Lehi City Council Meeting
Agenda
April 23, 2024

5:00 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 5:00 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Update on Alpine School District Split

   2.2. Presentation from Utah Association of Municipal Power Systems (UAMPS)

   2.3. Lehi Youth Council Washington DC Report

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

4. Administrative Report

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

6. Consideration of Adjourning into a Closed Session to discuss pending or reasonably imminent litigation.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Utah Recreation and Parks Association (URPA) Award Presentation to Lehi for Innovation of the Year.

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 April 9, 2024 City Council Meeting.
040924 CC.docx

Regular Agenda

5. Consideration of approval for co-naming a portion of Center Street between 2600 North and 3200 North to Falcon Way.
Petitioner: Alex Howard
CC Falcon Way Conaming Staff Report 04.23.24.docx
Falcon Street DRC 4.10.2024.docx
Falcon Street Proposal.pdf

6. Adoption of Impact Fees Facilities Plan, Analysis and Ordinance for Sewer and Pressurized Irrigation.
a. Public Hearing
b. Consideration of Ordinance #29-2024 adopting an Impact Fee Facilities Plan, an Impact Analysis and Amended Impact Fees for sewer and pressurized irrigation.

Petitioner: Lehi City
Ord 29-2024.docx
Lehi PI Impact Fee 020724.pdf
PI Water IFFP Update 03132024.pdf
Lehi PI IFA 020724.pdf
Lehi Sewer IFA 021224.pdf
Sewer IFFP Update_03132024.pdf

7. Consideration of Resolution #20-2024 approving an amendment to the construction management/general CMGC services agreement with SIRQ Construction for the civic center.
Petitioner: Lehi City
Res 2024-20.docx
GMP Amendment 1 - Lehi City_SIRQ - FINAL.pdf

8. Budget Amendment for Fiscal Year 2024
a. Public Hearing
b. Consideration of Resolution #2024-16 amending the budget for the City of Lehi for FY 2024.
Petitioner: Lehi Ctiy
Res 2024-16.doc
Budget Adjustment #2.pdf

9. Consideration of Resolution #2024-17 amending the Lehi City Employee Police Manual related to military leave.
   Petitioner: Lehi City
   Res 2024-17.docx
   Employee Policy Manual update.docx

10. Consideration of Resolution #2024-18 approving an agreement with Geneva Rock Products for micro surfacing of city streets.
    Petitioner: Lehi City
    Res 2024-18.docx
    Agreement-Micro Surfacing (Geneva Rock).docx

11. Consideration of Ordinance #23-2024 approval of the Anderson Zone Change on 2.77 acres of property located at 206 North 1100 West, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).
    Petitioner: Clayton Anderson
    CC Staff Report Anderson Zone Change 04.23.24.docx
    Anderson Zone Change DRC 3.13.2024.docx
    Ord 23-2024.docx
    Anderson Zone Change narrative.pdf
    Anderson Aerial.pdf
    Anderson GP.pdf
    Anderson Zoning.pdf

12. Consideration of Ordinance #28-2024 approval of the Gardner Plumb Main Street General Plan Amendment on 51.5-acres of property located at approximately 2500 West Main Street, changing the land use designation from VLDRA (very low density residential) to LDR (low density residential).
    Petitioner: Edge Homes
    CC Staff Report Gardner Plumb General Plan Amendment 04.23.24.docx
    Gardner Plumb Main Street General Plan Amendment DRC 3.6.2024.docx
    Ord 28-2024.docx
    Gardner Plumb Main Street General Plan Amendment - Narrative .pdf
    Gardner Plumb Main Street General Plan Amendment - map.pdf
    Aerial map.pdf
    General Plan.pdf
    Zoning map.pdf

13. Consideration of Ordinance #24-2024 approval of the BCP Property General Plan Amendment on 14.67 acres of property located at approximately 1200 West 1450 South, changing the land use designation from VLDRA (very low density residential) with the Pioneer Village Mixed Use Overlay to LDR (low density residential).
    Petitioner: BCP Development

CC Staff Report BCP Property LDR General Plan Amendment 04.23.24.docx
BCP Property LDR General Plan Amendment DRC 3.6.2024.docx
Ord 24-2024.docx
BCP Property LDR General Plan Amendment narrative.pdf
BCP Property LDR General Plan Amendment.pdf
BCP Aerial.pdf
BCP GP.pdf
BCP Zoning.pdf

14. Consideration of Ordinance #25-2024 for approval of the North Lake Commercial Park General Plan Amendment on 2.99 acres located at approximately 1250 South 1100 West, changing the land use designation from Commercial to Heavy Commercial (C-H).
Petitioner: JP&R Construction
CC Staff Report North Lake Commercial General Plan Amendment 04.23.24.docx
North Lake Commercial General Plan Amendment DRC 3.6.2024.docx
Ord 25-2024.docx
North Lake Commercial Narrative.pdf
North Lake Aerial.pdf
North Lake GP.pdf
North Lake Zoning.pdf

15. Consideration of Ordinance #26-2024 approval of a Development Code Amendment to Chapter 11 removing private landscaping from the bond requirements.
Petitioner: Lehi City
CC Staff Report CH 11 Private Landscaping Dev Code Amendment 04.23.24.docx
Chapter 11 Application Requirements DRC 3.13.24.docx
Ord 26-2024.docx
Ch11ApplicationRequirements DCA.pdf

16. Consideration of Ordinance #27-2024 approval of a Development Code Amendment to Chapter 11, to include a minimum size requirement of 11 x 17 inches for all submissions.
Petitioner: Lehi City
CC Staff Report Chapter 11 Page size Requirements Development Code Amendment 04.23.24.docx
Chapter 11 Development Code Amdendment DRC 3.6.2024.docx
Ord 27-2024.docx
Chapter 11 Development Code Amendment - 02.28.24.pdf
Chapter 11 Development Code Amendment - DRC redlines.pdf

17. Consideration of Resolution #2024-19 appointing a board member representative to the Central Utah 911 Agency.
Petitioner: Lehi City
Res 2024-19.docx

18. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Update on Alpine School District Split

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Presentation from Utah Association of Municipal Power Systems (UAMPS)

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Lehi Youth Council Washington DC Report

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Utah Recreation and Parks Association (URPA) Award Presentation to Lehi for Innovation of the Year.

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the April 9, 2024 City Council Meeting.

Suggested Action:

Attachments:

040924 CC.docx

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **April 9, 2024,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Excused: Mark Johnson, Mayor

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Brad Kenison, Assistant City Engineer; Kim Struthers, Community Development Director; Beau Thomas, Deputy Administrator; Dean Lundell, Finance Director; Joel Eves, Power Director; Steve Marchbanks, Parks and Facilities Manager; and Teisha Wilson, City Recorder.

Pre Council, 6:00 p.m.

1. Welcome and Opening Comment

Mayor Pro Tempore Condie welcomed everyone and noted that all Councilmembers were present. Mayor Johnson was excused. Councilor Stallings gave the opening comment.

2. Presentations and Reports

2.1 Discussion of the North Utah County Equestrian Park

Cameron Boyle, Assistant City Administrator presented on the North Utah County Equestrian Park agreement with Utah County, noting that the maintenance responsibilities will be shared between Lehi, Highland, and American Fork cities. Questions were raised about the condition of the park and potential revenue. Brad Kenison noted that Lehi City is interested in obtaining an easement for a water tank at the park. The Council would like to better understand the details of the agreement.

3. Agenda Questions

None.

4. Administrative Report

There was discussion about trees removed near 1900 South as part of TSSD's improvement project.

5. Mayor and Council Reports

The Council reported on their assigned committees.

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6. Consideration of Adjourning into a Closed Session to discuss the purchase, exchange, or lease of real property.

Motion: Councilor Hancock moved to adjourn into a closed session to discuss the purchase, exchange, or lease of real property. Councilor Newall seconded the motion.

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

The meeting recessed at approximately 6:26 p.m.
The meeting resumed at approximately 7:00 p.m.

Regular Session, 7:03 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Pro Tempore Condie welcomed everyone and noted that all Councilmembers were present. Mayor Johnson was excused. Councilor Hancock led the Pledge of Allegiance.

2. 20 Minute Citizen Input

None.

3. Consent Agenda

3.1) Approve Purchase Orders.

3.2) Approve Minutes from the March 26, 2024 City Council Meeting.

3.3) Approve an amendment to the Point Meadows CC&Rs.

Motion: Councilor Albrecht moved to approve the consent agenda. Councilor Newall seconded the motion.

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

4. Consideration of Resolution #2024-14 authorizing eminent domain proceedings at 2120 Triumph Blvd.

Brad Kenison, Assistant City Engineer, informed the Council that this is a small portion of the 7-11 commercial property needed for the road widening project.

Motion: Councilor Hancock moved to approve Resolution #2024-14 authorizing eminent domain proceedings at 2120 Triumph Blvd. Councilor Newal seconded the motion.

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

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5. Consideration of Resolution #2024-15 approving an agreement with Huskie'z Landscaping for the mowing of various city properties.

Steve Marchbanks, Parks and Facilities Manager, presented the agreement to the Council.

Motion: Councilor Newall moved to approve Resolution #2024-15 approving an agreement with Huskie'z Landscaping for the mowing of various city properties. Councilor Albrecht seconded the motion.

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

6. Consideration of Resolution #2024-13 adopting a Tentative Budget for the City of Lehi for Fiscal Year 2025.

Dean Lundell, Finance Director, presented information on the tentative budget. He highlighted a projected $59.6 million in general fund revenue for the year. New allocations included parks positions and staffing for station 84. There is also a proposed tax increase. Utility rate changes were proposed for pressurized irrigation, storm drain and sewer funds. Property tax rates were discussed, noting the complexity of comparing rates due to variations from city to city.

Mayor Pro Tempore Condie noted that this is just to accept the proposed budget. There will be other opportunities for more discussion and public input at future meetings before the final budget is approved.

Motion: Councilor Hancock moved to approve Resolution #2024-13 adopting a Tentative Budget for the City of Lehi for Fiscal Year 2025. Councilor Newall seconded the motion.

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

7. Consideration of Resolution #2024-12 authorizing a tax certificate and agreement for UAMPS' Firm Power Supply Project; and related matters.

Joel Eves, Power Director, explained the agreement to the Council, and noted that this is a prepayment option for power that’s only available to tax-exempt organizations like municipal power companies and will produce a cost savings for Lehi City.

Motion: Councilor Newall moved to approve Resolution #2024-12 authorizing a tax certificate and agreement for UAMPS' Firm Power Supply Project; and related matters. Councilor Albrecht seconded the motion.

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

8. Consideration of Resolution #2024-11 approving a construction agreement with Strong Solutions for the construction of Shadow Ridge Park.

Steve Marchbanks was available to answer questions.

Motion: Councilor Hancock moved to approve Resolution #2024-11 approving a construction agreement with Strong Solutions for the construction of Shadow Ridge Park. Councilor Albrecht seconded the motion.

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

9. Consideration of Ordinance #21-2024, the Lakeview Land and Rock General Plan amendment on 12.81-acres of property located at approximately 600 East 600 South, changing the land use designation from LDR (low density residential) to Heavy Commercial and Commercial.

Tony Trane was representing Cole Peck. He stated that if the Council is not comfortable with the proposed amendment that they instead enter into a development agreement that would define specific land uses and establish requirements for buffering based on recommendations. The owners would like to see the property used for office warehouse with some outdoor storage, but they are willing to negotiate exceptions, terms and conditions in a development agreement that would make the development more amenable.

Liz Anderson gave a history of her family's purchase and use of the property.

Mr. Trane stated that they want the Council's recommendations for terms of a development agreement and that they are willing to make accommodations for the neighbors.

There was discussion about the city's connectivity standards which would require a road connection through the neighborhood. Mr. Trane stated that the owner does not need the road to connect so they are willing to discuss other options.

Mayor Pro Tempore Condie asked for public comments.

Liz Anderson explained that her family purchased this property before nearby homes were built and highlighted their long-standing connection to Lehi. She emphasized the need for light industrial space in Lehi. She stressed the importance of finding a solution that accommodates their business's need for outside storage, which is crucial for their livelihood.

Alexa Jarrett, a neighboring resident, opposed a road connecting commercial areas to their residential neighborhood, citing safety concerns for children walking to school. She pointed out that the Planning Division staff recommended denial in 2021 due to insufficient buffering and inconsistency with the city's general plan. Alexa emphasized that the neighborhood roads aren't equipped for increased commercial traffic and urged the council to vote against the proposal for the neighborhood's well-being.

Camillia Vetti, another resident from the same neighborhood, expressed concern about the potential decrease in property values if heavy industrial zoning is approved. She highlighted

the existing charm and safety of their neighborhood and mentioned the desire for more housing in Lehi due to the housing crisis. She urged the council to consider the long-term implications for homeowners like her.

Roger Peck, a resident living across the street from the property in question, voiced his opposition to residential development due to existing traffic issues with the Broadmoor Park Development. He believes that residential development is not suitable for the area.

Jenny Furr Jennifer, a neighboring resident, raised concerns about the landowners not complying with current zoning regulations. She also mentioned concerns with a surveillance camera with a flashing light that was installed that negativity affected the neighbors. She was worried that changing the zone could lead to undesirable commercial developments if the land is ever sold, affecting her family's safety and quality of life. She stated that Lehi does not need more office space.

Wade Lott stated that he is the neighbor to the north. He clarified that he has no plans to develop for at least 30 years, so they shouldn't count on his property to alleviate traffic concerns.

Leslie Kaputt, a neighbor to the west, supports property rights but believes developments should be within reason to protect the surrounding areas. She advocated for keeping the zoning residential to minimize adverse effects on neighbors. His concerns included uncertainties about road plans, dumpster traffic, and the developers' disregard for zoning rules shown by previous actions. She feels the potential rezoning could financially impact home values negatively.

Emily Grace Beck, another resident from the neighborhood to the west, expressed concern about connecting a road to handle increased traffic from potential businesses. She prefers low-density residential zoning to minimize traffic impact. She suggested exploring alternative road connection options. She opposed the heavy commercial zoning, believing it doesn't support the area's residents well.

Megan Butler supported the proposal with a developer's agreement. She suggested a buffer of trees or a high fence to reduce visual impact on neighboring homes, or making the offices look similar houses. She emphasized that her family's property was never intended for housing. She's open to accommodating concerns but notes that city equipment is often parked near homes without issues.

Justin Furr stated that he lives west of the property and has concerns about its development. He emphasized the changes since they bought their property, with 300 vehicles becoming an eyesore and nuisance. He appreciates efforts to address the security light issue but is worried about future compliance if they haven't followed county laws with the trucks. He's opposed to this development.

Cathrine McQuinn lives west of the Peck property. She emphasized the importance of street connectivity but questioned the property's suitability for commercial businesses due to limited entrances and landlocked nature. She referenced a 2022 decision where the city council and planners determined low-density residential as the best use for the land. She

believes the surrounding residential nature should be preserved, suggesting that industrial and commercial activities should remain east of 600 East to act as a buffer.

Brook Lee emphasizes the emotional connection residents have to their homes and neighborhood. She noted that the land was zoned as low-density residential when they purchased their homes and questioned the ethics of changing it to heavy commercial, potentially lowering home values. She also expresses concern about the variety of businesses that could operate there under new zoning, stressing the need to protect their community and property values.

Darrell Fordham pointed out the one-sided approach to zoning, where residential can encroach on industrial but not the other way around. He believes commercial zoning can boost property values and city taxes. He supports using a development agreement to address neighbors' concerns, emphasizing the Peck family's flexibility in finding a solution.

Johnny Warner stated that he’s a local trucking company owner. He emphasized the importance of accommodating industrial needs in Lehi. He argued that restricting truck parking will increase costs for businesses and ultimately impact residents' wallets. He prefers industrial views over residential backyards and supported the proposed zoning change for the benefit of Lehi's economy and trucking industry.

Michael Furr stated that he’s a resident from the neighborhood to the west. He expressed concerns about rezoning to heavy commercial. He feels it's unethical and invades his privacy, especially with houses surrounding the area in multiple directions. However, he's open to the idea of a road connecting if it includes a sidewalk, addressing the current issue of having only one exit from the neighborhood without sidewalks.

Benjamin Lee, a neighbor bordering the Pecks' property, opposed the development plan, feeling it poses too much risk for him.

Lane Adamson highlighted the challenges of finding suitable land in Lehi for his construction business due to zoning restrictions. He points out that Lehi City’s own facilities have similar operations but aren't bound by the same zoning rules. Adamson emphasizes the need for more flexible zoning to support local businesses and infrastructure.

Jason Adamson emphasized the need for industrial and commercial spaces in Lehi. He highlighted the lack of space for essential industrial equipment like dump trucks and suggested that pushing industries out raises costs for everyone. He stated that he’s a lifelong resident of Lehi and sees value in having these businesses close by to reduce travel distances and costs.

Grady Allred a resident living on 600 E stated that he’s been living there for 15 years and doesn't see Peck Trucking as a problem. He mentioned that his property values have actually increased since he's lived there, suggesting that the industrial activity has not negatively impacted his home's value. He believes that such businesses blend well with the area and that the city needs them.

Skylar Thomas suggested that the Pecks and neighbors should collaborate to find a compromise, emphasizing the need for clear communication and mutual agreement. He

stated that he is concerned about a zone change and the unknown aspects of the Pecks' plans. He feels that a detailed plan agreed upon by both sides should be presented to the city for consideration.

Vaughn Randall stressed the importance of trucking and the need for places to park equipment. He stated that he believes that everyone benefits from trucks, as they supply products to stores like Macy's and Costco. He emphasizes that without affordable places to park equipment, costs will rise, affecting city budgets. He supports allowing spaces for businesses like his to operate efficiently.

Jeremy Thomas was representing the crane company on 600 East. He questioned the suitability of residential homes across from their business on 600 East, pointing out safety issues due to large trucks. He suggested a hybrid zoning approach that could balance community needs with business operations. This might include a gated street or one-way traffic to reduce disruption. They also highlight potential benefits like improved security and reduced noise if the Peck’s develop the property.

Lance Moore, from the neighboring community west of the property, shared concerns about safety with large trucks in the area. He questioned deviating from the original city plan and emphasized sticking to what has already been decided. He also suggests adding a stop sign at 300 West and 200 South for improved safety.

Clay Peck clarified that they are working with Utah County and have an agreement with them to resolve zoning violations. He emphasized their efforts to find a balance between their livelihood and accommodating the community. He proposed building structures along the west boundary that would appear residential to mitigate concerns. While he understands the residents' concerns, he believes they presented an accommodating option that many residents on 600 East support.

McKenzie voiced concerns about the safety of the road going through the neighborhood, particularly with unknown traffic in the future. If this were approved, then she would support the option to not allow a road connection to the neighborhood.

Cole Peck Colpack voiced strong opposition to the road connection through the neighborhood, citing safety concerns and personal tragedy related to road accidents. He clarified the temporary arrangement with Ken Garff's construction on their property. He emphasized the need for space for his business operations, not housing. He stressed the importance of property rights and the challenges faced by businesses in finding suitable locations. He expressed a willingness to work with residents on compromises like fences and buffer zones. He urged the city to consider the needs of businesses and property owners while finding a solution that works for everyone.

Tawnie Hamilton, a Lehi resident living next to commercial property, stated that she understands both sides of the issue. She cited her experience with a nearby public storage facility as a positive example of how residential and commercial can blend. She recognized the area’s complex zoning with mixed uses, industrial, residential and the railroad. She supported the Peck’s property development but stressed the need for a development

agreement that considers resident's input. She suggested tabling the decision until such an agreement is reached.

Mayor Pro Tempore Condie stated that he believes there's potential for a development agreement. He also noted the city's role in setting zoning and the occasional need for adjustments while considering resident feedback.

Mr. Trane stated that if they suggest a development agreement then they need Council recommendations on buffering, road connectivity, and zoning clarifications to ensure a harmonious coexistence between residential and industrial/commercial uses.

The Council discussed possible terms for a development agreement including road connection options, design standards for home like offices, and buffering. Ryan Wood, City Attorney, explained that a Development Agreement can override or modify existing city code and becomes the zoning ordinance for that property.

Councilor Albrecht emphasized the need for residents to be involved in the development agreement process. She felt that the neighbors to the west should have a say in the buffer requirements, road design, and other key aspects of the project.

Councilor Newall noted that the land was planned for residential use when the Peck Family purchased it. She feels like making a change from residential would go against the expectations of residents who bought their homes with the understanding that the Peck property would be residential.

Councilor Stallings emphasized the need to protect neighborhoods and children. She believes that the city's current general plan has caused problems with incompatible land uses. She noted that a residential zoning decision for this property would still leave potential for conflict with the adjacent light industrial area. She stated that she's not comfortable with a general plan amendment either, preferring a development agreement that carefully considers the transition between residential and industrial areas. Her goal with the development agreement would be to ensure a smooth transition between land uses, protect residents from potential negative impacts, and address the needs of businesses requiring industrial zoning.

Councilor Hancock stated that he tends to agree with Council Stallings on this, and agrees with Councilor Albrecht in that the residents should have been more involved in offering suggestions for terms to include in a development agreement. He also made suggestions for road connections and a land use designations and layout.

Mayor Pro Tempore Condie expressed support for pursuing a development agreement as a potential solution. He believes they could address the concerns raised by residents while also considering the needs of businesses and the broader community. He emphasized the importance of collaboration and compromise to find a balanced solution that benefits everyone involved.

Motion: Councilor Stallings moved to table Ordinance #21-2024, and direct the applicant to work with staff and the residents to draft a development agreement that would have adequate land uses and buffers; especially look at not having the road connection

from 570 S to 600 W, unless there is a need for safety as deemed by the fire marshal, then construct a crash gate for emergency access only; also look at establishing outside storage uses on the east side, and home styled offices to the west neighboring the residents; also considering aesthetic requirements such as barn style for warehouse and indoor storage uses; include screening and buffering requirements per code and strongly consider exceeding code requirements; include landscaping and fencing requirements and consider that they be professionally maintained; consider limiting hours of operation; include mediation for light intrusion; include accountability measures for violations to ensure compliance; explore adding a private road to the north of the property to access commercial uses; include that parking be on the east side of the offices away from residents; and include Development Review Committee comments. Councilor Hancock seconded the motion.

Mayor Pro Tempore Condie suggested zoning the property to LDR and then allow the permitted uses, and include that if they were to sell the property as a whole before exercising any of the permitted uses in the development agreement, then it would remain LDR and is sold as LDR. Councilor Condie clarified that if buildings are sold then the uses in the development agreement would still apply and any new owner would need to be made aware of the development agreement.

Amended Motion: Councilor Stallings amended the motion to include Mayor Pro Tempore Condie's suggestions. Councilor Hancock seconded the amended motion.

Councilor Hancock suggested that they clarify that staff should research owner transfer options and recommend the best solution.

Amended Motion: Councilor Stallings amended the motion to also include Councilor Hancock's suggestion. Councilor Hancock seconded the amendment.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Newall, No; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 opposed.

10. Consideration of Ordinance #22-2024 a Zone change on 0.91-acres located at 498 North 900 East changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential).

Steve Atkinson was representing the applicant.

Motion: Councilor Newall moved to approve Ordinance #22-2024 a Zone change on 0.91-acres located at 498 North 900 East changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential); include all Development Review Committee Comments and Planning Commission Comments. Councilor Hancock seconded the motion.

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

11. Consideration of Plat amendment approval for revisions to the Skye Preliminary Plat A, to include the Clubhouse parcel and surrounding lots and infrastructure.

Jeff Stevenson was representing DR Horton's application.

Councilor Stallings expressed concerns with the wording allowing for a parking exception to the plat. She wanted to ensure that the exception was limited to this specific instance and not set a precedent for future developments.

Motion: Councilor Stallings moved to grant Plat amendment approval for revisions to the Skye Preliminary Plat A, to include the Clubhouse parcel and surrounding lots and infrastructure; striking #7 in the staff report and instead state that two on-street parking requirements will be counted toward the parking proximity requirement for this particular plat amendment; and include Development Review Committee Comments. Councilor Newall seconded the motion.

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

12. Consideration of Final subdivision approval for the River Point Phase 4 subdivision, a 70-unit subdivision located at approximately 3600 West 1100 North.

Jed Stewart was representing Edge Homes.

Motion: Councilor Condie moved to approve Ordinance #17-2024 the Pineda Zone Change on 0.65-acres located at 59 North 500 West changing the zoning from RA-1 (residential/agriculture) to Commercial, and noted that although the applicant was not available, the requested zone conforms to the General Plan; and include Development Review Committee Comments. Councilor Newall seconded the motion.

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

13. Consideration of road name approval for roads located in Family Park- Hansen Ridge Drive and Family Park Drive.

There was discussion about the naming of Family Park and that there may be potential for a different name.

Motion: Councilor Hancock moved to approve road names of Hansen Ridge Drive and Family Park Drive, located in Family Park. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, No. The motion passed with 4 in favor and 1 opposed.

Councilor Stallings noted that she believes the city can do better with the name.

14. Adjournment

With no further business to come before the City Council at this time, Mayor Pro Tempore Condie moved to adjourn the meeting. Councilor Newall seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 10:30 p.m.

Approved: April 9, 2024

Attest:

_____

Mark Johnson, Mayor

_____

Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Brittney Harris
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for co-naming a portion of Center Street between 2600 North and 3200 North to Falcon Way.

Suggested Action:

Attachments:

CC Falcon Way Conaming Staff Report 04.23.24.docx

Falcon Street DRC 4.10.2024.docx

Falcon Street Proposal.pdf

FALCON WAY CONAMING STREET REQUEST

CITY COUNCIL REPORT

Applicant	Alex Howard (Skyridge Student)
Meeting Date	April 23, 2024
Requested Action/Purpose	Approval of a proposed co-naming of a section of Center Street
Location	Center Street between 2600 North and 3200 North
Assigned Planner	Brittney Harris

REQUIRED ACTION

Planning Commission	No action required
City Council	Final approval

APPLICABLE DESIGN STANDARD REGULATIONS

SECTION 2.04 GENERAL STREET DESIGN STANDARDS

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

1. New streets shall use the coordinate form of street numbering.
2. A street which is obviously a continuation of another existing street should bear the same number and name.
3. All streets that are parallel to the City's coordinate system (running east-west or north-south) shall be numbered streets. Those streets which are not parallel to the coordinate system shall be named and also have a coordinate number indicating the location.
4. Street names for new streets are established as part of the subdivision or road dedication plat approval process, with final approval by the City Council.
5. When assigning street names, vanity names (i.e. names of specific businesses or entities) shall be avoided.
6. The City Council shall approve any changes to existing named streets. Changes to existing street names shall be reviewed by the Reviewing Departments and approved by the City Council at a public meeting. All affected property owners shall be notified of the proposed change(s) at least ten (10) days prior to the public meeting.
7. Street signs erected to show the name of a street shall also include the correct street coordinates.

REPORT ANALYSIS

The applicant requests approval of a proposed co-naming of Center Street as Falcon Way between 2600 North and 3200 North. The applicant reached out to City Staff wanting to know if it was possible to name a street in connection with Skyridge High School. The applicant cited other schools that have a school spirit road name including Lehi High School with Pioneer Drive. City Staff explained it goes against the General Street Design Standards to rename Center Street or 3200 North but we could look into a co-naming situation similar to 500 East by Lehi High School (see images below).

Lehi High School and all of the homes located on 500 East have addresses on 500 East. However, the roadway has a secondary sign designating it as Pioneer Way. Staff recommends that the City Council consider doing something similar for Skyridge High School.

Originally staff discouraged Falcon Way because of an existing Falcon Ridge Way in Traverse Mountain. The applicant expressed that Falcon Way was the first choice of students and staff at Skyridge High School. If no addresses change and it is just a co-named street, staff has less concerns with Falcon Way.

A few members of staff had some concerns about the idea of co-naming Center Street that already has a name, so they suggested co-naming a section of 3200 North instead. Other members of staff thought it would be more meaningful to

have the road in front of the high school.

The City Council may want to consider the location and name of the co-named street to determine what will work best for the city.





POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed co-naming. Any motion should include findings. Possible findings include:

1. The proposed road name will increase school pride for students and residents around Skyridge High School.
2. The proposed co-naming will not change any existing addresses.
3. The proposed road names meet/do not meet the requirements of the Design Standards
4. The proposed road names are/ are not appropriate for Family Park.

Falcon Street
DRC Redline Comments

Alex Howard- requests review of the Falcon Way conaming for Center Street between 2600 North and 3200 North

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Alex Howard
Date of Plans Reviewed: 4/4/2024
Time Start: 2:38pm
Time End: 2:44pm

DRC REDLINE COMMENTS:
Glade – Power:
1. We should let him name Center Street Falcon Way.

Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Luke- Traffic:
2. There might be more confusion if Center Street is conamed with another street. It might be better to coname 3200 North.

Kim – Planning:
3. The applicant could probably use their preferred name of Falcon Way because nothing will be addressed off of this street (will remain addressed off of Center Street).

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON APRIL 23, 2024

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

Falcon Street Proposal

Introduction

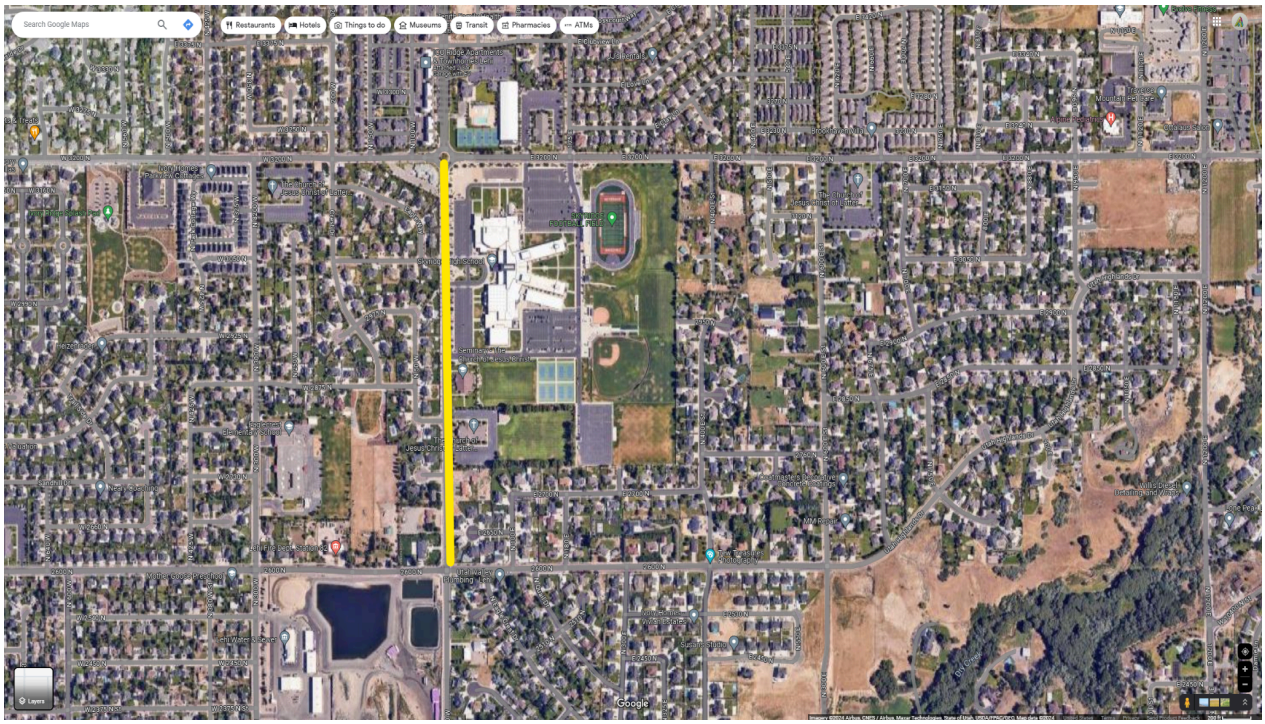
I am Alex Howard, a student at Skyridge High School. As part of my Government and Citizenship class, we're assigned a citizenship project, and my teacher and I thought it would be a great idea to co-name a portion of Center Street to "Falcon Street". The type of street was decided through Instagram polling among students at the school. Initially, we had most support for "Falcon Way", but we realized it may be confused with "Falcon Ridge Way". As a result, we settled for "Falcon Street", the runner-up. I have also gained my principal's support and hope I will gain the city's as well!

The Why

Co-naming the portion of Center Street bordering Skyridge will help bring the school up to the level of competitor schools, as most of them already have their own street names. (Lehi High School has Pioneer Drive, American Fork High School has Caveman Boulevard, etc.) Students, teachers, and administrators at Skyridge will take pride in having their own street name, and it would increase their sense of school spirit. It also promotes and legitimizes Skyridge's reputation in the area.

Location

I propose to co-name the portion of Center Street bordering Skyridge High School to "Falcon Street". This would be just south of the roundabout, ending at the intersection with 2600 N. This is highlighted in the image below.



Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Adoption of Impact Fees Facilities Plan, Analysis and Ordinance for Sewer and Pressurized Irrigation.
a. Public Hearing
b. Consideration of Ordinance #29-2024 adopting an Impact Fee Facilities Plan, an Impact Analysis and Amended Impact Fees for sewer and pressurized irrigation.

Suggested Action:

Attachments:

Ord 29-2024.docx

Lehi PI Impact Fee 020724.pdf

PI Water IFFP Update 03132024.pdf

Lehi PI IFA 020724.pdf

Lehi Sewer IFA 021224.pdf

Sewer IFFP Update_03132024.pdf

LEHI CITY

ORDINANCE NO. 29-2024

AN ORDINANCE ADOPTING AN IMPACT FEE FACILITIES PLAN, AN IMPACT FEE ANALYSIS AND AMENDED IMPACT FEES FOR SEWER AND PRESSURIZED IRRIGATION

WHEREAS it is necessary, from time to time, to amend the impact fees being assessed for development in Lehi City; and

WHEREAS the City has prepared an impact fee facilities plan and an impact fee analysis; and

WHEREAS, based on the impact fee facilities plan and an impact fee analysis, the City proposes to amend the amount of impact fees assessed for sewer and pressurized irrigation; and

WHEREAS, on April 23rd, 2024, the City Council held a duly noticed public hearing to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) adopting amended impact fees for sewer and pressurized irrigation furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

A. The amended impact fees attached as Exhibit "A" are hereby adopted.

PART II:

A. If a provision of this Ordinance No. 28-2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

Approved and Adopted by the City Council of Lehi City, Utah this 23rd day of April, 2024.

LEHI CITY	ATTEST
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

Lehi City Proposed Pressurized Irrigation Impact Fees

Year	Gross Fee per Irrigated Acre	Projects Benefitting Existing	2019 Bond	Fire Flow	Non-Residential/ Pervious Acre	Residential/ Acre (.25 acre minimum)
2024	$9,640.23	($281.27)	($773.18)	$253.28	$8,839.06	$5,745.39
2025	$9,640.23	($269.10)	($741.34)	$254.08	$8,883.88	$5,774.52
2026	$9,640.23	($256.86)	($709.48)	$254.87	$8,928.77	$5,803.70
2027	$9,640.23	($244.54)	($677.35)	$255.67	$8,974.01	$5,833.11
2028	$9,640.23	($232.14)	($645.04)	$256.46	$9,019.51	$5,862.68
2029	$9,640.23	($219.65)	($612.57)	$257.26	$9,065.27	$5,892.43
2030	$9,640.23	($207.05)	($579.97)	$258.06	$9,111.27	$5,922.33
2031	$9,640.23	($194.33)	($547.00)	$258.87	$9,157.77	$5,952.55
2032	$9,640.23	($181.38)	($513.48)	$259.69	$9,205.06	$5,983.29
2033	$9,640.23	($168.19)	($479.42)	$260.53	$9,253.16	$6,014.55

Lehi City Proposed Sewer Impact Fees

Meter Size	Ratio	2024	2025	2026	2027	2028	2029
Per dwelling unit	1.0	$867.88	$872.44	$877.06	$881.73	$886.48	$891.32
¾”	1.0	$867.88	$872.44	$877.06	$881.73	$886.48	$891.32
1”	2.71	$2,347.60	$2,359.96	$2,372.44	$2,385.07	$2,397.92	$2,411.02
1 ½”	3.37	$2,927.63	$2,943.04	$2,958.61	$2,974.36	$2,990.38	$3,006.71
2”	10.75	$9,328.21	$9,377.30	$9,426.90	$9,477.09	$9,528.15	$9,580.19
3”	23.63	$20,510.79	$20,618.73	$20,727.78	$20,838.13	$20,950.41	$21,064.82
4”	40.52	$35,166.31	$35,351.37	$35,538.35	$35,727.54	$35,920.06	$36,116.21
6”	94.54	$82,052.56	$82,484.36	$82,920.63	$83,362.05	$83,811.25	$84,268.94
8”	162.08	$140,665.98	$141,406.22	$142,154.15	$142,910.89	$143,680.97	$144,465.60



LEHI CITY

Pressurized Irrigation Impact Fee Analysis

Prepared by:
Zions Public Finance, Inc.
January 2024

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Executive Summary

Background Information

Zions Public Finance, Inc. (ZPFI) has prepared this Impact Fee Analysis (IFA) for the calculation of appropriate pressurized irrigation ("PI") impact fees in Lehi City (the "City"). This IFA relies on Lehi's Pressurized Water Impact Fee Facilities Plan ("IFFP") prepared in March 2018 and amended December 2023 by Bowen Collins & Associates regarding current system capacity and future pressurized irrigation capital facility needs, cost, and timing.

