision; and

13. if the proposed subdivision is adjacent to or in close proximity to an existing agricultural area or activity, the following note regarding the Right to Farm shall be added to the Plat:
"This area is subject to the normal, everyday sounds, odors, sights, equipment, facilities, and any other aspects associated with agricultural lifestyle. Future residents should also recognize the risk inherent with livestock."

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 review 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.

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.

3. graphic and written scale at no more than one inch equals 100 feet or as recommended by City Engineer;

4. north arrow;

5. vicinity map at a scale of one inch equals 1,000 feet;

6. topographic contour intervals of no greater than two feet.

7. surveyed boundary of the development, accurate in scale, dimension, and bearing including:
(a) Location and names of adjacent properties/property owners and platted subdivisions.

8. location of zoning boundary lines within and adjacent to the proposed subdivision;

9. location, height, and type of existing fence lines within and contiguous to the subdivision;

10. location and dimensions of all existing buildings within the proposed subdivision. Indicate which buildings are to remain and which are to be removed;

11. location of all proposed lots including:
(a) lot dimensions;
(b) lot frontage;
(c) lot area in square feet; and
(d) building setback lines also known as building envelopes;

12. lots consecutively numbered or lettered in alphabetical order;

13. location of existing features within and contiguous to the proposed subdivision including:
(a) existing public utility easements;
(b) existing major utilities
(c) irrigation ditches;
(d) drain pipes;
(e) drainage channels;
(f) culverts;
(g) railroads;
(h) bridges;
(i) power lines;
(j) water bodies;
(k) springs or water sources within or adjacent to the property;
(l) existing wells. Show and label whether the well is to remain or be abandoned; and
(m) equestrian, pedestrian, and bicycle trails;

14. location and dimensions of any common space or open space areas including property to be set aside for parks, playgrounds, trails, or other public or private uses, with a designation of the purpose of those areas, and conditions, if any, of the dedication or reservation. Add labels identifying if each area is to be public or private;

15. location and width of all existing and proposed roads, rights-of-way, alleys, and other public ways, with all main roads complying with the Lehi City Master Transportation Plan;

16. cross-sections of all existing and proposed roads;

17. proposed names of all new roads;

18. location of all existing and proposed curb, gutter, and sidewalk within the subdivision including:
(a) an indication of the roadway grades, retaining wall locations, and steep cuts and fills, and areas where roadway grades are expected to exceed 6% or be less than 1%; and
(b) flow arrows showing direction of storm water surface flows;

19. location of any necessary temporary turnaround easements for emergency access on dead end roads;

20. if adjacent to a state road, specify UDOT access size and location, noting UDOT approval will be required at final plat;

21. location and size of existing and proposed culinary and pressure irrigation water lines, including existing lines adjacent to or affected by the proposed subdivision;

22. location of existing and proposed sewer

mains, including existing lines adjacent to or affected by the proposed subdivision;

23. existing and proposed storm drainage improvements including:
   (a) major drainage facilities, outfalls, and discharge; and
   (b) drainage pipe locations;

24. location of detention/retention basins with an indication that the basin will include the following:
   (a) minimum one-foot freeboard;
   (b) 3:1 slopes or flatter;
   (c) grass covering and underground sprinkler system;
   (d) designation of the purpose and conditions, if any, of the dedication or reservation;

25. location, and size, of any required piping for irrigation ditches as per the irrigation company letter;

26. identification of natural features or sensitive lands including, but not limited to:
   (a) wetlands;
   (b) floodplains, floodways and areas, which would be covered in water in a 100-year storm event;
   (c) areas where ground water rises periodically to within two feet of the surface of the ground;
   (d) slopes exceeding 30 percent;
   (e) vegetation areas including name and size of all existing trees and shrubs which could be incorporated into the subdivision; and
   (f) threatened or endangered species habitat areas;

27. the proposed treatment of the perimeter of the development, including materials and techniques used, which may be required to comply with Chapter 18, Right to Farm, such as:
   (a) fences;
   (b) berms; and
   (c) walls;

28. a circulation plan including:
   (a) the proposed road, sidewalks, and trails layout;
   (b) required and proposed street connectivity index;
   (c) block and cul-de-sac lengths; and
   (d) proposed traffic calming features; and

29. a note on the preliminary plat which states that the following items will be reviewed at the time of Final Plat review:
   (a) plan and profiles and construction drawings of public improvements;
   (b) all pipe types, specific locations, and details including bends and detector tape;
   (c) valves;
   (d) blowoffs, including size type & protection;
   (e) manholes, boxes, and related details;
   (f) water and sewer service details;
   (g) fire hydrants;
   (h) lot line utility easements;
   (i) street lights, street signs, and traffic signs; and
   (j) power line extensions and dome or transformer locations.

C. Additional Information Required. In addition to the Preliminary Plat, the applicant shall provide:

1. a copy of the surveyor's plat showing existing fence lines, existing deed lines, existing road rights-of-way and their widths, and proposed subdivision boundary lines;

2. a development phasing schedule if applicable, including the sequence for each phase, approximate size in area of each phase, and proposed phasing of construction of public improvements, recreation, and common open space areas;

3. an explanation of any proposed restrictive covenants, reservations, or private easements;

4. if the subdivision is proposed as a PRD or PUD, an application for PRD or PUD providing detailed information regarding proposed features including building elevations, materials, and amenities;

5. a Right to Farm Analysis for all subdivisions adjacent to or in close proximity to an existing agricultural area or activity, an agricultural or irrigation right-of-way or easement, or an agricultural open space or agricultural preservation area, in accordance with Chapter 18 of the Lehi City Development Code;

6. drainage system calculations and an explanatory narrative stamped and signed by a licensed engineer, and for detention and retention basins, calculations to justify sizing based on a 100-year design storm;

7. a written statement from the appropriate

agency such as irrigation companies or private landowners, accepting responsibility for all surface and subsurface drainage that is directed into channels owned by the agency;

8. a written statement from the appropriate agency such as 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;

9. three copies of the geotechnical report with California bearing ratio (CBR) test results;

10. letters of intent for any necessary offsite utility easements across privately owned land;

11. a letter from the Army Corp of Engineers regarding any wetland areas within boundaries of the proposed plat;

12. a landscaping plan for all park, open space, and common ownership areas including:
(a) location, name, and size of all proposed trees, shrubs, and plants;
(b) an indication of proposed seed mix for grass areas; and
(c) an indication of proposed irrigation facilities; and

13. stamped, addressed envelopes of all owners of real property within 300 feet of the parcel of land proposed for development, in accordance with Section 03.100.

Section 11.080. Preliminary Plat Approval Process. *(Amended 05/22/01; 07/10/12)*
The review and approval process for a preliminary subdivision plat is identified in the appendix of this Code, including review by the Reviewing Departments, review and recommendation following a public hearing by the Planning Commission, and review and approval by the City Council.

Section 11.090. Lack of Preliminary Subdivision Application Information. *(Amended 08/13/02)*
The lack of information under any item specified in Section 11.060, or improper information supplied by the applicant, may be cause to find the application incomplete or for disapproval of a preliminary subdivision plat application.

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

Section 11.110. Effective Period of Preliminary Plat Approval. *(Amended 07/28/09; 07/10/12)*
The approval of a preliminary plat shall be effective for two years from the date the preliminary plat is approved by the City Council, by the end of which time the applicant must have submitted a final subdivision plat for approval for the entire preliminary plat, or portion thereof. If a final subdivision plat is not submitted for approval within the two-year period, or as extended by the City Council according to the provisions of Section 10.120, the preliminary plat approval shall be void and the applicant shall be required to submit a new preliminary plat for review and approval subject to the then existing provisions of this Code and the General Plan.

Section 11.120. Application Requirements for Final Subdivision Plat. *(Amended 04/09/02; 05/22/01; 02/10/15; 02/27/18; 06/23/20)*
The following information is required for all final subdivision plats excluding those mentioned in Section 11.130, in addition to any other information required by the Reviewing Departments, Commission or City Council to evaluate the merits of the proposed subdivision:

A. General Requirements. The final plat shall be prepared by a land surveyor licensed to practice in the State of Utah and the final copy for recording shall be ~~presented~~ printed ~~in India ink~~ on ~~reproducible~~ Mylar. The final plat shall comply with the approved preliminary plat, including any changes or additions as required by the City Council.

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

1. a title block which contains:
(a) the name of the subdivision;
(b) type of development;
(c) a surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey;
(d) a legal description of the subdivision boundaries including the quarter-quarter section, section, township, range, principal meridian and the County of its location;
(e) the owner's dedication of all public

ways or spaces, signed by every person having a security interest in the subdivision property, dated, and notarized, including a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording; and

(f) signature blocks for the dated signatures of the Mayor, City Recorder, Planning Commission Chair, City Engineer, and the Notary Public's acknowledgment;

2. written and graphic scale, not smaller than 1" to 100' or as recommended by the City Engineer;

3. the basis of bearings used and a north point;

4. a vicinity map locating the subdivision within the section, identifying adjoining or nearby plats or certificates of survey, and showing prominent landmarks;

5. a notation of any adjoining plats or certificates of survey and titles thereto;

6. the exterior boundaries of the platted area, giving lengths and bearings of the boundary lines, and if the subdivision is bounded by a water body or watercourse, a closing meander traverse of that boundary;

7. where curving boundaries are used, sufficient data to establish the boundary on angle, and arc length, showing proper closures in all boundaries of the subdivision, and no final plat will be approved that shows a plus or minus distance for closure;

8. location of existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records;

9. location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten-foot public utility easement shown along front lot lines and any rear or side lot lines adjacent to a public right-of-way, or as otherwise required by the City to accommodate necessary public utilities; A fifteen foot public utility easement shall be required on both sides of a private roadway, alley, or access way where there is not a planter strip. Adequate building setback distance to accommodate code mandated clearances to various utilities is required. The public utility easement shall be free and clear of permanent structures including but not limited to: building footings, foundation walls, window wells, retaining walls, retention and detention facilities, geotextile reinforcing, and tie-backs.