An impact fee is a one-time fee imposed on new development activity to mitigate the impact of new development on capital facilities. The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code Ann. § 11-36a-101 et. seq., and represents the maximum impact fees that the City may assess. The City will be required to use revenue sources other than impact fees to fund any projects that constitute repair and replacement, cure any existing deficiencies, or increase the level of service for existing users.

Service Area. There is one service area in the City for the purpose of calculating pressurized irrigation (PI) impact fees. This service area corresponds to existing Lehi City boundaries.

Growth Projections. Between 2016 and 2026, the City is expected to grow by 701 irrigated acres or 5,674 equivalent residential units (ERUs). This growth will require the construction of new infrastructure to maintain existing levels of service.

Need for Improvements. The IFFP identifies existing excess capacity in the City's PI storage and transmission systems. According to the IFFP, new development between 2016 and 2026 will consume 4.4 percent of existing excess capacity in the storage system and 1.7 percent of the transmission system. In addition, the City will need to construct 35 new capital projects in order to keep up with the demands created by new development.

Credits for Projects that Benefit Existing Development. The IFFP identifies a portion of the new construction costs that will benefit existing development. Therefore, a credit must be made so that new development does not pay twice – once in the form of impact fees and then again through higher rates over time to pay for the portion of the system improvements that benefit existing development.

Credits for Outstanding Debt. The City has an outstanding bond, issued in 2019, a portion of which was used to fund pressurized irrigation projects, as well as a 2022 loan issued for PI meters. The PI meters are not considered as part of this analysis.

Impact on Consumption of Existing Capacity

Utah Code 11-36a-304(1)(a)

There is a total of $370,413 of existing excess capacity in the City's PI storage system[1] and $275,236 in its transmission system[2] that will be consumed by new development by 2026. The IFFP allocates 98.38 percent

[1] $364,413 is allocated to PI and $6,000.70 is allocated to fire flow.
[2] $208,712 is allocated to PI and $66,525 is allocated to fire flow.

of storage capacity to PI and 1.62 percent to fire flow; it allocates 75.83 percent of transmission capacity to PI and 24.17 percent to fire flow. New development in the next 10 years will consume 4.4 percent of the existing excess capacity in storage and 1.7 percent in transmission.

Impact on System Improvements by Anticipated New Development

Utah Code 11-36a-304(1)(b)

The City has determined to maintain its current level of pressurized irrigation service and therefore new improvements to the system are needed as there is not sufficient excess capacity to maintain current service levels given the projected growth. The system improvements needed over the 10-year planning window have been identified at a total cost of $42.9 million, of which $7.3 million can be attributed to new development between 2016 and 2026. Existing development will benefit from $2.4 million of the costs, with the remaining $33.2 million attributable to development after 10 years.

Proportionate Share Analysis and Impact Fee Calculation

Utah Code 11-36a-304(1)(d) and (e) and (2)(a) and (b)

New development will be required to pay for its fair share of existing, excess capacity, the construction of new system improvements necessitated by new development, as well as consultant costs. This results in a gross fee that must then be reduced for appropriate credits for new projects that benefit existing development and for a portion of the Series 2019 Water Bond. Each new development will be required to pay both a per irrigated acre fee for pressurized irrigation and an equivalent residential unit (ERU) fee for fire flow.

TABLE 1: SUMMARY OF GROSS IMPACT FEE PER IRRIGATED ACRE (BEFORE CREDITS)

Summary	Per Acre - Irrigation	Per ERU - Fire Flow
Excess Capacity - Storage	$519.85	$1.06
Excess Capacity - Transmission Pumping	$297.73	$11.72
Interest Costs	$390.83	$2.03
New Construction	$8,401.68	$255.62
Consultant Costs	$30.14	$0.92
Fund Balance	$0.00	$0.00
Gross Cost per Unit	**$9,640.23**	**$271.35**

The maximum allowable impact fee changes each year in the table below in the shaded, far right column, to account for the credits due from the construction costs that benefit existing development and for credits to the Series 2019 Water Bond. The following two tables show the per acre credits and maximum impact fees per acre for pressurized irrigation and the maximum ERU fees for fire flow.

TABLE 2: SUMMARY OF MAXIMUM IMPACT FEE, 2024-2033, FOR PRESSURIZED IRRIGATION

Year	Gross Fee per Irrigated Acre	Projects Benefitting Existing	2019 Bond	Maximum Fee per Irrigated Acre
2024	$9,640.23	($281.27)	($773.18)	$8,585.78
2025	$9,640.23	($269.10)	($741.34)	$8,629.80
2026	$9,640.23	($256.86)	($709.48)	$8,673.90

Year	Gross Fee per Irrigated Acre	Projects Benefitting Existing	2019 Bond	Maximum Fee per Irrigated Acre
2027	$9,640.23	($244.54)	($677.35)	$8,718.34
2028	$9,640.23	($232.14)	($645.04)	$8,763.05
2029	$9,640.23	($219.65)	($612.57)	$8,808.01
2030	$9,640.23	($207.05)	($579.97)	$8,853.21
2031	$9,640.23	($194.33)	($547.00)	$8,898.90
2032	$9,640.23	($181.38)	($513.48)	$8,945.37
2033	$9,640.23	($168.19)	($479.42)	$8,992.63

TABLE 3: SUMMARY OF MAXIMUM IMPACT FEE, 2024-2033, FOR FIRE FLOWS

Year	Gross Fee per ERU	Projects Benefitting Existing	2019 Bond	Maximum Fee per ERU
2024	$271.35	($11.33)	($6.74)	$253.28
2025	$271.35	($10.82)	($6.45)	$254.08
2026	$271.35	($10.31)	($6.16)	$254.87
2027	$271.35	($9.81)	($5.88)	$255.67
2028	$271.35	($9.30)	($5.59)	$256.46
2029	$271.35	($8.79)	($5.30)	$257.26
2030	$271.35	($8.27)	($5.01)	$258.06
2031	$271.35	($7.76)	($4.72)	$258.87
2032	$271.35	($7.23)	($4.43)	$259.69
2033	$271.35	($6.70)	($4.13)	$260.53

Each new development will be required to pay both a per irrigated acre fee for pressurized irrigation and a fire flow fee per ERU. For example, in 2024, the maximum fee for a residential unit with one irrigated acre would be $8,585.78 plus $253.28 for a total impact fee of $8,839.06.

Overview of the Pressurized Irrigation Water Impact Fees

Summary

An impact fee is intended to recover the City's costs of building pressurized irrigation system capacity to serve new residential and non-residential development rather than passing all these growth-related costs on to existing users through rates. The Utah Impact Fees Act allows only certain costs to be included in an impact fee so that only the fair cost of expansionary projects or existing unused capacity paid for by the City is assessed through an impact fee.

Costs to be Included in the Impact Fee

The impact fees proposed in this analysis are calculated based upon:

- Excess capacity in the City's pressurized irrigation system;
- New capital infrastructure for pressurized irrigation systems that will serve new development; and
- Professional and planning expenses related to the construction of system improvements that will serve new development.

The costs that cannot be included in the impact fee are as follows:

- Costs for projects that cure system deficiencies;
- Costs for projects that increase the Level of Service (LOS) above that which is currently provided;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the City does not have to repay; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Analysis (IFA) before enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City has retained ZPFI to prepare this IFA in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website.

Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis as follows:

(1) An impact fee analysis shall:
- (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
- (c) demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
- (d) estimate the proportionate share of:
  - (i) the costs for existing capacity that will be recouped; and
  - (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
- (e) identify how the impact fee was calculated.

(2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:
- (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
- (b) the cost of system improvements for each public facility;
- (c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
- (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;
- (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- (f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities

that will offset the demand for system improvements, inside or outside the proposed development;

(g) extraordinary costs, if any, in servicing the newly-developed properties; and

(h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees

Utah Code states that for purposes of calculating an impact fee, a local political subdivision or private entity may include:

(a) the construction contract price;

(b) the cost of acquiring land, improvements, materials, and fixtures;

(c) the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and

(d) for political subdivision, debt service charges, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Certification of Impact Fee Analysis

Utah Code states that an Impact Fee Analysis shall include a written certification from the person or entity that prepares the Impact Fee Analysis. This certification is included at the conclusion of this analysis.

Impact Fee Enactment

Utah Code states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Impact from Growth Upon the City's Facilities and Level of Service

Utah Code 11-36a-304(1)(a)(c)

Pressurized Irrigation Service Area

The City has one service area for the purpose of calculating pressurized irrigation impact fees which coincides with the boundaries of Lehi City.

Growth in Demand

The City projects that it will grow by approximately 701 pressurized irrigation acres during the 10-year impact fee planning horizon in the IFFP. The following table also shows growth of 5,674 indoor ERUs by 2026.

TABLE 4: IRRIGATION WATER GROWTH PROJECTIONS

Year	Irrigated Acres	Indoor ERUs
2016	3,177	17,849
2017	3,237	18,391
2018	3,297	18,950
2019	3,359	19,526

Year	Irrigated Acres	Indoor ERUs
2020	3,422	20,119
2021	3,494	20,650
2022	3,568	21,195
2023	3,643	21,755
2024	3,720	22,329
2025	3,798	22,918
2026	3,878	23,523
Growth 2016 - 2026	**701**	**5,674**

Source: IFFP

Existing and Proposed Level of Service Analysis

The City intends for its proposed service levels to maintain existing performance standards.

TABLE 5: PI SERVICE LEVELS

	Performance Standard	Existing Level of Service	Proposed Level of Service
Production Capacity			
Production Capacity (gpm/irrigated acre)	6.27	5.78	6.27
Pumping Capacity			
Pumping Capacity (gpm/irrigated acre)	5.45	5.78	5.45
Storage			
Storage (gallons/irrigated acre) not including fire storage	7,850	18,612	7,850
Transmission and Distribution			
Peak Day Demand Pressure (psi)	40	36	40
Peak Hour Demand Pressure (psi)	30	29	30
Fire Protection			
Minimum Available Fire Flow at 20 psi during Peak Day Demand (gpm)	1,500	430	1,500

Impact on Capacity from Development Activity

Utah Code 11-36a-304(1)(a)

Existing Capacity

According to the IFFP, there is currently excess capacity in the pressurized irrigation system. Therefore, new development will be charged a buy-in fee as a part of the proposed pressurized irrigation impact fee.

TABLE 6: EXISTING EXCESS CAPACITY

	Percent to Existing	Percent to 10-Year Growth	Percent to Buildout
Production	100.00%	0.00%	0.00%

	Percent to Existing	Percent to 10-Year Growth	Percent to Buildout
Storage	41.70%	4.40%	53.90%
Transmission Pumping	68.90%	1.70%	29.40%
Source: IFFP			

TABLE 7: EXISTING EXCESS CAPACITY ALLOCATION TO NEW GROWTH BY 2026 - STORAGE

Existing Capacity - Storage	PI	Fire Flow
Actual Cost of Existing System in 2016	$8,418,484	$8,418,484
Percent Allocation to PI/Fire Flow	98.38%	1.62%
Percent of Cost to 10-Year Growth	4.40%	4.40%
Cost to 10-Year Growth	$364,413	$6,000.70
Source: IFFP; City Asset List; ZPFI		

TABLE 8: EXISTING EXCESS CAPACITY ALLOCATION TO NEW GROWTH BY 2026 - TRANSMISSION

Existing Capacity - Transmission	PI	Fire Flow
Actual Cost of Existing System in 2016	$16,190,381	$16,190,381
Percent Allocation to PI/Fire Flow	75.83%	24.17%
Percent of Cost to 10-Year Growth	1.70%	1.70%
Cost to 10-Year Growth	$208,712	$66,524.66
Source: IFFP; City Asset List; ZPFI		

System Improvements Required from Development Activity

Utah Code 11-36a-304(1)(b)(c), (2)(b)

Impact on System Improvements by Anticipated New Development

The City has determined to maintain its current level of PI service. Therefore, additional PI improvements will be required to maintain the established PI level of service. The means by which the City will meet growth demands include constructing the following projects as set forth in the IFFP. This will occur through requiring new development to pay for its fair share of new construction projects between 2016 and 2026.

New construction projects between 2016 and 2026 will total $7,339,950, based on calculations shown in the IFFP and included in the following two tables.

TABLE 9: NEW SYSTEM IMPROVEMENTS

Project Identifier	Estimated Project Year	Estimated Total Cost	Percent to Existing	Percent to 10-Year	Percent to Buildout
IC-04	2020	$454,000	0.0%	87.7%	12.3%
IC-05	2018	$31,500	50.4%	4.2%	45.3%
IC-10	2022	$0	50.4%	2.4%	47.2%
IC-11	2025	$303,000	50.4%	4.2%	45.3%
IC-12a	2020	$247,200	0.0%	11.2%	88.8%

Project Identifier	Estimated Project Year	Estimated Total Cost	Percent to Existing	Percent to 10-Year	Percent to Buildout
IC-12b	2025	$13,262,800	0.0%	11.2%	88.8%
IC-13	2018	$2,460,069	50.4%	4.2%	45.3%
IC-24	2020	$10,200	50.4%	2.4%	47.2%
IC-26	2020	$0	0.0%	0.0%	0.0%
IC-33	2019	$210,000	50.4%	3.9%	45.7%
IC-34	2019	$35,700	50.4%	3.9%	45.7%
IC-35	2019	$8,100	50.4%	3.9%	45.7%
IC-38	2018	$415,800	41.3%	10.0%	48.7%
IC-39	2022	$421,000	0.0%	40.6%	59.4%
IC-40	2021	$989,600	0.0%	40.6%	59.4%
IC-41	2022	$244,000	0.0%	14.1%	85.9%
IST-1	2022	$4,500,000	0.0%	1.5%	98.5%
IST-2	2018	$2,235,841	0.0%	7.7%	92.3%
IST-3	2019	$3,000,000	0.0%	7.7%	92.3%
IST-4	2024	$555,000	0.0%	7.7%	92.3%
IST-5	2022	$2,679,925	0.0%	7.7%	92.3%
IST-6	2025	$370,000	0.0%	7.7%	92.3%
IST-7	2021	$266,000	0.0%	14.1%	85.9%
IST-16	2022	$2,600,000	2.9%	5.9%	91.2%
IS-1	2024	$173,400	0.0%	78.3%	21.7%
IS-2	2019	$1,152,500	0.0%	78.3%	21.7%
IS-3	2025	$173,400	0.0%	78.3%	21.7%
IS-4	2025	$1,210,500	0.0%	78.3%	21.7%
IS-6	2023	$1,100,000	2.9%	5.9%	91.2%
IB-1	2018	$1,204,000	0.0%	87.7%	12.3%
IB-2	2018	$983,000	41.3%	10.0%	48.7%
IE-1	2024	$154,100	43.8%	9.7%	46.6%
IE-2	2024	$154,100	43.8%	9.7%	46.6%
IE-3	2025	$154,100	43.8%	9.7%	46.6%
SKY-1	2023	$1,167,319	0.0%	28.8%	71.2%
TOTAL		**$42,926,154**			

Source: IFFP

TABLE 10: IMPACT-FEE ELIGIBLE NEW SYSTEM IMPROVEMENTS

Project Identifier	Estimated Project Year	Cost to Existing	Cost to 10-Year Growth	Cost to Beyond 10 Years
IC-04	2020	$0	$398,002	$55,998
IC-05	2018	$15,892	$1,337	$14,271
IC-10	2022	$0	$0	$0
IC-11	2025	$152,862	$12,862	$137,277
IC-12a	2020	$0	$27,615	$219,585
IC-12b	2025	$0	$1,481,609	$11,781,191

Project Identifier	Estimated Project Year	Cost to Existing	Cost to 10-Year Growth	Cost to Beyond 10 Years
IC-13	2018	$1,241,091	$104,425	$1,114,553
IC-24	2020	$5,146	$241	$4,813
IC-26	2020	$0	$0	$0
IC-33	2019	$105,944	$8,150	$95,906
IC-34	2019	$18,010	$1,386	$16,304
IC-35	2019	$4,086	$314	$3,699
IC-38	2018	$171,845	$41,483	$202,472
IC-39	2022	$0	$170,832	$250,168
IC-40	2021	$0	$401,557	$588,043
IC-41	2022	$0	$34,370	$209,630
IST-1	2022	$0	$67,500	$4,432,500
IST-2	2018	$0	$171,436	$2,064,378
IST-3	2019	$0	$230,066	$2,769,934
IST-4	2024	$0	$42,562	$512,438
IST-5	2022	$0	$205,519	$2,474,406
IST-6	2025	$0	$28,375	$341,625
IST-7	2021	$0	$37,469	$228,531
IST-16	2022	$76,471	$152,941	$2,370,588
IS-1	2024	$0	$135,720	$37,680
IS-2	2019	$0	$902,057	$250,443
IS-3	2025	$0	$135,720	$37,680
IS-4	2025	$0	$947,454	$263,046
IS-6	2023	$32,353	$64,706	$1,002,941
IB-1	2018	$0	$1,055,494	$148,506
IB-2	2018	$406,262	$98,070	$478,667
IE-1	2024	$67,452	$14,906	$71,742
IE-2	2024	$67,452	$14,906	$71,742
IE-3	2025	$67,452	$14,906	$71,742
SKY-1	2023	$0	$335,960	$831,359
TOTAL		**$2,432,318**	**$7,339,950**	**$33,153,858**

Source: IFFP

Approximately $2.4 million of new improvements will benefit existing development and therefore credits will be made in the calculation of the impact fees so that new development does not pay twice.

A further allocation is made for fire flow costs which include the following distribution between pressurized irrigation and fire flow for new projects.

TABLE 11: ALLOCATION OF NEW IMPROVEMENT COSTS TO PI AND FIRE FLOW

	Category Replacement Value (2016 Dollars)	Percent to Irrigation	Percent to Fire Protection
Production	$33,465,000	100.00%	0.00%

	Category Replacement Value (2016 Dollars)	Percent to Irrigation	Percent to Fire Protection
Pumping	$8,151,000	100.00%	0.00%
Storage	$19,704,000	98.38%	1.62%
Transmission	$275,141,000	75.83%	24.17%
Cost Weighted Average	**$336,461,000**	**80.24%**	**19.76%**
Source: IFFP			

Relation of Anticipated Development Activity to Impacts on System Improvements

The demand placed on existing pressurized irrigation improvements by new development activity is attributed to the increased pressurized irrigated acres related to both residential and nonresidential growth.

Proportionate Share Analysis

Utah Code 11-36a-304(1)(d)(e)

Maximum Legal Pressurized Irrigation Impact Fee

The Impact Fees Act requires the Impact Fee Analysis to estimate the proportionate share of the existing excess capacity and future costs for system improvements that benefit new growth that can be recouped through impact fees.

Buy-in to Existing, Excess Capacity

The existing pressurized irrigation system has existing, excess capacity; therefore, a buy-in component is factored into the impact fee calculation.

TABLE 12: PROPORTIONATE SHARE ANALYSIS, EXCESS EXISTING CAPACITY ANALYSIS FOR STORAGE

Storage	PI	Fire Flow
Cost of Existing System - 2016	$8,418,484	$8,418,484
Percent to Irrigation	98.38%	1.62%
Percent of Cost to 10-Year Growth	4.40%	4.40%
Cost to 10-Year Growth	$364,413	$6,000.70
Growth 2016-2026	701	5,674
Cost per Acre/ERU	**$519.85**	**$1.06**

TABLE 13: PROPORTIONATE SHARE ANALYSIS, EXCESS EXISTING CAPACITY ANALYSIS FOR TRANSMISSION

Transmission Pumping	PI	Fire Flow
Cost of Existing System	$16,190,381	$16,190,381
Percent to Irrigation	75.83%	24.17%
Percent of Cost to 10-Year Growth	1.70%	1.70%
Cost to 10-Year Growth	$208,712	$66,524.66
Growth 2016-2026	701	5,674

Transmission Pumping	PI	Fire Flow
Cost per Acre/ERU	$297.73	$11.72

Much of the existing excess capacity is being paid for through the Series 2019 bond issued for $17,205,000. Therefore, new development can also be charged the bond interest costs associated with the projects that have existing excess capacity that will benefit new development by 2026.

TABLE 14: ALLOCATION OF BOND COSTS

2019 Bonds spent as follows:	Cost	Storage	Transmission
Dry Creek PI Reservoir (Press Irrig) Storage	$3,298,925	$3,298,925	
West Side Sediment Basin (Press Irrig)	$2,868,262	$2,868,262	
Sandpit Transmission Line (Culinary) Transmission	$2,561,858		
Sandpit Transmission Line (Press Irrig) Transmission	$2,480,926	$1,630,926	$850,000
Sandpit Tank/Pump (Culinary)	$3,605,851		
600 E. Tank Replacement (Culinary) Storage	$3,164,525		
Press Irrig Meters (Press Irrig)	$1,478,668		
TOTAL	**$19,459,015**	**$7,798,113**	**$850,000**
Source: Lehi City; ZPFI			

TABLE 15: ALLOCATION OF BOND INTEREST COSTS

INTEREST COSTS ADDED FOR 2019 BONDS		% of Bond	Interest Cost to 10 Yrs*	Interest Costs Allowable
Total Interest Cost	$13,737,930.83			
Total Principal Amount	$17,205,000.00			
Total PI Amt to Storage	$7,798,113.00	45%	4.4%	$273,973.68
Total PI Amt to Transmission	$850,000.00	5%	1.7%	$11,538.11
TOTAL Interest Costs Allowable				**$285,511.79**
*Based on the existing excess capacity consumed by new development by 2033 as shown in Table 5				

TABLE 16: PROPORTIONATE SHARE ANALYSIS OF INTEREST COSTS ON SERIES 2019 BOND

Interest Costs on 2019 Bond	PI	Fire Flow
Total Interest Costs	$285,511.79	$285,511.79
Total Interest Allocation	$273,973.68	$11,538.11
Growth 2016-2026	701	5,674
Cost per Unit	**$390.83**	**$2.03**

New Construction

The City intends to maintain its existing PI level of service by constructing new system improvements previously detailed in this IFA. Total impact fee eligible costs for new construction, attributable to new development over the next 10 years, are $7,339,950. Based on the acres served over the next 10 years, the total cost per acre for new improvements is $8,401.68 and $255.62 per ERU.

TABLE 17: PROPORTIONATE SHARE ANALYSIS, NEW CONSTRUCTION NECESSITATED BY NEW DEVELOPMENT

Description	PI	Fire Flow
New Construction Cost 10-Yr Growth	$7,339,950	$7,339,950
% Allocation PI/Fire Flow	80.24%	19.76%
New Construction Cost 10-Yr Growth	$5,889,576	$1,450,374
Growth 2016-2026	701	5,674
Cost per Acre/ERU	**$8,401.68**	**$255.62**

Consultant Costs

The Impact Fees Act allows for fees charged to include the reimbursement of consultant costs incurred in the preparation of the IFA.

Consultant costs are estimated at $26,330 to prepare the IFFP and IFA that was necessary to calculate defensible impact fees. The consultant studies are considered to serve development over the next 10 years. Based on the acres served over the next 10 years, the total consultant cost is calculated at $30.14 per irrigated acre and $0.92 per ERU.

TABLE 18: PROPORTIONATE SHARE ANALYSIS, CONSULTANT COSTS

Description	PI	Fire Flow
Total Consultant Costs	$26,330	$26,330
% Allocation PI/Fire Flow	80.24%	19.76%
Cost Allocation	$21,127	$5,203
Growth 2016-2026	701	5,674
Cost per Acre/ERU	**$30.14**	**$0.92**

Impact Fee Fund Balance

The City currently has no fund balance in its pressurized irrigation fund and therefore no credits need to be made.

Credits for Projects Benefitting Existing Development

Credits need to be made for the portion of new projects that will benefit existing development and for the outstanding 2019 bond. The 2022 loan is for PI meters which will raise service levels and which have not been considered as part of the impact fee analysis.

The IFFP identifies a total of $2,432,318 of new construction projects that will benefit existing development. Therefore, a credit is necessary and is made by averaging the cost over 20 years and then dividing by the number of irrigated acres that will be making higher rate payments to offset these costs. The last step in calculating the credit is to take the net present value (NPV) of the future payments that benefit new development. This credit will then be applied against the gross impact fee.

TABLE 19: COST ALLOCATION OF NEW IMPROVEMENT PROJECTS THAT BENEFIT EXISTING DEVELOPMENT

	PI	Fire Flow
Cost Benefitting Existing	$2,432,318	$2,432,318

	PI	Fire Flow
Cost Allocation Percentage	80.24%	19.76%
Total Cost Allocation	$1,951,692	$480,626
Number of Years	20	20
Payment per Year	$97,584.60	$24,031.30
Source: IFFP; ZPFI		

TABLE 20: CREDITS FOR PAYMENTS BENEFITTING EXISTING DEVELOPMENT – PRESSURIZED IRRIGATION

Year	Payment	Acres	Payment per Irrigated Acre	NPV*
2024	$97,584.60	3,720	$26.24	$281.27
2025	$97,584.60	3,798	$25.69	$269.10
2026	$97,584.60	3,878	$25.16	$256.86
2027	$97,584.60	3,963	$24.62	$244.54
2028	$97,584.60	4,050	$24.10	$232.14
2029	$97,584.60	4,138	$23.58	$219.65
2030	$97,584.60	4,229	$23.08	$207.05
2031	$97,584.60	4,305	$22.67	$194.33
2032	$97,584.60	4,383	$22.26	$181.38
2033	$97,584.60	4,463	$21.87	$168.19
2034	$97,584.60	4,543	$21.48	$154.73
2035	$97,584.60	4,625	$21.10	$140.98
2036	$97,584.60	4,709	$20.72	$126.94
2037	$97,584.60	4,794	$20.35	$112.56
2038	$97,584.60	4,881	$19.99	$97.83
2039	$97,584.60	4,969	$19.64	$82.73
2040	$97,584.60	5,059	$19.29	$67.23
2041	$97,584.60	5,120	$19.06	$51.30
2042	$97,584.60	5,182	$18.83	$34.81
2043	$97,584.60	5,245	$18.61	$17.72

*NPV = net present value discounted at 5 percent

TABLE 21: CREDITS FOR PAYMENTS BENEFITTING EXISTING DEVELOPMENT – FIRE FLOWS

Year	Payment	ERUs	Payment per ERU	NPV*
2024	$24,031.30	22,329	$1.08	$11.33
2025	$24,031.30	22,918	$1.05	$10.82
2026	$24,031.30	23,523	$1.02	$10.31
2027	$24,031.30	24,068	$1.00	$9.81
2028	$24,031.30	24,625	$0.98	$9.30
2029	$24,031.30	25,195	$0.95	$8.79
2030	$24,031.30	25,779	$0.93	$8.27
2031	$24,031.30	26,294	$0.91	$7.76

Year	Payment	ERUs	Payment per ERU	NPV*
2032	$24,031.30	26,820	$0.90	$7.23
2033	$24,031.30	27,355	$0.88	$6.70
2034	$24,031.30	27,902	$0.86	$6.15
2035	$24,031.30	28,460	$0.84	$5.60
2036	$24,031.30	29,028	$0.83	$5.03
2037	$24,031.30	29,608	$0.81	$4.46
2038	$24,031.30	30,200	$0.80	$3.87
2039	$24,031.30	30,803	$0.78	$3.27
2040	$24,031.30	31,419	$0.76	$2.65
2041	$24,031.30	31,942	$0.75	$2.02
2042	$24,031.30	32,474	$0.74	$1.37
2043	$24,031.30	33,014	$0.73	$0.69

*NPV = net present value discounted at 5 percent

Credits for Outstanding Bond, Series 2019

The City has an outstanding Water Revenue Bond (Secondary Water Schedule), Series 2019 that was issued for $17,205,000. The amount of the outstanding bond allocated to storage and transmission was shown previously in Table 14. The portion of the bonds that benefit existing development must be credited so that new development does not pay twice – once in the form of an impact fee and then, over time, through higher rates.

TABLE 22: BOND ALLOCATION TO EXISTING DEVELOPMENT

CREDITS - 2019 BOND	PI	Fire Flow
Storage - 2019 Bond to PI	$7,798,113	$7,798,113
Allocation Percent	98.38%	1.62%
Allocated Costs	$7,671,784	$126,329
% to Existing	41.70%	41.70%
Amt to Existing	$3,199,134	$52,679
Total Amt of Bond	$17,205,000	$17,205,000
% to be Credited	18.59%	0.31%
Transmission - 2019 Bond to PI	$850,000	$850,000
Allocation Percent	75.83%	24.17%
Allocated Costs	$644,555	$205,445
% to Existing	68.90%	68.90%
Amt to Existing	$444,098	$141,552
Total Amt of Bond	$17,205,000	$17,205,000
% to be Credited	2.6%	0.8%
TOTAL % of Bond to be Credited	21.18%	1.13%

Therefore, new development needs to be credited for 18.59 percent of the storage projects covered by the bond and for 2.6 percent of the transmission projects, for a total credit of 21.18 percent of future bond payments that are related to pressurized irrigation. It will also need to be credited for 0.31 percent of storage projects and 0.8 percent of transmission projects, for a total of 1.13 percent of future bond payments that are related to fire flow.

TABLE 23: CREDITS FOR PROJECTS BENEFITTING EXISTING DEVELOPMENT ON OUTSTANDING BOND – PRESSURIZED IRRIGATION

2019 Bond	2019 P + I	Payment Amount Benefitting Existing	Irrigated Acres	Payment per Irrigated Acre	NPV*
2024	$1,238,500	$262,257.66	3,720	$70.51	$773.18
2025	$1,236,250	$261,781.21	3,798	$68.93	$741.34
2026	$1,238,000	$262,151.78	3,878	$67.60	$709.48
2027	$1,238,500	$262,257.66	3,963	$66.18	$677.35
2028	$1,237,750	$262,098.84	4,050	$64.72	$645.04
2029	$1,235,750	$261,675.33	4,138	$63.23	$612.57
2030	$1,237,500	$262,045.90	4,229	$61.96	$579.97
2031	$1,237,750	$262,098.84	4,305	$60.88	$547.00
2032	$1,236,500	$261,834.15	4,383	$59.73	$513.48
2033	$1,238,750	$262,310.60	4,463	$58.78	$479.42
2034	$1,239,250	$262,416.47	4,543	$57.76	$444.61
2035	$1,238,000	$262,151.78	4,625	$56.68	$409.08
2036	$1,240,000	$262,575.29	4,709	$55.76	$372.86
2037	$1,235,000	$261,516.52	4,794	$54.55	$335.74
2038	$1,238,250	$262,204.72	4,881	$53.72	$297.98
2039	$1,239,250	$262,416.47	4,969	$52.81	$259.16
2040	$1,238,000	$262,151.78	5,059	$51.82	$219.31
2041	$1,239,500	$262,469.41	5,120	$51.26	$178.45
2042	$1,238,500	$262,257.66	5,182	$50.61	$136.12
2043	$1,235,000	$261,516.52	5,245	$49.86	$92.31
2044	$1,239,000	$262,363.54	5,308	$49.42	$47.07

*NPV = net present value discounted at 5 percent
Source: Lehi City; ZPFI

TABLE 24: CREDITS FOR PROJECTS BENEFITTING EXISTING DEVELOPMENT ON OUTSTANDING BOND – FIRE FLOW

2019 Bond - Fire Flow Portion	2019 P + I	Payment Amt Benefitting Existing	ERUs	Payment per ERU	NPV*
2024	$1,238,500	$13,981.70	22,329	$0.63	$6.74
2025	$1,236,250	$13,956.29	22,918	$0.61	$6.45
2026	$1,238,000	$13,976.05	23,523	$0.59	$6.16
2027	$1,238,500	$13,981.70	24,068	$0.58	$5.88
2028	$1,237,750	$13,973.23	24,625	$0.57	$5.59
2029	$1,235,750	$13,950.65	25,195	$0.55	$5.30
2030	$1,237,500	$13,970.41	25,779	$0.54	$5.01
2031	$1,237,750	$13,973.23	26,294	$0.53	$4.72

2019 Bond - Fire Flow Portion	2019 P + I	Payment Amt Benefitting Existing	ERUs	Payment per ERU	NPV*
2032	$1,236,500	$13,959.12	26,820	$0.52	$4.43
2033	$1,238,750	$13,984.52	27,355	$0.51	$4.13
2034	$1,239,250	$13,990.16	27,902	$0.50	$3.82
2035	$1,238,000	$13,976.05	28,460	$0.49	$3.51
2036	$1,240,000	$13,998.63	29,028	$0.48	$3.20
2037	$1,235,000	$13,942.18	29,608	$0.47	$2.87
2038	$1,238,250	$13,978.87	30,200	$0.46	$2.55
2039	$1,239,250	$13,990.16	30,803	$0.45	$2.21
2040	$1,238,000	$13,976.05	31,419	$0.44	$1.87
2041	$1,239,500	$13,992.98	31,942	$0.44	$1.52
2042	$1,238,500	$13,981.70	32,474	$0.43	$1.15
2043	$1,235,000	$13,942.18	33,014	$0.42	$0.78
2044	$1,239,000	$13,987.34	33,564	$0.42	$0.40

*NPV = net present value discounted at 5 percent
Source: Lehi City; ZPFI

Summary of Impact Fees

The calculated maximum cost per acre, before credits, is $9,640.23 as shown in Table 25 below and $271.35 per ERU.

TABLE 25: SUMMARY OF GROSS IMPACT FEE

Summary	Per Irrigated Acre	Per ERU - Fire Flow
Excess Capacity - Storage	$519.85	$1.06
Excess Capacity - Transmission Pumping	$297.73	$11.72
Interest Costs	$390.83	$2.03
New Construction	$8,401.68	$255.62
Consultant Costs	$30.14	$0.92
Fund Balance	$0.00	$0.00
Gross Cost per Unit	**$9,640.23**	**$271.35**

The maximum allowable impact fee changes each year in the table below to account for the credits due from the remaining construction costs that benefit existing development and for the remaining payments on the Series 2019 Bond.

TABLE 26: SUMMARY OF MAXIMUM IMPACT FEE, 2024-2033- PRESSURIZED IRRIGATION

Year	Gross Fee per Irrigated Acre	Projects Benefitting Existing	2019 Bond	Maximum Fee per Irrigated Acre
2024	$9,640.23	($281.27)	($773.18)	$8,585.78
2025	$9,640.23	($269.10)	($741.34)	$8,629.80
2026	$9,640.23	($256.86)	($709.48)	$8,673.90
2027	$9,640.23	($244.54)	($677.35)	$8,718.34

Year	Gross Fee per Irrigated Acre	Projects Benefitting Existing	2019 Bond	Maximum Fee per Irrigated Acre
2028	$9,640.23	($232.14)	($645.04)	$8,763.05
2029	$9,640.23	($219.65)	($612.57)	$8,808.01
2030	$9,640.23	($207.05)	($579.97)	$8,853.21
2031	$9,640.23	($194.33)	($547.00)	$8,898.90
2032	$9,640.23	($181.38)	($513.48)	$8,945.37
2033	$9,640.23	($168.19)	($479.42)	$8,992.63

TABLE 27: SUMMARY OF MAXIMUM IMPACT FEE, 2024-2033- FIRE FLOW

Year	Gross Fee per ERU	Projects Benefitting Existing	2019 Bond	Maximum Fee per ERU
2024	$271.35	($11.33)	($6.74)	$253.28
2025	$271.35	($10.82)	($6.45)	$254.08
2026	$271.35	($10.31)	($6.16)	$254.87
2027	$271.35	($9.81)	($5.88)	$255.67
2028	$271.35	($9.30)	($5.59)	$256.46
2029	$271.35	($8.79)	($5.30)	$257.26
2030	$271.35	($8.27)	($5.01)	$258.06
2031	$271.35	($7.76)	($4.72)	$258.87
2032	$271.35	($7.23)	($4.43)	$259.69
2033	$271.35	($6.70)	($4.13)	$260.53

Each new development will be required to pay both a per irrigated acre fee for pressurized irrigation and a fire flow fee per ERU. For example, in 2024, the maximum fee for a residential unit with one irrigated acre would be $8,585.78 plus $253.28 for a total impact fee of $8,839.06.

Manner of Financing, Credits, Etc.

Utah Code 11-36a-304(2)(c)(d)(e)(f)(g) and (h)

An impact fee is a one-time fee that is implemented by a local government on new development to fund and pay for the proportionate costs of public facilities (system improvements) that are needed to serve new development. As a matter of policy and legislative discretion, a City may choose to have new development pay the full cost of its proportionate share of new public facilities and existing facilities that have excess capacity to service new development through impact fees. Alternatively, local governments may elect to subsidize new development by using other sources of revenue (user charges, special assessments, bonds, taxes, grants) to pay for the new facilities required to service new development and use impact fees to recover the cost difference between the total cost of the new facilities and the other sources of revenue.

At the current time, no other sources of funding other than impact fees have been identified, but to the extent that any are identified and received in the future, then impact fees will be reduced accordingly. The City has found that it is necessary to charge an impact fee to maintain the existing level of service into the future.

Additional system improvements beyond those funded through impact fees that are desired to raise the level of service will be paid for by the community through other revenue sources such as user charges, special assessments, General Obligation bonds, general taxes, etc.

Impact Fee Credits

The Impact Fee Act requires that the IFA consider the relative extent to which new development activity will contribute to financing the excess capacity of and system improvements for new and public facilities, by such means as user charges, special assessments, or payment from the proceeds of general taxes so that new development is not charged twice. This IFA clearly identifies the amount of excess capacity to be paid for by new development. This portion of the impact fee calculation can be credited back to the Utility Fund as a repayment for prior investment in capital facilities.

In terms of new facilities, all impact fee amounts collected must be spent for the specific project improvements identified by the engineering firm contracted by the City and incorporated into this IFA. Impact fees are required to be used within 6 years of collection. No user fees, special assessments, etc., are contemplated to offset any of the costs associated with the new pressurized irrigation facilities.

Credits may also be paid back to developers who have constructed or directly funded system improvements that are identified by the City's contracted engineering firm or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions for project improvements. Any item for which a developer receives credit should be included in the approved infrastructure and must be agreed upon with the City before construction begins.

The standard impact fee can also be adjusted to respond to unusual circumstances in specific cases to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

Certification

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. Includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid.
2. Does not include:
    a. costs of operation and maintenance of public facilities; or
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
3. Offsets costs with grants or other alternate sources of payment; and
4. Complies in each and every relevant respect with the Impact Fees Act.

Impact Fee Facilities Plan

for Pressure Irrigation

March 2018

Amended December 2023

Prepared by:

BOWEN COLLINS & ASSOCIATES
Celebrating 20 Years

Prepared for:

LEHI CITY

PRESSURE IRRIGATION IMPACT FEE FACILITIES PLAN

March 2018

Amended December 2023

Prepared for:

LEHI CITY

Prepared by:

BOWEN COLLINS & ASSOCIATES
Celebrating 20 Years

EXECUTIVE SUMMARY

INTRODUCTION

Lehi City retained Bowen Collins & Associates (BC&A) and Zions Bank Public Finance (ZBPF) to prepare an amended impact fee facility plan (IFFPs) for the City's pressure irrigation system. The purpose of an IFFP is to identify demands placed upon City facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements, which may be funded through impact fees.

WHY IS AN IFFP NEEDED?

The IFFP provides a technical basis for assessing updated impact fees throughout the City. This document will address the future infrastructure needed to serve the City with regard to current land use planning. The existing and future capital projects documented in this IFFP will ensure that level of service standards are maintained for all existing and future residents who reside within the service area. Local governments must pay strict attention to the required elements of the Impact Fee Facilities Plan, which are enumerated in the Impact Fees Act.

2023 AMENDMENT

This document represents an amendment to the 2018 Impact Fee Facility Plan. Since the adoption of the impact fee in 2018, the City has completed a number of the projects in the City's IFFP, as well as added some new projects to respond to slight changes in growth patterns. Many of the project costs have been higher than estimated in the capital facility plan and recent inflation is anticipated to escalate the costs of future impact fee projects. This IFFP has been amended to reflect inflation effects from supply chain challenges and higher than average inflation over the last several years.

Updates to project costs for completed projects and estimating new construction cost estimates for remaining projects are the main focus of this amendment. No changes to any foundational assumptions regarding development for the City as a whole were made. Correspondingly, the planning window (2016 – 2026) remains unchanged in this amendment and references to "existing" conditions refer to the beginning of the planning window (2016). Similarly, projects completed since the publication of the last IFFP were not moved to "existing assets". Instead, they are still shown as "future projects", but actual costs have been used instead of construction estimates.

The one other change made as part of this amendment is breaking out consideration of fire protection separately. This will allow the impact fee to be accurately divided and allocated based on the irrigation and fire protection needs to future development.

PROJECTED FUTURE GROWTH

To evaluate future infrastructure needs, it is first necessary to project how demand for pressure irrigation will increase in the future. Estimate of irrigated acreage for different development types was developed based on information provided by the Lehi City Planning and Water Departments. Projected 10-year growth in irrigated acres were developed based on projected 2026 development conditions as summarized in Table ES-1.

Table ES-1
Projected 10-Year Growth

Year	Total Irrigated Acreage[1]	Indoor ERUs[2]
2016	3,177	17,849
2020	3,422	20,119
2026	3,878	23,523
2030	4,229	25,779
2040	5,059	31,419
2050	5,706	37,059
2060	6,251	42,699
Buildout	7,257	51,749

[1] Based on Lehi City zoning data and aerial photography
[2] Based on Lehi City Sewer Master Plan. Does not include ERUs associated with IM Flash production.

Total annual and peak day demands can be estimated by multiplying the projected irrigated acres by the peak day demands per irrigated acre. Projected pressure irrigation demands for Lehi City are summarized in Table ES-2.

Table ES-2
Projected Irrigation Water Production Requirements Through Buildout

Year	Annual Demand without Conservation (ac-ft)	Annual Demand with Conservation (ac-ft)	Peak Day Demand with Conservation (cfs)	Peak Day Production with Conservation & Redundancy (cfs)
2016	15,252	12,812	43.21	49.69
2020	16,432	13,145	44.33	50.99
2026	18,622	13,967	47.11	54.17
2030	20,305	15,229	51.36	59.07
2040	24,290	18,217	61.44	70.66
2050	27,396	20,547	69.30	79.69
2060	30,012	22,509	75.92	87.30
Buildout	34,845	26,134	88.14	101.36

It is worth noting that there is a significant difference between pressure irrigation demands with and without conservation. This has been discussed in detail in the City's Water Capital Facility Plan (also prepared by Bowen Collins & Associates). For the purpose of this IFFP, it has been assumed Lehi City will develop policies to encourage conservation. Historic flows used to generate these projections are summarized in Table ES-3.

Table ES-3
Service Area Historic Flows

Item	Value for Existing Conditions
Irrigated Area (acres)	3,177
Annual Demand w/ Conservation (acre-ft/irrigated acre)	12,812
Peak Day Demand w/ Redundancy (cfs)	49.69
Peak Hour Demand (cfs)	99.38
Flow per Irrigated Acre	
Annual Demand (acre-ft/irrigated acre)	4.03
Peak Day Demand (gpm/irrigated acre)	7.02
Peak Hour Demand (gpm/irrigated acre)	14.04

LEVEL OF SERVICE

Level of service is defined in the Impact Fees Act as "the defined performance standard or unit of demand for each capital component of a public facility within a service area." Performance standards are those standards that are used to design and evaluate the performance of facilities. While the Impact Fees Act includes "defined performance standard" as part of the level of service definition, this report will make a subtle distinction between performance standard and level of service. The performance standard will be considered the desired minimum level of performance for each component, while the existing level of service will be the actual current performance of the component and the proposed level of service will be the proposed actual performance of the component in the future. Summary values for each of these categories are contained in Table ES-4.

Table ES-4
Performance Standards and Level of Service
for Various System Requirements

	Performance Standard	Existing Level of Service[1]	Proposed Level of Service[1]
Production Capacity			
Production Capacity (gpm/irrigated acre)	6.27	5.78	6.27
Pumping Capacity			
Pumping Capacity (gpm/irrigated acre)	5.45	5.78[2]	5.45
Storage			
Storage (gallons/irrigated acre)[3]	7,850	18,612	7,850
Transmission and Distribution			
Peak Day Demand Pressure(psi)	40	36[2]	40
Peak Hour Demand Pressure (psi)	30	29[2]	30
Fire Protection			
Minimum Available Fire Flow at 20 psi during Peak Day Demand (gpm)	1,500	430[2]	1,500

[1] Existing level of service represents level available, not necessarily level used. For example, the storage being used per irrigated acre will be 7,850 gallons even though the amount currently available is 18,612 gallons.
[2] Because there are many pump stations and thousands of transmission and distribution components, the value given is for the worst case only. All other components have a higher level of service with the vast majority meeting the desired performance standard.
[3] Does not include fire storage volumes in calculation.

EXISTING CAPACITY AVAILABLE TO SERVE FUTURE GROWTH

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. Defining existing system capacity in terms of a single number is difficult. To improve the accuracy of the analysis, the system was divided into three different components (production, storage, and transmission/pumping). Excess capacity in each component of the system is as follows:

Production

There is no existing excess capacity in pressure irrigation production capacity. Lehi City currently uses some of its excess culinary production capacity to supplement the pressure irrigation system. However, these assets are not intended for long term use within the pressure irrigation system.

Storage

The City owns and operates a large number of storage reservoirs. The calculated percentage of existing capacity currently in use by existing development is 42.2 percent. Growth during the next 10 years is calculated to use an additional 4.4 percent, with the remaining 53.4 percent of existing storage to be used by growth beyond the 10-year planning window.

Transmission/Pumping

Use of transmission and pumping capacity was evaluated using the updated computer model of the City's conveyance system. The calculated percentage of existing capacity currently in use by existing development is 68.9 percent. Growth during the next 10 years is calculated to use an additional 1.7 percent, with the remaining 29.4 percent of existing capacity to be used by growth beyond the 10-year planning window.

Excess capacity for the three components of the secondary system as described above are summarized in Table ES-5.

Table ES-5
Summary of Excess Capacity in Pressure Irrigation System

Component	Percent to Existing	Percent to 10-Year Growth	Percent to Buildout
Production	100.00%	0.00%	0.00%
Storage	41.70%	4.40%	53.90%
Transmission/Pumping	68.90%	1.70%	29.40%

REQUIRED SYSTEM IMPROVEMENTS

Beyond available existing capacity, additional improvements required to serve new growth are summarized in Table ES-6. To satisfy the requirements of state law, Table ES-6 provides a breakdown of the percentage of the project costs attributed to existing and future users. For future use, capacity has been divided between capacity to be used by growth within the 10-year planning window of this IFFP and capacity that will be available for growth beyond the 10-year window.

Table ES-6
Impact Fee Facilities Plan - Costs Required for Future Growth

Project Identifier	Estimated Project Year	Estimated Total Cost (2023 $s)	Percent to Existing	Percent to 10-Year	Percent to Buildout	Cost to Existing	Cost to 10-Year Growth	Cost to Beyond 10-Years
IC-04[a,c]	2020	$454,000	0.0%	87.7%	12.3%	$0	$398,002	$55,998
IC-05[a]	2018	$31,500	50.4%	4.2%	45.3%	$15,892	$1,337	$14,271
IC-10[b]	2022	$0	50.4%	2.4%	47.2%	$0	$0	$0
IC-11	2025	$303,000	50.4%	4.2%	45.3%	$152,862	$12,862	$137,277
IC-12a[a]	2020	$247,200	0.0%	11.2%	88.8%	$0	$27,615	$219,585
IC-12b	2025	$13,262,800	0.0%	11.2%	88.8%	$0	$1,481,609	$11,781,191
IC-13[a]	2018	$2,460,069	50.4%	4.2%	45.3%	$1,241,091	$104,425	$1,114,553
IC-24[a,c]	2020	$10,200	50.4%	2.4%	47.2%	$5,146	$241	$4,813
IC-26[a,b]	2020	$0	0.0%	0.0%	0.0%	$0	$0	$0

Table ES-6 (cont.)
Impact Fee Facilities Plan - Costs Required for Future Growth

Project Identifier	Estimated Project Year	Estimated Total Cost (2023 $s)	Percent to Existing	Percent to 10-Year	Percent to Buildout	Cost to Existing	Cost to 10-Year Growth	Cost to Beyond 10-Years
IC-33[c]	2019	$210,000	50.4%	3.9%	45.7%	$105,944	$8,150	$95,906
IC-34[a,c]	2019	$35,700	50.4%	3.9%	45.7%	$18,010	$1,386	$16,304
IC-35[a]	2019	$8,100	50.4%	3.9%	45.7%	$4,086	$314	$3,699
IC-38[a]	2018	$415,800	41.3%	10.0%	48.7%	$171,845	$41,483	$202,472
IC-39[a]	2022	$421,000	0.0%	40.6%	59.4%	$0	$170,832	$250,168
IC-40[a]	2021	$989,600	0.0%	40.6%	59.4%	$0	$401,557	$588,043
IC-41[a,c]	2022	$244,000	0.0%	14.1%	85.9%	$0	$34,370	$209,630
IST-1[a,c]	2022	$4,500,000	0.0%	1.5%	98.5%	$0	$67,500	$4,432,500
IST-2[a]	2018	$2,235,841	0.0%	7.7%	92.3%	$0	$171,436	$2,064,378
IST-3[a]	2019	$3,000,000	0.0%	7.7%	92.3%	$0	$230,066	$2,769,934
IST-4	2024	$555,000	0.0%	7.7%	92.3%	$0	$42,562	$512,438
IST-5[a]	2022	$2,679,925	0.0%	7.7%	92.3%	$0	$205,519	$2,474,406
IST-6	2025	$370,000	0.0%	7.7%	92.3%	$0	$28,375	$341,625
IST-7[a]	2021	$266,000	0.0%	14.1%	85.9%	$0	$37,469	$228,531
IST-16[a]	2022	$2,600,000	2.9%	5.9%	91.2%	$76,471	$152,941	$2,370,588
IS-1	2024	$173,400	0.0%	78.3%	21.7%	$0	$135,720	$37,680
IS-2[a]	2019	$1,152,500	0.0%	78.3%	21.7%	$0	$902,057	$250,443
IS-3	2025	$173,400	0.0%	78.3%	21.7%	$0	$135,720	$37,680
IS-4	2025	$1,210,500	0.0%	78.3%	21.7%	$0	$947,454	$263,046
IS-6[a]	2023	$1,100,000	2.9%	5.9%	91.2%	$32,353	$64,706	$1,002,941
IB-1[a]	2018	$1,204,000	0.0%	87.7%	12.3%	$0	$1,055,494	$148,506
IB-2[a]	2018	$983,000	41.3%	10.0%	48.7%	$406,262	$98,070	$478,667
IE-1	2024	$154,100	43.8%	9.7%	46.6%	$67,452	$14,906	$71,742
IE-2	2024	$154,100	43.8%	9.7%	46.6%	$67,452	$14,906	$71,742
IE-3	2025	$154,100	43.8%	9.7%	46.6%	$67,452	$14,906	$71,742
SKY-1[d]	2023	$1,167,319	0.0%	28.8%	71.2%	$0	$335,960	$831,359
	TOTAL	$42,926,154				$2,432,317	$7,339,974	$33,153,863

[a] Completed project with cost based on actual cost or reimbursement incurred by City.

[b] Completed by developer/others with no City reimbursement

[c] Master Plan project not included in 2018 IFFP but accelerated into the 10-year time frame as a function of changing growth patterns and developer projects

[d] New project, not included in 2018 Master Plan or IFFP but required as a function of changing growth patterns

ALLOCATION OF FIRE PROTECTION COSTS

Due to Lehi's unique fire protection situation, costs for fire protection must be considered as a portion of the PI impact fee costs. The portions of facility costs allocated to fire protection based on expected use of capacity are summarized in Table ES-7.

Table ES-7
Allocation of Fire Protection Costs

	Category Replacement Value (2016 Dollars)	Percent to Fire Protection	Percent to Irrigation
Production	$33,465,000	0%	100%
Pumping	$8,151,000	0%	100%
Storage	$19,704,000	1.62%	98.38%
Transmission	$275,141,000	24.17%	75.83%
Cost Weighted Average	**$336,461,000**	**19.76%**	**80.24%**

SECTION 1
INTRODUCTION

Lehi City retained Bowen Collins & Associates (BC&A) and Zions Bank Public Finance (ZBPF) to prepare an amended impact fee facility plan (IFFPs) for the City's pressure irrigation system. The purpose of an IFFP is to identify demands placed upon City facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements, which may be funded through impact fees.

Requirements for the preparation of an IFFP are outlined in Title 11, Chapter 36a of the Utah code (the Impact Fees Act). Under these requirements, an IFFP shall accomplish the following for each facility:

1. Identify the existing level of service
2. Establish a proposed level of service
3. Identify excess capacity to accommodate future growth
4. Identify demands of new development
5. Identify the means by which demands from new development will be met
6. Consider the following additional issues
    a. revenue sources to finance required system improvements
    b. necessity of improvements to maintain the proposed level of service
    c. need for facilities relative to planned locations of schools

The following sections of this report have been organized to address each of these requirements.

SECTION 2
EXISTING LEVEL OF SERVICE (11-36a-302(1)(a)(i))

Level of service is defined in the Impact Fees Act as "the defined performance standard or unit of demand for each capital component of a public facility within a service area". This section discusses the level of service being currently provided to existing users.

UNIT OF DEMAND

It is necessary to define a unit of demand to evaluate the capacity used by both existing and future development. The unit of demand for pressure irrigation is being defined as an acre of irrigated area. Total irrigated acre was based on land use and zoning data provided by Lehi City personnel and historical water use data based on existing irrigated areas. Table 2-1 shows demand estimates that include conservation and redundancy.

Table 2-1
Projected Demand with Conservation for Existing Development per Irrigated Acre

Item	Value for Existing Conditions*
Irrigated Area (acres)	3,177
Annual Demand w/ Conservation (acre-ft/irrigated acre)	12,812
Peak Day Demand w/ Redundancy (cfs)	49.69
Peak Hour Demand (cfs)	99.38
Flow per Irrigated Acre	
Annual Demand (acre-ft/irrigated acre)	4.03
Peak Day Demand (gpm/irrigated acre)	7.02
Peak Hour Demand (gpm/irrigated acre)	14.04

*Assumes City is meeting conservation goals

Lehi City's pressurized irrigation system is unique from most other PI systems as it provides fire protection for the system. Thus, a unit of demand must also be defined for fire protection needs. While fire protection may vary depending on certain parameters of development, the basic need for fire protection is the usually the same for all residential units. Thus, a useful unit of demand for fire protection needs in the system is an equivalent residential unit (ERU).

PERFORMANCE STANDARD

Performance standards are those standards that are used to design and evaluate the performance of facilities. While the Impact Fees Act includes "defined performance standard" as part of the level of service definition, this report will make a subtle distinction between performance standard and level of service. The performance standard will be considered the desired minimum level of performance for each component, while the existing level of service will be the actual current performance of the component. Thus, if the existing level of service is less than the performance standard it is a deficiency. If it is greater than the performance standard it

may indicate excess capacity. This section discusses the existing performance standards for the City. A subsequent section will consider existing level of service relative to these standards.

To improve the accuracy of the analysis, this impact fee facilities plan has divided the system into five different components (production capacity, pumping capacity, storage, transmission, and fire protection). Each of these components has its own set of performance standards:

Production Capacity

Water production must be adequate to satisfy demands on both an annual and peak day basis. Production of supplies must take into account seasonal limitations in supply availability and reductions in yield because of dry year conditions. For peak day demands, the City requires 15 percent source redundancy to account for mechanical or other failure amongst its water sources. This is approximately equivalent to the City's largest single pressure irrigation source.

Pumping Capacity

Some areas of the City require pumps to deliver water from lower pressure zones to higher pressure zones. For each pressure zone relying on pumped water, the system should be capable of pumping peak day demands with the largest single pump at any on the pump stations serving the zone out of service. Because there are multiple pressure zones, this level of service will vary by individual zone.

Storage

Three major criteria are generally considered when sizing storage facilities for a water distribution system: operational or equalization storage, fire flow storage, and emergency or standby storage.

1. **Operational/Equalization Storage:** Operational/equalization storage is the storage required to satisfy the difference between the maximum rate of supply and the rate of demand during peak conditions. Sources, major transmission pipelines, and pump stations are usually sized to convey peak day demands to optimize the capital costs of infrastructure. During peak hour demands, storage is needed to meet the difference in source/conveyance capacity and the increased peak instantaneous demands. Based on the historic usage, the equalization storage for pressure irrigation demands in the City was calculated to be 50 percent of average peak day demands (3,925 gallons/irrigated acre).
2. **Fire Flow Storage*:*** Fire flow storage is the amount of water needed to combat fires occurring in the distribution system. For Lehi City, the majority of fire hydrants (except for less than a dozen) are supported using the pressure irrigation system. Required fire flow storage is calculated based on requirements of the City's fire marshal. The maximum fire flow requirements varies by development type and ranges from 1,500 gpm in predominantly residential areas to 3,000 gpm in commercial areas. Storage requirements vary between 180,000 gallons and 720,000 gallons depending on the area of coverage.
3. **Emergency Storage:** Emergency or standby storage is the storage needed to meet demands in the event of an unexpected emergency situation such as a line break, treatment plant failure, or other unexpected event. For the City, the critical scenario appears to be providing water during a power outage during the peak day. The level of

service established for existing customers is to provide 12 hours of peak day demand of emergency storage.

Storage requirements are calculated for the system as a whole and for each individual zone.

Transmission and Distribution

Based on input from City staff, the following criteria were used as the performance standards for major conveyance facilities:

1. The system was evaluated for existing conditions and projected conditions at buildout. Each demand scenario included model runs at both peak day and peak hour demand.
2. Under peak day demand, the system must be capable of maintaining constant levels at all system tanks and reservoirs.
3. The City tries to maintain pressure between 60 psi and 120 psi between peak hour and static demand conditions. Where topography would require a large number of pressure reducing valves (terrain slopes greater than 5 percent) to maintain pressures in that range, the City should be capable of maintaining at least 40 psi during peak day demand and 30 psi during peak hour demand. The State of Utah does not have minimum pressure requirements for daily operation of pressure irrigation systems.

Fire Protection

Because Lehi City's pressurized irrigation system provides fire protection for the City, the system must be adequately sized to account for fire flow which is included in both storage and transmission line sizing. The level of service for fire flow performance is determined by the Lehi City Fire Marshall based on building square footage and material type. Fire flow demands on the pressure irrigation system may range between 1,500 gpm and 3,000 gpm depending on land use types and specific structures. The residual pressure requirement in the pressure irrigation system is 20 psi during peak day demand with fire demands (State of Utah Administrative Rule R309-105-9.2.b.

The performance standard defines the level of service the City has established to satisfy City and/or State performance requirements. For pressure irrigation, this standard has been based on current Lehi City Code and requirements of the State of Utah administrative code.

EXISTING LEVEL OF SERVICE SUMMARY

Existing level of service has been divided into the same five components as identified for the system performance standard (production capacity, pumping capacity, storage, transmission, and fire protection). Existing level of service values are summarized in Table 2-2 below. For comparison purposes, Table 2-2 also includes a summary of the existing performance standards.

Table 2-2
Performance Standards and Existing Level of Service
for Various System Requirements

	Performance Standard	Existing Level of Service[1]
Production Capacity		
Production Capacity (gpm/irrigated acre)	6.27	5.78
Pumping Capacity		
Pumping Capacity (gpm/irrigated acre)	5.45	5.78[2]
Storage		
Storage (gallons/irrigated acre)[3]	7,850	18,612
Transmission and Distribution		
Peak Day Demand Pressure(psi)	40	36[2]
Peak Hour Demand Pressure (psi)	30	29[2]
Fire Protection		
Minimum Available Fire Flow at 20 psi during Peak Day Demand (gpm)	1,500	430[2]

[1] Existing level of service represents level available, not necessarily level used. For example, the storage being used per ERU will be 7,850 gallons even though the amount available is far greater.
[2] Because there are many pump stations and thousands of transmission and distribution components, the value given is for the worst case only. All other components have a higher level of service with the vast majority meeting the desired performance standard.
[3] Does not include fire storage volumes in calculation.

As can be seen in the table, the City's performance standard is higher than the existing level of service in several areas, indicating there are some deficiencies in the existing system. In most cases, this is associated with a limited number of locations in the existing system and excess capacity still may exist in other parts of the system. Excess capacity and curing deficiencies will be discussed in subsequent sections of this report. Costs for projects to correct deficiencies that do not meet the required level of service will not be included as part of the impact fee as required by the Impact Fee Act.

SECTION 3
PROPOSED LEVEL OF SERVICE (11-36a-302(1)(a)(ii))

The proposed level of service is the performance standard used to evaluate system needs in the future. The Impact Fee Act indicates that the proposed level of service may:

1. diminish or equal the existing level of service; or
2. exceed the existing level of service if, independent of the use of impact fees, the City implements and maintains the means to increase the level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

By definition, proposed future level of service will be equal to the performance standard. Table 3-1 summarizes the proposed performance standards and level of service.

Table 3-1
Performance Standards and Proposed Level of Service
for Various System Requirements

	Performance Standard	Proposed Level of Service
Production Capacity		
Production Capacity (gpm/irrigated acre)	6.27	6.27
Pumping Capacity		
Pumping Capacity (gpm/irrigated acre)	5.45	5.45
Storage		
Storage (gallons/irrigated acre)	7,850	7,850
Transmission and Distribution		
Peak Day Demand Pressure(psi)	40	40
Peak Hour Demand Pressure (psi)	30	30
Fire Protection		
Minimum Available Fire Flow at 20 psi during Peak Day Demand (gpm)	1,500	1,500

One change in level of service that the City will be implementing during the 10-year window is the desire to maintain emergency supplies and pressure during large power failures. As a result, the City will be installing emergency backup power at critical pressure irrigation booster or wells to improve reliability during a power outage. Project costs associated with backup power will be assigned to existing or future users proportionate to respective use.

SECTION 4
EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH (11-36a-302(1)(a)(iii))

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. Defining existing system capacity in terms of a single number is difficult. To improve the accuracy of the analysis, we have broken down excess capacity into some of the same general categories as defined for level of service (production, pumping, storage, and transmission) but have grouped transmission and pumping to facilitate evaluation. Fire protection is reflected in both storage and transmission/pumping. The purpose of this breakdown is to consider the available capacity for each component individually. Excess capacity in each component of the system is as follows:

Production

The City's Capital Facility Plan includes an analysis of available supply to service existing and projected demands. This analysis includes consideration of annual supply and peak production capacity. The City does not have any excess production capacity for the pressure irrigation system. The City currently supplements the pressure irrigation system with water from some of its culinary water sources to meet existing production requirements. These sources will eventually return to the culinary system meaning there is no excess pressure irrigation production capacity to meet future growth.

Storage

The City owns and operates a large number of storage reservoirs. Available storage in the City's water system exceeds existing storage requirements. Table 4-1 summarizes the excess capacity available to serve future growth from the existing storage facilities.

Table 4-1
Excess Storage Capacity for 10-Year Growth

Facility	Capacity (gallons)	Existing Use (gallons)	10-Year Use (gallons)	Buildout Use (gallons)	Percent to Existing	Percent to 10-Year Growth	Percent to Buildout
Existing Storage	59,120,000 [a]	24,629,003	2,587,248	24,921,248	41.7%	4.4%	53.9%

[a] Does not include fire storage

Transmission/Pumping

To calculate the percentage of existing capacity to be used by future growth in existing facilities, existing and future flows were examined in system model. Because pipelines and pump stations are closely related within the operation of the system, these two components were grouped for the purposes of this analysis. The method used to calculate excess capacity available for use by future flows is as follows:

- **Calculate Flows –** The peak flow in each facility was calculated in the model for both

existing and future flows. The maximum capacity of each facility was also calculated. Defining an absolute maximum capacity in water system facility is difficult because capacity is a function of both pipeline size (with corresponding velocity) and required delivery pressure. In water distribution systems, however, a common design guideline is to limit velocities to less than 7 ft/sec. This has been used as the definition for maximum capacity of pipelines in this analysis.

- **Identify Available Capacity –** Where a facility has capacity in excess of projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and buildout flows. Where the facility has capacity less than projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and the facility's maximum capacity.
- **Eliminate Facilities without Excess Capacity –** For the planning window period (in this case, 10 years), the projected growth in flow during the planning window was compared against the facility's available capacity. Where the future flow exceeded the capacity of the facility, the available excess capacity is zero. By definition, this corresponds to those facilities with deficiencies that are identified in the facilities plan. By assigning a capacity of zero, this eliminated double counting those facilities against new users.
- **Calculate Percent of Excess Capacity Used in Remaining Facilities –** Where the future flow was less than the capacity of the facility, the percent of excess capacity being used in each facility was calculated by dividing the growth in flow in the facility (future flow less existing flow) by the total capacity (existing flow plus available capacity).
- **Calculate Excess Capacity for the System as a Whole –** Each pipeline in the system has a different quantity of excess capacity to be used by future growth. To develop an estimate of excess capacity on a system wide basis, the capacities of each of these pipelines and their contribution to the system as a whole must be considered. To do this, each pipeline must first be weighted based on its relative cost. For this purpose, each pipeline has been weighted based on the product of its diameter and length (which increase linearly with cost). For example, a pipe that is 27 inches in diameter and is 4,000 ft. long will cost proportionally more than a pipe that is 10 inches in diameter and 300 ft. long. The excess capacity in the system as a whole can then be calculated as the sum of the weighted capacity used by future growth divided by the sum of total weighted capacity in the system.

Based on the method described above, the amount of excess capacity in existing facilities available to accommodate future growth and the demands placed on the existing facilities by new development activity has been calculated for elements in the transmission/pumping system by BC&A. The calculated percentages are summarized in Table 4-2.

Table 4-2
Percentage Use of Transmission/Pumping System by Existing and Future Users

Facility	Percent Use By Existing	Percent Available to 10-Year Growth	Percent Available to Growth Beyond 10-Years
Existing Pressure Irrigation Conveyance System	68.9%	1.7%	29.4%

Summary of Excess Capacity

Excess capacity for the three components of the secondary system as described above are summarized in Table 4-3.

Table 4-3
Summary of Excess Capacity in Pressure Irrigation System

Component	Percent to Existing	Percent to 10-Year Growth	Percent to Buildout
Production	100.0%	0.0%	0.0%
Storage	41.70%	4.40%	53.90%
Transmission/Pumping	68.9%	1.7%	29.4%

SECTION 5
DEMANDS PLACED ON FACILITIES BY NEW DEVELOPMENT (11-36a-302(1)(a)(iv))

To evaluate future infrastructure needs, it is first necessary to project how demand on the pressure irrigation will increase in the future. This is for both irrigation and fire protection. An estimate of irrigated acreage for different development types was developed based on information provided by the Lehi City Planning and Water Departments. An estimate of indoor ERUs was taken from the City's recently completed sewer master plan. Projected 10-year growth in irrigated acres and indoor ERUs were developed based on projected 2026 development conditions as summarized in Table 5-1.

Table 5-1
Projected 10-Year Growth

Year	Total Irrigated Acreage[1]	Indoor ERUs[2]
2016	3,177	17,849
2020	3,422	20,119
2026	3,878	23,523
2030	4,229	25,779
2040	5,059	31,419
2050	5,706	37,059
2060	6,251	42,699
Buildout	7,257	51,749

[1] Based on Lehi City zoning data and aerial photography
[2] Based on Lehi City Sewer Master Plan. Does not include ERUs associated with IM Flash production.

Total annual and peak day demands can be estimated by multiplying the projected irrigated acres by the peak day demands per irrigated acre. Projected pressure irrigation demands for Lehi City are summarized in Table 5-2.

Table 5-2
Projected Irrigation Water Production Requirements Through Buildout

Year	Annual Demand without Conservation (ac-ft)	Annual Demand with Conservation (ac-ft)	Peak Day Demand with Conservation (cfs)	Peak Day Production with Conservation & Redundancy (cfs)
2016	15,252	12,812	43.21	49.69
2020	16,432	13,145	44.33	50.99
2026	18,622	13,967	47.11	54.17
2030	20,305	15,229	51.36	59.07
2040	24,290	18,217	61.44	70.66
2050	27,396	20,547	69.30	79.69
2060	30,012	22,509	75.92	87.30
Buildout	34,845	26,134	88.14	101.36

It is worth noting that there is a significant difference between pressure irrigation demands with and without conservation. For the purpose of this IFFP, it has been assumed Lehi City will develop policies to encourage conservation and ultimately achieve its conservation goal.

SECTION 6
INFRASTRUCTURE REQUIRED TO MEET DEMANDS OF NEW DEVELOPMENT (11-36a-302(1)(a)(v))

To satisfy the requirements of state law, demand placed upon existing system facilities by future development was projected using the process outlined below. These steps were completed as part of this plan's development.

1. **Existing Demand** – The demand of existing development was determined by measuring the current peak demands on facilities.
2. **Existing Capacity** – The capacities of the existing water system components were evaluated based on the level of service criteria defined by the City and a hydraulic model simulation of the City's water system.
3. **Existing Deficiencies** – Existing deficiencies in the system were looked for by comparing defined levels of service against calculated levels of service. Some deficiencies were identified in the Pressure Irrigation system. Per impact fee requirements, projects or costs associated with eliminating existing deficiencies will not be recovered through impact fees.
4. **Future Demand** - The demand that future development will place on the system was estimated based on development projections as discussed in Section 5.
5. **Future Deficiencies** - Future deficiencies in the system were identified using the defined level of service and results from a hydraulic computer model.
6. **Recommended Improvements** – Needed system improvements were identified to meet demands associated with future development.

The steps listed above describe the "demands placed upon existing public facilities by new development activity at the proposed level of service; and… the means by which the political subdivision or private entity will meet those growth demands" (Section 11-36a-302(1)(a) of the Utah Code).

10-YEAR IMPROVEMENT PLAN

Only infrastructure to be constructed within a 10-year horizon will be considered in the calculation of these impact fees to avoid uncertainty surrounding improvements further into the future. Table 6-1 summarizes the projects that will need to be constructed within the next 10 years as identified above. Included in this table are projects for both new construction of system level improvements and reimbursement associated with oversizing project level improvements. It is not uncommon for a developer to put in a project level collection line for their development and for Lehi City to pay to have that line upsized for future users. Costs for projects that have been completed and upsized are indicated in the project name in Table 6-1. Only the upsize cost to Lehi City (rather than the entire project costs) are represented in this table.

As part of the 2023 amendment, there have been projects that have been accelerated into the 10-year frame due to changing growth patterns. This is the result of uncertainty in the 2018 IFFP regarding where Lehi would develop. The most significant change in growth patterns is the Skye

Development on the northeast side of Timpanogos Highway. While this growth was accounted for at buildout in the Master Plan, the projects needed to support this development weren't included in the 2018 IFFP because growth was not expected to begin until after the planning window. New projects needed to support this development include a new well, a new booster pump station, a 12-inch booster line, and a new reservoir. The costs for the City's reimbursement for these projects are grouped together and identified by SKY-1 in Table 6-1 below. The estimated cost for these improvements totals approximately $8.0 million, with the developer being responsible for $6.8 million. This leaves a little under $1.2 million as the responsibility of the City.

Table 6-1
Summary of Future Pressure Irrigation Impact Fee Facility Improvements

Project Type	Project Identifier	Project Description	Estimated Project Year	Estimated Total Cost (2023 $s)
Conveyance	IC-04[a,c]	Traverse Mountain Pipe	2020	$454,000
Conveyance	IC-05[a]	Bull River Rd	2018	$31,500
Conveyance	IC-10[b]	Center St 2600 N	2022	$0
Conveyance	IC-11	1200 E 3200 N	2025	$303,000
Conveyance	IC-12a[a]	Dry Creek Transmission Line - Completed	2020	$247,200
Conveyance	IC-12	Dry Creek Transmission Line – Remainder	2025	$13,262,800
Conveyance	IC-13[a]	Sand Pit Transmission Line	2018	$2,460,069
Conveyance	IC-24[a,c]	1700 W 600 N	2020	$10,200
Conveyance	IC-26[a,b]	200 E State St	2020	$0
Conveyance	IC-33[c]	Interstate Plaza Drive	2019	$210,000
Conveyance	IC-34[a,c]	Spring Creek Looping	2019	$35,700
Conveyance	IC-35[a]	2300 W 700 S	2019	$8,100
Conveyance	IC-38[a]	Jordan River Reservoir Connection	2018	$415,800
Conveyance	IC-39[a]	West of River & South of 2100	2022	$421,000
Conveyance	IC-40[a]	West of River & North of 2100	2021	$989,600
Conveyance	IC-41[a,c]	Holbrook Upper	2022	$244,000
Storage	IST-1[a,c]	Flight Park (4.5 ac-ft)	2022	$4,500,000
Storage	IST-2[a]	West Side Sediment Basin (5.3 af)	2018	$2,235,841
Storage	IST-3[a]	Dry Creek (70 af)	2019	$3,000,000
Storage	IST-4	Low Hills 1 Expansion (10 af)	2024	$555,000
Storage	IST-5[a]	West Side 1 (15 af)	2022	$2,679,925
Storage	IST-6	Cedar Hollow (10 af)	2025	$370,000

Table 6-1 (cont.)
Summary of Future Pressure Irrigation Impact Fee Facility Improvements

Project Type	Project Identifier	Project Description	Estimated Project Year	Estimated Total Cost (2023 $s)
Storage	IST-7[a]	Holbrook Upper (2.5 ac-ft)	2021	$266,000
Storage	IST-16[a]	Vialetto 2 (5.5 ac-ft)	2022	$2,600,000
Source	IS-1	Railroad Well	2024	$173,400
Source	IS-2[a]	Allred Well w/ Booster	2019	$1,152,500
Source	IS-3	Increase Capacity of Pilgrims PI Well	2025	$173,400
Source	IS-4	Cedar Hollow Well	2025	$1,210,500
Source	IS-6[a]	Vialetto Booster	2023	$1,100,000
Booster	IB-1[a]	PRC To Oak Hollow	2018	$1,204,000
Booster	IB-2[a]	Jordan River	2018	$983,000
Booster	IE-1	Mini-Creek Booster Backup Power	2024	$154,100
Booster	IE-2	Sand Pit Booster Backup Power	2024	$154,100
Booster	IE-3	Oak Hollow Well Backup Power	2025	$154,100
Storage, Source, Booster,	SKY-1[d]	Skye Development Improvements	2023	$1,167,319
			TOTAL	$42,926,154

[a] Completed project with cost based on actual cost or reimbursement incurred by City.