10. all lots, blocks, and rights-of-way, including open space, created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose, including for curved boundaries, the curve radius, central angle, and length of arc;

11. an indication of lot areas in square feet;

12. lots consecutively numbered or lettered in alphabetical order;

13. proposed addresses shown on each lot, with corner lots showing two addresses, as obtained from the Lehi City Planning Division;

14. all proposed new streets named or numbered in accordance with the street naming and numbering system of the City;

15. location and names of adjacent properties and property owners and platted subdivisions;

16. location of zoning boundary lines within and adjacent to the proposed subdivision;

17. location of all existing homes or buildings within the proposed subdivision that are to remain;

18. all existing monuments found during the course of the survey, including a physical description such as "brass cap";

19. all monuments erected or to be erected, including corners and other points established in the field, with the monuments made of brass and the legend indicating the diameter, length, and weight of the monuments, and all exterior boundary angle points of the subdivision and lot corners marked in accordance with the Lehi City Design Standards and Public Improvements Specifications including brass pins in the back of curb for all front property lines;

20. location, type, and height of any new fencing, berming, or other buffering to be installed as part of the development, including any fencing required to comply with Chapter 18, Right to

Farm indicating new fencing on the Final Plat and new and existing fencing on the construction drawings;

21. a notation of the distance from the asphalt centerline of each existing road to the new property line of the subdivision;

22. a detail diagram showing typical setbacks for corner and interior lots;

23. a summary of total project acreage, total acreage in lots, total number of units, total acreage of open space or other dedicated parcels, and total acreage in roads and lane miles of road;

24. a notation of any limited access restrictions on the lots that are affected;

25. if surface drainage is to be directed onto a privately owned area for detention or retention as part of the storm drainage system, an easement around the detention or retention area on the final plat with the following note on the easement area:

"Permanent detention/retention (whichever is applicable) facility to be owned and maintained by the owners of this property."; and

26. if the proposed subdivision is adjacent to or in close proximity to an existing agricultural area or activity, the following note regarding the Right to Farm:

"This area is subject to the normal, everyday sounds, odors, sights, equipment, facilities, and any other aspects associated with agricultural lifestyle. Future residents should also recognize the risk inherent with livestock."

C. Construction Drawings. Final construction and plan and profile drawings of all required public improvements consistent with Lehi City Design Standards and Public Improvement Specifications shall be provided with the final plat. Construction drawings shall bear the seal of the professional engineer and professional land surveyor in accordance with Utah Code Ann. §58-22-602. All revision dates must be shown on the construction drawings. If any revision is included on the final plat which was not present on the preliminary plat or came as a requirement of approval by the City Council, it is the applicant's responsibility to inform the Reviewing Departments, Planning Commission, and City Council of the changes. Failure to inform the Reviewing Departments, Planning Commission, and City Council of revisions may result in revocation of any or all approvals. Construction drawings shall include:

1. an overall public improvement plan or index sheet that includes a summary of all improvement and utility information, for use by the Reviewing Departments to prepare the bond for public improvements;

2. location of water and sewer service laterals for each lot including the location of the laterals in relation to each other, with water laterals located at the center of the lot and sewer laterals ten feet downstream from the water laterals;

3. location, depth, pipe type noted in a legend, and slope of all drainage and sewer lines, including the location and spacing of all boxes, manholes, and other improvements and details of any detention basins and related piping and orifices;

4. if the placement of irrigation system improvements is required, a separate sheet within the construction drawings showing the irrigation improvements including all piping, head gates, boxes, and grates, all in conformance with letter issued by the irrigation company, with the sheet stamped and signed by the irrigation company;

5. location, pipe type, and size of existing and proposed culinary and pressurized irrigation lines and associated fire hydrants, valves, and blowoffs, with a note where bends are required on water lines;

6. cross sections of all roads including the location of underground utilities, pavement design, base, and subbase amounts, indicating the CBR value used to determine the amount of subbase required on the cross section;

7. location of power line extensions, streetlights, domes, and transformers;

8. a landscaping plan for all park, open space, and common ownership areas including:

(a) planting areas with a list of the name, number, and size of plants designated for each area;

(b) location, name and size of all existing and proposed trees and shrubs;

(c) location and sizes of proposed irrigation facilities adequate to maintain the planting areas;

(d) an indication of proposed seed mix for

grass areas and rate of application;

9. street signs and traffic control signs;

10. two eight-inch utility casings where required at intersections and utility crossings;

11. a note stating that three sets of as-built drawings shall be submitted to the City upon completion of the public improvements;

12. all other specifications, details, and references required by the Design Standards and Public Improvements Specifications and Standard Drawings.

D. Additional Information Required. In addition to the final plat and construction drawings, the applicant shall provide:

1. prepared easements for any necessary offsite water, sewer, and drainage lines, and temporary turnarounds, across privately owned land;

2. any deeds or boundary line agreements necessary for recording the final plat;

3. any required UDOT approvals for access;

4. an engineer's estimate of costs for construction of all required public improvements;

5. evidence that all property taxes are current, that rollback taxes have been paid, and that no other debts or obligations are outstanding and no liens or encumbrances are placed on the property.

6. a preliminary title report covering all the property located within the subdivision, prepared or updated within 30 days of the date of recording of the final plat;

7. a final copy of any restrictive covenants, reservations, or private easements;

8. a letter from the Utah County Health Department regarding any proposed septic tanks or leach fields; and

9. prior to recording the final plat, staking of the new property line adjacent to existing roads.

Section 11.130. Final Subdivision with No Improvements.

The Final Plat Subdivision with No Improvements Application allows for a legal subdivision of land but does not allow for any utilities, roads, or other improvements. The following information is required for all final subdivision with no improvement plats. The Reviewing Departments or City Council may require additional information as needed to evaluate the merits of the proposed subdivision:

A. General Requirements. The final plat shall be prepared by a land surveyor licensed to practice in the State of Utah and the final copy for recording shall be printed ~~presented in India ink on reproducible~~ Mylar.

E. Features to be shown on the Final Plat. The final plat shall contain at a minimum the following information:

1. a title block which contains:
   (a) the name of the subdivision;
   (b) type of development;
   (c) a surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey;
   (d) a legal description of the subdivision boundaries including the quarter-quarter section, section, township, range, principal meridian and the County of its location;
   (e) the owner's dedication of all public ways or spaces, signed by every person having a security interest in the subdivision property, dated, and notarized, including a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording; and
   (f) signature blocks for the dated signatures of the Mayor, City Recorder, Planning Commission Chair, City Engineer, and the Notary Public's acknowledgment;

2. written and graphic scale, not smaller than 1" to 100' or as recommended by the City Engineer;

3. the basis of bearings used and a north point;

4. a vicinity map locating the subdivision within the section, identifying adjoining or nearby plats or certificates of survey, and showing prominent landmarks;

5. a notation of any adjoining plats or certificates of survey and titles thereto;

6. the exterior boundaries of the platted area, giving lengths and bearings of the boundary

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lines, and if the subdivision is bounded by a water body or watercourse, a closing meander traverse of that boundary;

7. where curving boundaries are used, sufficient data to establish the boundary on angle, and arc length, showing proper closures in all boundaries of the subdivision, and no final plat will be approved that shows a plus or minus distance for closure;

8. location of existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records;

9. location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten-foot public utility easement shown along front lot lines and any rear or side lot lines adjacent to a public right-of-way, or as otherwise required by the City to accommodate necessary public utilities; A fifteen foot public utility easement shall be required on both sides of a private roadway, alley, or access way where there is not a planter strip. Adequate building setback distance to accommodate code mandated clearances to various utilities is required. The public utility easement shall be free and clear of permanent structures including but not limited to: building footings, foundation walls, window wells, retaining walls, retention and detention facilities, geotextile reinforcing, and tie-backs.

10. all lots, blocks, and rights-of-way, including open space, created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose, including for curved boundaries, the curve radius, central angle, and length of arc;

11. an indication of lot areas in square feet;

12. lots consecutively numbered or lettered in alphabetical order;

13. proposed addresses shown on each lot, with corner lots showing two addresses, as obtained from the Lehi City Planning Division;

14. all proposed new streets named or numbered in accordance with the street naming and numbering system of the City;

15. location and names of adjacent properties and property owners and platted subdivisions;

16. location of zoning boundary lines within and adjacent to the proposed subdivision;

17. location of all existing homes or buildings within the proposed subdivision that are to remain;

18. all existing monuments found during the course of the survey, including a physical description such as "brass cap";

19. all monuments erected or to be erected, including corners and other points established in the field, with the monuments made of brass and the legend indicating the diameter, length, and weight of the monuments, and all exterior boundary angle points of the subdivision and lot corners marked in accordance with the Lehi City Design Standards and Public Improvements Specifications including brass pins in the back of curb for all front property lines;

20. a detail diagram showing typical setbacks for corner and interior lots;

21. a summary of total project acreage,

All other sections in this Code applicable to final plat subdivisions are also applicable to Final Plat Subdivisions with No Improvements.

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Section 11.1~~43~~0. Revisions.
(Amended 5/22/01; 3/27/07; 04/27/10)

A. If any revision is included on the final plat that was not present on the Preliminary Plat or came as a requirement of approval by the City Council, it is the applicant's responsibility to inform the Reviewing Departments, Planning Commission and City Council of the change. Failure to inform the Planning Commission or City Council of the revisions may result in revocation of any or all approvals.