[b] Completed by developer/others with no City reimbursement

[c] Master Plan project not included in 2018 IFFP but accelerated into the 10-year time frame as a function of changing growth patterns and developer projects

[d] New project, not included in 2018 Master Plan or IFFP but required as a function of changing growth patterns

PROJECT COST ATTRIBUTABLE TO FUTURE GROWTH

To satisfy the requirements of state law, Table 6-2 provides a breakdown of the capital facility projects and the percentage of the project costs attributed to future users. As defined in Section 11-36-304, the impact fee facilities plan should only include "the proportionate share of the costs of public facilities [that] are reasonably related to the new development activity."

Included in the table is a breakdown of capacity associated with growth through the next 10 years and for growth beyond 10 years. Some new water infrastructure proposed in the impact fee facility plan will include capacity for growth beyond the 10-year planning window. To most accurately evaluate the cost of providing service for growth during the next 10 years, added consideration must be given to evaluating how much of each project will be used in the next 10 years. Table 6-2 summarizes to the utilization rate of the new water projects by future growth.

Table 6-2
Impact Fee Facilities Plan - Costs Required for Future Growth

Project Identifier	Estimated Project Year	Estimated Total Cost (2023 $s)	Percent to Existing	Percent to 10-Year	Percent to Buildout	Cost to Existing	Cost to 10-Year Growth	Cost to Beyond 10-Years
IC-04[a,c]	2020	$454,000	0.0%	87.7%	12.3%	$0	$398,002	$55,998
IC-05[a]	2018	$31,500	50.4%	4.2%	45.3%	$15,892	$1,337	$14,271
IC-10[b]	2022	$0	50.4%	2.4%	47.2%	$0	$0	$0
IC-11	2025	$303,000	50.4%	4.2%	45.3%	$152,862	$12,862	$137,277
IC-12a[a]	2020	$247,200	0.0%	11.2%	88.8%	$0	$27,615	$219,585
IC-12b	2025	$13,262,800	0.0%	11.2%	88.8%	$0	$1,481,609	$11,781,191
IC-13[a]	2018	$2,460,069	50.4%	4.2%	45.3%	$1,241,091	$104,425	$1,114,553
IC-24[a,c]	2020	$10,200	50.4%	2.4%	47.2%	$5,146	$241	$4,813
IC-26[a,b]	2020	$0	0.0%	0.0%	0.0%	$0	$0	$0
IC-33[c]	2019	$210,000	50.4%	3.9%	45.7%	$105,944	$8,150	$95,906
IC-34[a,c]	2019	$35,700	50.4%	3.9%	45.7%	$18,010	$1,386	$16,304
IC-35[a]	2019	$8,100	50.4%	3.9%	45.7%	$4,086	$314	$3,699
IC-38[a]	2018	$415,800	41.3%	10.0%	48.7%	$171,845	$41,483	$202,472
IC-39[a]	2022	$421,000	0.0%	40.6%	59.4%	$0	$170,832	$250,168
IC-40[a]	2021	$989,600	0.0%	40.6%	59.4%	$0	$401,557	$588,043
IC-41[a,c]	2022	$244,000	0.0%	14.1%	85.9%	$0	$34,370	$209,630
IST-1[a,c]	2022	$4,500,000	0.0%	1.5%	98.5%	$0	$67,500	$4,432,500
IST-2[a]	2018	$2,235,841	0.0%	7.7%	92.3%	$0	$171,436	$2,064,378
IST-3[a]	2019	$3,000,000	0.0%	7.7%	92.3%	$0	$230,066	$2,769,934
IST-4	2024	$555,000	0.0%	7.7%	92.3%	$0	$42,562	$512,438
IST-5[a]	2022	$2,679,925	0.0%	7.7%	92.3%	$0	$205,519	$2,474,406
IST-6	2025	$370,000	0.0%	7.7%	92.3%	$0	$28,375	$341,625
IST-7[a]	2021	$266,000	0.0%	14.1%	85.9%	$0	$37,469	$228,531
IST-16[a]	2022	$2,600,000	2.9%	5.9%	91.2%	$76,471	$152,941	$2,370,588
IS-1	2024	$173,400	0.0%	78.3%	21.7%	$0	$135,720	$37,680
IS-2[a]	2019	$1,152,500	0.0%	78.3%	21.7%	$0	$902,057	$250,443
IS-3	2025	$173,400	0.0%	78.3%	21.7%	$0	$135,720	$37,680
IS-4	2025	$1,210,500	0.0%	78.3%	21.7%	$0	$947,454	$263,046
IS-6[a]	2023	$1,100,000	2.9%	5.9%	91.2%	$32,353	$64,706	$1,002,941

Table 6-2 (cont.)
Impact Fee Facilities Plan - Costs Required for Future Growth

Project Identifier	Estimated Project Year	Estimated Total Cost (2023 $s)	Percent to Existing	Percent to 10-Year	Percent to Buildout	Cost to Existing	Cost to 10-Year Growth	Cost to Beyond 10-Years
IB-1[a]	2018	$1,204,000	0.0%	87.7%	12.3%	$0	$1,055,494	$148,506
IB-2[a]	2018	$983,000	41.3%	10.0%	48.7%	$406,262	$98,070	$478,667
IE-1	2024	$154,100	43.8%	9.7%	46.6%	$67,452	$14,906	$71,742
IE-2	2024	$154,100	43.8%	9.7%	46.6%	$67,452	$14,906	$71,742
IE-3	2025	$154,100	43.8%	9.7%	46.6%	$67,452	$14,906	$71,742
SKY-1[d]	2023	$1,167,319	0.0%	28.8%	71.2%	$0	$335,960	$831,359
	TOTAL	$42,926,154				$2,432,317	$7,339,974	$33,135,863

[a] Completed project with cost based on actual cost or reimbursement incurred by City.

[b] Completed by developer/others with no City reimbursement

[c] Master Plan project not included in 2018 IFFP but accelerated into the 10-year time frame as a function of changing growth patterns and developer projects

[d] New project, not included in 2018 Master Plan or IFFP but required as a function of changing growth patterns

For many projects, the division of costs between existing and future users is easy because 100 percent of the project costs can be attributed to one category or the other (e.g. infrastructure needed solely to serve new development can be 100 percent attributed to new growth, while projects related to existing condition or capacity deficiencies can be 100 percent attributed to existing user needs). For projects needed to address both existing deficiencies and new growth or where a higher level of service is being proposed, costs have been divided proportionally between existing and future users based on their needs in the facility. A few additional notes regarding specific projects are as follows:

- Looping/Upsize Projects – The City has a number of projects that are primarily intended to serve future development but also improve looping/redundancy in the distribution system. For simplicity, projects that upsize existing pipes or add looping to serve future growth have been considered level of service upgrades. The percentage assigned to existing users is based on the approximate percentage of capacity used by existing customers. This will overestimate the benefit received by existing users but makes sure no costs are assigned to impact fees that are not directly growth related.
- Future Sources – The Lehi Irrigation Company/Dry Creek "project" consists of beginning diversion of Lehi City's share of water in that company. Historically, this source has not been used. Once the Dry Creek Storage Reservoir is complete, this source should reduce reliance on culinary water sources in the pressure irrigation system.
- Emergency Power – Project costs for emergency backup power at critical facilities have been divided based on the percentage of potential use by existing, 10-year, or beyond 10-year growth.

Projects in Table 6-2 with no percentage assigned to existing are 100 percent needed for future growth. It should be noted that Table 6-2 does not include bond costs related to paying for

impact fee eligible improvements. These costs, if any, should be added as part of the impact fee analysis.

BASIS OF CONSTRUCTION COST ESTIMATES

The costs of construction for projects to be completed within ten years have been estimated based on past BC&A and/or Lehi City personnel experience with projects of a similar nature. Pipeline project costs are based on average per foot costs for pipes of a similar nature. Costs include consideration of other components of the water distribution system including water services, meters, and surface restoration as appropriate for each project. As part of the 2023 Amendment, actual construction costs have been used to replace cost estimates for any projects that have been completed.

SECTION 7
ADDITIONAL CONSIDERATIONS

Allocation of Fire Protection Costs

Due to Lehi's unique fire protection situation, costs for fire protection must be considered as a portion of the PI impact fee costs. Since the functions of fire flow and irrigation water delivery are deeply interrelated within any given facility or project, it is best to look at allocation at the facility group level. The portions of facility costs allocated to fire protection based on expected use of capacity are summarized in Table 7-3.

Table 7-1
Allocation of Fire Protection Costs

	Category Replacement Value (2016 Dollars)	Percent to Fire Protection	Percent to Irrigation
Production	$33,465,000	0%	100%
Pumping	$8,151,000	0%	100%
Storage	$19,704,000	1.62%	98.38%
Transmission	$275,141,000	24.17%	75.83%
Cost Weighted Average	**$336,461,000**	**19.76%**	**80.24%**

MANNER OF FINANCING (11-36a-302(2))

The City may fund the infrastructure identified in this IFFP through a combination of different revenue sources.

Federal and State Grants and Donations

Impact fees cannot reimburse costs funded or expected to be funded through federal grants and other funds that the City has received for capital improvements without an obligation to repay. Grants and donations are not currently contemplated in this analysis. If grants become available for constructing facilities, impact fees will need to be recalculated and an appropriate credit given. Any existing infrastructure funded through past grants will be removed from the system value during the impact fee analysis.

Bonds

None of the costs contained in this IFFP include the cost of bonding. The cost of bonding required to finance impact fee eligible improvements identified in the IFPP may be added to the calculation of the impact fee. This will be considered in the impact fee analysis.

Interfund Loans

Because infrastructure must generally be built ahead of growth, there often arises situations in which projects must be funded ahead of expected impact fee revenues. In some cases, the

solution to this issue will be bonding. In others, funds from existing user rate revenue will be loaned to the impact fee fund to complete initial construction of the project and will be reimbursed later as impact fees are received. Consideration of potential interfund loans will be included in the impact fee analysis and should be considered in subsequent accounting of impact fee expenditures.

Impact Fees

It is recommended that impact fees be used to fund growth-related capital projects as they help to maintain the proposed level of service and prevent existing users from subsidizing the capital needs for new growth. Based on this IFFP, an impact fee analysis will be able to calculate a fair and legal fee that new growth should pay to fund the portion of the existing and new facilities that will benefit new development.

Developer Dedications and Exactions

Developer exactions are not the same as grants. Developer exactions may be considered in the inventory of current and future public safety infrastructure. If a developer constructs a facility or dedicates land within the development, the value of the dedication is credited against that particular developer's impact fee liability.

If the value of the dedication/exaction is less than the development's impact fee liability, the developer will owe the balance of the liability to the City. If the value of the improvements dedicated is worth more than the development's impact fee liability, the City must reimburse the difference to the developer from impact fee revenues collected from other developments.

It should be emphasized that the concept of impact fee credits pertains to system level improvements only. For project level improvement (i.e. projects not identified in the impact fee facilities plan), developers will be responsible for the construction of the improvements without credit against the impact fee.

No developer dedications have currently been identified for infrastructure associated with this plan.

NECESSITY OF IMPROVEMENTS TO MAINTAIN LEVEL OF SERVICE (11-36a-302(3))

According to State statute, impact fees cannot be used to correct deficiencies in the system and must be necessary to maintain the proposed level of service established for all users. Only those projects or portions of projects that are required to maintain the proposed level of service for future growth have been included in this IFFP. This will result in an equitable fee as future users will not be expected to fund any portion of the projects that will benefit existing residents.

SCHOOL RELATED INFRASTRUCTURE (11-36a-302(4))

As part of the noticing and data collection process for this plan, information was gathered regarding future school district and charter school development. Where the City is aware of the planned location of a school, required public facilities to serve the school have been included in the impact fee analysis.

NOTICING AND ADOPTION REQUIREMENTS (11-36a-502)

The Impact Fees Act requires that entities must publish a notice of intent to prepare or modify any IFFP. If an entity prepares an independent IFFP rather than include a capital facilities element in the general plan, the actual IFFP must be adopted by enactment. Before the IFFP can be adopted, a reasonable notice of the public hearing must be published in a local newspaper at least 10 days before the actual hearing. A copy of the proposed IFFP must be made available in each public library within the City during the 10-day noticing period for public review and inspection. Utah Code requires that the City must post a copy of the ordinance in at least three places. These places may include the City offices and the public libraries within the City's jurisdiction. Following the 10-day noticing period, a public hearing will be held, after which the City may adopt, amend and adopt, or reject the proposed IFFP.

SECTION 8
IMPACT FEE CERTIFICATION (11-36a-306(1))

This report has been prepared in accordance with Utah Code Title 11 Chapter 36a (the "Impact Fees Act"), which prescribes the laws pertaining to Utah municipal capital facilities plans and impact fee analyses. The accuracy of this report relies upon the planning, engineering, and other source data, which was provided by the City and their designees.

In accordance with Utah Code Annotated, 11-36a-306(1), Bowen Collins & Associates, makes the following certification:

I certify that this impact fee facility plan:

1. Includes only the cost of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
    a. costs of operation and maintenance of public facilities;
    b. cost of qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. Complies in each and every relevant respect with the Impact Fees Act.



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LEHI CITY

DRAFT Pressurized Irrigation Impact Fee Analysis

Prepared by:
Zions Public Finance, Inc.
January 2024

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Executive Summary

Background Information

Zions Public Finance, Inc. (ZPFI) has prepared this Impact Fee Analysis (IFA) for the calculation of appropriate pressurized irrigation ("PI") impact fees in Lehi City (the "City"). This IFA relies on Lehi's Pressurized Water Impact Fee Facilities Plan ("IFFP") prepared in March 2018 and amended December 2023 by Bowen Collins & Associates regarding current system capacity and future pressurized irrigation capital facility needs, cost, and timing.

An impact fee is a one-time fee imposed on new development activity to mitigate the impact of new development on capital facilities. The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code Ann. § 11-36a-101 et. seq., and represents the maximum impact fees that the City may assess. The City will be required to use revenue sources other than impact fees to fund any projects that constitute repair and replacement, cure any existing deficiencies, or increase the level of service for existing users.

Service Area. There is one service area in the City for the purpose of calculating pressurized irrigation (PI) impact fees. This service area corresponds to existing Lehi City boundaries.

Growth Projections. Between 2016 and 2026, the City is expected to grow by 701 irrigated acres or 5,674 equivalent residential units (ERUs). This growth will require the construction of new infrastructure to maintain existing levels of service.

Need for Improvements. The IFFP identifies existing excess capacity in the City's PI storage and transmission systems. According to the IFFP, new development between 2016 and 2026 will consume 4.4 percent of existing excess capacity in the storage system and 1.7 percent of the transmission system. In addition, the City will need to construct 35 new capital projects in order to keep up with the demands created by new development.

Credits for Projects that Benefit Existing Development. The IFFP identifies a portion of the new construction costs that will benefit existing development. Therefore, a credit must be made so that new development does not pay twice – once in the form of impact fees and then again through higher rates over time to pay for the portion of the system improvements that benefit existing development.

Credits for Outstanding Debt. The City has an outstanding bond, issued in 2019, a portion of which was used to fund pressurized irrigation projects, as well as a 2022 loan issued for PI meters. The PI meters are not considered as part of this analysis.

Impact on Consumption of Existing Capacity

Utah Code 11-36a-304(1)(a)

There is a total of $370,413 of existing excess capacity in the City's PI storage system[1] and $275,236 in its transmission system[2] that will be consumed by new development by 2026. The IFFP allocates 98.38 percent

[1] $364,413 is allocated to PI and $6,000.70 is allocated to fire flow.
[2] $208,712 is allocated to PI and $66,525 is allocated to fire flow.

of storage capacity to PI and 1.62 percent to fire flow; it allocates 75.83 percent of transmission capacity to PI and 24.17 percent to fire flow. New development in the next 10 years will consume 4.4 percent of the existing excess capacity in storage and 1.7 percent in transmission.

Impact on System Improvements by Anticipated New Development

Utah Code 11-36a-304(1)(b)

The City has determined to maintain its current level of pressurized irrigation service and therefore new improvements to the system are needed as there is not sufficient excess capacity to maintain current service levels given the projected growth. The system improvements needed over the 10-year planning window have been identified at a total cost of $42.9 million, of which $7.3 million can be attributed to new development between 2016 and 2026. Existing development will benefit from $2.4 million of the costs, with the remaining $33.2 million attributable to development after 10 years.

Proportionate Share Analysis and Impact Fee Calculation

Utah Code 11-36a-304(1)(d) and (e) and (2)(a) and (b)

New development will be required to pay for its fair share of existing, excess capacity, the construction of new system improvements necessitated by new development, as well as consultant costs. This results in a gross fee that must then be reduced for appropriate credits for new projects that benefit existing development and for a portion of the Series 2019 Water Bond. Each new development will be required to pay both a per irrigated acre fee for pressurized irrigation and an equivalent residential unit (ERU) fee for fire flow.

TABLE 1: SUMMARY OF GROSS IMPACT FEE PER IRRIGATED ACRE (BEFORE CREDITS)

Summary	Per Acre - Irrigation	Per ERU - Fire Flow
Excess Capacity - Storage	$519.85	$1.06
Excess Capacity - Transmission Pumping	$297.73	$11.72
Interest Costs	$390.83	$2.03
New Construction	$8,401.68	$255.62
Consultant Costs	$30.14	$0.92
Fund Balance	$0.00	$0.00
Gross Cost per Unit	**$9,640.23**	**$271.35**

The maximum allowable impact fee changes each year in the table below in the shaded, far right column, to account for the credits due from the construction costs that benefit existing development and for credits to the Series 2019 Water Bond. The following two tables show the per acre credits and maximum impact fees per acre for pressurized irrigation and the maximum ERU fees for fire flow.

TABLE 2: SUMMARY OF MAXIMUM IMPACT FEE, 2024-2033, FOR PRESSURIZED IRRIGATION

Year	Gross Fee per Irrigated Acre	Projects Benefitting Existing	2019 Bond	Maximum Fee per Irrigated Acre
2024	$9,640.23	($281.27)	($773.18)	$8,585.78
2025	$9,640.23	($269.10)	($741.34)	$8,629.80
2026	$9,640.23	($256.86)	($709.48)	$8,673.90

Year	Gross Fee per Irrigated Acre	Projects Benefitting Existing	2019 Bond	Maximum Fee per Irrigated Acre
2027	$9,640.23	($244.54)	($677.35)	$8,718.34
2028	$9,640.23	($232.14)	($645.04)	$8,763.05
2029	$9,640.23	($219.65)	($612.57)	$8,808.01
2030	$9,640.23	($207.05)	($579.97)	$8,853.21
2031	$9,640.23	($194.33)	($547.00)	$8,898.90
2032	$9,640.23	($181.38)	($513.48)	$8,945.37
2033	$9,640.23	($168.19)	($479.42)	$8,992.63

TABLE 3: SUMMARY OF MAXIMUM IMPACT FEE, 2024-2033, FOR FIRE FLOWS

Year	Gross Fee per ERU	Projects Benefitting Existing	2019 Bond	Maximum Fee per ERU
2024	$271.35	($11.33)	($6.74)	$253.28
2025	$271.35	($10.82)	($6.45)	$254.08
2026	$271.35	($10.31)	($6.16)	$254.87
2027	$271.35	($9.81)	($5.88)	$255.67
2028	$271.35	($9.30)	($5.59)	$256.46
2029	$271.35	($8.79)	($5.30)	$257.26
2030	$271.35	($8.27)	($5.01)	$258.06
2031	$271.35	($7.76)	($4.72)	$258.87
2032	$271.35	($7.23)	($4.43)	$259.69
2033	$271.35	($6.70)	($4.13)	$260.53

Each new development will be required to pay both a per irrigated acre fee for pressurized irrigation and a fire flow fee per ERU. For example, in 2024, the maximum fee for a residential unit with one irrigated acre would be $8,585.78 plus $253.28 for a total impact fee of $8,839.06.

Overview of the Pressurized Irrigation Water Impact Fees

Summary

An impact fee is intended to recover the City's costs of building pressurized irrigation system capacity to serve new residential and non-residential development rather than passing all these growth-related costs on to existing users through rates. The Utah Impact Fees Act allows only certain costs to be included in an impact fee so that only the fair cost of expansionary projects or existing unused capacity paid for by the City is assessed through an impact fee.

Costs to be Included in the Impact Fee

The impact fees proposed in this analysis are calculated based upon:

- Excess capacity in the City's pressurized irrigation system;
- New capital infrastructure for pressurized irrigation systems that will serve new development; and
- Professional and planning expenses related to the construction of system improvements that will serve new development.

The costs that cannot be included in the impact fee are as follows:

- Costs for projects that cure system deficiencies;
- Costs for projects that increase the Level of Service (LOS) above that which is currently provided;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the City does not have to repay; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Analysis (IFA) before enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City has retained ZPFI to prepare this IFA in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website.

Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis as follows:

(1) An impact fee analysis shall:
- (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
- (c) demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
- (d) estimate the proportionate share of:
  - (i) the costs for existing capacity that will be recouped; and
  - (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
- (e) identify how the impact fee was calculated.

(2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:
- (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
- (b) the cost of system improvements for each public facility;
- (c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
- (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;
- (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- (f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities

that will offset the demand for system improvements, inside or outside the proposed development;

(g) extraordinary costs, if any, in servicing the newly-developed properties; and

(h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees

Utah Code states that for purposes of calculating an impact fee, a local political subdivision or private entity may include:

(a) the construction contract price;

(b) the cost of acquiring land, improvements, materials, and fixtures;

(c) the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and

(d) for political subdivision, debt service charges, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Certification of Impact Fee Analysis

Utah Code states that an Impact Fee Analysis shall include a written certification from the person or entity that prepares the Impact Fee Analysis. This certification is included at the conclusion of this analysis.

Impact Fee Enactment

Utah Code states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Impact from Growth Upon the City's Facilities and Level of Service

Utah Code 11-36a-304(1)(a)(c)

Pressurized Irrigation Service Area

The City has one service area for the purpose of calculating pressurized irrigation impact fees which coincides with the boundaries of Lehi City.

Growth in Demand

The City projects that it will grow by approximately 701 pressurized irrigation acres during the 10-year impact fee planning horizon in the IFFP. The following table also shows growth of 5,674 indoor ERUs by 2026.

TABLE 4: IRRIGATION WATER GROWTH PROJECTIONS

Year	Irrigated Acres	Indoor ERUs
2016	3,177	17,849
2017	3,237	18,391
2018	3,297	18,950
2019	3,359	19,526

Year	Irrigated Acres	Indoor ERUs
2020	3,422	20,119
2021	3,494	20,650
2022	3,568	21,195
2023	3,643	21,755
2024	3,720	22,329
2025	3,798	22,918
2026	3,878	23,523
Growth 2016 - 2026	**701**	**5,674**

Source: IFFP

Existing and Proposed Level of Service Analysis

The City intends for its proposed service levels to maintain existing performance standards.

TABLE 5: PI SERVICE LEVELS

	Performance Standard	Existing Level of Service	Proposed Level of Service
Production Capacity			
Production Capacity (gpm/irrigated acre)	6.27	5.78	6.27
Pumping Capacity			
Pumping Capacity (gpm/irrigated acre)	5.45	5.78	5.45
Storage			
Storage (gallons/irrigated acre) not including fire storage	7,850	18,612	7,850
Transmission and Distribution			
Peak Day Demand Pressure (psi)	40	36	40
Peak Hour Demand Pressure (psi)	30	29	30
Fire Protection			
Minimum Available Fire Flow at 20 psi during Peak Day Demand (gpm)	1,500	430	1,500

Impact on Capacity from Development Activity

Utah Code 11-36a-304(1)(a)

Existing Capacity

According to the IFFP, there is currently excess capacity in the pressurized irrigation system. Therefore, new development will be charged a buy-in fee as a part of the proposed pressurized irrigation impact fee.

TABLE 6: EXISTING EXCESS CAPACITY

	Percent to Existing	Percent to 10-Year Growth	Percent to Buildout
Production	100.00%	0.00%	0.00%

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	Percent to Existing	Percent to 10-Year Growth	Percent to Buildout
Storage	41.70%	4.40%	53.90%
Transmission Pumping	68.90%	1.70%	29.40%
Source: IFFP			

TABLE 7: EXISTING EXCESS CAPACITY ALLOCATION TO NEW GROWTH BY 2026 - STORAGE

Existing Capacity - Storage	PI	Fire Flow
Actual Cost of Existing System in 2016	$8,418,484	$8,418,484
Percent Allocation to PI/Fire Flow	98.38%	1.62%
Percent of Cost to 10-Year Growth	4.40%	4.40%
Cost to 10-Year Growth	$364,413	$6,000.70
Source: IFFP; City Asset List; ZPFI		

TABLE 8: EXISTING EXCESS CAPACITY ALLOCATION TO NEW GROWTH BY 2026 - TRANSMISSION

Existing Capacity - Transmission	PI	Fire Flow
Actual Cost of Existing System in 2016	$16,190,381	$16,190,381
Percent Allocation to PI/Fire Flow	75.83%	24.17%
Percent of Cost to 10-Year Growth	1.70%	1.70%
Cost to 10-Year Growth	$208,712	$66,524.66
Source: IFFP; City Asset List; ZPFI		

System Improvements Required from Development Activity

Utah Code 11-36a-304(1)(b)(c), (2)(b)

Impact on System Improvements by Anticipated New Development

The City has determined to maintain its current level of PI service. Therefore, additional PI improvements will be required to maintain the established PI level of service. The means by which the City will meet growth demands include constructing the following projects as set forth in the IFFP. This will occur through requiring new development to pay for its fair share of new construction projects between 2016 and 2026.

New construction projects between 2016 and 2026 will total $7,339,950, based on calculations shown in the IFFP and included in the following two tables.

TABLE 9: NEW SYSTEM IMPROVEMENTS

Project Identifier	Estimated Project Year	Estimated Total Cost	Percent to Existing	Percent to 10-Year	Percent to Buildout
IC-04	2020	$454,000	0.0%	87.7%	12.3%
IC-05	2018	$31,500	50.4%	4.2%	45.3%
IC-10	2022	$0	50.4%	2.4%	47.2%
IC-11	2025	$303,000	50.4%	4.2%	45.3%
IC-12a	2020	$247,200	0.0%	11.2%	88.8%

Project Identifier	Estimated Project Year	Estimated Total Cost	Percent to Existing	Percent to 10-Year	Percent to Buildout
IC-12b	2025	$13,262,800	0.0%	11.2%	88.8%
IC-13	2018	$2,460,069	50.4%	4.2%	45.3%
IC-24	2020	$10,200	50.4%	2.4%	47.2%
IC-26	2020	$0	0.0%	0.0%	0.0%
IC-33	2019	$210,000	50.4%	3.9%	45.7%
IC-34	2019	$35,700	50.4%	3.9%	45.7%
IC-35	2019	$8,100	50.4%	3.9%	45.7%
IC-38	2018	$415,800	41.3%	10.0%	48.7%
IC-39	2022	$421,000	0.0%	40.6%	59.4%
IC-40	2021	$989,600	0.0%	40.6%	59.4%
IC-41	2022	$244,000	0.0%	14.1%	85.9%
IST-1	2022	$4,500,000	0.0%	1.5%	98.5%
IST-2	2018	$2,235,841	0.0%	7.7%	92.3%
IST-3	2019	$3,000,000	0.0%	7.7%	92.3%
IST-4	2024	$555,000	0.0%	7.7%	92.3%
IST-5	2022	$2,679,925	0.0%	7.7%	92.3%
IST-6	2025	$370,000	0.0%	7.7%	92.3%
IST-7	2021	$266,000	0.0%	14.1%	85.9%
IST-16	2022	$2,600,000	2.9%	5.9%	91.2%
IS-1	2024	$173,400	0.0%	78.3%	21.7%
IS-2	2019	$1,152,500	0.0%	78.3%	21.7%
IS-3	2025	$173,400	0.0%	78.3%	21.7%
IS-4	2025	$1,210,500	0.0%	78.3%	21.7%
IS-6	2023	$1,100,000	2.9%	5.9%	91.2%
IB-1	2018	$1,204,000	0.0%	87.7%	12.3%
IB-2	2018	$983,000	41.3%	10.0%	48.7%
IE-1	2024	$154,100	43.8%	9.7%	46.6%
IE-2	2024	$154,100	43.8%	9.7%	46.6%
IE-3	2025	$154,100	43.8%	9.7%	46.6%
SKY-1	2023	$1,167,319	0.0%	28.8%	71.2%
TOTAL		**$42,926,154**			

Source: IFFP

TABLE 10: IMPACT-FEE ELIGIBLE NEW SYSTEM IMPROVEMENTS

Project Identifier	Estimated Project Year	Cost to Existing	Cost to 10-Year Growth	Cost to Beyond 10 Years
IC-04	2020	$0	$398,002	$55,998
IC-05	2018	$15,892	$1,337	$14,271
IC-10	2022	$0	$0	$0
IC-11	2025	$152,862	$12,862	$137,277
IC-12a	2020	$0	$27,615	$219,585
IC-12b	2025	$0	$1,481,609	$11,781,191

Project Identifier	Estimated Project Year	Cost to Existing	Cost to 10-Year Growth	Cost to Beyond 10 Years
IC-13	2018	$1,241,091	$104,425	$1,114,553
IC-24	2020	$5,146	$241	$4,813
IC-26	2020	$0	$0	$0
IC-33	2019	$105,944	$8,150	$95,906
IC-34	2019	$18,010	$1,386	$16,304
IC-35	2019	$4,086	$314	$3,699
IC-38	2018	$171,845	$41,483	$202,472
IC-39	2022	$0	$170,832	$250,168
IC-40	2021	$0	$401,557	$588,043
IC-41	2022	$0	$34,370	$209,630
IST-1	2022	$0	$67,500	$4,432,500
IST-2	2018	$0	$171,436	$2,064,378
IST-3	2019	$0	$230,066	$2,769,934
IST-4	2024	$0	$42,562	$512,438
IST-5	2022	$0	$205,519	$2,474,406
IST-6	2025	$0	$28,375	$341,625
IST-7	2021	$0	$37,469	$228,531
IST-16	2022	$76,471	$152,941	$2,370,588
IS-1	2024	$0	$135,720	$37,680
IS-2	2019	$0	$902,057	$250,443
IS-3	2025	$0	$135,720	$37,680
IS-4	2025	$0	$947,454	$263,046
IS-6	2023	$32,353	$64,706	$1,002,941
IB-1	2018	$0	$1,055,494	$148,506
IB-2	2018	$406,262	$98,070	$478,667
IE-1	2024	$67,452	$14,906	$71,742
IE-2	2024	$67,452	$14,906	$71,742
IE-3	2025	$67,452	$14,906	$71,742
SKY-1	2023	$0	$335,960	$831,359
TOTAL		**$2,432,318**	**$7,339,950**	**$33,153,858**

Source: IFFP

Approximately $2.4 million of new improvements will benefit existing development and therefore credits will be made in the calculation of the impact fees so that new development does not pay twice.

A further allocation is made for fire flow costs which include the following distribution between pressurized irrigation and fire flow for new projects.

TABLE 11: ALLOCATION OF NEW IMPROVEMENT COSTS TO PI AND FIRE FLOW

	Category Replacement Value (2016 Dollars)	Percent to Irrigation	Percent to Fire Protection
Production	$33,465,000	100.00%	0.00%

	Category Replacement Value (2016 Dollars)	Percent to Irrigation	Percent to Fire Protection
Pumping	$8,151,000	100.00%	0.00%
Storage	$19,704,000	98.38%	1.62%
Transmission	$275,141,000	75.83%	24.17%
Cost Weighted Average	**$336,461,000**	**80.24%**	**19.76%**

Source: IFFP

Relation of Anticipated Development Activity to Impacts on System Improvements

The demand placed on existing pressurized irrigation improvements by new development activity is attributed to the increased pressurized irrigated acres related to both residential and nonresidential growth.

Proportionate Share Analysis

Utah Code 11-36a-304(1)(d)(e)

Maximum Legal Pressurized Irrigation Impact Fee

The Impact Fees Act requires the Impact Fee Analysis to estimate the proportionate share of the existing excess capacity and future costs for system improvements that benefit new growth that can be recouped through impact fees.

Buy-in to Existing, Excess Capacity

The existing pressurized irrigation system has existing, excess capacity; therefore, a buy-in component is factored into the impact fee calculation.

TABLE 12: PROPORTIONATE SHARE ANALYSIS, EXCESS EXISTING CAPACITY ANALYSIS FOR STORAGE

Storage	PI	Fire Flow
Cost of Existing System - 2016	$8,418,484	$8,418,484
Percent to Irrigation	98.38%	1.62%
Percent of Cost to 10-Year Growth	4.40%	4.40%
Cost to 10-Year Growth	$364,413	$6,000.70
Growth 2016-2026	701	5,674
Cost per Acre/ERU	**$519.85**	**$1.06**

TABLE 13: PROPORTIONATE SHARE ANALYSIS, EXCESS EXISTING CAPACITY ANALYSIS FOR TRANSMISSION

Transmission Pumping	PI	Fire Flow
Cost of Existing System	$16,190,381	$16,190,381
Percent to Irrigation	75.83%	24.17%
Percent of Cost to 10-Year Growth	1.70%	1.70%
Cost to 10-Year Growth	$208,712	$66,524.66
Growth 2016-2026	701	5,674

Transmission Pumping	PI	Fire Flow
Cost per Acre/ERU	$297.73	$11.72

Much of the existing excess capacity is being paid for through the Series 2019 bond issued for $17,205,000. Therefore, new development can also be charged the bond interest costs associated with the projects that have existing excess capacity that will benefit new development by 2026.

TABLE 14: ALLOCATION OF BOND COSTS

2019 Bonds spent as follows:	Cost	Storage	Transmission
Dry Creek PI Reservoir (Press Irrig) Storage	$3,298,925	$3,298,925	
West Side Sediment Basin (Press Irrig)	$2,868,262	$2,868,262	
Sandpit Transmission Line (Culinary) Transmission	$2,561,858		
Sandpit Transmission Line (Press Irrig) Transmission	$2,480,926	$1,630,926	$850,000
Sandpit Tank/Pump (Culinary)	$3,605,851		
600 E. Tank Replacement (Culinary) Storage	$3,164,525		
Press Irrig Meters (Press Irrig)	$1,478,668		
TOTAL	$19,459,015	$7,798,113	$850,000
Source: Lehi City; ZPFI			

TABLE 15: ALLOCATION OF BOND INTEREST COSTS

INTEREST COSTS ADDED FOR 2019 BONDS		% of Bond	Interest Cost to 10 Yrs*	Interest Costs Allowable
Total Interest Cost	$13,737,930.83			
Total Principal Amount	$17,205,000.00			
Total PI Amt to Storage	$7,798,113.00	45%	4.4%	$273,973.68
Total PI Amt to Transmission	$850,000.00	5%	1.7%	$11,538.11
TOTAL Interest Costs Allowable				$285,511.79
*Based on the existing excess capacity consumed by new development by 2033 as shown in Table 5				

TABLE 16: PROPORTIONATE SHARE ANALYSIS OF INTEREST COSTS ON SERIES 2019 BOND

Interest Costs on 2019 Bond	PI	Fire Flow
Total Interest Costs	$285,511.79	$285,511.79
Total Interest Allocation	$273,973.68	$11,538.11
Growth 2016-2026	701	5,674
Cost per Unit	$390.83	$2.03

New Construction

The City intends to maintain its existing PI level of service by constructing new system improvements previously detailed in this IFA. Total impact fee eligible costs for new construction, attributable to new development over the next 10 years, are $7,339,950. Based on the acres served over the next 10 years, the total cost per acre for new improvements is $8,401.68 and $255.62 per ERU.

TABLE 17: PROPORTIONATE SHARE ANALYSIS, NEW CONSTRUCTION NECESSITATED BY NEW DEVELOPMENT

Description	PI	Fire Flow
New Construction Cost 10-Yr Growth	$7,339,950	$7,339,950
% Allocation PI/Fire Flow	80.24%	19.76%
New Construction Cost 10-Yr Growth	$5,889,576	$1,450,374
Growth 2016-2026	701	5,674
Cost per Acre/ERU	**$8,401.68**	**$255.62**

Consultant Costs

The Impact Fees Act allows for fees charged to include the reimbursement of consultant costs incurred in the preparation of the IFA.

Consultant costs are estimated at $26,330 to prepare the IFFP and IFA that was necessary to calculate defensible impact fees. The consultant studies are considered to serve development over the next 10 years. Based on the acres served over the next 10 years, the total consultant cost is calculated at $30.14 per irrigated acre and $0.92 per ERU.

TABLE 18: PROPORTIONATE SHARE ANALYSIS, CONSULTANT COSTS

Description	PI	Fire Flow
Total Consultant Costs	$26,330	$26,330
% Allocation PI/Fire Flow	80.24%	19.76%
Cost Allocation	$21,127	$5,203
Growth 2016-2026	701	5,674
Cost per Acre/ERU	**$30.14**	**$0.92**

Impact Fee Fund Balance

The City currently has no fund balance in its pressurized irrigation fund and therefore no credits need to be made.

Credits for Projects Benefitting Existing Development

Credits need to be made for the portion of new projects that will benefit existing development and for the outstanding 2019 bond. The 2022 loan is for PI meters which will raise service levels and which have not been considered as part of the impact fee analysis.

The IFFP identifies a total of $2,432,318 of new construction projects that will benefit existing development. Therefore, a credit is necessary and is made by averaging the cost over 20 years and then dividing by the number of irrigated acres that will be making higher rate payments to offset these costs. The last step in calculating the credit is to take the net present value (NPV) of the future payments that benefit new development. This credit will then be applied against the gross impact fee.