B. Revisions to approved construction drawings for subdivisions or site plans shall be coordinated with the Public Works Director. The Public Works Director may require Reviewing Departments review of the proposed revisions. The applicant shall provide one electronic copy in PDF format of the revisions, unless otherwise approved by the Public Works Director. The copies shall be made on colored paper where available; otherwise a red revision stamp shall be required on the drawings in the right hand margin to distinguish revised pages from the original

approved pages, as directed by the Public Works Director. All revisions shall be indicated with clouding. The plans shall include a revision block filled out including the date of the revisions.

Section 11.1540 Final Plat Approval Process.
(Amended 5/22/01; 11/15/11)
The review and approval process for a final subdivision plat is identified in the appendix of this Code, including review by the Reviewing Departments, and review and approval by the City Council. In reviewing an application for final subdivision plat approval, the Reviewing Departments may, at their discretion, require review of the final plat by the Planning Commission prior to a final decision by the City Council. Following approval by the City Council, the Mayor is authorized to sign the Mylar plat on behalf of the City Council.

Section 11.1650. Plat Materials; Size and Copies. *(Amended 05/22/01; 04/27/10; 07/10/12)*
The final subdivision plat shall be prepared on linen or on a stable base polyester Mylar film. The plat shall be of such size as is acceptable for filing in the office of the Utah County Recorder, but shall not be less than 24 x 36 inches. The applicant shall provide one electronic copy in PDF format of the final plat and construction drawings. The City may request additional copies if required. A computer disk copy, in a computer format acceptable to the City Engineer, shall also be provided.

Section 11.1760. Multiple Sheets and Plat Accuracy.
Multiple sheet plats may be used. All sheets shall be numbered and referenced to an index map, and all required certificates shall appear on a single sheet, along with the index and vicinity maps. Bearings shall be shown to the nearest second, lengths to the nearest hundredth foot, and areas to the nearest hundredth acre.

Section 11.1870. Nature and Effect of Final Subdivision Plat.
It is the intent of this Code that approval of a final subdivision plat be an ad–ministerial action by the City assuring compliance with the requirements of Section 11.060 and Section 11.100 of this Code and any conditions imposed by the City Council for preliminary plat approval. After a final subdivision plat has been approved by the City Council and recorded in the Office of the Utah County Recorder, the applicant may apply for building permits consistent with the approved final subdivision plat.

Section 11.1980. Effective Period of Final Subdivision Plat Approval.
(Amended 07/28/09; 02/10/15)
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 City Council, 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 11.20190. 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 11.2100. 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 11.2210. 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.

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 from the developer or owner's engineer and surveyor;

2. submit as-built plans for any improvements already begun;

3. submit a revised cost estimate from the developer or owner's engineer for any remaining improvements to be completed;

4. submit a new development application to the City, along with any applicable fees;

5. be subject to a new review process by the Reviewing Departments; and

6. obtain any necessary approvals and permits from the City.

D. Whether the developer or owner completes all of the Required Improvements prior to plat recordation as contemplated by Section 11.220(A) or posts an Assurance as contemplated by Section 11.220(B), the developer or owner shall post an improvement warranty security evidencing the developer's or owner's unconditional warranty that the corresponding Required Improvements comply with the City's written standards for design, materials, and workmanship, and that said Required Improvements will not fail in any material respect within the improvement warranty period as a result of poor workmanship or materials. The improvement warranty security shall be in an amount equal to ten percent of the lesser of: (i) the City's estimated cost of completion; or (ii) the developer's or owner's reasonable proven completion costs for all Required Improvements. The improvement warranty security shall be posted prior to recording the final plat or simultaneously with the developer's or owner's Assurance. All public improvement costs and inspection fees shall be paid prior to scheduling a preconstruction meeting. The form of the improvement warranty security shall be acceptable to the City, approved by the City Attorney, and shall be issued by a financial institution insured by the FDIC or NCUA. The improvement warranty period shall commence upon the City's acceptance of all Required Improvements, and shall expire one year from the date of said acceptance, unless a longer improvement warranty period is allowed by Title 10 of the Utah State Code. For the purposes of this Section 11.220, the City's written approval of all Required Improvements, in addition to the release of the entire Assurance, shall constitute acceptance of all Required Improvements.

E. The City shall be entitled to payment of all

amounts remaining in any Assurance posted by the developer or owner in the event the developer or owner is unable to complete the Required Improvements pursuant to a corresponding written agreement with the City. The individual line-item amounts set forth in the City's Estimate, which shall serve as a basis for and correspond with the developer's or owner's Assurance, shall be considered separate with respect to releases by the City, but each amount shall be applicable and available to every other line item in the event of the developer or owner's failure to perform one or more of the Required Improvements to the City's satisfaction. Notwithstanding the itemization of type and cost of any improvement or landscaping, any sum available pursuant to the Assurance may be used by the City, and not released to the developer or owner, for any other improvement or landscaping covered by the Assurance, in addition to the specified improvement or landscaping. The defaults and corresponding remedies contemplated by this Section 11.220(E) shall be made by certification from the City Engineer evidencing any such default. Moreover, the remedies contemplated herein are not exhaustive, and the City may pursue any other remedies available in law or in equity.

F. The City Engineer or designee shall have authority to release to the developer or owner from any portion of the Assurance. However, the City Engineer shall not release, prior to final acceptance, any amount of an Assurance for each specified improvement in excess of 90% thereof. Through the City's established inspection process, the City Engineer may authorize two base releases per each line item in the Assurance. One final release shall be authorized when the corresponding improvement or landscaping is completed by the developer or owner, and subsequently approved by the City. For Assurances in excess of one million dollars, an additional release per line item may be authorized for each additional million dollars contemplated by the Assurance.

G. In the event of an emergency requiring a more expeditious completion of the Required Improvements, the City may, after providing the developer or owner with a 30-day notice, complete the Required Improvements and compensate itself for its expenses from any remaining amount in the corresponding Assurance and improvement warranty security, plus 15% to recover overhead and other costs incurred by the City.

H. Assurances and improvement warranty securities contemplated by this Section 11.220 are for the sole benefit of the City and are not for the individual benefit of any other entity, citizen, or identifiable class of citizens, including the owners or purchasers of lots or units within a subdivision. The Assurances and improvement warranty securities are not for the purpose of ensuring payment of contractors, subcontractors or suppliers of labor or materials, and no contractors, subcontractors or suppliers of labor or materials shall have a cause of action against the City or the Assurance or improvement warranty security.

Section 11.2320. Site Plan Approval Required.

A. The following applications shall be required to obtain site plan approval:

1. development requests to allow multi-family residential, mixed use, and nonresidential uses; and

2. requests for conditional use approval.

B. A request for permitted use approval may be required to obtain site plan approval.

Section 11.2430. Application Requirements for Site Plans. *(Amended 5/22/01; 08/13/02; 04/27/10; 07/10/12; 08/09/16)*
The following information is required for all site plans, in addition to other information required by the Reviewing Departments, Commission, or City Council to evaluate the merits of the proposed site plan:

A. General Requirements. The site plan shall be prepared in pen and the sheets shall be numbered in sequence if more than one sheet is used and shall not be less than 36 x 24 inches. All engineering and surveying documents shall bear the seal of the professional engineer and professional land surveyor in accordance with Utah Code Ann. §58-22-602. The applicant shall provide one electronic copy in PDF format. The City may request additional copies if required.

B. Features to be shown on Site Plan. The site plan shall show:

1. name of development;

2. surveyed boundary of the site plan accurate in scale, dimension, and bearing, including all adjacent and contiguous property under the control of the owner, even if only a portion is to be developed, giving the location and ties to the nearest horizontal control monument and section corner, benchmark, or monument if a survey is

required;

3. graphic and written scale at no more than one inch equals 100 feet or as recommended by City Engineer;

4. north arrow;

5. topographic contour intervals of no greater than two feet, unless otherwise stipulated by City Engineer;

6. location and names of adjacent properties, property owners, and platted subdivisions;

7. location of zoning boundary lines within and adjacent to the proposed site plan;

8. location of existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records;

9. location of proposed easements, including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten-foot public utility easement along front lot lines and any rear lot lines adjacent to a public right-of-way, or as otherwise required by the City in order to accommodate necessary public utilities;

10. location, height, and type of existing fence lines within and contiguous to the site plan;

11. location, type, and height of any new fencing, berming, or other buffering to be installed as part of the development including any fencing required to comply with Section 12.080 – Project Buffering and Screening Requirements or Section 18.010, Right to Farm;

12. location and dimensions of all existing buildings within the proposed site plan, with an indication of whether the buildings are to remain or be removed;

13. location, dimensions, and square footage of all proposed buildings as part of the site plan;

14. building setback lines and building envelopes;

15. location and extent of all cuts and fills exceeding three feet anywhere on the project site and any associated retaining walls;

16. location of existing features within and contiguous to the proposed site plan including:
   (a) existing public utility easements;
   (b) irrigation ditches;
   (c) drain pipes;
   (d) drainage channels;
   (e) culverts;
   (f) railroads;
   (g) bridges;
   (h) power lines;
   (i) water bodies;
   (j) springs or water sources within 2,500 feet; and
   (k) equestrian, pedestrian, and bicycle trails;

17. the location of existing and proposed roads including their names, dimensions, and cross sections;

18. the location and width of all existing and proposed entrances onto adjacent roads;

19. the location, dimensions, and surface type of all parking facilities, including ADA accessible stalls and loading areas, the location and dimension of backup aisles, bike parking locations, and bike parking detail;

20. location of all existing and proposed curb, gutter, and sidewalk within the site plan including:
   (a) an indication of the grades; and
   (b) flow arrows showing direction of storm water surface flows;

21. location of any necessary temporary turnaround easements for emergency access on dead-end roads;

22. if adjacent to a state road, UDOT access size and location and UDOT approval;

23. location and size of existing and proposed culinary and pressure irrigation water lines, including existing lines adjacent to or affected by the proposed site plan;

24. location of existing and proposed sewer mains including size, depth, and slope, including existing lines adjacent to or affected by the proposed site plan;

25. existing and proposed storm drainage improvements including:

(a) major drainage facilities, outfalls, and discharge; and
(b) drainage pipe locations, sizes, and depths;

26. location of detention and retention basins with an indication that the basins will include the following:
(a) minimum one-foot freeboard;
(b) 3:1 slopes or flatter;
(c) grass covering and underground sprinkler system; and
(d) a designation of the purpose and conditions, if any, of the dedication or reservation;

27. the location, size, and grade of any required piping for irrigation ditches;

28. location of solid waste containers;

29. The location, dimensions, materials, and colors of signs, including the type and height of those signs.

30. location, type, and height of any fencing, berming, or other buffering to be installed as part of the development, including any fencing required to comply with Section 12.080 – Project Buffering and Screening Requirements or Section 18.010, Right to Farm;

31. identification of natural features or sensitive lands including:
(a) wetlands;
(b) floodplains, floodways, and areas, which would be covered in water in a 100-year storm event;
(c) areas where ground water rises periodically to within two feet of the surface of the ground;
(d) slopes exceeding 30 percent;
(e) vegetation areas, including name and size of all existing trees and shrubs which could be incorporated into the site plan; and
(f) threatened or endangered species habitat areas;

32. A landscaping plan for all landscaped areas which includes:
(a) planting areas with a list of the name, number, and size of plants designated for each area;
(b) location, name, and size of all existing trees and shrubs to be incorporated as part of the landscape plan; and
(c) location and sizes of any proposed irrigation facilities adequate to maintain the planting areas;

33. the location of all existing and proposed outdoor lighting fixtures and the manufacturer's specifications of the area to be lighted with such fixtures including:
(a) exterior lights;
(b) parking lot lighting; and
(c) transformers;

34. location of solid waste containers including design provisions for screening;

35. if roadway dedication is required, a notation of the distance from the asphalt centerline of each existing road to the new property line of the site plan;

36. calculation of site plan areas including:
(a) total acreage;
(b) total project density for multi-family residential site plans;
(c) square footage and percentage of all landscaped areas including:
(i) total landscaped area;
(ii) total irrigated area; and
(iii) total parking lot landscape;
(d) square footage of all impervious surfaces, including:
(i) rooftop area of all buildings;
(ii) roads and parking facilities;
(iii) curb and gutters;
(iv) walks;
(v) loading areas; and
(vi) asphalt or concrete aprons for solid waste containers or outdoor mechanical equipment;
(e) gross building square footage;
(f) parking calculations including:
(i) required number of parking stalls;
(ii) proposed number of parking stalls;
(iii) required number of bicycle stalls; and
(iv) proposed number of bicycle stalls;

37. a circulation plan showing:
(a) pedestrian walkways;
(b) crosswalks;
(c) master planned trail connections; and
(d) cross access points;

38. construction and plan and profile drawings of all required public improvements consistent

with Lehi City Design Standards and Public Improvement Specifications, including:

(a) a utility index or cover sheet at the same scale as the Preliminary Plat which includes all of the information from the approved Preliminary Plat, including any changes or modifications required for preliminary approval and all public utility information;
(b) location, depth, pipe type, and slope of all drainage, sewer, and irrigation lines in conformance with the letter issued by the irrigation company, including the location and spacing of all boxes, manholes, and other improvements and details of any detention basins and related piping and orifices;
(c) location, pipe type, and size of existing and proposed culinary and pressurized irrigation lines, and associated fire hydrants, valves, and blowoffs, noting where bends are required on water lines;
(d) cross sections of all roads including pavement design, base, and subbase amounts, indicating the CBR value used to determine the amount of subbase required on the cross section;
(e) location of power line extensions, streetlights, domes, and transformers;
(f) street signs and traffic control signs;
(g) two eight-inch utility casings where required at intersections and utility crossings;
(h) a note stating that three sets of as-built drawings shall be submitted to the City upon completion of the public improvements;
(i) all other specifications, details, and references required by the Design Standards and Public Improvements Specifications and Standard Drawings.

C. Additional Information Required. In addition to the site plan, the applicant shall provide:

1. proposed building elevations including dimensions, colors, and proposed building materials with a breakdown showing percentages of each material;

2. a development phasing schedule if applicable, including the sequence for each phase, approximate size in area of each phase, and proposed phasing of construction of public improvements, recreation, and common open space areas;

3. drainage system calculations and an explanatory narrative sealed by a licensed engineer, and for detention and retention basins, calculations to justify sizing based on 100-year design storm;

4. a statement from the appropriate agency accepting responsibility for all surface and subsurface drainage that is directed into channels owned by the agency;

5. a written statement from the appropriate agency such as 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;

6. a letter from the Army Corp of Engineers regarding any wetland areas within the boundaries of the proposed plat;

7. if the site plan is proposed as a PUD, an application for a PUD providing detailed information regarding proposed features including building elevations, materials, and amenities;

8. where required, three copies of the California bearing ratio test results;

9. prepared easements for any necessary offsite water, sewer, or drainage easements across privately owned land, and for temporary turnarounds;

10. any deeds or boundary line agreements necessary for approval of the site plan;

11. any required UDOT approvals for access;

12. an engineer's estimate of costs for construction of all required public improvements;

13. a preliminary title report covering all the property located within the site plan, prepared or updated within 30 days of the date of the site plan approval;

14. a final copy of any restrictive covenants, reservations, or private easements;

15. a letter from the Utah County Health Department regarding any proposed septic tanks or leach fields;

7. prior to issuance of a building permit, staking of the new property line adjacent to existing roads; and

8. other information required by the Reviewing Departments, Commission, or City Council necessary to evaluate the merits of the proposed site

plan.

Section 11.2540. Site Plan Approval Process.
(Amended 5/22/01; 08/13/02; 11/09/04; 10/11/22)
The review and approval process for a site plan shall be as follows:

A. Permitted Uses.

1. Site plans associated with a permitted use and with a total valuation, including building and all associated site improvements, of less than $500,000 require review and approval by the Zoning Administrator and Public Works Director. The Zoning Administrator or the Public Works Director may request that the approval of a site plan be forwarded to the Planning Commission following a Reviewing Departments review, if they determine a project is likely to have a significant impact on traffic, environmental quality, lighting, compatibility of uses, or the health, safety, or general welfare of the surrounding properties, property values, or residents.

2. Site plans associated with a permitted use and with a total valuation, including building and all associated improvements, of $500,000 or more require approval by the Planning Commission, following a review by the Reviewing Departments. The Planning Commission may require that the approval of a site plan be forwarded to the City Council if they determine a project is likely to have a significant impact on traffic, environmental quality, lighting, compatibility of uses, or the health, safety, or general welfare of the surrounding properties, property values, or residents. The Planning Commission and or City Council may hold a public hearing on any project likely to have a significant impact on the surrounding property, values, or residents.

B. Conditional Uses. The approval process for Site Plans associated with a Conditional Use shall be the same as that required for the issuance of a Conditional Use Permit as outlined in Section 09.020, including review by the Reviewing Departments and approval by the Planning Commission following a public hearing.

C. All new development projects or exterior renovations to existing buildings located within the boundaries of the Historic District shall receive additional review by the Historic Preservation Commission. The Commission, acting in an advisory role, provides input to assist in the implementation of the vision of the Historic District. If input from the Commission is provided, it shall be submitted prior to final review and approval.

Section 11.2650. Lack of Site Plan Information.
(Amended 08/13/02)
The lack of information under any item specified in Section 11.210, or improper information supplied by the applicant, may be cause to find the application incomplete or for disapproval of a site plan application.

Section 11.2760. Multiple Sheets and Plan Accuracy.
Multiple sheet site plans may be used. All sheets shall be numbered and referenced to an index map, and all required certificates shall appear on a single sheet along with the index and vicinity maps. Bearings shall be shown to the nearest second, lengths to the nearest hundredth foot, and areas to the nearest hundredth acre.

Section 11.2870. 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 11.2980. 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 11.3029~~0~~0. 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 11.3100. 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.

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 guarantee the materials and workmanship of the completed improvements.

E. The City shall have the power to require payment to the City of all amounts remaining in the bond upon certification by the City Engineer that the developer or owner has failed to comply with an obligation to install public improvements and private landscaping in a manner satisfactory to the City Engineer, or that the developer or owner is in default, whether the two-year period has elapsed or not. Any such funds shall be segregated by the City Treasurer in a special account and expended for the purposes set forth in the public improvements and private landscaping contract entered into by the developer or owner. Should an emergency arise the City may, after providing the developer or owner with a 30-day notice period, complete the required improvements and be compensated from all bond amounts plus 15% to recover overhead and other costs incurred by the City to complete the required improvements.

F. Bonds required by this section are for the sole benefit of the City. The bonds are not for the individual benefit of any citizen or identifiable class of citizens, including the owners or purchasers of lots or units within a PUD. The bonds are not for the purpose of ensuring payment of contractors, subcontractors or suppliers of labor or materials, and no contractor, subcontractor or supplier of labor or materials shall have a cause of action against the City or the bond.