TABLE 19: COST ALLOCATION OF NEW IMPROVEMENT PROJECTS THAT BENEFIT EXISTING DEVELOPMENT

	PI	Fire Flow
Cost Benefitting Existing	$2,432,318	$2,432,318

	PI	Fire Flow
Cost Allocation Percentage	80.24%	19.76%
Total Cost Allocation	$1,951,692	$480,626
Number of Years	20	20
Payment per Year	$97,584.60	$24,031.30
Source: IFFP; ZPFI		

TABLE 20: CREDITS FOR PAYMENTS BENEFITTING EXISTING DEVELOPMENT – PRESSURIZED IRRIGATION

Year	Payment	Acres	Payment per Irrigated Acre	NPV*
2024	$97,584.60	3,720	$26.24	$281.27
2025	$97,584.60	3,798	$25.69	$269.10
2026	$97,584.60	3,878	$25.16	$256.86
2027	$97,584.60	3,963	$24.62	$244.54
2028	$97,584.60	4,050	$24.10	$232.14
2029	$97,584.60	4,138	$23.58	$219.65
2030	$97,584.60	4,229	$23.08	$207.05
2031	$97,584.60	4,305	$22.67	$194.33
2032	$97,584.60	4,383	$22.26	$181.38
2033	$97,584.60	4,463	$21.87	$168.19
2034	$97,584.60	4,543	$21.48	$154.73
2035	$97,584.60	4,625	$21.10	$140.98
2036	$97,584.60	4,709	$20.72	$126.94
2037	$97,584.60	4,794	$20.35	$112.56
2038	$97,584.60	4,881	$19.99	$97.83
2039	$97,584.60	4,969	$19.64	$82.73
2040	$97,584.60	5,059	$19.29	$67.23
2041	$97,584.60	5,120	$19.06	$51.30
2042	$97,584.60	5,182	$18.83	$34.81
2043	$97,584.60	5,245	$18.61	$17.72

*NPV = net present value discounted at 5 percent

TABLE 21: CREDITS FOR PAYMENTS BENEFITTING EXISTING DEVELOPMENT – FIRE FLOWS

Year	Payment	ERUs	Payment per ERU	NPV*
2024	$24,031.30	22,329	$1.08	$11.33
2025	$24,031.30	22,918	$1.05	$10.82
2026	$24,031.30	23,523	$1.02	$10.31
2027	$24,031.30	24,068	$1.00	$9.81
2028	$24,031.30	24,625	$0.98	$9.30
2029	$24,031.30	25,195	$0.95	$8.79
2030	$24,031.30	25,779	$0.93	$8.27
2031	$24,031.30	26,294	$0.91	$7.76

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Year	Payment	ERUs	Payment per ERU	NPV*
2032	$24,031.30	26,820	$0.90	$7.23
2033	$24,031.30	27,355	$0.88	$6.70
2034	$24,031.30	27,902	$0.86	$6.15
2035	$24,031.30	28,460	$0.84	$5.60
2036	$24,031.30	29,028	$0.83	$5.03
2037	$24,031.30	29,608	$0.81	$4.46
2038	$24,031.30	30,200	$0.80	$3.87
2039	$24,031.30	30,803	$0.78	$3.27
2040	$24,031.30	31,419	$0.76	$2.65
2041	$24,031.30	31,942	$0.75	$2.02
2042	$24,031.30	32,474	$0.74	$1.37
2043	$24,031.30	33,014	$0.73	$0.69
*NPV = net present value discounted at 5 percent				

Credits for Outstanding Bond, Series 2019

The City has an outstanding Water Revenue Bond (Secondary Water Schedule), Series 2019 that was issued for $17,205,000. The amount of the outstanding bond allocated to storage and transmission was shown previously in Table 14. The portion of the bonds that benefit existing development must be credited so that new development does not pay twice – once in the form of an impact fee and then, over time, through higher rates.

TABLE 22: BOND ALLOCATION TO EXISTING DEVELOPMENT

CREDITS - 2019 BOND	PI	Fire Flow
Storage - 2019 Bond to PI	$7,798,113	$7,798,113
Allocation Percent	98.38%	1.62%
Allocated Costs	$7,671,784	$126,329
% to Existing	41.70%	41.70%
Amt to Existing	$3,199,134	$52,679
Total Amt of Bond	$17,205,000	$17,205,000
% to be Credited	18.59%	0.31%
Transmission - 2019 Bond to PI	$850,000	$850,000
Allocation Percent	75.83%	24.17%
Allocated Costs	$644,555	$205,445
% to Existing	68.90%	68.90%
Amt to Existing	$444,098	$141,552
Total Amt of Bond	$17,205,000	$17,205,000
% to be Credited	2.6%	0.8%
TOTAL % of Bond to be Credited	21.18%	1.13%

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Therefore, new development needs to be credited for 18.59 percent of the storage projects covered by the bond and for 2.6 percent of the transmission projects, for a total credit of 21.18 percent of future bond payments that are related to pressurized irrigation. It will also need to be credited for 0.31 percent of storage projects and 0.8 percent of transmission projects, for a total of 1.13 percent of future bond payments that are related to fire flow.

TABLE 23: CREDITS FOR PROJECTS BENEFITTING EXISTING DEVELOPMENT ON OUTSTANDING BOND – PRESSURIZED IRRIGATION

2019 Bond	2019 P + I	Payment Amount Benefitting Existing	Irrigated Acres	Payment per Irrigated Acre	NPV*
2024	$1,238,500	$262,257.66	3,720	$70.51	$773.18
2025	$1,236,250	$261,781.21	3,798	$68.93	$741.34
2026	$1,238,000	$262,151.78	3,878	$67.60	$709.48
2027	$1,238,500	$262,257.66	3,963	$66.18	$677.35
2028	$1,237,750	$262,098.84	4,050	$64.72	$645.04
2029	$1,235,750	$261,675.33	4,138	$63.23	$612.57
2030	$1,237,500	$262,045.90	4,229	$61.96	$579.97
2031	$1,237,750	$262,098.84	4,305	$60.88	$547.00
2032	$1,236,500	$261,834.15	4,383	$59.73	$513.48
2033	$1,238,750	$262,310.60	4,463	$58.78	$479.42
2034	$1,239,250	$262,416.47	4,543	$57.76	$444.61
2035	$1,238,000	$262,151.78	4,625	$56.68	$409.08
2036	$1,240,000	$262,575.29	4,709	$55.76	$372.86
2037	$1,235,000	$261,516.52	4,794	$54.55	$335.74
2038	$1,238,250	$262,204.72	4,881	$53.72	$297.98
2039	$1,239,250	$262,416.47	4,969	$52.81	$259.16
2040	$1,238,000	$262,151.78	5,059	$51.82	$219.31
2041	$1,239,500	$262,469.41	5,120	$51.26	$178.45
2042	$1,238,500	$262,257.66	5,182	$50.61	$136.12
2043	$1,235,000	$261,516.52	5,245	$49.86	$92.31
2044	$1,239,000	$262,363.54	5,308	$49.42	$47.07

*NPV = net present value discounted at 5 percent
Source: Lehi City; ZPFI

TABLE 24: CREDITS FOR PROJECTS BENEFITTING EXISTING DEVELOPMENT ON OUTSTANDING BOND – FIRE FLOW

2019 Bond - Fire Flow Portion	2019 P + I	Payment Amt Benefitting Existing	ERUs	Payment per ERU	NPV*
2024	$1,238,500	$13,981.70	22,329	$0.63	$6.74
2025	$1,236,250	$13,956.29	22,918	$0.61	$6.45
2026	$1,238,000	$13,976.05	23,523	$0.59	$6.16
2027	$1,238,500	$13,981.70	24,068	$0.58	$5.88
2028	$1,237,750	$13,973.23	24,625	$0.57	$5.59
2029	$1,235,750	$13,950.65	25,195	$0.55	$5.30
2030	$1,237,500	$13,970.41	25,779	$0.54	$5.01
2031	$1,237,750	$13,973.23	26,294	$0.53	$4.72

2019 Bond - Fire Flow Portion	2019 P + I	Payment Amt Benefitting Existing	ERUs	Payment per ERU	NPV*
2032	$1,236,500	$13,959.12	26,820	$0.52	$4.43
2033	$1,238,750	$13,984.52	27,355	$0.51	$4.13
2034	$1,239,250	$13,990.16	27,902	$0.50	$3.82
2035	$1,238,000	$13,976.05	28,460	$0.49	$3.51
2036	$1,240,000	$13,998.63	29,028	$0.48	$3.20
2037	$1,235,000	$13,942.18	29,608	$0.47	$2.87
2038	$1,238,250	$13,978.87	30,200	$0.46	$2.55
2039	$1,239,250	$13,990.16	30,803	$0.45	$2.21
2040	$1,238,000	$13,976.05	31,419	$0.44	$1.87
2041	$1,239,500	$13,992.98	31,942	$0.44	$1.52
2042	$1,238,500	$13,981.70	32,474	$0.43	$1.15
2043	$1,235,000	$13,942.18	33,014	$0.42	$0.78
2044	$1,239,000	$13,987.34	33,564	$0.42	$0.40

*NPV = net present value discounted at 5 percent
Source: Lehi City; ZPFI

Summary of Impact Fees

The calculated maximum cost per acre, before credits, is $9,640.23 as shown in Table 25 below and $271.35 per ERU.

TABLE 25: SUMMARY OF GROSS IMPACT FEE

Summary	Per Irrigated Acre	Per ERU - Fire Flow
Excess Capacity - Storage	$519.85	$1.06
Excess Capacity - Transmission Pumping	$297.73	$11.72
Interest Costs	$390.83	$2.03
New Construction	$8,401.68	$255.62
Consultant Costs	$30.14	$0.92
Fund Balance	$0.00	$0.00
Gross Cost per Unit	**$9,640.23**	**$271.35**

The maximum allowable impact fee changes each year in the table below to account for the credits due from the remaining construction costs that benefit existing development and for the remaining payments on the Series 2019 Bond.

TABLE 26: SUMMARY OF MAXIMUM IMPACT FEE, 2024-2033- PRESSURIZED IRRIGATION

Year	Gross Fee per Irrigated Acre	Projects Benefitting Existing	2019 Bond	Maximum Fee per Irrigated Acre
2024	$9,640.23	($281.27)	($773.18)	$8,585.78
2025	$9,640.23	($269.10)	($741.34)	$8,629.80
2026	$9,640.23	($256.86)	($709.48)	$8,673.90
2027	$9,640.23	($244.54)	($677.35)	$8,718.34

Year	Gross Fee per Irrigated Acre	Projects Benefitting Existing	2019 Bond	Maximum Fee per Irrigated Acre
2028	$9,640.23	($232.14)	($645.04)	$8,763.05
2029	$9,640.23	($219.65)	($612.57)	$8,808.01
2030	$9,640.23	($207.05)	($579.97)	$8,853.21
2031	$9,640.23	($194.33)	($547.00)	$8,898.90
2032	$9,640.23	($181.38)	($513.48)	$8,945.37
2033	$9,640.23	($168.19)	($479.42)	$8,992.63

TABLE 27: SUMMARY OF MAXIMUM IMPACT FEE, 2024-2033- FIRE FLOW

Year	Gross Fee per ERU	Projects Benefitting Existing	2019 Bond	Maximum Fee per ERU
2024	$271.35	($11.33)	($6.74)	$253.28
2025	$271.35	($10.82)	($6.45)	$254.08
2026	$271.35	($10.31)	($6.16)	$254.87
2027	$271.35	($9.81)	($5.88)	$255.67
2028	$271.35	($9.30)	($5.59)	$256.46
2029	$271.35	($8.79)	($5.30)	$257.26
2030	$271.35	($8.27)	($5.01)	$258.06
2031	$271.35	($7.76)	($4.72)	$258.87
2032	$271.35	($7.23)	($4.43)	$259.69
2033	$271.35	($6.70)	($4.13)	$260.53

Each new development will be required to pay both a per irrigated acre fee for pressurized irrigation and a fire flow fee per ERU. For example, in 2024, the maximum fee for a residential unit with one irrigated acre would be $8,585.78 plus $253.28 for a total impact fee of $8,839.06.

Manner of Financing, Credits, Etc.

Utah Code 11-36a-304(2)(c)(d)(e)(f)(g) and (h)

An impact fee is a one-time fee that is implemented by a local government on new development to fund and pay for the proportionate costs of public facilities (system improvements) that are needed to serve new development. As a matter of policy and legislative discretion, a City may choose to have new development pay the full cost of its proportionate share of new public facilities and existing facilities that have excess capacity to service new development through impact fees. Alternatively, local governments may elect to subsidize new development by using other sources of revenue (user charges, special assessments, bonds, taxes, grants) to pay for the new facilities required to service new development and use impact fees to recover the cost difference between the total cost of the new facilities and the other sources of revenue.

At the current time, no other sources of funding other than impact fees have been identified, but to the extent that any are identified and received in the future, then impact fees will be reduced accordingly. The City has found that it is necessary to charge an impact fee to maintain the existing level of service into the future.

Additional system improvements beyond those funded through impact fees that are desired to raise the level of service will be paid for by the community through other revenue sources such as user charges, special assessments, General Obligation bonds, general taxes, etc.

Impact Fee Credits

The Impact Fee Act requires that the IFA consider the relative extent to which new development activity will contribute to financing the excess capacity of and system improvements for new and public facilities, by such means as user charges, special assessments, or payment from the proceeds of general taxes so that new development is not charged twice. This IFA clearly identifies the amount of excess capacity to be paid for by new development. This portion of the impact fee calculation can be credited back to the Utility Fund as a repayment for prior investment in capital facilities.

In terms of new facilities, all impact fee amounts collected must be spent for the specific project improvements identified by the engineering firm contracted by the City and incorporated into this IFA. Impact fees are required to be used within 6 years of collection. No user fees, special assessments, etc., are contemplated to offset any of the costs associated with the new pressurized irrigation facilities.

Credits may also be paid back to developers who have constructed or directly funded system improvements that are identified by the City's contracted engineering firm or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions for project improvements. Any item for which a developer receives credit should be included in the approved infrastructure and must be agreed upon with the City before construction begins.

The standard impact fee can also be adjusted to respond to unusual circumstances in specific cases to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

Certification

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. Includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid.
2. Does not include:
    a. costs of operation and maintenance of public facilities; or
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
3. Offsets costs with grants or other alternate sources of payment; and
4. Complies in each and every relevant respect with the Impact Fees Act.

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Lehi City

DRAFT Amended Wastewater Impact Fee Analysis

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ZIONS PUBLIC FINANCE, INC.

February 2024

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EXECUTIVE SUMMARY

Lehi City ("City") commissioned Bowen Collins & Associates to draft the City's Wastewater Treatment and Collection System Impact Fee Facilities Plan ("IFFP") and Zions Public Finance, Inc. (ZPFI) to draft a Wastewater Treatment and Collection System Impact Fee Analysis ("IFA") in accordance with Utah law. An impact fee is a payment of money imposed upon new development activity to mitigate the impact of new development on public infrastructure.

The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code Ann. § 11-36a-101 et. seq., and represents the maximum impact fees that the City may assess. The City will be required to use revenue sources other than impact fees to fund any projects identified in the IFFP that constitute repair and replacement, cure any existing deficiencies, or increase the level of service for existing users.

Wastewater System Overview

Level of Service – Equivalent Residential Unit

Level of service (LOS) defines the wastewater demands that a new residential user, expressed as an Equivalent Residential Unit (ERU), will typically require and should pay for through impact fees. The City intends to maintain existing performance standards as described in more detail in the body of this analysis and as taken from the IFFP.

In 2016 the City served 17,849 ERUs and is anticipated to grow to approximately 23,523 ERUs by 2026, for an increase of 5,674 ERUs over the 10-year period. A residential unit is equated to one ERU and non-residential properties are charged based on meter size.

Wastewater Service Area

The Service Area covers the boundaries of Lehi City.

Existing Excess Capacity

The IFFP identifies 4.93 percent of excess capacity in its collection system that will serve new development through 2026. With an actual cost of facilities (as of 2016) of $19,756,574, the amount attributable to new development through 2026 is $973,999.

New Construction Costs

The IFFP identifies a total of $10,840,129 in new construction costs; new development through 2026 is responsible for $4,204,427 of these costs. A portion of the new construction costs ($1,628,571) will benefit existing development. The existing fund balance of $57,362 can be used to offset a portion of the costs benefitting existing development, thereby reducing their obligation to $1,571,209.

Wastewater Impact Fee Calculation

The impact fee calculation shown in Table 1 below results in a gross fee of $917.27 per ERU before credits are made for the portion of new construction projects that will benefit existing development.

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TABLE 1: PROPORTIONATE SHARE

Description	Amount
Existing Excess Capacity	$171.66
New Construction	$740.97
Consultant Costs	$4.64
Fund Balance Credit*	$0.00
Gross Fee	**$917.27**

*The fund balance of $57,362 is used to offset a portion of the new construction costs

Because a portion of the new construction projects will benefit existing development, a credit must be made so that new development does not pay twice – once through an impact fee and then, over time, through increased sewer rates.

TABLE 2: MAXIMUM FEE PER ERU BY YEAR

Year	Payment	ERUs	Cost per ERU	NPV*	Maximum Fee 3/4"
2024	$157,121	22,329	$7.04	$49.39	$867.88
2025	$157,121	22,918	$6.86	$44.82	$872.44
2026	$157,121	23,523	$6.68	$40.21	$877.06
2027	$157,121	24,068	$6.53	$35.54	$881.73
2028	$157,121	24,625	$6.38	$30.79	$886.48
2029	$157,121	25,195	$6.24	$25.95	$891.32
2030	$157,121	25,779	$6.09	$21.01	$896.26
2031	$157,121	26,294	$5.98	$15.97	$901.30
2032	$157,121	26,820	$5.86	$10.79	$906.48
2033	$157,121	27,355	$5.74	$5.47	$911.80

*NPV = net present value discounted at 5 percent

All single-family and multi-family residential wastewater fees will be charged based on one ERU. All non-residential development will be charged based on the meter sizes shown in Table 3 below.

TABLE 3: MAXIMUM IMPACT FEE PER 1 ERU AND METER SIZE, 2024-2029

Meter Size	Ratio	2024	2025	2026	2027	2028	2029
per dwelling unit	1.00	$867.88	$872.44	$877.06	$881.73	$886.48	$891.32
3/4"	1.00	$867.88	$872.44	$877.06	$881.73	$886.48	$891.32
1"	2.71	$2,347.60	$2,359.96	$2,372.44	$2,385.07	$2,397.92	$2,411.02
1 1/2"	3.37	$2,927.63	$2,943.04	$2,958.61	$2,974.36	$2,990.38	$3,006.71
2"	10.75	$9,328.21	$9,377.30	$9,426.90	$9,477.09	$9,528.15	$9,580.19
3"	23.63	$20,510.79	$20,618.73	$20,727.78	$20,838.13	$20,950.41	$21,064.82
4"	40.52	$35,166.31	$35,351.37	$35,538.35	$35,727.54	$35,920.06	$36,116.21
6"	94.54	$82,052.56	$82,484.36	$82,920.63	$83,362.05	$83,811.25	$84,268.94
8"	162.08	$140,665.98	$141,406.22	$142,154.15	$142,910.89	$143,680.97	$144,465.60

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Non-Standard Demand Adjustments

The City reserves the right under the Impact Fees Act (Utah Code Ann. § 11-36a-402(1)(c, d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The impact fee ordinance should include a provision that permits adjustment of the fee for a development based upon studies and data submitted by the developer that indicate a more realistic and accurate impact upon the City's infrastructure.

CHAPTER 1: OVERVIEW OF THE WASTEWATER IMPACT FEES

Summary

An impact fee is intended to recover the City's costs of building excess wastewater capacity from new residential or non-residential development rather than passing these growth-related costs on to existing users through rates.

The Utah Impact Fees Act allows only certain costs to be included in an impact fee so that only the fair cost of expansionary projects or existing unused capacity paid by the City is assessed through an impact fee. Eligible costs include future projects, historic costs of existing assets that still have capacity available to serve growth, future or outstanding debt related to these eligible projects, and certain professional expenses related to planning for growth. Project improvements that only serve a specific development or subdivision cannot be included. System improvements that cure a deficiency or enhance the Level of Service (LOS) cannot be included without an appropriate credit.

The impact fee analysis provides documentation of a fair comparison, or rational nexus, between the impact fee charged to new development and the demands that new growth will have on the system.

Costs to be Included in the Impact Fee

The impact fees proposed in this analysis are calculated based upon:

- Buy-in to existing excess capacity;
- New capital infrastructure that will serve new development; and
- Professional and planning expenses related to the construction of system improvements that will serve new development.

The costs that cannot be included in the impact fee are as follows:

- Projects that cure system deficiencies for existing users;
- Projects that increase the level of service above that which is currently provided;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the City does not have to repay;
- Interest costs related to outstanding or future bonds that have been issued to fund non-impact fee eligible projects such as repair and replacement and curing deficiency; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

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Utah Code Legal Requirements

Utah law requires that entities prepare an Impact Fee Analysis (IFA) before enacting an impact fee. Utah law also requires that entities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website.

Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis:

(1) An impact fee analysis shall:

- (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
- (c) demonstrate how the anticipated impacts described in subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
- (d) estimate the proportionate share of:
  - (i) the costs for existing capacity that will be recouped; and
  - (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
- (e) identify how the impact fee was calculated.

(2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
- (b) the cost of system improvements for each public facility;
- (c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

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(d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;

(e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;

(f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;

(g) extraordinary costs, if any, in servicing the newly-developed properties; and

(h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Certification of Impact Fee Analysis

Utah Code states that an Impact Fee Analysis shall include a written certification from the person or entity that prepares the Impact Fee Analysis. This certification is included at the conclusion of this analysis.

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CHAPTER 2: IMPACT FROM GROWTH UPON THE CITY'S FACILITIES AND LEVEL OF SERVICE

Utah Code 11-36a-304(1)(a)

Service Area

The service area includes all areas within Lehi City's boundaries.

Wastewater Demands

The table below shows Equivalent Residential Unit (ERU) growth projections as obtained from the City's IFFP.

TABLE 4: GROWTH IN DEMAND

Total ERUs by Year	TOTAL ERUs
2016	17,849
2017	18,391
2018	18,950
2019	19,526
2020	20,119
2021	20,650
2022	21,195
2023	21,755
2024	22,329
2025	22,918
2026	23,523
Growth in ERUs, 2016-2026	**5,674**

Source: IFFP, p. ES-2

Existing and Proposed LOS Analysis

The level of service designated for the wastewater collection system has been established by the City to provide adequate wastewater collection capacity.

TABLE 5: EXISTING AND PROPOSED SERVICE LEVELS

	Existing Performance Standard	Existing Level of Service	Proposed Performance Standard	Proposed Level of Service
Pipeline Capacity				
Maximum Ratio of Flow[1] to Pipeline Capacity	0.75	0.72	0.75	0.75

Source IFFP, pp. 2-2 and 2-3

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Excess Capacity

With growth of 5,674 ERUs over the 10-year time frame of this study (2016-2026), the IFFP identifies 4.93 percent of capacity that will be consumed by new development. With a total actual cost of $19,756,754, new development will be responsible for $973,999.

TABLE 6: EXISTING EXCESS CAPACITY–COLLECTION SYSTEM

Timeframe	Excess Capacity Consumed
Existing Use	41.55%
10-Year Use	4.93%
Use by Growth Beyond 10 Years	53.52%
Source: IFFP, p. 4-2	

CHAPTER 4: SYSTEM IMPROVEMENTS REQUIRED FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

Future 10-Year Wastewater Capital Projects

The City intends to build the following projects within the impact fee planning horizon to serve the demands of new growth.

TABLE 7: IMPACT-FEE ELIGIBLE CAPITAL PROJECTS - COLLECTION SYSTEM

Project Identifier	Project Name	Total City Cost	Percent to Existing	Percent to 10-Year	Cost to Existing	Cost to 10-Year	Cost to Growth Beyond 10-Year
S-2	Dry Creek Way	$120,000	0.00%	16.74%	$0	$20,088	$99,912
S-3	I-15 & Ashton Blvd.	$474,000	0.00%	16.74%	$0	$79,348	$394,652
S-4	Main St. 1700 W	$55,000	0.00%	100.00%	$0	$55,000	$0
S-5	West of Jordan River, North of 2100 N	$60,022	0.00%	68.41%	$0	$41,061	$18,961
S-6a	West of Jordan River, South of 2100 N - Completed	$159,702	0.00%	15.69%	$0	$25,057	$134,645
S-6b	West of Jordan River, South of 2100 N - Remainder	$121,500	0.00%	15.69%	$0	$19,063	$102,437
S-7	Jordan Willows Bypass	$7,600,000	21.43%	45.46%	$1,628,571	$3,454,960	$2,516,469
S-9	3600 W River Crossing and Pump Station	$936,466	0.00%	15.69%	$0	$146,932	$789,534
S-10	100 E 500 S	$19,000	0.00%	16.74%	$0	$3,181	$15,819
S-13	500 W 1250 S	$45,000	0.00%	16.74%	$0	$7,533	$37,467
S-18	East Frontage & Triumph	$155,000	0.00%	16.74%	$0	$25,947	$129,053
S-19	East Frontage Diversion	$95,000	0.00%	16.74%	$0	$15,903	$79,097

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Project Identifier	Project Name	Total City Cost	Percent to Existing	Percent to 10-Year	Cost to Existing	Cost to 10-Year	Cost to Growth Beyond 10-Year
S-26	Jordan Willows Lift Station	$143,345	0.00%	100.00%	$0	$143,345	$0
S-27	2100 N Freeway to 1700 West	$500,000	0.00%	19.49%	$0	$97,436	$402,564
S-28	1200 West Freeway to North	$356,094	0.00%	19.49%	$0	$69,393	$286,701
	TOTAL	**$10,840,129**			**$1,628,571**	**$4,204,247**	**$5,007,311**

CHAPTER 5: PROPORTIONATE SHARE ANALYSIS

The Impact Fees Act requires the Impact Fee Analysis to estimate the proportionate share of the future and historic cost of existing system improvements that benefit new growth that can be recouped through impact fees. The impact fee for existing assets must be based on the actual costs while the fees for construction of new facilities must be based on reasonable future costs of the system. This chapter will show that the proposed impact fee for system improvements is reasonably related to the impact on the wastewater system from future development activity.

Maximum Legal Wastewater Impact Fee per ERU

Existing Projects with Excess Capacity

The existing excess capacity to be consumed over the next ten years is $973,999. With projected growth of 5,674 ERUs between 2016 and 2026, the cost per ERU is $171.66 for buy-in to the existing collection system.

TABLE 8: PROPORTIONATE SHARE ANALYSIS-EXCESS CAPACITY BUY-IN TO COLLECTION SYSTEM

Existing Excess Capacity	
Cost of Existing System	$19,756,574
Percent of Cost to 10-Year Growth	4.93%
Cost to 10-Year Growth	$973,999
Growth in ERUs, 2016-2026	5,674
Cost per ERU	**$171.66**

New Construction

Table 7 summarizes the cost of future collection system improvements to be constructed between 2016 and 2026 and what portion of these costs is attributable to 10-year growth. The total projected cost of new collection facilities is $10,840,129, with $4,204,247 of these costs attributable to the demands of new development between 2016 and 2026.

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TABLE 9: PROPORTIONATE SHARE ANALYSIS- NEW CONSTRUCTION OF COLLECTION FACILITIES

New Development	Amount
New Construction Cost 10-Yr Growth	$4,204,247
Growth in ERUs, 2016-2026	5,674
Cost per ERU	**$740.97**

Consultant Fees

The Impact Fees Act allows for fees charged to include the reimbursement of engineering and consultant costs incurred in the preparation of wastewater plans and analyses.

TABLE 10: PROPORTIONATE SHARE ANALYSIS – CONSULTANT FEES

Consultant Costs	
Consultant Costs for IFFP and IFA	$26,330
Growth in ERUs, 2016-2026	5,674
Cost per ERU	**$4.64**

Summary of Gross Impact Fee

The gross impact fee is the impact calculated before a credit is made for the portion of the new projects that benefits existing development.

TABLE 11: PROPORTIONATE SHARE ANALYSIS- GROSS IMPACT FEE PER ERU

Gross Fee Summary	
Existing Excess Capacity	$171.66
New Construction	$740.97
Consultant Costs	$4.64
Fund Balance Credit	$0.00
Gross Fee	**$917.27**

Credits for New Projects that Benefit Existing Development

The IFFP identifies $1,628,571 of new projects that will benefit existing development. Therefore, a credit needs to be made so that new development does not pay twice. The credit is made by taking the fair share for existing development ($1,628,571) and reducing by a fund balance of $57,362 to arrive at a total of $1,571,209 that must be credited. This is done by spreading the costs over 10 years to arrive at an estimated $157,121 per year that will benefit existing development.

TABLE 12: CREDITS FOR NEW PROJECTS THAT BENEFIT EXISTING DEVELOPMENT

Description	Amount
Cost to Existing	$1,571,209
Years	10
Cost per Year	$157,120.90

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The impact per year per ERU is calculated by dividing the annual payments by the total projected ERUs in the City and calculating a net present value of those future payments.

TABLE 13: CREDITS FOR NEW PROJECTS THAT BENEFIT EXISTING DEVELOPMENT

Year	Payment	ERUs	Cost per ERU	NPV*
2024	$157,121	22,329	$7.04	$49.39
2025	$157,121	22,918	$6.86	$44.82
2026	$157,121	23,523	$6.68	$40.21
2027	$157,121	24,068	$6.53	$35.54
2028	$157,121	24,625	$6.38	$30.79
2029	$157,121	25,195	$6.24	$25.95
2030	$157,121	25,779	$6.09	$21.01
2031	$157,121	26,294	$5.98	$15.97
2032	$157,121	26,820	$5.86	$10.79
2033	$157,121	27,355	$5.74	$5.47

*NPV = net present value discounted at 5 percent

Summary of Fees

The maximum fee per ERU is calculated by subtracting the credit amount per year from the gross fee calculated in Table 11 above.

TABLE 14: MAXIMUM FEE PER ERU

Year	Credit Amount	Maximum Fee 3/4"
2024	$49.39	$867.88
2025	$44.82	$872.44
2026	$40.21	$877.06
2027	$35.54	$881.73
2028	$30.79	$886.48
2029	$25.95	$891.32
2030	$21.01	$896.26
2031	$15.97	$901.30
2032	$10.79	$906.48
2033	$5.47	$911.80

All single-family and multi-family residential wastewater fees will be charged based on one ERU. All non-residential development will be charged based on the meter sizes shown in Table 15 below.

TABLE 15: MAXIMUM IMPACT FEE PER 1 ERU AND METER SIZE, 2024-2029

Meter Size	Ratio	2024	2025	2026	2027	2028	2029
per dwelling unit	1.00	$867.88	$872.44	$877.06	$881.73	$886.48	$891.32
3/4"	1.00	$867.88	$872.44	$877.06	$881.73	$886.48	$891.32

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Meter Size	Ratio	2024	2025	2026	2027	2028	2029
1"	2.71	$2,347.60	$2,359.96	$2,372.44	$2,385.07	$2,397.92	$2,411.02
1 1/2"	3.37	$2,927.63	$2,943.04	$2,958.61	$2,974.36	$2,990.38	$3,006.71
2"	10.75	$9,328.21	$9,377.30	$9,426.90	$9,477.09	$9,528.15	$9,580.19
3"	23.63	$20,510.79	$20,618.73	$20,727.78	$20,838.13	$20,950.41	$21,064.82
4"	40.52	$35,166.31	$35,351.37	$35,538.35	$35,727.54	$35,920.06	$36,116.21
6"	94.54	$82,052.56	$82,484.36	$82,920.63	$83,362.05	$83,811.25	$84,268.94
8"	162.08	$140,665.98	$141,406.22	$142,154.15	$142,910.89	$143,680.97	$144,465.60

Non-Standard Demand Adjustments

The City reserves the right under the Impact Fees Act (Utah Code Ann. § 11-36a-402(1)(c, d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The impact fee ordinance should include a provision that permits adjustment of the fee for a development based upon studies and data submitted by the developer that indicate a more realistic and accurate impact upon the City's infrastructure.

CERTIFICATION

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the cost of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. does not include:
    a. costs of operation and maintenance of public facilities; or
    b. cost for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;

3. offset costs with grants or other alternate sources of payment; and

4. complies in each and every relevant respect with the Impact Fees Act.

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Impact Fee Facilities Plan

for Sewer

March 2018

Amended December 2023

Prepared by:

BOWEN COLLINS & ASSOCIATES
Celebrating 20 Years

Prepared for:

LEHI CITY

SEWER IMPACT FEE FACILITIES PLAN

March 2018

Amended December 2023

Prepared for:

LEHI CITY

Prepared by:

BOWEN COLLINS & ASSOCIATES
Celebrating 20 Years

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EXECUTIVE SUMMARY

INTRODUCTION

Lehi City retained Bowen Collins & Associates (BC&A) and Zions Bank Public Finance (ZBPF) to prepare an amended impact fee facility plan (IFFP) for the City's sewer collection system. The purpose of an IFFP is to identify demands placed upon City facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements which may be funded through impact fees.

WHY IS AN IFFP NEEDED?

The IFFP provides a technical basis for assessing updated impact fees throughout the City. This document will address the future infrastructure needed to serve the City with regard to current land use planning. The existing and future capital projects documented in this IFFP will ensure that level of service standards are maintained for all existing and future residents who reside within the service area. Local governments must pay strict attention to the required elements of the Impact Fee Facilities Plan which are enumerated in the Impact Fees Act.

2023 AMENDMENT

This document represents an amendment to the 2018 Impact Fee Facility Plan. Since the adoption of the impact fee in 2018, the City has completed a number of the projects in the City's IFFP, as well as added some new projects to respond to slight changes in growth patterns. Many of the project costs have been higher than estimated in the capital facility plan and recent inflation is anticipated to escalate the costs of future impact fee projects. This IFFP has been amended to reflect inflation effects from supply chain challenges and higher than average inflation over the last several years.

Updates to project costs for completed projects and estimating new construction cost estimates for remaining projects are the main focus of this amendment. No changes to any foundational assumptions regarding development for the City as a whole were made. Correspondingly, the planning window (2016 – 2026) remains unchanged in this amendment and references to "existing" conditions refer to the beginning of the planning window (2016). Similarly, projects completed since the publication of the last IFFP were not moved to "existing assets". Instead, they are still shown as "future projects", but actual costs have been used instead of construction estimates.

PROJECTED FUTURE GROWTH

To evaluate the use of existing capacity and the need for future capacity, it is first necessary to calculate the demand associated with existing development and projected growth. Using available information for existing development and expected growth, projected growth in developed acreage for the City's 10-year growth projections are summarized in Table ES-1, and the projected growth in wastewater is shown in Table ES-2.

Table ES-1
Projections of Future Growth

Year	Single Family Units	Multifamily Units	Non-Residential Area (ksf)	Total ERUs[1,2]
2016	13,230	3,536	12,486	17,849
2020	14,912	3,986	14,074	20,119
2026	17,436	4,660	16,455	23,523
2030	19,108	5,107	18,033	25,779
2040	23,288	6,224	21,978	31,419
2050	27,469	7,342	25,924	37,059
2060	31,649	8,459	29,869	42,699
Buildout	33,382	8,922	78,318	51,749

[1] Utah Governor's Office of Management and Budget, Lehi City Planning Department
[2] Does not include ERUs associated with IM Flash production

Table ES-2
Projected Peak Month Average Day Domestic Wastewater Flows

Year	Domestic Wastewater (mgd)	Infiltration (mgd)	Domestic Wastewater with Infiltration (mgd)	IM Flash Production (mgd)	Total Lehi City Wastewater (mgd)
2016	4.09	0.61	4.71	2.02	6.73
2020	4.61	0.69	5.31	2.90	8.21
2026	5.39	0.81	6.20	3.20	9.40
2030	5.91	0.89	6.80	3.20	10.00
2040	7.21	1.08	8.29	3.20	11.49
2050	8.50	1.27	9.77	3.20	12.97
2060	9.79	1.47	11.26	3.20	14.46
Build-Out	11.87	1.78	13.65	3.20	16.85

EXISTING CAPACITY AVAILABLE TO SERVE FUTURE GROWTH

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. The calculated percentage of capacity in existing City facilities used by existing development, 10-year growth, and growth beyond the 10-year planning window is summarized in Table ES-3.

Table ES-3
Collection System Excess Capacity

Use Category	Total Flow (mgd)
Existing Use	41.55%
10-Year Use	4.93%
Use By Growth Beyond 10 years	53.52%

REQUIRED SYSTEM IMPROVEMENTS

Beyond available existing capacity, additional improvements scheduled in the next 10 years that are required to serve new growth are summarized in Table ES-4. To satisfy the requirements of state law, Table ES-4 provides a breakdown of the percentage of the project costs attributed to existing and future users. For future use, capacity has been divided between capacity to be used by growth within the 10-year planning window of this IFFP and capacity that will be available for growth beyond the 10-year window.

Table ES-4
Impact Fee Facilities Plan - Costs Required for Future Growth

Project Identifier	Project Name	Total City Cost (2023 Dollars)	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year	Cost to Existing	Cost to 10-Year	Cost to Growth Beyond 10-Year
S-2	Dry Creek Way	$120,000	0.00%	16.74%	83.26%	$0	$20,088	$99,912
S-3	I-15 & Ashton Blvd[1]	$474,000	0.00%	16.74%	83.26%	$0	$79,348	$394,652
S-4	Main St 1700 W	$55,000	0.00%	100.00%	0.00%	$0	$55,000	$0
S-5	West of Jordan River, North of 2100N[1]	$60,022	0.00%	68.41%	31.59%	$0	$41,061	$18,961
S-6a	West of Jordan River, South of 2100N[1] – Completed	$159,702	0.00%	15.69%	84.31%	$0	$25,057	$134,645
S-6b	West of Jordan River, South of 2100N – Remainder	$121,500	0.00%	15.69%	84.31%	$0	$19,063	$102,437
S-7	Jordan Willows Bypass with pump	$7,600,000	21.43%	45.46%	33.11%	$1,628,571	$3,454,960	$2,516,469
S-9	3600 W, Rivier Crossing and Pump Station[1]	$936,466	0.00%	15.69%	84.31%	$0	$146,932	$789,534
S-10	100 E 500 S	$19,000	0.00%	16.74%	83.26%	$0	$3,181	$15,819
S-13	500 W 1250 S	$45,000	0.00%	16.74%	83.26%	$0	$7,533	$37,467
S-18	East Frontage & Triumph	$155,000	0.00%	16.74%	83.26%	$0	$25,947	$129,053
S-19	East Frontage Diversion	$95,000	0.00%	16.74%	83.26%	$0	$15,903	$79,097
S-26	Jordan Willows Lift Station[1]	$143,345	0.00%	100.00%	0.00%	$0	$143,345	$0
S-27	2100 N Freeway to 1700 West	$500,000	0.00%	19.49%	80.51%	$0	$97,436	$402,564
S-28	1200 West Freeway to North[1]	$356,094	0.00%	19.49%	80.51%	$0	$69,393	$286,701
		$10,840,129				**$1,628,571**	**$4,204,246**	**$5,007,312**

[1]Completed project, cost of reimbursement

SECTION 1
INTRODUCTION

Lehi City retained Bowen Collins & Associates (BC&A) and Zions Bank Public Finance (ZBPF) to prepare an amended impact fee facility plan (IFFP) for the City's sewer collection system. The purpose of an IFFP is to identify demands placed upon City facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements which may be funded through impact fees.

Requirements for the preparation of an IFFP are outlined in Title 11, Chapter 36a of the Utah code (the Impact Fees Act). Under these requirements, an IFFP shall accomplish the following for each facility:

1. Identify the existing level of service
2. Establish a proposed level of service
3. Identify excess capacity to accommodate future growth
4. Identify demands of new development
5. Identify the means by which demands from new development will be met
6. Consider the following additional issues
    a. revenue sources to finance required system improvements
    b. necessity of improvements to maintain the proposed level of service
    c. need for facilities relative to planned locations of schools

The following sections of this report have been organized to address each of these requirements.

SECTION 2
EXISTING LEVEL OF SERVICE (11-36a-302(1)(a)(i))

Level of service is defined in the Impact Fees Act as "the defined performance standard or unit of demand for each capital component of a public facility within a service area". This section discusses the level of service being currently provided to existing users.

UNIT OF DEMAND

The projected flow used to design and evaluate system components will vary depending on the nature of each component. For example, most treatment plant processes are designed based on average day, maximum month flow. Conversely, conveyance pipelines must be designed based on peak hour flow (function of daily flow and diurnal flow variation).

For the purposes of this analysis, it is useful to define these various demands in terms of Equivalent Residential Units (ERUs). An ERU represents the demand that a typical single family residence places on the system. The basis of an ERU for historical flow rates is summarized in Table 2-1.

Table 2-1
Service Area Historic Flows

Item	Value for Total Existing Conditions
Equivalent Residential Units (ERUs)[1]	17,849
Domestic Wastewater Production (mgd)	4.09
Infiltration, Maximum Month (mgd)	0.61
Average Day, Maximum Month Flow (mgd)	4.71
Peak Hour Flow (mgd)	10.85
Flows per ERU	
Domestic Wastewater Production (gpd/ERU)[2]	229.32
Average Day, Maximum Month Flow (gpd/ERU)	263.72
Peak Hour Flow (gpd/ERU)	607.70
Average Indoor Water Use (gpd/ERU)	254.8

[1] Based on 2016 permitted ERUs.
[2] Based on 2016 existing and active ERUs and indoor water meter data.

PERFORMANCE STANDARD

Performance standards are those standards that are used to design and evaluate the performance of facilities. While the Impact Fees Act includes "defined performance standard" as part of the level of service definition, this report will make a subtle distinction between performance standard and level of service. The performance standard will be considered the desired minimum level of performance for each component, while the existing level of service will be the actual current performance of the component. Thus, if the existing level of service is less than the performance standard, it is a deficiency. If it is greater than the performance standard, it may indicate excess capacity. This section discusses the existing performance standards for the City. A subsequent section will consider existing level of service relative to these standards.

To improve the accuracy of the analysis, this impact fee facilities plan has divided the system into two different components (pipeline capacity and treatment capacity). Each of these components has its own set of performance standards:

Pipeline Capacity

The recommended performance standard for City pipelines is that all sewer mains be designed such that the peak flow depth in the pipe is less than or equal to the depth equal to 75 percent of the pipe's hydraulic capacity using a Manning's roughness factor[1] of 0.013. This is approximately equal to a depth over diameter ratio of 0.65. This allows for a small amount of extra capacity to be reserved in the pipeline to account for potential inflow into the system and other unknowns. This design standard was used as the level of service for system evaluation.

Treatment Plant Capacity

Sewer collected in Lehi City is discharged into Timpanogos Special Service District trunk lines that are then treated at the TSSD regional wastewater treatment plant. While Lehi City collects an impact fee on behalf of TSSD, performance standards, required capacity, and impact fee amounts associated with treatment are set by TSSD. Thus, no additional discussion of treatment requirements will be included in this impact fee study. For more information on TSSD impact fees, the reader should refer to the TSSD impact fee facilities plan and impact fee analysis.

EXISTING LEVEL OF SERVICE

Existing level of service values are summarized in Table 2-2 below. For comparison purposes, Table 2-2 also includes a summary of the existing performance standards.

Table 2-2
Existing Performance Standards and Level of Service for Various System Requirements

	Existing Performance Standard	Existing Level of Service
Pipeline Capacity		
Maximum Ratio of Flow[1] to Pipeline Capacity	0.75	0.72[2]

[1] Peak hour, dry weather flow
[2] Because there are thousands of pipeline components, the value given is for the worst case only. All other components have a higher level of service.

As shown in the table, the City's existing level of service is somewhat higher than the performance standard. However, Table 2-2 indicates that there are some areas of the City where existing peak flows are approaching pipe capacity. Excess capacity will be discussed in subsequent sections of this report. Costs to correct deficiencies that do not meet the required level of service or are related to normal operation and maintenance will not be included as part of the impact fee, consistent with the Impact Fees Act.

[1] Manning's roughness is an empirical measure of roughness or friction used to calculate hydraulic capacity.

SECTION 3
PROPOSED LEVEL OF SERVICE (11-36a-302(1)(a)(ii))

The proposed level of service is the performance standard used to evaluate system needs in the future. The Impact Fee Act indicates that the proposed level of service may:

1. diminish or equal the existing level of service; or
2. exceed the existing level of service if, independent of the use of impact fees, the City implements and maintains the means to increase the level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

No changes in the level of service are proposed for Lehi City. Future facilities will be constructed to meet the same performance standards identified for the existing level of service.

Table 3-1 summarizes the proposed performance standards and level of service.

Table 3-1
Proposed Performance Standards and Level of Service

	Proposed Performance Standard	Proposed Level of Service
Pipeline Capacity		
Maximum Ratio of Flow[1] to Pipeline Capacity	0.75	0.75

[1] Peak hour, dry weather flow

SECTION 4
EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH (11-36a-302(1)(a)(iii))

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities.

EXISTING SEWER INFRASTRUCTURE

Because most of the sewer collection facilities within the City have adequate capacity through the long-term planning window of the City, capacity for most future growth will be met through available excess capacity in existing facilities. Excess capacity in the collection facilities is described as follows:

Collection

To calculate the percentage of existing capacity to be used by future growth in existing facilities, existing and future flows were examined in system model for each collection pipeline. The method used to calculate excess capacity available for use by future flows is as follows:

- **Calculate Flows –** The peak flow in each facility was calculated in the model for both existing and future flows. The available capacity at a 0.65 depth to diameter ratio of each pipeline was also calculated.
- **Identify Available Capacity –** Where a facility has capacity in excess of projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and buildout flows. Where the facility has capacity less than projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and the facility's maximum capacity.
- **Eliminate Facilities without Excess Capacity –** For the planning window period (in this case, 10 years), the projected growth in flow during the planning window was compared against the facility's available capacity. Where the future flow exceeded the capacity of the facility, the available excess capacity was assumed to be zero. By definition, this corresponds to those facilities with deficiencies that are identified in the facilities plan. By assigning an available capacity of zero, this eliminated double counting those facilities against new users.
- **Calculate Percent of Excess Capacity Used in Remaining Facilities –** Where the future flow was less than the capacity of the facility, the percent of excess capacity being used in each facility was calculated by dividing the growth in flow in the facility (future flow less existing flow) by the total capacity (existing flow plus available capacity).
- **Calculate Excess Capacity for the System as a Whole –** Each pipeline in the system has a different quantity of excess capacity to be used by future growth. To develop an estimate of excess capacity on a system wide basis, the capacities of each of these pipelines and their contribution to the system as a whole must be considered. To do this, each pipeline must first be weighted based on its relative capacity in the system. For this purpose, each pipeline has been weighted based on the product of its diameter and length. For example, a pipe that is 36 inches in diameter and is 4,000 ft. long will have an actual cost proportionally more than a pipe that is 10 inches in diameter and 300 ft. long. The excess capacity in the system as a whole can then be calculated as the sum of the weighted capacity used by future growth divided by the sum of total weighted capacity in the system.

Based on the method described above, the amount of excess capacity in existing facilities available to accommodate future growth and the demands placed on the existing facilities by new development activity has been calculated for each element in the system by BC&A. As a whole, the calculated percentage of existing capacity in system facilities that is used by existing and future growth is summarized in Table 4-1.

Table 4-1
Collection System Excess Capacity

Use Category	Total Flow (mgd)
Existing Use	41.55%
10-Year Use	4.93%
Use By Growth Beyond 10 years	53.52%

It is worth noting that because a lot of the 10-year growth in Lehi City is anticipated to grow on the City's west side, much of the new growth will be constructing new facilities for conveyance. Intel/Micron (IM) Flash also is a significant contributor to the existing collection system. For the purpose of evaluating excess capacity, simulated flows in the sewer collection system assume IM Flash already contributes its long-term peak discharge.

SECTION 5
DEMANDS PLACED ON FACILITIES BY NEW DEVELOPMENT (11-36a-302(1)(a)(iv))

Growth and new development in Lehi City is discussed in detail in the City's Sewer Capital Facilities Plan. A summary of the projections for future residential and non-residential growth is contained in the table below. Non-residential growth includes all non-residential uses; such as business, churches, offices, retail, medical facilities, etc. For the purpose of the IFFP, projections in Table 5-1 start with 2016 permitted ERUs and grow based on input from Lehi City planning and with information from the Governor's Office of Management and Budget.

Table 5-1
Projections of Future Growth

Year	Single Family Units	Multifamily Units	Non-Residential Area (ksf)	Total ERUs[1,2]
2016	13,230	3,536	12,486	17,849
2020	14,912	3,986	14,074	20,119
2026	17,436	4,660	16,455	23,523
2030	19,108	5,107	18,033	25,779
2040	23,288	6,224	21,978	31,419
2050	27,469	7,342	25,924	37,059
2060	31,649	8,459	29,869	42,699
Build-Out	33,382	8,922	78,318	51,749

[1] Utah Governor's Office of Management and Budget, Lehi City Planning Department
[2] Does not include ERUs associated with IM Flash production

Total wastewater contributions can be estimated by multiplying the projected ERUs by the peak month average daily wastewater flow per ERU. Projected flows for Lehi City are summarized in Table 5-2. Table 5-2 includes the average daily flow IM Flash sends into the Lehi City wastewater system. Current IM Flash flow is approximately 2.02 mgd. IM Flash and Lehi City have agreements specifying that the allowable average daily flows cannot exceed 3.0 mgd. Estimated peak daily flow from IM Flash is estimated to be 3.2 mgd with a peak hourly flow of up to 3.8 mgd. It has been assumed this maximum flow will be reached in the next 5 to 10 years.[2]

[2] Note for 2023 Amendment – The development previously referred to as IM Flash, is now under the control of Texas Instruments. As of the writing of this report (December 2023), there were ongoing discussions regarding modification to the need for capacity from this development. However, because those conversations are ongoing, no additional capacity has been planned for here and should be addressed separately.

Table 5-2
Projected Peak Month Average Day Domestic Wastewater Flows

Year	Domestic Wastewater (mgd)	Infiltration (mgd)	Domestic Wastewater with Infiltration (mgd)	IM Flash Production (mgd)	Total Lehi City Wastewater (mgd)
2016	4.09	0.61	4.71	2.02	6.73
2020	4.61	0.69	5.31	2.90	8.21
2026	5.39	0.81	6.20	3.20	9.40
2030	5.91	0.89	6.80	3.20	10.00
2040	7.21	1.08	8.29	3.20	11.49
2050	8.50	1.27	9.77	3.20	12.97
2060	9.79	1.47	11.26	3.20	14.46
Build-Out	11.87	1.78	13.65	3.20	16.85

SECTION 6
INFRASTRUCTURE REQUIRED TO MEET DEMANDS OF NEW DEVELOPMENT (11-36a-302(1)(a)(v))

To satisfy the requirements of state law, demand placed upon existing system facilities by future development was projected using the process outlined below. All of the steps were completed as part of this plan's development. More description of the methodology used in the process outlined below can be found in the City's Sewer Capital Facilities Plan.

1. **Existing Demand** – The demand existing development places on the City's system was estimated based on historic water use and flow records.
2. **Existing Capacity** – The capacities of existing system collection facilities were estimated using size data provided by the City and a hydraulic computer model.
3. **Existing Deficiencies** – Existing deficiencies in the system were looked for by comparing defined levels of service against calculated capacities. There were no significant deficiencies identified for existing conditions.
4. **Future Demand** - The demand future development will place on the system was estimated based on development projections (discussed in Chapter 3 of the Sewer Capital Facilities Plan).
5. **Future Deficiencies** - Future deficiencies in the collection system were identified using the defined level of service and results from a hydraulic computer model (discussed in Chapter 5 of the Sewer Capital Facilities Plan).
6. **Recommended Improvements** – Needed system improvements were identified to meet demands associated with future development.

The steps listed above "identify demands placed upon existing public facilities by new development activity at the proposed level of service; and… the means by which the political subdivision or private entity will meet those growth demands" (Section 11-36a-302(1)(a) of the Utah Code).

10-YEAR IMPROVEMENT PLAN

Only infrastructure to be constructed within a ten-year horizon will be considered in the calculation of impact fees to avoid uncertainty surrounding improvements further into the future. Table 6-1 summarizes the components of projects identified in the water capital facilities plan that will need to be constructed within the next ten years. Included in this table are projects for reimbursement associated with oversizing project level improvements. It is not uncommon for a developer to put in a project level collection line for their development and for Lehi City to pay to have that line upsized for future users. Costs for projects that have been completed and upsized are indicated in the project name in Table 6-1. Only the cost to Lehi City (rather than the entire project costs) are represented in this table.

Table 6-1
Summary of Future Sewer Impact Fee Facilities

Project Identifier	Project Name	Diameter (inch)	Length (ft)	Estimated Project Year	Total City Cost (2023 Dollars)
S-2	Dry Creek Way	10	2,510	2025	$120,000
S-3[a]	I-15 & Ashton Blvd	15, 24	515; 2,375	2020	$474,000
S-4	Main St 1700 W	10	2,416	2024	$55,000
S-5[a]	West of Jordan River, North of 2100N	10, 12, 15	10,643	2022	$60,022
S-6a[a]	West of Jordan River, South of 2100N – Completed	8, 10	7,720	2018	$159,702
S-6b	West of Jordan River, South of 2100N – Remainder	15	3,450	2026	$121,500
S-7	Jordan Willows Bypass with Pump	42	8,920	2025	$7,600,000
S-9[a]	3600 W, River Crossing and Pump Station	10	1,749	2018	$936,466
S-10	100 E 500 S	10	825	2024	$19,000
S-13	500 W 1250 S	10	1,969	2025	$45,000
S-18	East Frontage & Triumph	18	882	2025	$155,000
S-19	East Frontage Diversion	18	409	2025	$95,000
S-26[a]	Jordan Willows Lift Station	N/A	N/A	2020	$143,345
S-27[b]	2100 N Freeway to 1700 W	12	2,200	2023	$500,000
S-28[a,b]	1200 West Freeway to North	10, 12	2,300; 700	2021	$356,094
Total					**$10,840,129**

[a] Project completed, cost of construction or reimbursement.
[b] New project, not included in 2018 IFFP but required as a function of changing growth patterns.

It should be noted that Table 6-1 only includes those projects with components of cost that are eligible to be included in the impact fee calculation. Other projects that may be completed over the next ten years but have not been shown in the table include: projects for maintenance and repair (to be paid for by existing users), and project level improvements (to be paid for by individual developers).

PROJECT COST ATTRIBUTABLE TO FUTURE GROWTH

To satisfy the requirements of state law, Table 6-2 provides a breakdown of the capital facilities projects and the percentage of the project costs attributed to existing and future users. As defined in Section 11-36a-102(15), the impact fee facilities plan should only include the proportionate share of "the cost of public facilities that are roughly proportionate and reasonably related to the service demands and needs of any development activity." Many of the projects identified in the tables are required solely to meet future growth, but some projects also provide a benefit to existing users. Projects that benefit existing users might include those projects addressing existing capacity needs, projects increasing the overall level of service (such as looping), and/or maintenance related projects.

Table 6-2
Project Costs Allocated to Projected Development, 10-year Planning Window

Project Identifier	Project Name	Total City Cost (2023 Dollars)	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year	Cost to Existing	Cost to 10-Year	Cost to Growth Beyond 10-Year
S-2	Dry Creek Way	$120,000	0.00%	16.74%	83.26%	$0	$20,088	$99,912
S-3	I-15 & Ashton Blvd[1]	$474,000	0.00%	16.74%	83.26%	$0	$79,348	$394,652
S-4	Main St 1700 W	$55,000	0.00%	100.00%	0.00%	$0	$55,000	$0
S-5	West of Jordan River, North of 2100N[1]	$60,022	0.00%	68.41%	31.59%	$0	$41,061	$18,961
S-6a	West of Jordan River, South of 2100N[1] – Completed	$159,702	0.00%	15.69%	84.31%	$0	$25,057	$134,645
S-6b	West of Jordan River, South of 2100N – Remainder	$121,500	0.00%	15.69%	84.31%	$0	$19,063	$102,437
S-7	Jordan Willows Bypass with pump	$7,600,000	21.43%	45.46%	33.11%	$1,628,571	$3,454,960	$2,516,469
S-9	3600 W, Rivier Crossing and Pump Station[1]	$936,466	0.00%	15.69%	84.31%	$0	$146,932	$789,534
S-10	100 E 500 S	$19,000	0.00%	16.74%	83.26%	$0	$3,181	$15,819
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S-18	East Frontage & Triumph	$155,000	0.00%	16.74%	83.26%	$0	$25,947	$129,053
S-19	East Frontage Diversion	$95,000	0.00%	16.74%	83.26%	$0	$15,903	$79,097
S-26	Jordan Willows Lift Station[1]	$143,345	0.00%	100.00%	0.00%	$0	$143,345	$0
S-27	2100 N Freeway to 1700 West	$500,000	0.00%	19.49%	80.51%	$0	$97,436	$402,564
S-28	1200 West Freeway to North[1]	$356,094	0.00%	19.49%	80.51%	$0	$69,393	$286,701
		$10,840,129				**$1,628,571**	**$4,204,246**	**$5,007,312**

[1] Completed project, cost of reimbursement

For many projects, the division of costs between existing and future users is easy because 100 percent of the project costs can be attributed to one category or the other (e.g. infrastructure needed solely to serve new development can be 100 percent attributed to new growth, while projects related to existing condition or capacity deficiencies can be 100 percent attributed to existing user needs). For projects needed to address both existing deficiencies and new growth or where a higher level of service is being proposed, costs have been divided proportionally between existing and future users based on their needs in the facility. A few additional notes regarding specific projects are as follows:

- S-7 – Jordan Willows Bypass: This bypass will primarily be used to meet the needs of future growth because the Jordan Willows Lift Station is nearing its capacity. Percentages attributable to existing, 10-year, and growth beyond 10-years have been based on the percentage used by each group.
- Jordan Willows Lift Station: The existing Jordan Willows lift station will need a short-term upgrade to accommodate potential growth on the City's west side for the 10-year development window. This was completed in 2019 when new pumps were installed into its existing wet wells, with this cost accounted for in S-26.

All of the other projects included in Table 6-2 are needed to meet the needs of future growth. It should be noted that Table 6-2 does not include bond costs related to paying for impact fee eligible improvements. These costs, if any, should be added as part of the impact fee analysis.

PROJECT COST ATTRIBUTABLE TO 10 YEAR GROWTH

Included in Table 6-2 is a breakdown of capacity associated with growth both through buildout and through the next 10 years. This is necessary because the projects identified in the tables will be built with capacity to accommodate flows beyond the 10-year growth window. The division of cost between 10-year growth and growth beyond 10 years has been done following the same general process as described above.

BASIS OF CONSTRUCTION COST ESTIMATES

The costs of construction for projects to be completed within ten years have been estimated based on past BC&A experience with projects of a similar nature. Pipeline project costs are based on average per foot costs for pipes of a similar nature. Costs include consideration of other components of the sewer system including manholes, laterals, and surface restoration as appropriate for each project.

SECTION 7
ADDITIONAL CONSIDERATIONS

MANNER OF FINANCING (11-36a-302(2))

The City may fund the infrastructure identified in this IFFP through a combination of different revenue sources.

Federal and State Grants and Donations

Impact fees cannot reimburse costs funded or expected to be funded through federal grants and other funds that the District has received for capital improvements without an obligation to repay. Grants and donations are not currently contemplated in this analysis. If grants become available for constructing facilities, impact fees will need to be recalculated and an appropriate credit given. Any existing infrastructure funded through past grants will be removed from the system value during the impact fee analysis.

Bonds

None of the costs contained in this IFFP include the cost of bonding. The cost of bonding required to finance impact fee eligible improvements identified in the IFPP may be added to the calculation of the impact fee. This will be considered in the impact fee analysis.

Interfund Loans

Because infrastructure must generally be built ahead of growth, there often arises situations in which projects must be funded ahead of expected impact fee revenues. In some cases, the solution to this issue will be bonding. In others, funds from existing user rate revenue will be loaned to the impact fee fund to complete initial construction of the project and will be reimbursed later as impact fees are received. Consideration of potential interfund loans will be included in the impact fee analysis and should also be considered in subsequent accounting of impact fee expenditures.

Impact Fees

It is recommended that impact fees be used to fund growth-related capital projects as they help to maintain the proposed level of service and prevent existing users from subsidizing the capital needs for new growth. Based on this IFFP, an impact fee analysis will be able to calculate a fair and legal fee that new growth should pay to fund the portion of the existing and new facilities that will benefit new development.

Developer Dedications and Exactions

Developer exactions are not the same as grants. Developer exactions may be considered in the inventory of current and future sewer infrastructure. If a developer constructs facility or dedicates land within the development, the value of the dedication is credited against that particular developer's impact fee liability.

If the value of the dedication/exaction is less than the development's impact fee liability, the developer will owe the balance of the liability to the City. If the value of the improvements dedicated is worth more than the development's impact fee liability, the City must reimburse the difference to the developer from impact fee revenues collected from other developments.

It should be emphasized that the concept of impact fee credits pertains to system level improvements only. For project level improvement (i.e. projects not identified in the impact fee facility plan),

developers will be responsible for the construction of the improvements without credit against the impact fee.

NECESSITY OF IMPROVEMENTS TO MAINTAIN LEVEL OF SERVICE (11-36a-302(3))

According to State statute, impact fees cannot be used to correct deficiencies in the system and must be necessary to maintain the proposed level of service established for all users. Only those projects or portions of projects that are required to maintain the proposed level of service for future growth have been included in this IFFP. This will result in an equitable fee as future users will not be expected to fund any portion of the projects that will benefit existing residents.

SCHOOL RELATED INFRASTRUCTURE (11-36a-302(2))

As part of the noticing and data collection process for this plan, information was gathered regarding future school district and charter school development. Where the City is aware of the planned location of a school, required public facilities to serve the school have been included in the impact fee analysis.

NOTICING AND ADOPTION REQUIREMENTS (11-36a-502)

The Impact Fees Act requires that entities must publish a notice of intent to prepare or modify any IFFP. If an entity prepares an independent IFFP rather than include a capital facilities element in the general plan, the actual IFFP must be adopted by enactment. Before the IFFP can be adopted, a reasonable notice of the public hearing must be published in a local newspaper at least 10 days before the actual hearing. A copy of the proposed IFFP must be made available in each public library within the City during the 10 day noticing period for public review and inspection. Utah Code requires that the City must post a copy of the ordinance in at least three places. These places may include the City offices and the public libraries within the City's jurisdiction. Following the 10-day noticing period, a public hearing will be held, after which the City may adopt, amend and adopt, or reject the proposed IFFP.

SECTION 8
IMPACT FEE CERTIFICATION (11-36a-306(1))

This report has been prepared in accordance with Utah Code Title 11 Chapter 36a (the "Impact Fees Act"), which prescribes the laws pertaining to Utah municipal capital facilities plans and impact fee analyses. The accuracy of this report relies upon the planning, engineering, and other source data, which was provided by the City and their designees.

In accordance with Utah Code Annotated, 11-36a-306(1), Bowen Collins & Associates, makes the following certification:

I certify that this impact fee facility plan:

1. Includes only the cost of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
    a. costs of operation and maintenance of public facilities;
    b. cost of qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. Complies in each and every relevant respect with the Impact Fees Act.

Andrew McKinnon, P.E.

Dated: March 13, 2024

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Celebrating 20 Years

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #20-2024 approving an amendment to the construction management/general CMGC services agreement with SIRQ Construction for the civic center.

Suggested Action:

Attachments:

Res 2024-20.docx

GMP Amendment 1 - Lehi City_SIRQ - FINAL.pdf

LEHI CITY

RESOLUTION NO. 2024-20

A RESOLUTION AMENDING THE CONSTRUCTION MANAGEMENT/GENERAL CMGC SERVICES AGREEMENT WITH SIRQ CONSTRUCTION

WHEREAS, on June 27, 2023, Lehi City and SIRQ Construction ("SIRQ") entered into a Construction Management/General CMGC Services Agreement ("Agreement"); and,

WHEREAS, the City and SIRQ now desire to amend the Agreement to include a guaranteed maximum price ("GMP"), a baseline schedule and a date for substantial completion of the Work; and

WHEREAS, on April 23, 2024, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) the amended Agreement between Lehi City and SIRQ should be approved; and ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

1. The Agreement amendments shown on Exhibit A are hereby approved.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 23rd day of April, 2024.

LEHI CITY

_____
Mark Johnson, Mayor

ATTEST

_____
Teisha Wilson, City Recorder

Amendment 1
Guaranteed Maximum Price Amendment
To Agreement for Construction Management / General CMGC Services of a New City Hall and Library Building

This Amendment dated April 23, 2024, is incorporated into the accompanying Contract Document between Owner and CMGC dated June 27, 2023, where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price.

For the following Project: Lehi City Hall and Library Building

Between the Owner: Lehi City

And the Construction Manager: SIRQ Construction

ARTICLE A.1: GUARANTEED MAXIMUM PRICE

A.1.1 Guaranteed Maximum Price

Pursuant to Section 4.8 'Guaranteed Maximum Price and Contract Time' of the Agreement, Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of i) the Construction Manager's Fee plus the Cost of the Work (including General Conditions) as defined in Section 5 of the Agreement.

A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed $31,800,000.00 (Thirty-One Million Eight Hundred Thousand Dollars) subject to additions and deductions by Change Order as provided in the Contract Documents.

A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Per Section 4.8 of the Agreement, attached as Exhibit A is (1) a list of allowances and a statement of their basis, (2) a list of clarifications and assumptions made by the CMGC in the preparation of the GMP, and (3) a statement of the estimated Cost of Work organized by trade categories, allowances, contingencies, General Conditions, and the CMGC's fee.

A.1.1.3 The Construction Manager's Fee is set forth in Section 5.2 of the Agreement calculated at the rate of 2.90% of the total cost of the Work.

A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Sections 4.6 and 5.7 of the Agreement.

A.1.5 Alternates. All alternates, if any, are listed in Exhibit B with price and conditions for acceptance. The Owner may elect to accept or reject any alternates listed. If accepted prior

to the execution of this Amendment, the alternate shall be incorporated into this Guaranteed Maximum Price. If the Owner accepts an alternate following the execution of this Amendment, Owner shall issue a Modification to the Agreement.

ARTICLE A.2: DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.2.1 The date of commencement of the Work shall be the date whereon the latest of the following occurs (1) the building permit is in place, (2) CenturyLink/Lumen's existing utilities have been relocated, and (3) this GMP Amendment has been executed. Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

A.2.2 Substantial Completion

A.2.2.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work under this Amendment no later than 458 calendar days from the date of commencement of the Work (August 1, 2025).

ARTICLE A.3: INFORMATION UPON WHICH AMENDMENT IS BASED

A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents, Exhibit A, Exhibit B, and the following provided in Exhibit C by the Construction Manager:

1. Baseline Schedule
2. List of drawings and specifications including all addenda
3. Value Engineering (VE) Worksheet

This Amendment to the Agreement entered into as of the day and year first written above.

City:

_____

LEHI CITY
By: Mark Johnson
Its: Mayor

Dated: _____

CMGC:

_____

SIRQ CONSTRUCTION
By: Bret Vargason
Its: Operations Manager

Dated: _____

_____
Teisha Wilson, City Recorder

*Dated:*_____

LEHI CITY HALL

APRIL 18, 2024

EXHIBIT A:

- List of Allowances
- Clarifications & Assumptions
- Summary of Project Costs

ALLOWANCES

1. **$95,563: Inclement Weather Conditions**

PROJECT DATA

Project Address: Lehi, UT
Facility Footprint: 20,845 SF
Building Square Foot: 57,107 SF

GENERAL CLARIFICATIONS

1. There are currently significant market volatilities in play. In the event that material resources, shipping resources, or manufacturing resources become compromised on a market scale, outside of the control of the Contractor, the Owner and Contractor agree to make reasonable adjustments to the contract time and cost.
2. The obligations of the Sureties and Principals under the Bond or Bonds to which this Work is associated are subject to the following limitations and conditions, to wit: that, it is a condition precedent to their liability hereunder that the contractual obligation (the contract or subcontract, as the case may be, being referred to in this Rider as the "Contract") between the Principal and the Obligee underlying this Bond includes (or shall be considered amended to include) a Force Majeure exclusion holding that the Principal and its Sureties shall not be held liable under this Bond or under the Contract for any impacts, delays, defaults, or damages related to Principal's work arising from, or related to epidemics, pandemics, medical emergencies, supply line interruptions, or natural disasters impacting the work required by the Contract, regardless of where such events occur, acts of God, terrorism, war, acts of government or administrative suspension, limitation, or shut-down, or the direct or indirect consequences or aftermath of any of the foregoing, and the Contract further provides that the Principal shall be entitled to an extension of the Contract Time and an equitable adjustment of the Contract Price, as a result of any of the exclusions heretofore cited. In the event the provisions for force majeure, time extensions, or equitable adjustment for time and money are more favorable to Principal in the Contract, than in this Rider, the more favorable shall apply.
3. COVID 19: On March 13, 2020, the White House issued Proclamation on Declaring a National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak (the "National Emergency"). The parties agree and understand that any potential impacts associated with the effects of the National Emergency, including but not limited to supply chain disruptions, manufacturing shutdowns and associated delays, material shortages and workforce shortages, and impacts to availability of required inspections are not

yet known and, therefore, have not yet been included or addressed in this GMP. The parties agree that any cost or schedule impacts arising from the National Emergency shall be cause for an equitable adjustment to the contract time and the contract price. The Contractor will notify the Owner of any such specific impacts contemporaneously as they are identified. If Contractor is delayed at any time in the commencement or progress of the Work by any cause beyond the control of Contractor, Contractor shall be entitled to an equitable extension of the Contract Time. Examples of causes beyond the control of Contractor include, but are not limited to, the following: (a) acts or omissions of Owner, Design Professional, or Others; (b) changes in the Work or the sequencing of the Work ordered by Owner, or arising from decisions of Owner that impact the time of performance of the Work; (c) encountering Hazardous Materials, or concealed or unknown conditions; (d) delay authorized by Owner pending dispute resolution or suspension by Owner under §11.1; (e) transportation delays not reasonably foreseeable; (f) labor disputes not involving Contractor; (g) general labor disputes impacting the Project but not specifically related to the Worksite; (h) fire; (i) Terrorism; (j) epidemics; (k) adverse governmental actions; (l) unavoidable accidents or circumstances; (m) adverse weather conditions not reasonably anticipated.

4. Builders Risk. Currently builders risk is be carried by SIRQ. Other potential risks, such as terrorism, pandemic, tariffs, executive orders of stop work or partial stop work, settlement due to existing unsuitable soil conditions on the Owner's property not related to the Contractor's Work are additional risks that may arise and are the Owner's responsibility above and beyond what is identified in the A201 Contract. This said policy will ONLY cover the items listed in 11.3.1.1 of A201. All other project risks mentioned above are directly assigned to the project Owner regardless of who procures the Builders Risk Policy.
5. Date of commencement for the project shall be the day following: The Owner has given the Contractor a Written Notice to Proceed, the Construction Building permit is received, Evidence of Financing is received, an executed GMP is in place, and SIRQ having mobilized trailers, temporary power, fencing, infrastructure, etc., making the site readily available and safe for construction to commence.
6. We have included an allowance for Inclement Weather conditions, which will be reimbursed at actual cost of the activities. This includes activities such as building heating, tenting, blankets for concrete, protection from hot weather on materials, etc. This does not include costs for claims for additional time due to weather delays, acts of God or other major impacts to the project.

7. We have excluded all 3rd party testing. This is to be provided by the owner.
8. We have excluded any geotechnical services or exploration in this pricing.
9. We have included costs for payment and performance bond for SIRQ on the GMP.
10. We have not included any Payment and Performance Bonds for subcontractors in this pricing. We reserve the right to add costs for Payment and Performance bonds, if during the contracting process, it becomes apparent that this is necessary for a certain subcontractor. This would be addressed on a case by case basis and determined with the Owner's involvement.
11. Due to the volatility in the supply chain, the Contractor will be making efforts to procure and/or secure materials before they are required. The purpose of this is to mitigate material delays, and to avoid unforeseen cost increases where possible. The Owner shall not withhold payment for equipment and materials that are procured, and/or secured, in advance of their respective installation timeframes. This clause authorizes the Contractor to take such initiatives. The Owner recognizes that this effort is a risk management strategy to benefit the overall project. SIRQ may use, at their discretion, space within the site or areas designated by ownership to store these materials during the construction process.
12. We have excluded any time lapsed photography for the project progress or equipment for the same.
13. Contractor contingency is to be used at the discretion of contractor to protect contractor from risks associated with scope of work outlined in the construction documents and GMP amendment. A contractor contingency log will be provided to owner to account for how contingency funds are spent. Contractor Contingency shall not be used for change order work (revised scope), delays beyond the Contractor's control (force majeure), Owner/Architect errors and/or omissions, design development, design intent, design coordination, latent conditions, or other unforeseen items. The Owner shall hold a separate project contingency for such items. Any unspent Contractor Contingency shall be returned to the Owner at the completion of the project by way of a deductive change order to the Contract. As an option, the Contractor may release contractor contingency funds to the Owner earlier when certain risk milestones are reached.
14. We have not included any utility connection fees within this pricing.
15. We have not included remote camera towers for security.

16. All Utility service agreements, and utility connection and impact fees are to be provided by the Owner. The Owner will ensure that such procurement is provided in a timely manner as to not impede the construction schedule.
17. All permitting costs are by Owner.
18. We have excluded all Building Information Modeling for the entire.
19. Plans reference that work is to be performed to current requirements of the Provo City Corporation, Lehi City and Davis School district. We have bid to perform work based on the plans and specifications set forth in the bid documents. Any work requirements not specifically defined or shown in the bid plans and specifications have been excluded. SIRQ assumes all requirements for the project are detailed specifically in the provided construction documents, including but not limited to, detail drawings, specification inclusions, etc., rather than having to arbitrarily refer to building standards not included in these documents.
    a. For example, if a manhole is to be constructed in a way that conforms with Lehi City building standards, we expect that will be shown on the plans as a detail in addition to being clearly defined in the specifications. If there is a note to simply refer to Lehi City standards for information, without those standards included in the documents, we have excluded these standards.
20. We have bid for all mock-ups to be installed in place. Free standing mock-ups at the direction of the owner or architect will be negotiated via change order.
21. SIRQ will provide temporary facilities for its employees to conduct their work. SIRQ will work with its subcontractors to coordinate needs for their employees when it comes to temporary facilities for them as needed. SIRQ has no intention of providing temporary facilities as outlined in Specification Section 01 5000 for those not specifically outlined in our General Conditions section of our bid. Any additional facilities needed, not included in this General Conditions section, can be provided as needed as negotiated rate.
22. Specifications call for a lengthy training process on the building after construction completion, including, but not limited to, training CDs/DVDs, Instruction Programs with testing and certifications of completion, training modules, training transcripts, commissioning programs, etc. SIRQ will perform these training processes on a case by case basis upon coordination with Lehi City and the architect at the completion of the project. This training will be financially negotiated separately at the end of the project after feedback from the City and the architect is received on what components need to be trained on. This training process and all of its components outlined in Section 01 7900 is not part of the base bid.