G. Developments requiring a site plan shall complete all required private improvements, except private landscaping, prior to the certificate of occupancy being granted.

H. Residential developments shall complete all

required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.

Section 11.32~~1~~0. Condominium Plats.
(Amended 07/10/12)

A. Reference is made to Section 57-8 Utah Code for definition and specific requirements.

B. Building permits for condominium units may be issued following approval of the final plat by the City Council as provided by this Code. The building permit will be issued based upon a certified architectural plan of the building elevation and floor plans as approved by the Chief Building Official.

C. All condominium plats shall be filed in the office of the Utah County Recorder following completion of construction and before acceptance of improvements.

Section 11.33~~2~~0. Vacating, Altering, or Amending a Recorded Subdivision Plat.
(Amended 07/10/12)

A. The City Council may consider, after Reviewing Departments review, any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot contained in a subdivision plat.

B. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.

C. The City Council shall hold a public hearing within 45 days after the day on which the application is filed if:

1. any owner within the plat notifies the City of the owner's objection in writing within ten days of mailed notification; or

2. a public hearing is required because all of the owners in the subdivision have not signed the revised plat.

D. The public hearing requirement of Subsection C does not apply and the City Council may consider at a public meeting an owner's request to vacate or amend a subdivision plat if the application seeks to:

1. join two or more of the applicant fee owner's contiguous lots;

2. subdivide one or more of the applying fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

3. adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the application, regardless of whether the lots or parcels are located in the same subdivision;

4. on a lot owned by the applying fee owner, adjust an internal lot restriction imposed by the City; or

5. alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
   a. owned by the applicant; or
   b. designated as a common area.

E. Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to the State Code requirements for vacation of a public right-of-way.

F. Each request to vacate or amend an entire plat or a portion of a plat shall include:

1. the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the application; and

2. the signature of each owner described in Subsection F.1 who consents to the application.

Section 11.34~~3~~0. Plat Amendment Approval Process and Recordation. *(Amended 07/10/12)*

A. Following a review by the Reviewing Departments, the City Council may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Council finds that:

1. there is good cause for the vacation or amendment; and

2. no public street, right-of-way, or easement has been vacated or amended.

B. The City Council shall ensure that the amended plat showing the vacation or amendment is recorded in the Office of the County Recorder.

C. An amended plat may not be submitted to the County Recorder for recording unless it is signed and acknowledged by each owner of record on the portion of the plat that is amended.

Section 11.3540. Lot Line Adjustments.
(Amended 11/09/04; 07/10/12)

A. The owners of record on adjacent parcels that are described by either a metes and bounds description or a recorded plat may exchange title to portions of those parcels or make lot line adjustments if the exchange of title or adjustment is approved by the Zoning Administrator in accordance with Subsection B. The Zoning Administrator may require the approval of a lot line adjustment be forwarded to the Reviewing Departments or Planning Commission if the Zoning Administrator determines the adjustment may have an impact on the health, safety, or general welfare of the surrounding properties, property values, or residents.

B. All applications for lot line adjustments shall include:

1. a scaled drawing showing the proposed lot line adjustment, including the location of adjacent streets, the location of each lot affected by the adjustment, lot dimensions and lot sizes of the subject properties before and after the proposed lot line adjustment, and any other information deemed necessary by the Zoning Administrator to determine whether the proposed adjustment will result in a violation of applicable zoning requirements;

2. a legal description of the proposed lot line adjustment prepared by a licensed surveyor; and

3. if the lot line adjustment affects any public utility easements, a Disclaimer of Easement Verification Form provided by the City, signed by each affected public utility necessary to vacate the public utility easement.

C. The Zoning Administrator shall approve an exchange of title under Subsection A if:

1. no new dwelling lot or housing unit will result from the exchange of title;

2. the exchange of title will not result in a violation of applicable zoning requirements; and

3. any affected public utility easements have been vacated or modified as necessary.

D. If an exchange of title is approved under Subsection C, a notice of approval shall be recorded by the Zoning Administrator or designee, in the Office of the County Recorder which:

1. is executed by each owner included in the exchange and by the Zoning Administrator, or Planning Commission Chair, whichever is applicable;

2. contains an acknowledgment for each party executing the notice in accordance with the provisions of Title 57, Chapter 2a, Recognition of Acknowledgments Act; and

3. recites the descriptions of both the original parcels and the parcels created by the exchange of title.

E. A notice of approval recorded under this section does not act as a conveyance of title to real property and is not required for the recording of a document purporting to convey title to real property.

F. Following approval of the lot line adjustment, the applicant is responsible to file the necessary title conveyance documents with the Utah County Recorders' Office.

Section 11.3650. Vacation of a Public Street
(New 07/10/12)
All petitions to vacate a public right-of-way shall follow the approval procedures outlined in the Utah State Code and shall require review by the Reviewing Departments, recommendation by the Planning Commission following a public hearing, and approval by the City Council. Each request to vacate a public right-of-way shall include:

A. a written narrative describing the reasons for the proposed public street vacation;

B. an exhibit showing the portion of public street to be vacated including:

1. north arrow;

2. surrounding streets and buildings;

3. the acreage of the vacated street area;

4. the surveyed boundary of the vacated street area; and

5. the location of all adjacent properties and the ownership identified;

C. a petition to vacate some or all of a public street, right-of-way, or easement, including:

1. the name and address of each owner of record of land that is:
   a. adjacent to the public street, right-of-way, or easement; or
   b. accessed exclusively by or within 300 feet of the public street, right-of-way, or easement;

2. the signature of each owner under Subsection C.1 who consents to the vacation; and

3. proof of mailed notification to surrounding owners as required by State Code and the Lehi City Development Code.

Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #06-2023 approving revisions to the Moderate-Income Element of the General Plan Goals, Strategies, and Timeline.

Suggested Action:

Attachments:

CC Staff Report Revised Moderate Income Housing 01.10.23.docx

Moderate Income House Plan Goals and Timeline DRC 11.30.22.docx

Ord 06-2023.docx

Moderate Income Housing Plan Goals and Timeline FINAL UPDATE.pdf

Moderate Income Housing Plan Goals and Timeline Planning Commission Version.pdf

REVISED MODERATE INCOME HOUSING GOALS, STRATEGIES, TIMELINE

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	January 10, 2023
Requested Action/Purpose	Approval of proposed revisions to the Moderate-Income Housing Plan
Decision Type	Legislative
Date of DRC Review	November 30, 2022
Date of Planning Commission Review	December 8, 2022

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE STATE CODE

Utah Code Title 10 Chapter 9a Part 4 Section 403

(a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

(i) a land use element that:

(A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate;

(B) includes a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

(C) except for a city of the fifth class or a town, is coordinated to integrate the land use element with the water use and preservation element; and

(D) except for a city of the fifth class or a town, accounts for the effect of land use categories and land uses on water demand;

(ii) a transportation and traffic circulation element that:

(A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;

(B) for a municipality that has access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce;

(C) for a municipality that does not have access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and

(D) correlates with the population projections, the employment projections, and the proposed land use element of the general plan;

(iii) for a specified municipality as defined in Section 10-9a-408, a moderate income housing element that:

(A) provides a realistic opportunity to meet the need for additional moderate income housing within the next five years;

(B) selects three or more moderate income housing strategies described in Subsection (2)(b)(iii) for implementation, including one additional moderate income housing strategy as provided in Subsection (2)(b)(iv) for a specified municipality that has a fixed guideway public transit station; and

(C) includes an implementation plan as provided in Subsection (2)(c); and

(iv) except for a city of the fifth class or a town, a water use and preservation element that addresses:

(A) the effect of permitted development or patterns of development on water demand and water infrastructure;

(B) methods of reducing water demand and per capita consumption for future development;

(C) methods of reducing water demand and per capita consumption for existing development; and

(D) opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and

(B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;

(ii) for a town, may include, and for a specified municipality as defined in Section 10-9a-408, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;

(iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following moderate income housing strategies:

(A) rezone for densities necessary to facilitate the production of moderate income housing;

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;

(C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;

(I) amend land use regulations to allow for single room occupancy developments;

(J) implement zoning incentives for moderate income units in new developments;

(K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;

(L) reduce, waive, or eliminate impact fees related to moderate income housing;

(M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;

(N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;

(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;

(S) create a program to transfer development rights for moderate income housing;

(T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;

(U) develop a moderate income housing project for residents who are disabled or 55 years old or older;

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and

(X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing; and

(iv) in addition to the recommendations required under Subsection (2)(b)(iii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement:

(A) the strategy described in Subsection (2)(b)(iii)(V); and

(B) a strategy described in Subsection (2)(b)(iii)(G), (H), or (Q).

(c) (i) In drafting the implementation plan portion of the moderate income housing element as described in Subsection (2)(a)(iii)(C), the planning commission shall establish a timeline for implementing each of the moderate income housing strategies selected by the municipality for implementation.

(ii) The timeline described in Subsection (2)(c)(i) shall:

(A) identify specific measures and benchmarks for implementing each moderate income housing strategy selected by the municipality, whether one-time or ongoing; and

(B) provide flexibility for the municipality to make adjustments as needed.

APPLICABLE DEVELOPMENT CODE REGULATIONS

General Plan; General Procedures.

A. A proposed amendment to the Lehi City General Plan may be initiated by any property owner, any person residing in the City, any business owner, the Hearing Examiner, the Planning Commission, the City Council, the Reviewing Departments, or the City Staff by filing an application for a General Plan amendment.

B. An application for an amendment to the Lehi City General Plan or General Plan Land Use Map shall be filed with the City on the applicable application form as established pursuant to the provisions of this Code.