23. Any and all fees for impacts, connections, building permits, etc. are excluded from this pricing.
24. On sheet C000, Note 6 reads, "THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY". SIRQ has not included any funds for site security besides temporary fencing. All other aspects of security, including cameras, security personnel, added police presence, is not included in this pricing.
25. We have excluded any and all liquidated damages specified in the specifications section of Supplementary General Conditions (Section 00 7300). This includes, but is not limited to, the liquidated damages of $1,000.00 per calendar day for days beyond the scheduled completion date, $100.00 per calendar day for delay in shop drawings/submittals received beyond 90 days after Notice of award, etc. We have discussed at length the liquidated damage specifically related to Unit Masonry Assemblies totaling $500.00 per calendar day for each day the top of masonry is not protected and have this damage potential included in our bid figuring. This is the only liquidated damages clause included in our number. All other liquidated damages can be added to our contract; however, this will result in additional charges, including but not limited to, increase in subcontractor bids, increase in risk assessment/abatement figuring and potential increase in project schedules.
26. SIRQ's General Conditions (GC's) are a fixed lump sum. Monthly GC's costs are $54,000.000 per month or $1,800.00 per day. This unit cost will be used in determining time extensions.
27. The master schedule float is allocated on a first come, first serve basis.
28. Retention will not apply to SIRQ General Conditions.
29. The SIRQ construction budget is not line item accountable.
30. We exclude all of Project Manual Vol. 1, General Conditions 00 7000.
31. We exclude all of Project Manual Vol. 1, Supplementary General Conditions 00 7300.
32. We exclude Project Manual Vol. 1, Summary of Work 01 1000, 1.3, C, 1.
33. Project Manual Vol 1., Summary of Work 01 1000, 1.4, A; "Provo City" will be changed to "Lehi City".
34. We exclude Project Manual Vol. 1, Summary of Work 01 1000, 1.7.
35. Project Manual Vol. 1, Summary of Work 01 2600, 1.3, A; Architect Supplemental Instruction (ASI) is a contract document authorizing contractor to proceed and price the work.

36. Project Manual Vol. 1, Summary of Work 01 2600, 1.5, A; in addition, contractor may submit SIRQ PCO (Potential Change Order), and Navigate CM & Development may issue OCO (owner change order containing SIRQ PCO's) for increase in contract sum and/or time.
37. We exclude all of Project Manual Vol. 1, Building Information Modeling (BIM) Coordination and Submittals 01 3150.
38. We exclude Project Manual Vol. 1, Submittal Procedures 01 3300, 1.8, A, 1.
39. We exclude Project Manual Vol. 1, Closeout Procedures 01 7700, 1.4, C.
40. We exclude any and all temporary heating or cooling relating to weather protection.
41. We exclude any contractor professional liability insurance (CPLI).
42. Utilities will be switched over to Lehi City at certificate of occupancy date.
43. We have excluded any and all union work force requirements or associated costs.

ALLOWANCES

44. $99,563: Inclement weather conditions

VALUE ENGINEERING

45. We have incorporated the accepted value engineering options into this GMP pricing. It is assumed that VCBO will issue an ASI or post bid addendum changing the accepted VE items accordingly. The value engineering items incorporated consist of the following:
    a. -$228,000: Early Demolition of Library
    b. -$137,000: Summit Alaskan White Smooth brick in lieu of Belden Brick
    c. -$8,900: Change 316 grade stainless steel rails to grade 304
    d. -$32,000: Change mild steel rails from NOMMA 2 Requirement to NOMMA 2.5
    e. -$10,141: Change Cabinet edge banding from 1/4" stained to match laminate hardwood to a matching 3MM PVC banding
    f. -$6,115: Reverting back from stain hardwood cabinet stops / stretchers to edge banded melamine stretchers
    g. -$20,000: Change storefront / curtain wall to anodized in lieu of painted (Kawneer)
    h. -$76,721: Change stud gauge on interior walls to eq studs in lieu of .33mil

i. -$20,650: Change product on all masonry to Prosoco Block Guard & Graffiti control
j. -$5,945: Remove magnetic / white board paint in library
k. -$51,405: Level 4 drywall finish in lieu of level 5
l. -$17,500: Eliminate Boulders
m. -$11,113: Eliminate Weed Barrier Fabric
n. -$13,328: Eliminate concrete at east and west road parking, change to asphalt
o. -$85,000: VE in landscape

DEMOLITION

46. In the materials ownership section of Section 02 4116, it states that "Furnishings, accessories, etc. and equipment scheduled to be removed from existing buildings shall remain property of the City of Provo". We plan to have these materials returned to the City of Lehi instead of Provo City.
47. All demolition waste becomes property of SIRQ Construction unless otherwise stated on the plans or in the specifications. After becoming SIRQ Construction's property, SIRQ will dispose of materials at SIRQ's discretion.
48. Hazardous materials are not expected to be encountered on this site. Should hazardous materials be found, removal of these items will be negotiated as a change order.
49. Lehi City will be responsible for a preliminary Hazardous Materials Survey prior to demolition taking place on the existing library. Any hazardous materials encountered will be required to be remedied prior to general demolition processes. The City of Lehi will be responsible for any and all demolition or removal of the hazardous materials, including, but not limited to, removal, abatement, hauling, depositing asbestos in appropriate dumping areas, lead based paint removal, etc. If any delays in project schedule are encountered during this time, due to the prevention of work continuing, additional project days and lost opportunity costs or delay costs will be negotiated via change order.
50. On Demo Sheet C103 at gridlines 4.5 & D.5 there is a note 6 which calls out for existing curb to be protected in place however, Site plan C105 clearly shows in the same location the curb would need to be removed because it falls in a parking area. Therefore, we have included costs to demo the length of this section of curb and install sidewalk, curbing and asphalt as shown on the site plan.

CONCRETE

51. There is mention of acid-etched sidewalk in the Specifications. However, there is no acid-etched sidewalk in the plans provided at time of bid. All acid-etched sidewalk has been excluded from this bid.
52. We have not included white Portland cement powder for any portion of the project, including foundation walls, flatwork, stairs, planters, etc. All concrete is bid as standard grey concrete.
53. No concrete grade beams are shown in the plans so detail E4 on sheet S501 has been excluded.
54. No trench drains are shown in the plans so detail E5 on sheet S501 has been excluded.

MASONRY

55. We have bid using an alternate brick product as discussed in steering committee meetings and approved by owner. We have included pricing for the Summit Alaskan White Smooth brick in lieu of Belden brick.
56. We have not included delegated design as called for in specification section 04 2100 par. 1.4 for the masonry anchorage system. We have used industry standard, 1'-4" each way (horizontally & vertically) with 2 seal masonry ties by H-H. Structural engineer to provide any additional details or anchoring requirements.
57. We have excluded delegated design as called for in specification section 04 7313 par. 1.05 for the manufactured stone masonry anchorage system. We have used industry standard, 1'-4" each way with 2 seal masonry ties. Structural engineer to provide any additional details or anchoring requirements.
58. All mockups are figured as work in place. No standalone mockups are included in this pricing.

METALS

59. Surface Preparation for Painting will be as per SSPC-SP-2.
60. All tube steel is figured as grade A500B.
61. We have included one shop coat of red or gray oxide-primer were required.

WOOD

62. FSC certified and LEED materials have been excluded.

63. All data rooms are ¾" FRT AC plywood via detail ET40.
64. All LEED requirements are excluded.
65. Bench base around the tree is priced as painted steel.

THERMAL & MOISTURE

66. Section 07 1113 3.3B states "Apply dampproofing to footings and foundation walls whether indicated or not". SIRQ has included pricing for areas that have been specifically called out on the plans to receive dampproofing. If there are any areas to receive dampproofing, not clearly identified on the plans, these areas will be handled on a case-by-case basis, via negotiated rates.
67. No foundation insulation is included in this pricing.
68. Trade damage patching and repair of fireproofing has been excluded.
69. There are no formal Fireproofing drawings for the project. Our pricing is based on code requirements as were listed in the drawings. We have used those codes to determine the correct areas where fireproofing is required. The following areas / fireproofing types are currently included in this pricing:
    - Cementitious Fireproofing

    If there are other areas that the local fire / city jurisdiction require be fireproofed, these will be handled via change order.

OPENINGS

70. We have excluded final keying of doors.
71. We have excluded FSC certified wood doors
72. Storefront has included a 3 year watertight warranty.
73. Doors have a lifetime of installation warranty.

FINISHES

74. We have included level 5 finish as per architect direction post bid. We have not included level 5 finish at all locations per the specifications.
75. We have bid the metal studs as an EQ stud on the interior walls of the building. Perimeter / exterior studs are bid as specified.
76. On the finish schedule, there is a finish "W3" which is called out on the finish schedule in the bid documents. This finish, however, cannot be found anywhere in the plans besides on that finish schedule. This being the case, we assume this was an old note and have excluded any "W3" finishes.

77. Attic stock for all fabric wall types have been excluded due to repairs needing to be done by a certified installer upon request.
78. Alternate graffiti control product has been selected per VE, this product is Prosoco Block Guard.
79. Per VE we have excluded magnetic/white board paint in the library.

SPECIALTIES

80. We have included interior signage consisting of acrylic signs with tactile and braile features.
81. We have included Acoustiseal Encore 54 panels at the community room and Acoustiseal Premier Panels with STC rating of 50 within the library space.
82. We have excluded any storage pocket doors or pass through doors on the operable partition panels.
83. We have included standard fabric at the panel partions.
84. Engineering stamps for flagpoles are excluded from our bid. Should engineering stamps be required for flagpoles, please add $900.00 per flagpole.

WALKWAY CANOPIES

85. Upside Innovations, the basis of design for this project, does not provide a 20-year finish warranty as called for in the specification section 10 7326/1.10. They provide a 2-year warranty for material and workmanship defects from the date that the system arrives onsite. We have included this warranty in our bid and exclude any extended warranties past this point for the walkway canopies.

EQUIPMENT

86. We have excluded all projection screens from this proposal.
87. We have not included any automatic smoke or fire doors at elevator entrances.
88. Rooftop anchors are bid as a 30" weldable anchor that is powder coated black.
89. Rooftop anchor locations are bid per locations shown in the project bid documents and not a layout or design of the rooftop anchor subcontractor. The engineer of record is responsible for ensuring the structure is adequate at each anchor location.
90. The provided layout of rooftop anchors is in no way OSHA or ANSI compliant for suspended access activities, due to deficient design. Therefore, our subcontractor will not certify the provided system as a suspended access system.

Our subcontractor would be happy to provide an alternative design and quote for a system that will meet all OSHA and ANSI standards upon request.

91. The pricing provided in this quote is based off the provided layout utilizing single point rooftop anchors. If horizontal lifeline systems and/or other solutions are required, additional costs will apply.
92. Rooftop anchors will receive a limited warranty for up to 10 years contingent upon successful completion of OSHA/ANSI annual inspections.
93. The entire rooftop anchor system will be certified by our subcontractor pending final testing and inspection. Scaled shop drawings, both hard copy and digital, approved and stamped by a licensed engineering in the State of Utah will be provided at the conclusion of the project upon receipt of full payment for work.
94. The layout of the rooftop anchor system is bid as shown on sheet A190.1. The type of anchor was determined from the provided detail on sheet S522/B3. The detail for the powder coating of the anchors is shown on A540/C4.

WINDOW COVERINGS / FABRICS

95. We have excluded any 3rd party AV programming for window shades.
96. We have included Draper window shades as per the specification.

CONVEYING

97. Elevator cars are to have #4 finish at the side wall panels for the elevators.
98. Standard phones which meet all AHJ elevator code requirements are included. No other items are included for communication.
99. Firefighters Emergency Communication equipment is not included in our bid.
100. Firefighters phone jacks are not included in our bid.
101. Hall lanterns will be provided for every entrance to an elevator.
102. We have included 480V for the voltage required for the elevators. If this must be adjusted, design and pricing will need to be reevaluated.
103. Emergency power is included but not battery backup for the elevators.
104. We have included Otis's 3D door edge, but the door reversing device spec'd does not meet code and is not included.
105. Maintenance of elevators is included for 12 months after acceptance of elevator by owner. This includes emergency callback service during normal working hours.

FIRE SPRINKLER

106. Fire sprinkler is priced as design-build system per NFPA requirements.
107. We have included Schedule 10 pipe for all pipe 2" and larger.

MECHANICAL

108. Duct Cleaning is not included as specified post installation. Duct will be cleaned at fabrication, and maintained clean and covered throughout installation.
109. We have included pricing for alternate equipment for the VAV system as discussed in steering committee meetings and meeting between the mechanical contractor and Heath Engineering.

ELECTRICAL

110. Pricing is based on using aluminum conductors for wire sizes over #1.
111. All low voltage work with the exception of fire alarm is provided by others.
112. All DAS is excluded from this pricing.
113. We have included lightning protection system with one ground ring.
114. We have included one dual electrical vehicle charger and rough in for 2 future EV chargers.
115. We have not included automatic dampers per specification section 26 3213 Engine Generators, par. 2.9.B.2.
116. We have included Generac factory recommended field testing. However we have excluded any NETA Testing, shake table or any additional 3rd party testing per specification section 26 3213 Engine Generators, par. 3.6.D.
117. Per specification section 26 3213 Engine Generators, par. 2.11.A., we have included vibration isolators installed between the alternator and the frame base. Other elastomeric isolators are not included as they could void the seismic certification.
118. We have included a 36 hour tank for the generator.

EARTHWORK & UTILITIES

119. We have not included any pricing for dewatering of utility lines, including underground wet and dry utilities.
120. We have included to scarify and re-compact 12" under rigid and flexible pavement. The Geotech report ambiguous as to the remove and re-compact requirements underneath certain surfaces.

121. We have excluded permits, fees, utility impact fees, etc. for earthwork activities.
122. We have excluded any engineering or stamping of traffic control plans by licensed engineers. Traffic control plans will meet current MUTCD guidelines but engineered traffic control plans are not included in our pricing.
123. All water line connections to the existing mains are to be via hot tapping. Any requirement to provide "cut in" connections will result in additional costs.
124. Connection sizing for the new connections to existing lines have been sized based off the existing line sizing provided on the plans. If sizing of existing lines, once unearthed, is different than what is shown on the plans, additional charges will apply, including, but not limited to, restocking fees, re-engineering fees, standby time, lost opportunity costs, etc.
125. On sheet C001, Note 5, under the Engineering Drainage and Storm Notes section reads, "DURING CONSTRUCTION THE CONTRACTOR IS FULLY RESPONSIBLE FOR INTERIM PROVISIONS FOR PASSAGE OF IRRIGATION AND STORM WATER. NO SUPPLEMENTAL COMPENSATION WILL BE MADE FOR WET CONDITIONS OR FLOW DIVERSIONS". This note is ambiguous and not able to be predicted as unforeseen conditions may be known after excavation occurs. Should diversion of existing irrigation or storm drain systems be needed during the construction of the new work, additional charges will be negotiated via change order.
126. Items to be removed and relocated or adjusted in place, such as capping waterlines, will constitute an onsite meeting between governing entities, inspectors and SIRQ with its subcontractors. Should existing conditions of items to be relocated be discovered to be insufficient or unable to be utilized, additional charges will be negotiated, not only for the parts to be replaced but also for lost time, down time, and any other costs associated with potential delays. Should existing utility structures, main lines, branch lines, or other materials be found differently sized than what is shown on the plans provided, additional charges will be negotiated.
127. We do not expect to encounter any rock or otherwise difficult soils. Should rock or otherwise difficult soils be encountered additional costs will be negotiated. Likewise, should buried debris, garbage or other materials, that are not soils and aggregates, additional costs will be negotiated to dispose of these items. Work is bid to be performed with typical excavation equipment.
128. On sheet C108, there is a manhole and curb inlet box on the left, bottom corner of the plan set that do not have "rim" elevations. We have bid to the best of our ability with the grades provided on the plans. A "rim" and "TBC" elevation should be provided before we can order these storm drain structures before we place our order. This will be on Kimley Horn to provide to SIRQ and its subcontractors.

129. On sheet C103, there is a fire hydrant called out to remain in place on the south side of the existing library, next to Center Street. This fire hydrant is connected to a line that is scheduled for demolition according to note 22, which reads, "CAP AND REMOVE EXISTING IRRIGATION LINE PER LEHI CITY STANDARDS. CAP AT MAINLINE VALVE IN CENTER STREET AND 100 EAST." Then on sheet C109, the same fire hydrant is shown as existing but there is a note 5 shown pointing to the connection of the hydrant to a line that is removed, as mentioned above. Note 5 on sheet C109 reads, "INSTALL 3" IRRIGATION LINE AND TAP. SEE IRRIGATION PLANS FOR DETAILS." This note does not apply to this fire hydrant per Lehi City Standards. We need to have Kimley Horn clarify what is supposed to happen with this hydrant and this irrigation line. We submitted this question before during the design process and it appears to not have been addressed in the bid documents. We need to get this resolved before waterworks are ordered.
130. On sheet C109, in the upper right corner of the plan sheet, there is a note 3 tag shown on the intersection of the existing sewer lines. Note 3 reads "INSTALL 6" FIRE WATER LATERAL WITH THRUST BLOCKS AND BENDS SHOWN (BLUE DR-18 C900 PVC) PER LEHI CITY STANDARDS AND SPECIFICATIONS. REFER TO DETAIL ON SHEET C501". We assume this note is a hold over from a previous plan rendition. We need Kimley Horn to clarify if this note is meant to be relating to another location so we can get this properly accounted for.
131. On sheet C109, in the lower right corner of the plan sheet, there is a note 5 tag shown on the intersection of the existing irrigation lines. Note 5 on sheet C109 reads, "INSTALL 3" IRRIGATION LINE AND TAP. SEE IRRIGATION PLANS FOR DETAILS." There is not a line or tap shown at this location. If there is meant to be a connection at this location, we will need to have Kimley Horn determine how this is supposed to be designed and include updated plans for this connection. If there is not a connection meant for this location, we, again, need Kimley Horn to provide clarification.

SITE IMPROVEMENTS

132. Detail E2 / AS501 shows privacy panels to be installed on wrought iron fencing and gates. We have only provided these privacy panels where it is directly shielding the employee parking area, and not at all areas of the fence.
133. Asphalt rates reflect the 2024 market rates.
134. We have included the BAS Bi-folding gate as a V.E option to the Wallance "Foldsmart XT" Gates. Per previous conversations, the BAS Bi-fold was an acceptable option. If the Wallance gate are required, please add $68,860.

135. Detail D3 / AS501 shows a cross section of the decorative metal fence. It lists the height of this fence as 10', unless noted otherwise. All areas on sheet AS102.1 show fencing to be 6' to match the precast fence height. We have not included any decorative metal fencing over 6' in height.
136. Sheet IR102 Shows several Sleeve locations to be cut in the existing asphalt parking lot to irrigate parking island locations. Upon visiting the site we determined the necessary sleeves are already in place for irrigation purposes of the parking islands. We exclude all landscape irrigation sleeves under the existing parking lot on sheet IR102.
137. We have included an allowance of $12,012 for landscape repairs.
138. We have included an allowance of $8,000 for Deer fencing at deciduous trees during construction per plans. This can be removed if not needed.
139. On sheet C001, note 2, under the Engineering Site Notes section, reads, "CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AT ALL TIE IN LOCATIONS". SIRQ and its subcontractors will match existing grades at these locations but are not responsible for any drainage issues for slopes that are flatter than 2% in grade, new or existing. Also, the existing condition of curb and gutter, concrete and pavements sections may not be in the best of condition compared to the newly installed work. Any defects or premature raveling, breakage, frost heaving, or other deterioration of newly installed work that is caused by adjoining, existing surfaces are to be repaired by others.
140. Any additional bollards that are required to be installed, not currently shown on the provided plans at time of bid, can be installed for a negotiated rate via change order.
141. SIRQ excludes any relocation or removal of any of the following not currently shown on the demolition or utility plans:
    a. Underground Wells
    b. Power poles and guy wires
    c. Underground gas lines
    d. Septic Tanks
    e. Existing building foundations
    f. Basements
    g. Water meters and lines
    h. Asphalt
    i. Concrete
    j. Drain pipes
    k. Sanitary Sewer pipes or manholes

l. Sign poles

The relocation or removal of these items can be incorporated into SIRQ's scope via change order.

142. On sheet C001, note 11, under the Engineering Grading Notes section, reads, "GRADES WITHIN THE ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.05 FEET OF THE DESIGN GRADE." Industry standard is 0.10 feet or 1/10th of a foot. We have included costs for 1/10th of a foot in our bid. Any smaller tolerances tighter than 1/10th of a foot will result in additional costs via change order.
143. SWPPP will be installed as shown on the SWPPP plan for the project site. BMP's, such as silt fence, will be installed according to this plan and maintained throughout the project. However, should these BMPs be removed, damaged or otherwise compromised by parties other than SIRQ and its subcontractors, such as the public or city employees, a change order will be negotiated for the costs associated with the corrective steps to be taken to bring the site back into compliance.
144. SIRQ does not expect to have anything to do with survey monuments or like structures. We have not included any monies for removal, replacement or correction of said monuments.
145. SIRQ will provide street sweeping for tracking caused by SIRQ and its subcontractors. Should additional sweeping be required for others, outside of our control, additional change orders will be negotiated.
146. On plan sheet IR101, the connection on north side of the building for the irrigation service, is shown further south than what is shown on sheet C109 for the 3" irrigation line. It is expect that Kimley Horn and Arc Sitio Design will coordinate as to where this connection is to occur and where the utility contractor will end their installation. Currently, we have bid to connect at the point where it shows on C109. If this connection point is to happen where shown on IR101, we need to be notified of this designation as soon as possible.
147. Plants quoted are those that were available at time of bid. There are potential substitutions that will need to be made in order to supply the project with plantings. These substitutions will be discussed with the project team and owner to come to a resolution. The need for these substitutions may be caused by, but not limited to, growing seasons, market demand, discontinuance of particular plantings, loss of crops, etc.
148. All bike racks and benches are excluded per notes on plans.

SUMMARY OF PROJECT COSTS

Lehi City Hall

Lehi City

Bid Date **3/19/2024**
Presented **4/18/2024**

57,763 SF

Description of work	% of Total	Total	Bid Subcontractors	Cost/sf
General Conditions	2.69%	$ 855,939	SIRQ	$ 14.82
SURVEY	0.08%	$ 24,720	Smith Elevations	$ 0.10
CLEANING	0.23%	$ 71,747	Delta Pro Clean / SIRQ	$ 1.24
DEMOLITION	0.00%	$ -	IN EARTHWORK	$ -
CONCRETE	5.14%	$ 1,634,948	Cornerstone Concrete	$ 28.30
EPOXY FLOORING	0.03%	$ 10,600	Paul M Wolff	$ 0.18
MASONRY	9.40%	$ 2,988,500	AK Masonry - Alternate brick	$ 51.74
STEEL	9.53%	$ 3,029,567	Utah Ornamental/Arc and Spark/SE/Wasatch Steel Erectors	$ 52.45
ROUGH CARPENTRY	0.62%	$ 198,470	RJP	$ 3.44
ARCHITECTURAL WOODWORK	2.93%	$ 933,273	Boswell Wasatch	$ 16.16
DAMPPROOFING	0.09%	$ 28,320	Rocky Mountain Waterproofing	$ 0.49
TRAFFIC COATINGS	0.00%	$ -	N/A	$ -
INSULATION	0.82%	$ 261,450	USI	$ 4.53
EIFS	0.16%	$ 50,631	Nicolson Construction	$ 0.88
AIR BARRIER	0.33%	$ 105,116	Precision Caulking	$ 1.82
ROOFING	1.97%	$ 626,669	FBC	$ 10.85
SIDING	1.06%	$ 337,415	Western Building Group	$ 5.84
ROOF ACCESSORIES	0.00%	$ -	IN ROOFING AND EQUIPMENT	$ -
FIREPROOFING	0.05%	$ 15,420	Specialty Systems	$ 0.27
JOINT SEALANTS	0.16%	$ 49,694	Precision Caulking	$ 0.86
DOORS, FRAMES, HARDWARE	2.61%	$ 828,900	LKL/Bedier	$ 14.35
STOREFRONT	3.17%	$ 1,009,083	Skyview Glass	$ 17.47
DRYWALL	6.64%	$ 2,112,674	Wallboard Specialties	$ 36.57
TILE	1.10%	$ 350,950	JRC Tile	$ 6.08
ACOUSTICAL CEILINGS	1.07%	$ 340,218	Mitchel Acoustics	$ 5.89
FLOORING	0.88%	$ 279,895	Wall 2 Wall Floor Coverings	$ 4.85
PAINTING	0.86%	$ 274,650	Fisher	$ 4.75
SIGNAGE	0.56%	$ 179,657	IG Signs/ Trademark	$ 3.11
OPERABLE PANEL PARTITION	0.49%	$ 155,382	Alder	$ 2.69
SPECIALTIES	0.42%	$ 134,890	Select Specialties	$ 2.34
WALKWAY CANOPY	0.14%	$ 44,881	Upside Innovations (Erection by Wasatach in Steel tab)	$ 0.78
COPPER SPIRE	0.01%	$ 2,810	East Coast Weathervanes	$ 0.05
FLAGPOLES	0.09%	$ 28,276	Colonial Flag	$ 0.49
EQUIPMENT	0.10%	$ 30,605	Rooftop Anchor	$ 0.53
WINDOW COVERINGS	0.44%	$ 140,493	Midwest D Vision	$ 2.43
ELEVATORS	1.35%	$ 428,630	Otis	$ 7.42
FIRE SPRINKLER	1.18%	$ 375,000	Firetrol	$ 6.49
PLUMBING	0.00%	$ -	IN HVAC	$ -
HVAC	13.68%	$ 4,350,496	Gunthers Inc	$ 75.32
ELECTRICAL	14.29%	$ 4,543,304	GSL Electric	$ 78.65
EARTHWORK	4.44%	$ 1,411,447	Cazier Excavating	$ 5.53
AGGREGATE PIERS	0.44%	$ 140,100	Geopier Northwest	$ 2.43
ASPHALT	0.61%	$ 193,915	Morgan	$ 4.55
FENCING	1.16%	$ 369,728	Olympus, Buchanan V.E & American Fence	$ 1.45
SITE FURNISHINGS	0.00%	$ -	See Asphalt	$ -
LANDSCAPING	1.62%	$ 515,231	ACE	$ 2.02
FUTURE VE		$ (17,217)		
Sub Total	92.65%	**$ 29,446,478**		$ 509.78
Contingency				
Inclement Weather Conditions Allowance		$ 99,563		$ 1.72
Design Contingency	0.00%	$ -		$ -
Construction Contingency	3.00%	$ 886,381		$ 15.35
Indirects				
Warranty	0.180%	$ 55,162		
Safety Allocation	0.128%	$ 39,226		
Building Permit	0.00%	By Owner		$ -
General Liability	0.39%	$ 118,749		$ 2.06
Builders Risk		$ 43,265		$ 0.75
Payment & Performance Bond		$ 214,965		
Fee				
Contractors Fee	2.90%	$ 896,210		$ 15.52
Grand Total:	99.25%	**$ 31,800,000**		**$550.53**

LEHI CITY HALL

APRIL 18, 2024

EXHIBIT B:

- Alternates

ALTERNATES

1. **Not Applicable**

LEHI CITY HALL

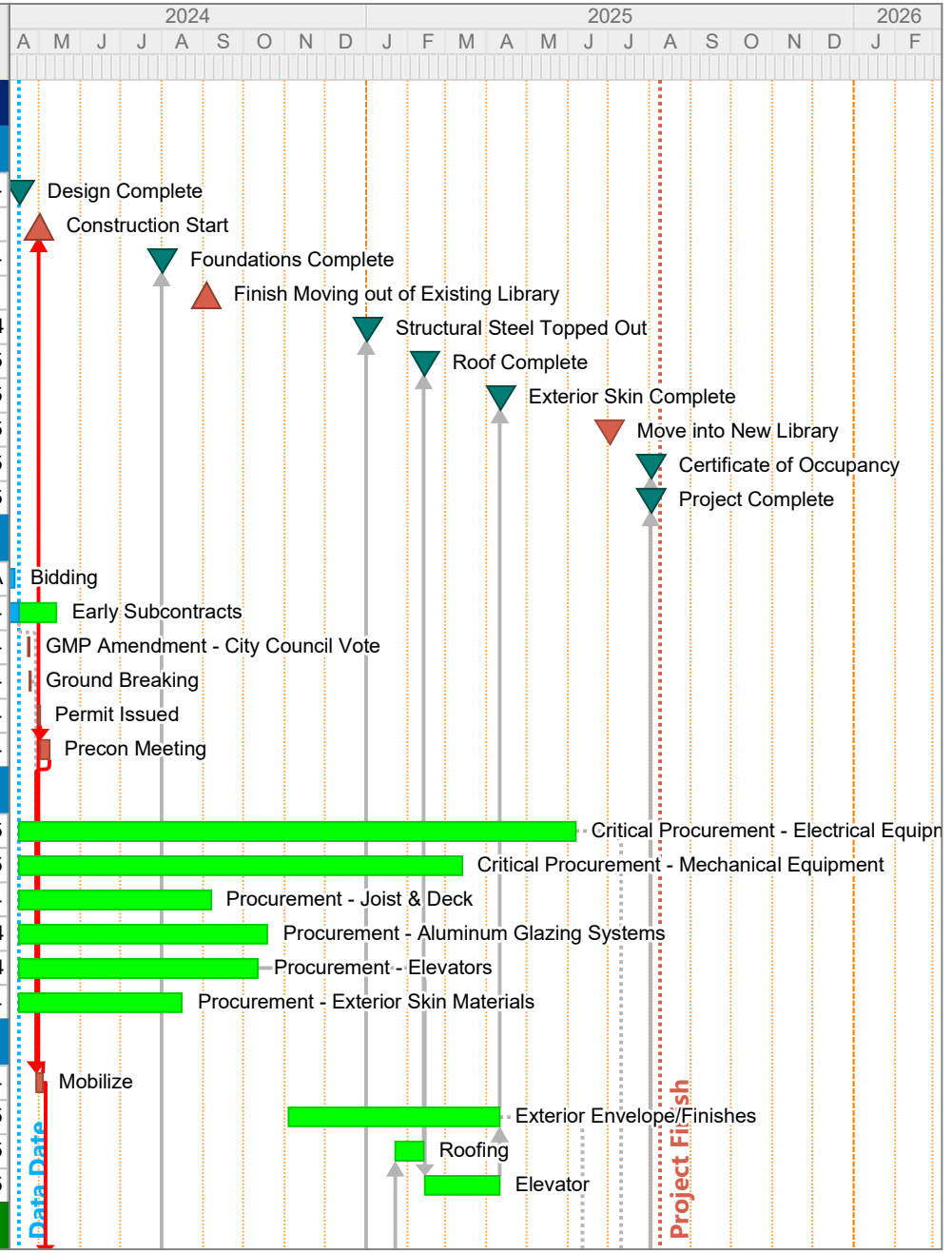
APRIL 18, 2024

EXHIBIT C:

- Schedule
- List of Drawings, Specifications & Addenda
- Value Engineering Log

PROJECT SCHEDULE

ID	Description	Original Duration	Start	Finish
Lehi Civic Center City Hall & Library				
Milestones				
10	Design Complete	0		04/15/24
20	Construction Start	0	05/01/24	
30	Foundations Complete	0		07/31/24
75	Finish Moving out of Existing Library	0	09/03/24	
40	Structural Steel Topped Out	0		12/31/24
50	Roof Complete	0		02/12/25
60	Exterior Skin Complete	0		04/10/25
77	Move into New Library	0		07/01/25
80	Certificate of Occupancy	0		08/01/25
90	Project Complete	0		08/01/25
Preconstruction/Design				
240	Bidding	35	04/01/24A	04/12/24A
270	Early Subcontracts	20	04/01/24A	05/13/24
245	GMP Amendment - City Council Vote	1	04/23/24	04/23/24
248	Ground Breaking	1	04/24/24	04/24/24
220	Permit Issued	1	05/01/24	05/01/24
225	Precon Meeting	5	05/02/24	05/08/24
Procurement				
280	Critical Procurement - Electrical Equipment	290	04/16/24	06/06/25
290	Critical Procurement - Mechanical Equipment	230	04/16/24	03/13/25
300	Procurement - Joist & Deck	100	04/16/24	09/06/24
310	Procurement - Aluminum Glazing Systems	130	04/16/24	10/18/24
320	Procurement - Elevators	125	04/16/24	10/11/24
330	Procurement - Exterior Skin Materials	85	04/16/24	08/15/24
Construction				
340	Mobilize	5	04/29/24	05/03/24
450	Exterior Envelope/Finishes	110	11/04/24	04/10/25
430	Roofing	15	01/23/25	02/12/25
440	Elevator	40	02/14/25	04/10/25
Below Slab				



Start Date: 07/31/23
Finish Date: 08/08/25
Data Date: 04/16/24
Run Date: 04/17/24
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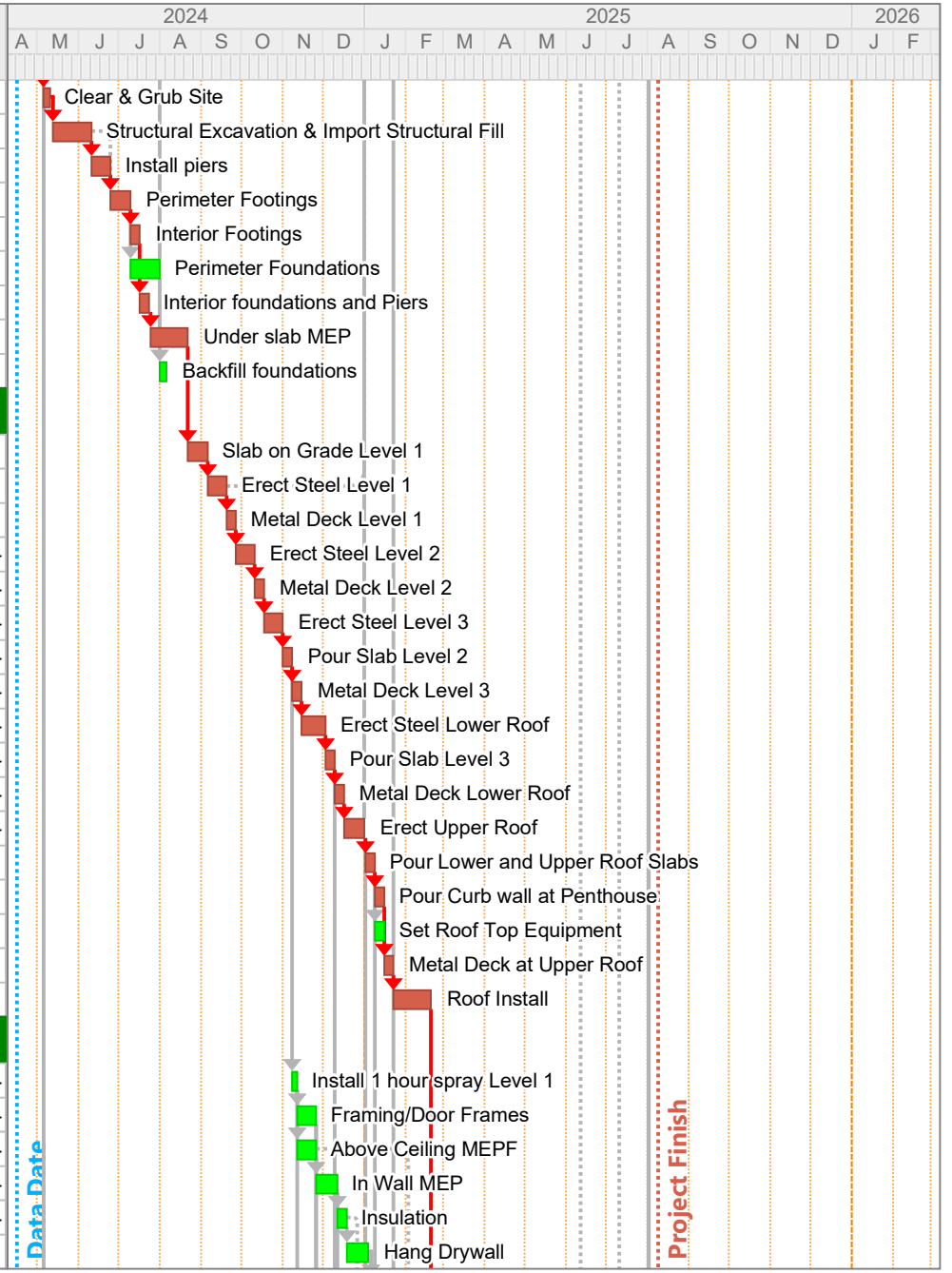
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Lehi City Civic Center City Hall & Library - Bid Schedule

SIRQ construction

LEHI CITY

ID	Description	Original Duration	Start	Finish
360	Clear & Grub Site	5	05/06/24	05/10/24
370	Structural Excavation & Import Structural Fill	20	05/13/24	06/10/24
375	Install piers	10	06/11/24	06/24/24
380	Perimeter Footings	10	06/25/24	07/09/24
382	Interior Footings	5	07/10/24	07/16/24
385	Perimeter Foundations	15	07/10/24	07/31/24
387	Interior foundations and Piers	5	07/17/24	07/23/24
390	Under slab MEP	20	07/25/24	08/21/24
386	Backfill foundations	3	08/01/24	08/05/24
Structure				
400	Slab on Grade Level 1	10	08/22/24	09/05/24
410	Erect Steel Level 1	10	09/06/24	09/19/24
415	Metal Deck Level 1	5	09/20/24	09/26/24
417	Erect Steel Level 2	10	09/27/24	10/10/24
419	Metal Deck Level 2	5	10/11/24	10/17/24
425	Erect Steel Level 3	10	10/18/24	10/31/24
427	Pour Slab Level 2	5	11/01/24	11/07/24
428	Metal Deck Level 3	5	11/08/24	11/14/24
429	Erect Steel Lower Roof	10	11/15/24	12/02/24
435	Pour Slab Level 3	5	12/03/24	12/09/24
437	Metal Deck Lower Roof	5	12/10/24	12/16/24
438	Erect Upper Roof	10	12/17/24	12/31/24
439	Pour Lower and Upper Roof Slabs	5	01/02/25	01/08/25
445	Pour Curb wall at Penthouse	5	01/09/25	01/15/25
485	Set Roof Top Equipment	5	01/09/25	01/15/25
447	Metal Deck at Upper Roof	5	01/16/25	01/22/25
456	Roof Install	20	01/23/25	02/19/25
Level 1 Green				
432	Install 1 hour spray Level 1	2	11/08/24	11/11/24
433	Framing/Door Frames	10	11/12/24	11/25/24
441	Above Ceiling MEPF	10	11/12/24	11/25/24
444	In Wall MEP	10	11/26/24	12/11/24
451	Insulation	5	12/12/24	12/18/24
472	Hang Drywall	10	12/19/24	01/03/25



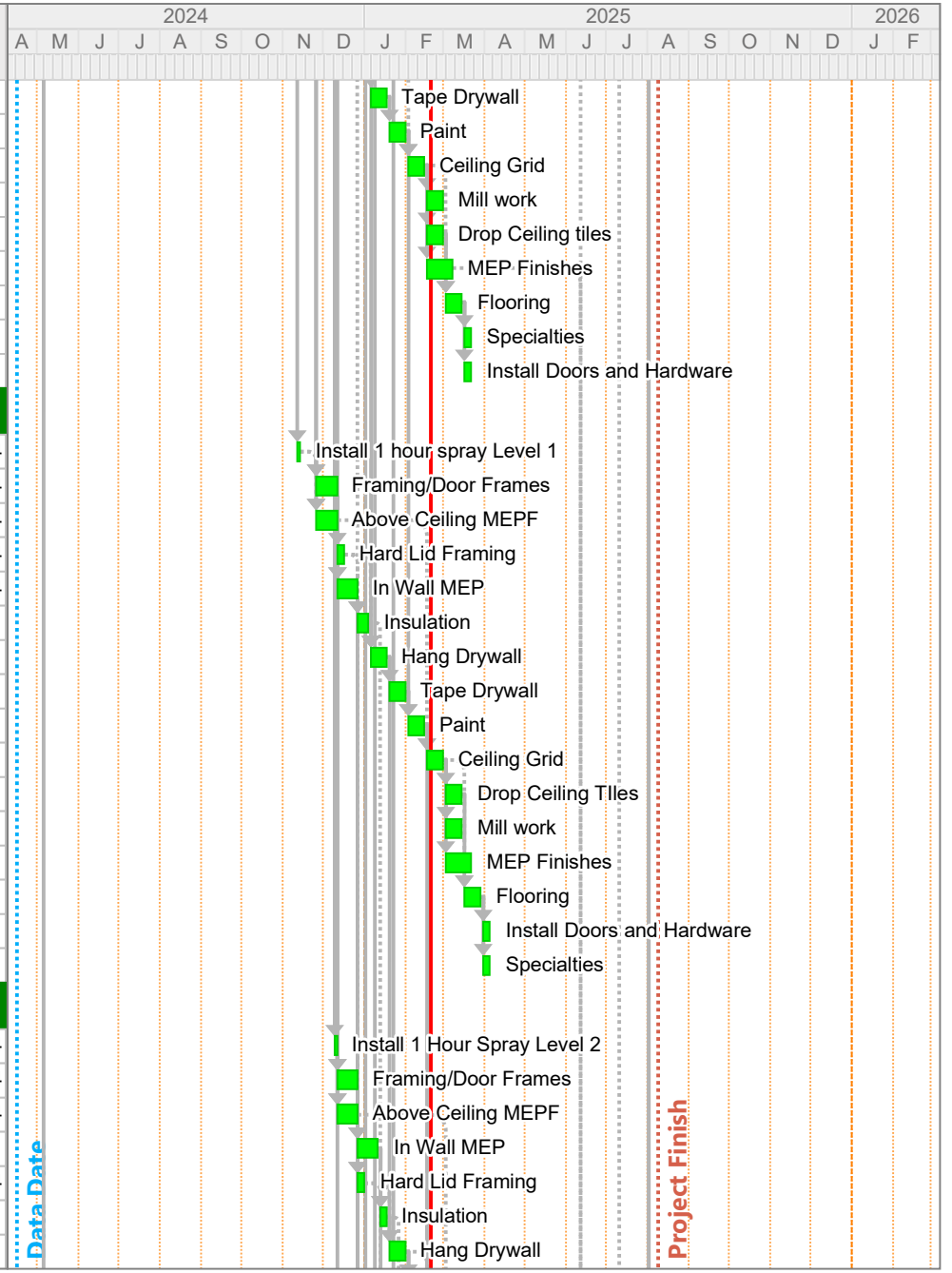
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Finish Date: 08/08/25
Data Date: 04/16/24
Run Date: 04/17/24
Lehi Civic Center - 4.17.24.ppx

Lehi City Civic Center City Hall & Library - Bid Schedule

SIRQ construction

LEHI CITY

ID	Description	Original Duration	Start	Finish
473	Tape Drywall	10	01/06/25	01/17/25
486	Paint	10	01/20/25	01/31/25
488	Ceiling Grid	10	02/03/25	02/14/25
491	Mill work	10	02/17/25	02/28/25
501	Drop Ceiling tiles	10	02/17/25	02/28/25
510	MEP Finishes	15	02/17/25	03/07/25
494	Flooring	10	03/03/25	03/14/25
507	Specialties	5	03/17/25	03/21/25
515	Install Doors and Hardware	5	03/17/25	03/21/25
Level 1 Blue				
530	Install 1 hour spray Level 1	2	11/12/24	11/13/24
540	Framing/Door Frames	10	11/26/24	12/11/24
550	Above Ceiling MEPF	10	11/26/24	12/11/24
555	Hard Lid Framing	3	12/12/24	12/16/24
560	In Wall MEP	10	12/12/24	12/26/24
570	Insulation	5	12/27/24	01/03/25
580	Hang Drywall	10	01/06/25	01/17/25
590	Tape Drywall	10	01/20/25	01/31/25
600	Paint	10	02/03/25	02/14/25
610	Ceiling Grid	10	02/17/25	02/28/25
615	Drop Ceiling TIles	10	03/03/25	03/14/25
620	Mill work	10	03/03/25	03/14/25
640	MEP Finishes	15	03/03/25	03/21/25
630	Flooring	10	03/17/25	03/28/25
632	Install Doors and Hardware	5	03/31/25	04/04/25
635	Specialties	5	03/31/25	04/04/25
Level 2 Green				
426	Install 1 Hour Spray Level 2	2	12/10/24	12/11/24
431	Framing/Door Frames	10	12/12/24	12/26/24
434	Above Ceiling MEPF	10	12/12/24	12/26/24
446	In Wall MEP	10	12/27/24	01/10/25
513	Hard Lid Framing	3	12/27/24	12/31/24
453	Insulation	5	01/13/25	01/17/25
471	Hang Drywall	10	01/20/25	01/31/25



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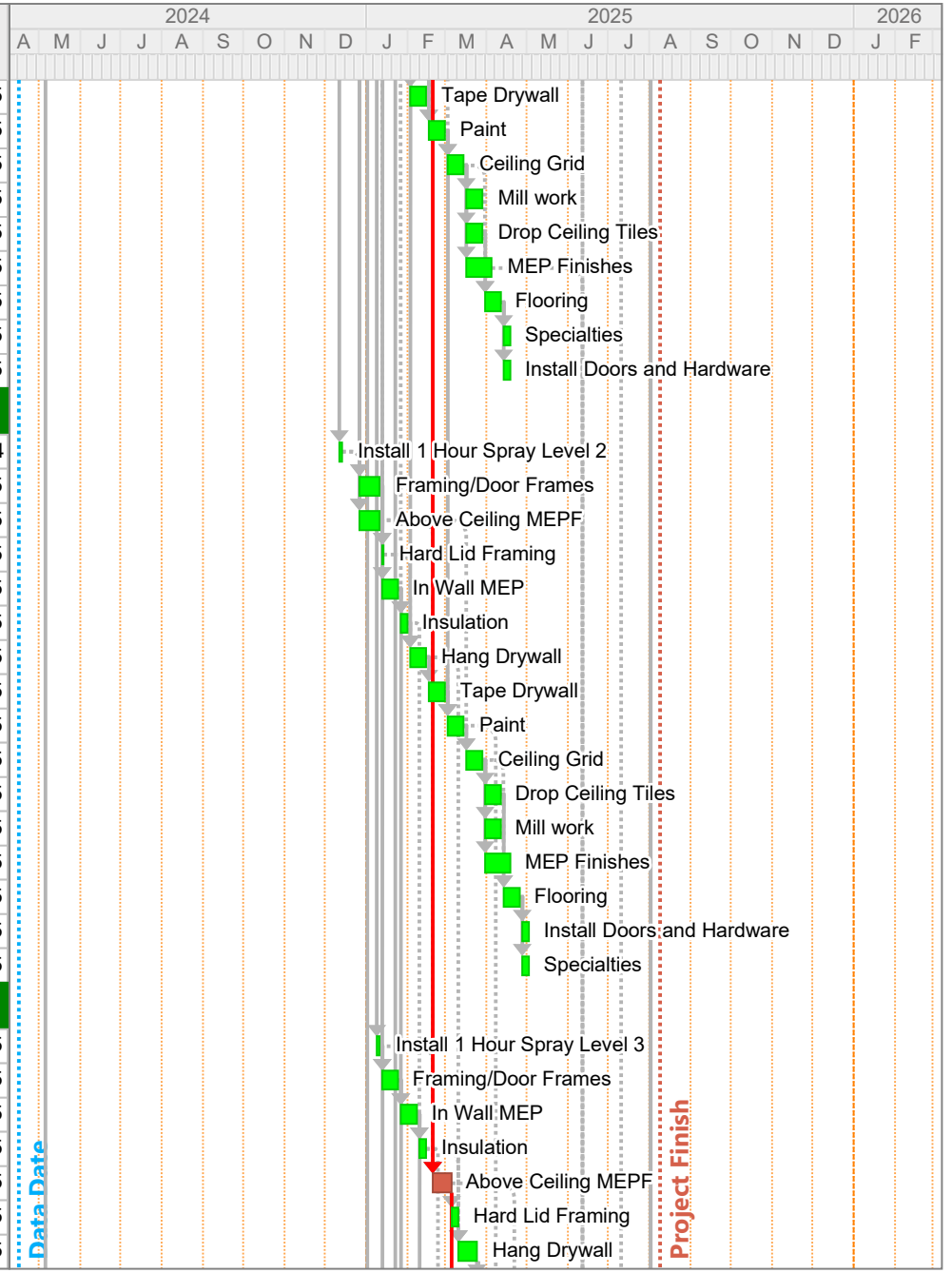
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Lehi City Civic Center City Hall & Library - Bid Schedule

SIRQ construction

LEHI CITY

ID	Description	Original Duration	Start	Finish
474	Tape Drywall	10	02/03/25	02/14/25
489	Paint	10	02/17/25	02/28/25
495	Ceiling Grid	10	03/03/25	03/14/25
497	Mill work	10	03/17/25	03/28/25
503	Drop Ceiling Tiles	10	03/17/25	03/28/25
505	MEP Finishes	15	03/17/25	04/04/25
498	Flooring	10	03/31/25	04/11/25
506	Specialties	5	04/14/25	04/18/25
512	Install Doors and Hardware	5	04/14/25	04/18/25
Level 2 Blue				
420	Install 1 Hour Spray Level 2	2	12/12/24	12/13/24
650	Framing/Door Frames	10	12/27/24	01/10/25
660	Above Ceiling MEPF	10	12/27/24	01/10/25
665	Hard Lid Framing	1	01/13/25	01/13/25
670	In Wall MEP	10	01/13/25	01/24/25
680	Insulation	5	01/27/25	01/31/25
690	Hang Drywall	10	02/03/25	02/14/25
700	Tape Drywall	10	02/17/25	02/28/25
710	Paint	10	03/03/25	03/14/25
720	Ceiling Grid	10	03/17/25	03/28/25
725	Drop Ceiling Tiles	10	03/31/25	04/11/25
730	Mill work	10	03/31/25	04/11/25
750	MEP Finishes	15	03/31/25	04/18/25
740	Flooring	10	04/14/25	04/25/25
742	Install Doors and Hardware	5	04/28/25	05/02/25
745	Specialties	5	04/28/25	05/02/25
Level 3 Green				
442	Install 1 Hour Spray Level 3	2	01/09/25	01/10/25
436	Framing/Door Frames	10	01/13/25	01/24/25
455	In Wall MEP	10	01/27/25	02/07/25
457	Insulation	5	02/10/25	02/14/25
443	Above Ceiling MEPF	10	02/20/25	03/05/25
514	Hard Lid Framing	3	03/06/25	03/10/25
477	Hang Drywall	10	03/11/25	03/24/25



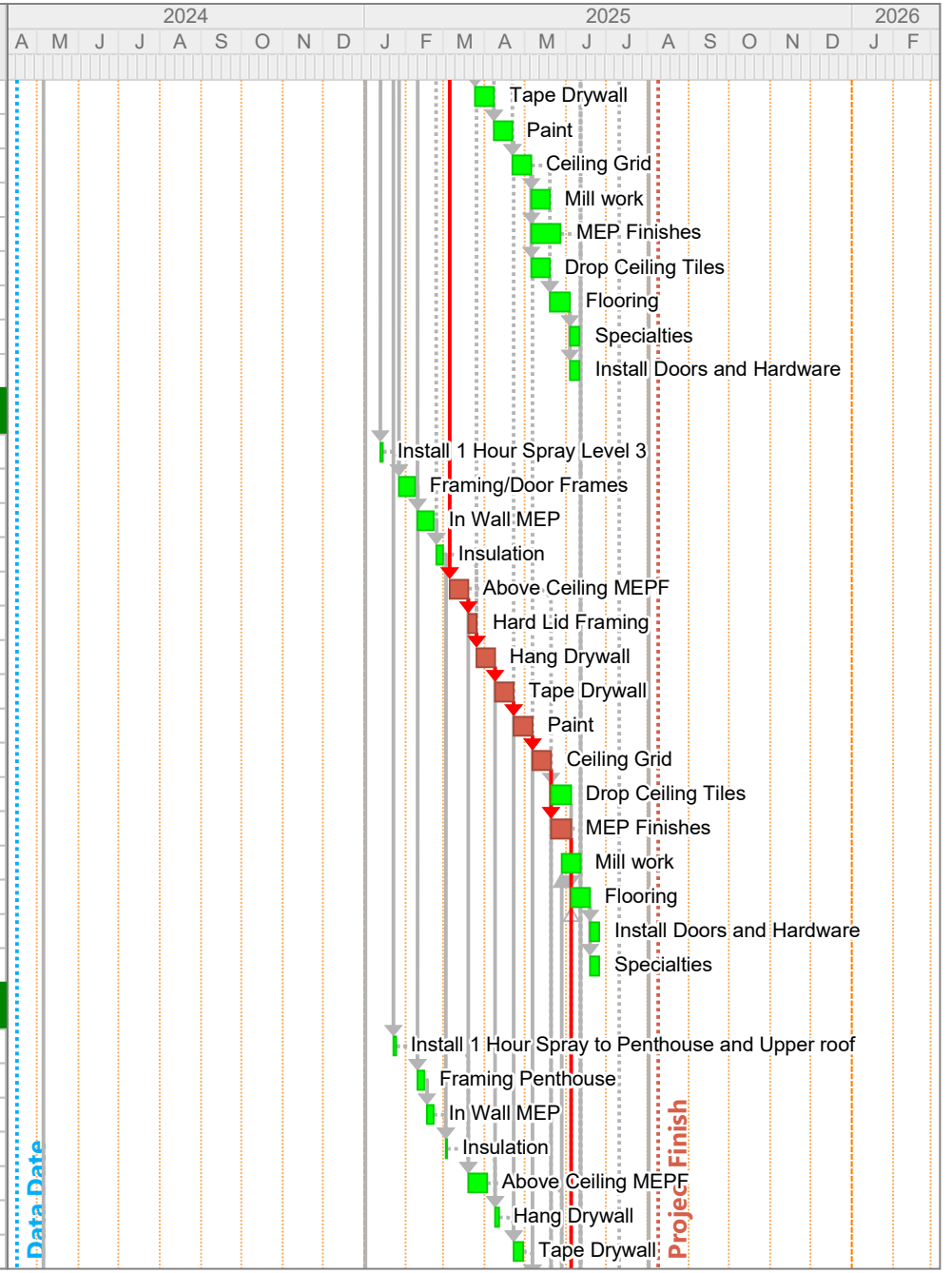
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Lehi Civic Center - 4.17.24.ppx

Lehi City Civic Center City Hall & Library - Bid Schedule

SIRQ construction

LEHI CITY

ID	Description	Original Duration	Start	Finish
478	Tape Drywall	10	03/25/25	04/07/25
492	Paint	10	04/08/25	04/21/25
493	Ceiling Grid	10	04/22/25	05/05/25
496	Mill work	10	05/06/25	05/19/25
502	MEP Finishes	15	05/06/25	05/27/25
504	Drop Ceiling Tiles	10	05/06/25	05/19/25
499	Flooring	10	05/20/25	06/03/25
508	Specialties	5	06/04/25	06/10/25
511	Install Doors and Hardware	5	06/04/25	06/10/25
Level 3 Blue				
760	Install 1 Hour Spray Level 3	2	01/13/25	01/14/25
770	Framing/Door Frames	10	01/27/25	02/07/25
780	In Wall MEP	10	02/10/25	02/21/25
870	Insulation	5	02/24/25	02/28/25
790	Above Ceiling MEPF	10	03/06/25	03/19/25
795	Hard Lid Framing	4	03/20/25	03/25/25
880	Hang Drywall	10	03/26/25	04/08/25
890	Tape Drywall	10	04/09/25	04/22/25
900	Paint	10	04/23/25	05/06/25
905	Ceiling Grid	10	05/07/25	05/20/25
907	Drop Ceiling Tiles	10	05/21/25	06/04/25
940	MEP Finishes	10	05/21/25	06/04/25
920	Mill work	10	05/29/25	06/11/25
930	Flooring	10	06/05/25	06/18/25
932	Install Doors and Hardware	5	06/19/25	06/25/25
935	Specialties	5	06/19/25	06/25/25
Penthouse				
448	Install 1 Hour Spray to Penthouse and Upper roof	2	01/23/25	01/24/25
449	Framing Penthouse	5	02/10/25	02/14/25
452	In Wall MEP	5	02/17/25	02/21/25
479	Insulation	1	03/03/25	03/03/25
460	Above Ceiling MEPF	10	03/20/25	04/02/25
454	Hang Drywall	3	04/09/25	04/11/25
476	Tape Drywall	5	04/23/25	04/29/25



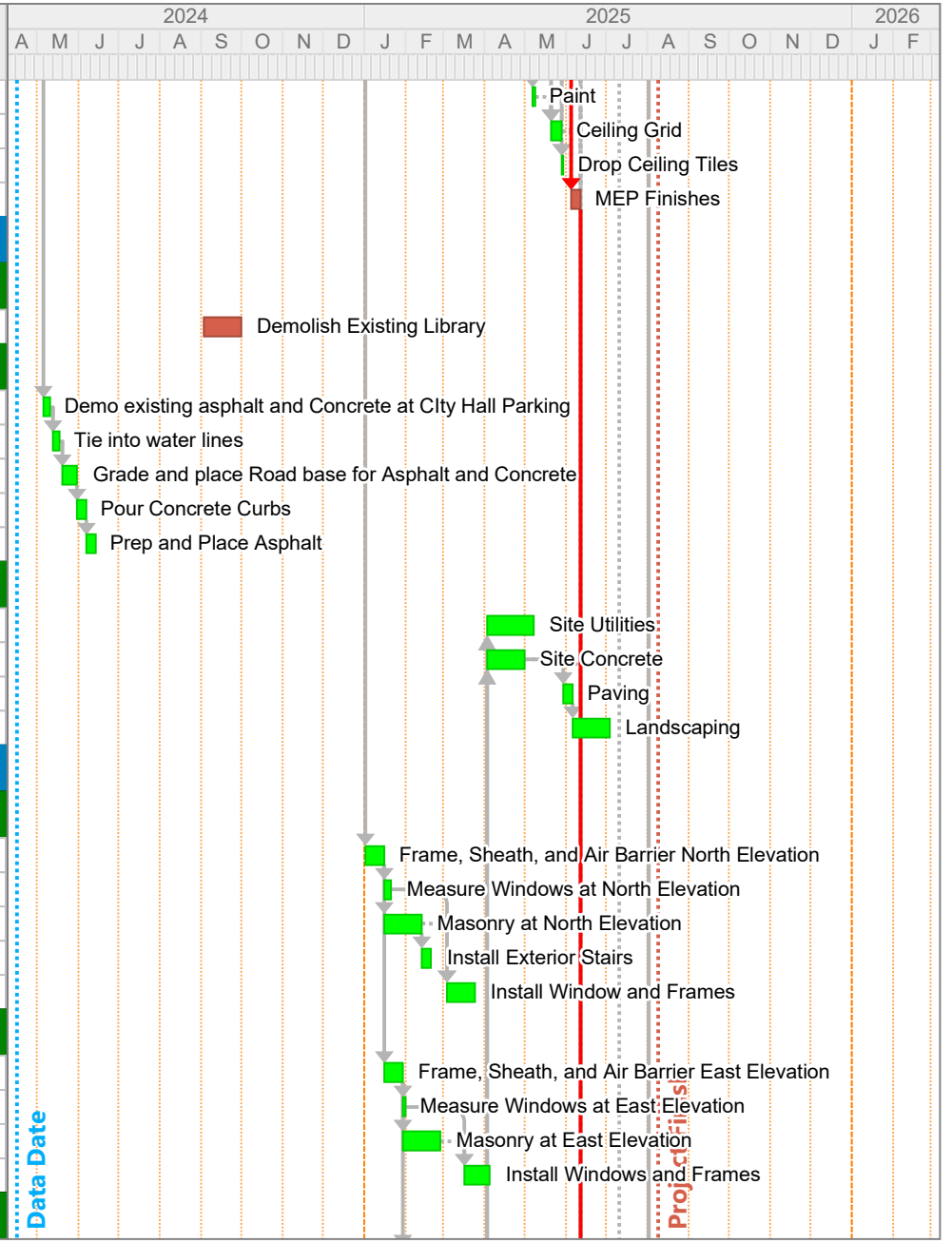
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Finish Date: 08/08/25
Data Date: 04/16/24
Run Date: 04/17/24
Lehi Civic Center - 4.17.24.ppx

Lehi City Civic Center City Hall & Library - Bid Schedule

SIRQ construction

LEHI CITY

ID	Description	Original Duration	Start	Finish
509	Paint	2	05/07/25	05/08/25
910	Ceiling Grid	5	05/21/25	05/28/25
915	Drop Ceiling Tiles	1	05/29/25	05/29/25
912	MEP Finishes	5	06/05/25	06/11/25
Site				
Demolition				
520	Demolish Existing Library	20	09/03/24	09/30/24
Added Parking around Block				
395	Demo existing asphalt and Concrete at CIty Hall Parking	5	05/06/24	05/10/24
396	Tie into water lines	5	05/13/24	05/17/24
397	Grade and place Road base for Asphalt and Concrete	8	05/20/24	05/30/24
398	Pour Concrete Curbs	5	05/31/24	06/06/24
399	Prep and Place Asphalt	5	06/07/24	06/13/24
Site				
470	Site Utilities	25	04/03/25	05/07/25
480	Site Concrete	20	04/03/25	04/30/25
490	Paving	5	05/30/25	06/05/25
500	Landscaping	20	06/06/25	07/03/25
Exterior Envelope				
North Elevation				
458	Frame, Sheath, and Air Barrier North Elevation	10	01/02/25	01/15/25
462	Measure Windows at North Elevation	3	01/16/25	01/20/25
463	Masonry at North Elevation	20	01/16/25	02/12/25
482	Install Exterior Stairs	5	02/13/25	02/19/25
481	Install Window and Frames	15	03/04/25	03/24/25
East Elevation				
459	Frame, Sheath, and Air Barrier East Elevation	10	01/16/25	01/29/25
461	Measure Windows at East Elevation	2	01/30/25	01/31/25
464	Masonry at East Elevation	20	01/30/25	02/26/25
483	Install Windows and Frames	15	03/17/25	04/04/25
West Elevation				



Start Date: 07/31/23
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Lehi Civic Center - 4.17.24.ppx

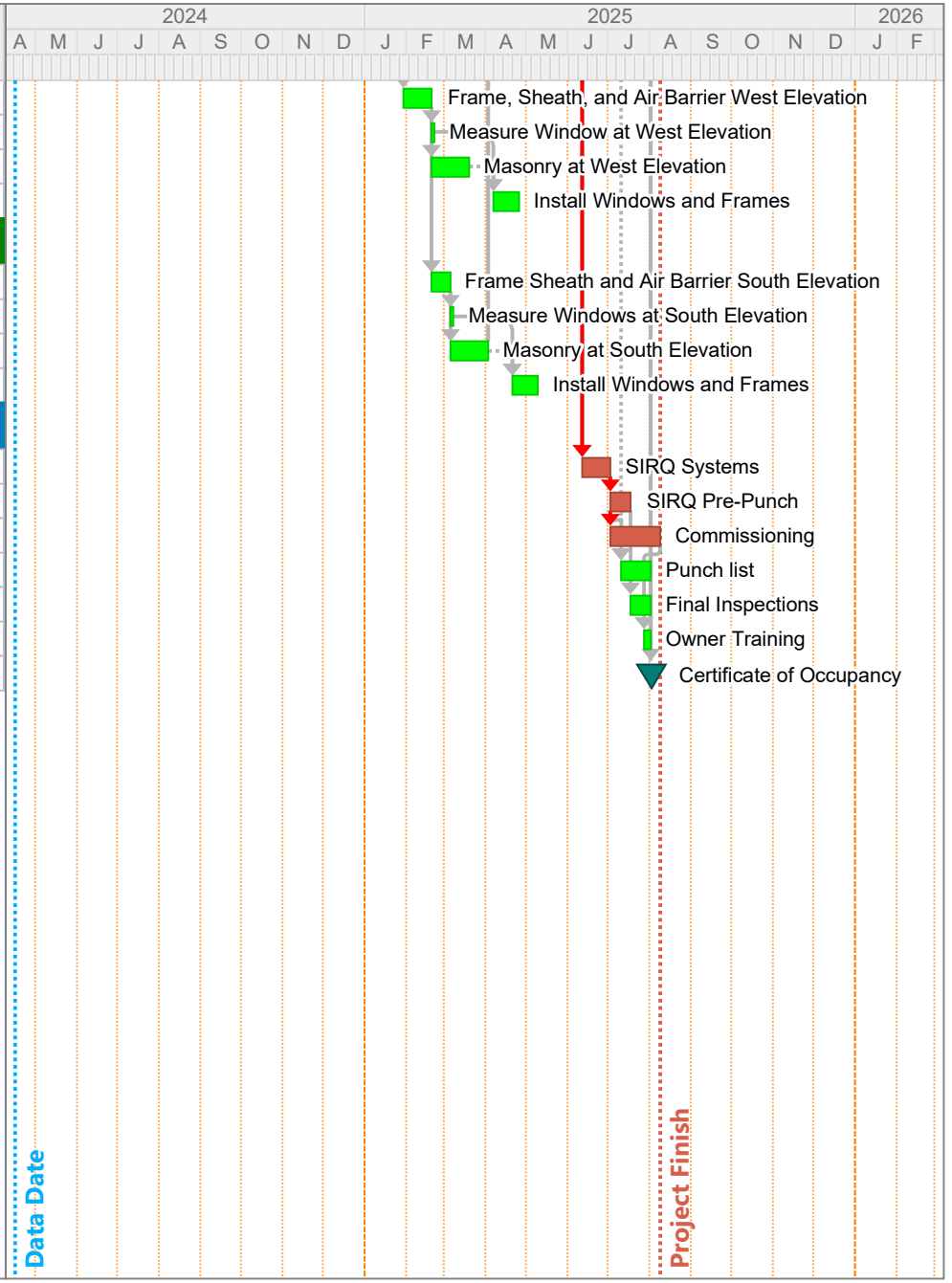
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SIRQ construction

LEHI CITY

ID	Description	Original Duration	Start	Finish
465	Frame, Sheath, and Air Barrier West Elevation	15	01/30/25	02/19/25
466	Measure Window at West Elevation	2	02/20/25	02/21/25
469	Masonry at West Elevation	20	02/20/25	03/19/25
484	Install Windows and Frames	15	04/07/25	04/25/25
South Elevation				
467	Frame Sheath and Air Barrier South Elevation	10	02/20/25	03/05/25
468	Measure Windows at South Elevation	2	03/06/25	03/07/25
475	Masonry at South Elevation	20	03/06/25	04/02/25
487	Install Windows and Frames	15	04/21/25	05/09/25
Closeout				
800	SIRQ Systems	15	06/12/25	07/02/25
810	SIRQ Pre-Punch	10	07/03/25	07/17/25
840	Commissioning	25	07/03/25	08/08/25
850	Punch list	15	07/11/25	08/01/25
820	Final Inspections	10	07/18/25	08/01/25
860	Owner Training	5	07/28/25	08/01/25
830	Certificate of Occupancy	0		08/01/25



Start Date: 07/31/23
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SIRQ construction

LEHI CITY

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- **Section 05 5113 Metal Pan Stairs**
- **Section 05 5119 Metal Grating Stairs**

- **Section 05 5213 Exterior Stainless Steel Railings**
- **Section 05 7319 Decorative Metal Railings**

DIVISION 06 WOOD, PLASTICS, AND COMPOSITES

- **Section 06 1053 Miscellaneous Rough Carpentry**
- **Section 06 1636 Wood Panel Product Sheathing**
- **Section 06 1643 Gypsum Sheathing**
- **Section 06 2519 Slatwall Panel Systems**
- **Section 06 4023 Interior Architectural Woodwork**

DIVISION 07 THERMAL AND MOISTURE PROTECTION

- **Section 07 1113 Bituminous Dampproofing**
- **Section 07 1326 Self-Adhering Sheet Waterproofing**
- **Section 07 1900 Water Repellents and Anti-Graffiti Coatings**
- **Section 07 2100 Thermal Insulation**
- **Section 07 2413 Polymer Based Exterior Insulation And Finish System (EIFS)**
- **Section 07 2727 Fluid Applied Vapor-Permeable Weather Barrier**
- **Section 07 3113 Asphalt Shingles**
- **Section 07 4210.11 Composite Framing Support (CFS) System**
- **Section 07 4246 Composite Metal Wall Panels**
- **Section 07 5419 Polyvinyl-Chloride (PVC) Roofing**
- **Section 07 6200 Sheet Metal Flashing and Trim**
- **Section 07 8100 Sprayed Fire-Resistive Materials**
- **Section 07 8400 Through-Penetration Firestop Systems**
- **Section 07 8443 Fire-Resistant Firestops and Joint Systems**
- **Section 07 8713 Draft Curtain Systems**
- **Section 07 9200 Joint Sealants**

DIVISION 08 OPENINGS

- **Section 08 1113 Hollow Metal Doors and Frames**
- **Section 08 1416 Flush Wood Doors**
- **Section 08 3013 Pocket Doors**
- **Section 08 3100 Access Doors and Frames**
- **Section 08 4100 Aluminum Entrances and Storefronts**
- **Section 08 4413 Glazed Aluminum Curtain Walls**
- **Section 08 5653 Bullet Resistant Vertical Baffle Window**
- **Section 08 7100 Door Hardware**
- **Section 08 8000 Glazing**

- **Section 08 8300 Mirrored Glass**
- **Section 08 8853 Security Glazing and Transaction Components**
- **Section 08 9119 Fixed Louvers**

DIVISION 09 FINISHES

- **Section 09 2100 Gypsum Board Shaft-Wall Assemblies**
- **Section 09 2216 Non-Structural Metal Framing**
- **Section 09 2900 Gypsum Board**
- **Section 09 3013 Ceramic Tiling**
- **Section 09 5113 Acoustical Panel Ceilings**
- **Section 09 5443 Stretched-Fabric Ceiling Systems**
- **Section 09 6513 Resilient Wall Base and Accessories**
- **Section 09 6516.33 Rubber Sheet Flooring**
- **Section 09 6536.16 Static-Dissipative Resilient Flooring**
- **Section 09 6543 Linoleum Flooring**
- **Section 09 6813 Tile Carpeting**
- **Section 09 7219 Fabric Wall Coverings**
- **Section 09 7713 Stretched-Fabric Wall Systems**
- **Section 09 9100 Painting**
- **Section 09 9735 Dry Erase Coating**

DIVISION 10 SPECIALTIES

- **Section 10 1100 Visual Display Boards**
- **Section 10 1213 Enclosed Bulletin Boards**
- **Section 10 1400 Signage**
- **Section 10 2215 Operable Panel Partitions**
- **Section 10 2613 Corner Guards**
- **Section 10 2623.13 Impact Resistant Wall Protection**
- **Section 10 2800 Toilet and Bath Accessories**
- **Section 10 4400 Fire-Protection Specialties**
- **Section 10 7326 Walkway Canopy**
- **Section 10 7426 Copper Spire**
- **Section 10 7516 Ground-Set Flagpoles**

DIVISION 11 EQUIPMENT

- **Section 11 3034.13 Ceiling Fans**
- **Section 11 5116 Book Depositories**
- **Section 11 8129 Fall Protection**

DIVISION 12 FURNISHINGS

- **Section 12 2400 Roller Shades**

DIVISION 13 SPECIAL CONSTRUCTION

- **Not Used**

DIVISION 14 CONVEYING EQUIPMENT

- **Section 14 2100 Electric Traction Elevators**

DIVISION 21 FIRE SUPPRESSION

- **Section 21 1313 Fire Protection Systems**

DIVISION 22 PLUMBING

- **Section 22 0000 General Plumbing Requirements**
- **Section 22 0100 Operation and Maintenance of Plumbing**
- **Section 22 0519 Meters and Gages for Plumbing Piping**
- **Section 22 0523 General Duty Valves for Plumbing Piping**
- **Section 22 0529 Hangers and Supports for Plumbing Piping and Equipment**
- **Section 22 0548 Vibration and Seismic Control for Plumbing Piping and Equipment**
- **Section 22 0553 Identification for Plumbing Piping and Equipment**
- **Section 22 0700 Plumbing Insulation**
- **Section 22 0800 Commissioning of Plumbing**
- **Section 22 1000 General Pipes and Fittings**
- **Section 22 1100 Facility Water Distribution**
- **Section 22 1123 Natural Gas Piping**
- **Section 22 1300 Facility Sanitary Sewerage**
- **Section 22 1400 Facility Storm Drainage**
- **Section 22 3116 Water Softeners**
- **Section 22 3400 Gas Fired Domestic Water Heater**
- **Section 22 4000 Plumbing Fixtures**

DIVISION 23 HEATING, VENTILATION, AND AIR CONDITIONING

- **Section 23 0000 General Mechanical Requirements**
- **Section 23 0100 Operation and Maintenance Manuals**
- **Section 23 0505 Mechanical Firestopping**
- **Section 23 0513 Motors, Drives and Electrical Requirements for Mechanical Work**
- **Section 23 0516 Meters**

- **Section 23 0519 Thermometers and Pressure Gauges**
- **Section 23 0523 Valves**
- **Section 23 0529 Mechanical Supporting Devices**
- **Section 23 0548 Mechanical Sound, Vibration and Seismic Control**
- **Section 23 0553 Mechanical Identification**
- **Section 23 0593 System Commissioning, Testing and Balancing**
- **Section 23 0700 Mechanical Insulation**
- **Section 23 0800 Commissioning of HVAC**
- **Section 23 0900 Mechanical Control Systems**
- **Section 23 0923 Direct Digital Control Systems (DDC)**
- **Section 23 0933 Electric Control Systems**
- **Section 23 2000 General Pipes and Fittings**
- **Section 23 2113 Hydronic Piping and Specialties**
- **Section 23 2123 HVAC Pumps**
- **Section 23 2500 Chemical Water Treatment Filters and Equipment**
- **Section 23 