C. If such amendment is approved, the applicant may then proceed to file an application for development approval if the development is consistent with the approved General Plan amendment.

Section 04.020. Procedures for Amending the Lehi City General Plan Text and Maps.

A. The Planning Division shall prepare a report of the findings of the Reviewing Departments within 21 days and not less than seven days prior to the meeting with the Commission indicating whether the proposed amendment is consistent with the Elements of the General Plan including, the effect of the proposed amendment on the existing goals, objectives and policies of the General Plan, and listing any revisions to this Code that would be needed to implement the proposed amendment.

B. Prior to recommending the adoption, rejection or revision of any General Plan amendment, the Planning Commission shall hold a public hearing in accordance with the procedures of this Code and the Utah Code, after receiving the report of the findings of the Reviewing Departments and providing at least ten days' notice.

C. After the Planning Commission has reviewed the application and made its recommendation, the Planning Division shall submit a copy of the General Plan amendment as recommended by the Commission, the report of the findings of the Reviewing Departments, and the transcripts or minutes of the proceedings before the Commission to the City Council. The City Council shall then schedule a public meeting to consider the Planning Commission recommendation. The City Council shall consider the proposed General Plan amendment and the recommendation of the Commission pursuant to the procedures established by this Code and the Utah Code including the required notice for a public meeting. The City Council shall approve the amendment, revise and approve the proposed amendment, or reject the proposed amendment. If the City Council approves the proposed amendment as submitted or as revised, the City Council shall adopt the General Plan amendment by ordinance.

Section 04.030. Criteria for Approval of General Plan Text and Map Amendments.

In considering a proposed amendment to the Lehi City General Plan, the applicant shall identify, and the City Staff, Reviewing Departments, Planning Commission, and the City Council will 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 with the General Plan uses of nearby and adjoining properties;

4. the suitability of the properties for the uses requested and their suitability for the uses identified by the General Plan;

5. whether a change in the uses proposed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;

6. the gain to the public health, safety and welfare from the existing classification to the proposed amendment; and

7. the overall community benefit of the proposed amendment.

Section 04.040. Effect of General Plan Amendment.
From and after the effective date of a General Plan amendment, no amendments shall be made to this Code nor shall any development permit be approved or approved with conditions, unless such amendments, approvals and conditions are consistent with the adopted General Plan or Element or portion thereof as amended. A General Plan amendment does not authorize the development of land. After a General Plan amendment has been approved by the City Council, no development shall occur until the required development permits and licenses have been issued by the City.

REPORT ANALYSIS

The applicant requests approval of proposed revisions to the Goals, Strategies, and Timeline of the Moderate-Income Housing Element of the General Plan. These proposed revisions came from the State during their review of the City's submitted plan. In order to continue to receive State funding, the City must bring the plan into compliance with the State requirements.

Only minor changes were made to meet the State requirements. All proposed changes are shown in red in the draft document. Information was added on the timeline for the Goal 2 creating an HTRZ zone. Goal 3 was updated to match the language in the State Code exactly. And information was added on the timeline for Goal 7.

The DRC reviewed the proposed amendment and had one redline comment to update the timeline for one of the items.

Following DRC and after the report was created for Planning Commission, Staff met with a representative from the State. They recommended a slightly different wording for the timeline on Goal 7. This update has been included with this report. The changed wording does not change the intent of the timeline. Both the version that the Planning Commission saw and the updated one for the City Council were included in the packet.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed updates to the Lehi City Moderate Income Housing Plan. Any motion should include findings. Possible findings include:

1. The proposed Moderate Income Housing Goals, Strategies and Timeline are/are not in compliance with the State requirements.
2. The proposed Moderate Income Housing Goals, Strategies and Timeline will/will not increase affordability in Lehi.
3. The proposed Moderate Income Housing Goals, Strategies and Timeline is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Moderate Income Housing Element changes at their December 8, 2022 meeting. The minutes and motion from that meeting follow.

2.10) Public hearing and recommendation of Lehi City's request for review of revisions to the Moderate Income Element of the General Plan Goals, Strategies, and Timeline.
Katie presented information on the agenda item.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

Motion: Commissioner Bunker moved to send a positive recommendation of Lehi City's request for review of revisions to the Moderate Income Element of the General Plan Goals, Strategies, and Timeline; including all DRC comments and findings stated in the report. Commissioner Jackson seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker; yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Carlson, yes. The vote passed unanimously.

Moderate Income House Plan Goals and Timeline
DRC Redline Comments

Lehi City- requests review of the State mandate edits to the Moderate-Income House Plan Goals and Timeline. Making minor modifications to meet State compliance requirements.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: 11/22/22
Time Start: 10:50 AM
Time End: 11:00AM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. Change the Timeline for Goal 1 Strategy 1 to January 2023

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 8th

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: 06-2023

ORDINANCE UPDATING THE MODERATE-INCOME HOUSING ELEMENT OF THE GENERAL PLAN INCLUDING THE GOALS AND TIMELINE

WHEREAS, on January 10, 2023, following all necessary public hearings, the Lehi City Council adopted updated goals, strategies and timelines for the Moderate-Income Housing Element of the Lehi City General Plan; and

WHEREAS, the Lehi City Planning Commission held a public hearing on December 8, 2022, to review and make a recommendation on the updated Moderate Income Housing Goals and forwarded their positive recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on January 10, 2023, pursuant to the requirements for amendment of the Moderate Income Housing Element of the Lehi City General Plan;

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

PART 1:

The Moderate Income Housing Element is hereby updated.

PART II:

If a provision of this Ordinance 06 -2023 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 10th day of January 2023.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

XI. LEHI'S GOALS, STRATEGIES, AND TIMELINE FOR MODERATE INCOME HOUSING (Updated 08.24.22)

Goal 1 Develop and adopt a station area plan in accordance with Section 10-9a-403.1

Strategy 1: Develop and adopt the Lehi Frontrunner Station Area Plan

- Continue work with UTA and the Design Workshop

Timeline

~~October~~ January 2022 City Council adoption of the Lehi Frontrunner Station Area Plan

Strategy 2: Seek funding for and start on station area plan for proposed BRT stop on State Street

- Look into funding opportunities for this area plan
- Apply for funding
- Form a committee and start work on developing the station area plan

Timeline

November- December 2022 Research funding opportunities
January-March 2023 Apply for Funding
Spring/Summer 2023 Work on Area Plan

Goal 2 Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

Strategy 1: Create a housing and transit reinvestment zone around the Lehi Frontrunner Station

- Work with UTA and other stakeholders to get the City Council to adopt a HTRZ zone

Timeline

December 2022- ~~November- December 2022~~ Continue engaging with UTA and other stakeholders (STACK, Gardner) on preparation of HTRZ application
December 2022-January 2023 Lehi City submit package to the Governor's Office of Economic Opportunity
March 2023 City Council considers zoning for HTRZ
April 2023 Final approval of HTRZ

Goal 3 Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Strategy 1: Update the Development Code to allow for residential units in areas designated as Mixed-Use on the General Plan

- Get proposed changes adopted by the City Council
- Monitor the Code and make adjustments as necessary

- Research and consider including an element of inclusionary housing

Timeline

September- October 2022 City Council adoption of the proposed amendment to allow residential in the Mixed-Use Zone
November 2022-August 2023 Monitor the Code and make changes as necessary to promote residential units and a mixture of uses.
January- March 2023 Research inclusionary zoning and present information to Planning Commission and City Council

Goal 4 Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Strategy 1: Reduce the spacing between two, three and four-family dwellings in the downtown overlay

- Study the impact of reducing the spacing from 400 feet to 300 or 200 feet
- Present information to the Planning Commission and City Council
- Amend the Code to reduce the spacing overlay to 300 or 200 feet instead of 400 feet

Timeline

October-December 2022 Analyze the impact of reducing the overlay
February 2023 Present information on reducing overlay to Planning Commission and City Council
March-May 2023 Amend the Development Code to reduce the overlay spacing

Goal 5 Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Strategy 1: Allow Detached Accessory Dwelling Units (ADUs) on 1/3 acre lots

- Study the impact of changing from half acre to third acre lots
- Present the information to the Planning Commission and City Council
- Amend the Code to allow detached ADUs on third acre lots.

Timeline

January-March 2023 Analyze the impact of allowing detached ADUs on third acre lots
April-June 2023 Present information on impact to Planning Commission and City Council
July-September Amend the Development Code to allow detached ADUs on third acre lots

Goal 6 Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income

housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

Strategy 1: Amend the Development Code to create an affordable housing overlay zone and outline in the Code the approval process and requirements that can be waived.

- Research other cities that have affordable housing overlay zones
- Propose an amendment to allow applications for affordable units in any zoning district, outline what is required for applications, what Code requirements and fees can be waived, and any other needed information.
- Work with the Planning Commission and City Council to get it approved

Timeline
October-November 2022 Research other cities with affordable housing overlay
December 2022- January 2023 Draft a Code Amendment creating the affordable housing overlay
February-April 2023 work with the Planning Commission and City Council on adopting the amendment

Goal 7 Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Strategy 1: Continue to participate in the Utah Valley Home Consortium

- Review projects and vote on how to use funds available by the Home Consortium

Timeline
Attend annual UVHC meetings and consider various projects that apply for funding.

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Strategy 1: Encourage developers, builders and residents in Lehi City to apply for the funds available through the Utah Valley Home Consortium

- Create information sheets to hand out encouraging people to apply
- Encourage those who might qualify to apply

Timeline
March-May 2023 Put together an information sheet on the Home Consortium and how to apply for funds

XI. LEHI'S GOALS, STRATEGIES, AND TIMELINE FOR MODERATE INCOME HOUSING (Updated 08.24.22)

Goal 1 Develop and adopt a station area plan in accordance with Section 10-9a-403.1

Strategy 1: Develop and adopt the Lehi Frontrunner Station Area Plan

- Continue work with UTA and the Design Workshop

Timeline
October 2022 City Council adoption of the Lehi Frontrunner Station Area Plan

Strategy 2: Seek funding for and start on station area plan for proposed BRT stop on State Street

- Look into funding opportunities for this area plan
- Apply for funding
- Form a committee and start work on developing the station area plan

Timeline
November- December 2022 Research funding opportunities
January-March 2023 Apply for Funding
Spring/Summer 2023 Work on Area Plan

Goal 2 Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

Strategy 1: Create a housing and transit reinvestment zone around the Lehi Frontrunner Station

- Work with UTA and other stakeholders to get the City Council to adopt a HTRZ zone

Timeline
December 2022- ~~November- December 2022~~ Continue engaging with UTA and other stakeholders (STACK, Gardner) on preparation of HTRZ application
December 2022-January 2023 Lehi City submit package to the Governor's Office of Economic Opportunity
March 2023 City Council considers zoning for HTRZ
April 2023 Final approval of HTRZ

Goal 3 Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Strategy 1: Update the Development Code to allow for residential units in areas designated as Mixed-Use on the General Plan

- Get proposed changes adopted by the City Council
- Monitor the Code and make adjustments as necessary

- Research and consider including an element of inclusionary housing

Timeline

September- October 2022 City Council adoption of the proposed amendment to allow residential in the Mixed-Use Zone
November 2022-August 2023 Monitor the Code and make changes as necessary to promote residential units and a mixture of uses.
January- March 2023 Research inclusionary zoning and present information to Planning Commission and City Council

Goal 4 Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Strategy 1: Reduce the spacing between two, three and four-family dwellings in the downtown overlay

- Study the impact of reducing the spacing from 400 feet to 300 or 200 feet
- Present information to the Planning Commission and City Council
- Amend the Code to reduce the spacing overlay to 300 or 200 feet instead of 400 feet

Timeline

October-December 2022 Analyze the impact of reducing the overlay
February 2023 Present information on reducing overlay to Planning Commission and City Council
March-May 2023 Amend the Development Code to reduce the overlay spacing

Goal 5 Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Strategy 1: Allow Detached Accessory Dwelling Units (ADUs) on 1/3 acre lots

- Study the impact of changing from half acre to third acre lots
- Present the information to the Planning Commission and City Council
- Amend the Code to allow detached ADUs on third acre lots.

Timeline

January-March 2023 Analyze the impact of allowing detached ADUs on third acre lots
April-June 2023 Present information on impact to Planning Commission and City Council
July-September Amend the Development Code to allow detached ADUs on third acre lots

Goal 6 Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income

housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

Strategy 1: Amend the Development Code to create an affordable housing overlay zone and outline in the Code the approval process and requirements that can be waived.

- Research other cities that have affordable housing overlay zones
- Propose an amendment to allow applications for affordable units in any zoning district, outline what is required for applications, what Code requirements and fees can be waived, and any other needed information.
- Work with the Planning Commission and City Council to get it approved

Timeline
October-November 2022 Research other cities with affordable housing overlay
December 2022- January 2023 Draft a Code Amendment creating the affordable housing overlay
February-April 2023 work with the Planning Commission and City Council on adopting the amendment

Goal 7 Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Strategy 1: Continue to participate in the Utah Valley Home Consortium

- Review projects and vote on how to use funds available by the Home Consortium

Timeline
Continue attending UVHC meetings throughout the year as various projects are applied for. City Staff helps review and approve proposals on how to use funds.

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Strategy 1: Encourage developers, builders and residents in Lehi City to apply for the funds available through the Utah Valley Home Consortium

- Create information sheets to hand out encouraging people to apply
- Encourage those who might qualify to apply

Timeline
March-May 2023 Put together an information sheet on the Home Consortium and how to apply for funds

Agenda Item No: 17

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #07-2023 approval of an amendment to the Lehi Bike and Pedestrian Master Plan to add regional bike facilities to the bike map.

Suggested Action:

Attachments:

CC Staff Report Lehi Bike and Pedestrian Master Plan Update 01.10.23.docx

Lehi Bike and Pedestrian Master Plan DRC 11.30.22.docx

Lehi Bike-Ped Map Update - MAG RTP Segments 01.10.23.pdf

Ordinance - Lehi Bike and Pedestrian Master Plan update - 01.10.23.docx

LEHI BIKE AND PEDESTRIAN MASTER PLAN UPDATE

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	January 10, 2023
Requested Action/Purpose	Approval of an amendment to the Lehi Bike and Pedestrian Master Plan
Decision Type	Legislative
Date of DRC Review	November 30, 2022
Date of Planning Commission Review	December 8, 2022
Assigned Planner	Mike West

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Parks and Recreation Goal – Strategy 2
Use greenways, bike ways, and trails to interconnect both regional and neighborhood open spaces and developed areas.

Health and Safety Goal – Strategy 4
Consider a complete streets policy that looks to accommodate all modes of transportation on City streets.

Health and Safety Goal – Strategy 5
Recommend active transportation and recreational opportunities in developments to encourage residents and visitors to increase physical activity.

Mixed-Use Development Goal – Strategy 2
Provide bike and pedestrian connectivity in all developments.

Commercial Development Goal – Strategy 2

Promote bicycle and pedestrian infrastructure and facilities around commercial uses.

Transit Oriented Development Goal – Strategy 3

Prioritize active transportation in the design of streetscapes to encourage greater transit use and limit traffic congestion.

REPORT ANALYSIS

Lehi City requests approval to amend the Lehi Bike and Pedestrian Master Plan to update the bike recommendations map to include several regional facilities. This update is proposed in anticipation of an update to the Mountainland Association of Governments (MAG) regional plan, TransPlan50, which includes an update to the active transportation component. Including the proposed changes to the Lehi City plan allows them to be considered in the regional plan, which provides the opportunity for funding through MAG's programs.

It should be noted that the connection along the proposed Club House Drive extension and the re-addition of the Waste Ditch Trail have been added since review and recommendation by the Planning Commission. These connections were shown to the DRC but removed until further discussion was done with staff to ultimately add them back.

A comprehensive update to the Lehi Bike and Pedestrian Master Plan is in process and will include updated maps, concepts, guidance, and text. The comprehensive update will not be completed in time for the regional plan and is why this intermediate map update is being proposed.

SCOPE OF APPROVAL

As a legislative item, the City Council has full discretion to approve the amendment to the Lehi Bike and Pedestrian Plan or not. The City Council can include in their motion changes they would like to see to the proposed plan.

Public comment was received by the Planning Commission, and public hearings are not required for General Plan (including the Bike and Pedestrian element) updates at a City Council meeting. The following online comment was received on the proposed update to the Bike and Pedestrian Master Plan:

> *I'm happy to see the plans to continue to expand transportation routes for non-car vehicles. Two things that I am looking for:*
> *1. Ability to get around the city and to get to destinations (notably to shopping & restaurants) which could save a car trip, not just "recreational paths" that don't go anywhere notable or don't connect neighborhoods through popular zones (commercial, parks, etc...).*
> *2. Significant separation from auto traffic, not just a painted line on a busy road with a bike symbol painted on the ground. Completely dedicated bike/pedestrian trails are ideal, but where auto roads are intended as bike/ped routes the use of concrete or other barriers is preferred to painted lines only.*

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed amendment to the Lehi Bike and Pedestrian Master Plan. Any motion should include findings. Possible findings include:

1. The proposed amendment to the Lehi City Bike and Pedestrian Master Plan is/is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed amendment to the Lehi City Bike and Pedestrian Master Plan is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendments to the Lehi Bike and Pedestrian Plan at their regular meeting on December 8, 2022. The minutes and motion from that meeting follow.

2.11) Public Hearing and recommendation of Lehi City's request for review of an amendment to the Lehi Bike and Pedestrian Master Plan to add regional bike facilities to the bike map.
Katie presented information on the agenda item.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen acknowledged the online comment.

Commissioner Jackson motioned to extend the meeting until 10:50. All in favor.

Commissioner Nielsen closed the public hearing.

> **Motion:** Commissioner Bunker moved to send a positive recommendation **of Lehi City's request for review of an amendment to the Lehi Bike and Pedestrian Master Plan to add regional bike facilities to the bike map;** including all DRC and findings stated in the report. Commissioner Jackson seconded.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker; yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Carlson, yes. The vote passed unanimously.

Lehi Bike and Pedestrian Master Plan
DRC Redline Comments

Lehi City - requests review of an amendment to the Lehi Bike and Pedestrian Master Plan to add regional bike facilities to the bike map.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Mike West
Date of Plans Reviewed: 11/17/22
Time Start: 1:05pm
Time End: 1:15pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections:
1. Add the dirt trail to the legend
2. Recommend side by side trails in the mountains as well

Jacob – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 8, 2022

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.

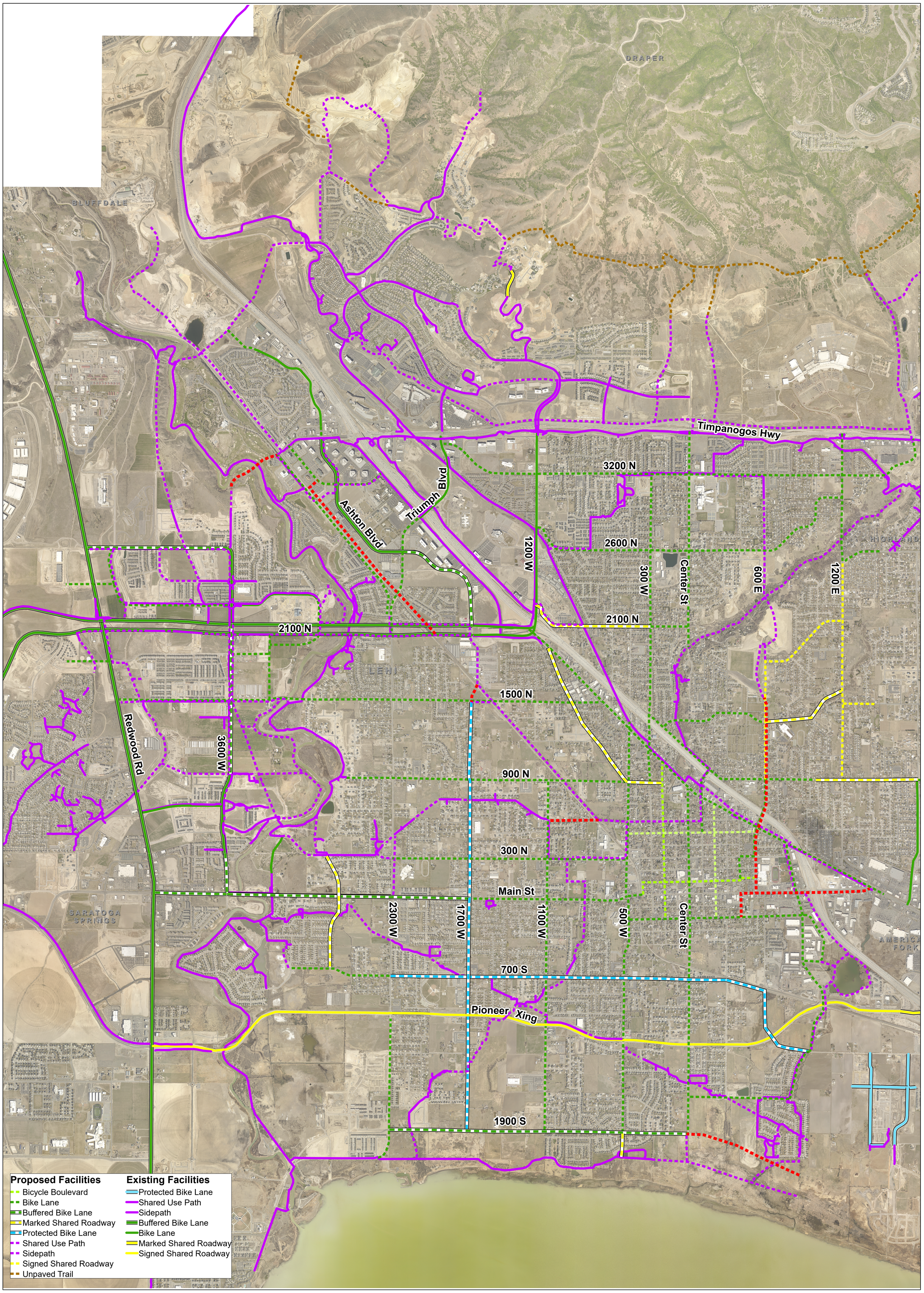
Lehi Bike and Pedestrian Master Plan – Bike Map Update

Lehi Planning staff is proposing an update to the Bike and Pedestrian Master Plan to include facilities on the bike map to be included on Mountainland Association of Government's (MAG) regional plan, TransPlan50. Including these facilities on the regional plan allows them to be eligible for funding programs that are administered by MAG. The connections proposed serve local and regional accessibility for active transportation and are intended to provide meaningful mobility options for all ages and abilities.

A comprehensive update to the Lehi Bike and Pedestrian Master Plan is in process and will bring forward a comprehensive update to the written plan and maps. The changes shown in the current proposed update are changes that were anticipated to be included in the comprehensive update but are proposed now in an effort to have them included in MAG's TransPlan50 before their comment window closes at the end of this year. This will enable the City to apply for MAG funding on the added bike/ped projects.

The first map in this PDF shows in red where changes are being made and the second page shows the final draft with the facility types.

It is imperative that the City plan for and construct an active transportation network that serves the current and future needs of those we serve. According to origin-destination data provided by Wasatch Front Regional Council, average daily bike trips have increased from 63 percent to 376 percent in Lehi (dependent on area) in two years from 2019 to 2021. This increase may be due to many reasons such as the Covid19 pandemic, rise of e-bikes, desire for greater livability, and others. New trails continue to be built and more connections made that make walking and biking a possibility and will continue to induce greater demand. As demand increases, we want to ensure the network meets the 5 design criteria of a successful biking network, which include: Cohesion, Directness, Safety, Comfort, and Attractiveness. This intermediate update and the comprehensive update will help the City better achieve the five principles, and ultimately help create a more resilient, livable, safe, and mobile city.



DRAFT Recommended Bikeways - Overall Plan

0 0.3 0.6 1.2 1.8 2.4 Miles

DRAPER
BLUFFDALE
Timpanogos Hwy
3200 N
2600 N
2100 N
1500 N
900 N
300 N
Main St
700 S
1900 S
Ashton Blvd
Triumph Blvd
1200 W
300 W
Center St
600 E
1200 E
Redwood Rd
3600 W
2300 W
1700 W
1100 W
500 W
Pioneer Xing
LEHI
SARATOGA SPRINGS
HIGHLAND
AMERICAN FORK

Proposed Facilities
- Bicycle Boulevard
- Bike Lane
- Buffered Bike Lane
- Marked Shared Roadway
- Protected Bike Lane
- Shared Use Path
- Sidepath
- Signed Shared Roadway
- Unpaved Trail

Existing Facilities
- Protected Bike Lane
- Shared Use Path
- Sidepath
- Buffered Bike Lane
- Bike Lane
- Marked Shared Roadway
- Signed Shared Roadway

DRAFT Recommended Bikeways - Overall Plan

0 0.3 0.6 1.2 1.8 2.4 Miles

LEHI CITY

ORDINANCE NO: 2023 - __

AN ORDINANCE AMENDING THE LEHI BIKE AND PEDESTRIAN MASTER PLAN

WHEREAS, it has become necessary to amend the Lehi Bike and Pedestrian Master Plan, to include regional bike and trail facilities throughout Lehi; and

WHEREAS, this amendment seeks to ensure a safe and well-connected network of regional trails and bike lanes in Lehi to keep pace with the high rate of current growth; and

WHEREAS, following a public hearing on December 8, 2022, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on January 10, 2023, 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 December 8, 2022, 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 Lehi Bike and Pedestrian Master Plan 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 Lehi Bike and Pedestrian Master Plan is hereby amended.

PART II:

A. If a provision of this Ordinance -2023 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 10th day of January, 2023.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Agenda Item No: 18

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2023-02 appointing two representatives to serve on the Taxing Entity Committee for all Redevelopment and Economic Development Project Areas in Lehi City.

Suggested Action:

Attachments:

Res 2023-02.docx

LEHI CITY

RESOLUTION No 2023-02

RESOLUTION OF THE LEGISLATIVE BODY OF LEHI CITY APPOINTING TWO REPRESENTATIVES TO SERVE ON THE TAXING ENTITY COMMITTEE FOR ALL REDEVELOPMENT AND ECONOMIC DEVELOPMENT PROJECT AREAS IN LEHI CITY, UTAH

WHEREAS, the Redevelopment Agencies Act, 17C-1-402(2) Utah Code Annotated 1953, as amended (the "Act"), has been enacted by the Utah Legislature with an effective date of May 5th, 2021; and

WHERAS, pursuant to Section 17C-1-402(2) of the Act each redevelopment agency that has adopted or proposes to adopt a post-June 30, 1993 project area plan must cause a Taxing Entity Committee to be created; and

WHEREAS, the Redevelopment Agency of Lehi City has given notice of the creation of a Taxing Entity Committee and has requested that the legislative body of the City of Lehi City appoint its two representatives to the Taxing Entity committee; and

WHEREAS, after the Redevelopment Agency provides notice of creation of a Taxing Entity Committee, the legislative body of the City of Lehi City is required to appoint two voting representatives to the Taxing Entity Committee.

NOW, THEREFORE, be it resolved by the legislative body of the City of Lehi City as follows:

1. That for all redevelopment, and economic development project areas in the City of Lehi City, the legislative body of the City of Lehi City hereby appoints Mark Johnson and Jason Walker as its two voting representatives on the Taxing Entity Committee and appoints Marlin Eldred as an alternate representative to act in case of absence of either of the two regular representatives, and authorizes them to attend meetings of the Taxing Entity Committee and to vote on behalf of the City of Lehi City and its legislative body on all matters coming before the Taxing Entity Committee. The addresses of said representatives are as follows:

Mark Johnson
153 N. 100 E.
Lehi, Utah 84043

Jason Walker
153 N. 100 E.
Lehi, Utah 84043

ALT. Marlin Eldred
153 N. 100 E.
Lehi, Utah 84043

2. That each of the above-named Taxing Entity Committee representatives shall serve until their respective successors are appointed and notice of the subsequent appointment is received by the Redevelopment Agency of Lehi City.

3. That this Resolution shall become effective immediately.

Approved and Adopted by the City Council of Lehi City this 10th day of January, 2023

_____
Mark Johnson, Mayor

Attest:

_____
Teisha Wilson, City Recorder

Agenda Item No: 19

City Council Agenda Item Report

Meeting Date: January 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2023-04 appointing a Commissioner to the Lehi Planning Commission.

Suggested Action:

Attachments: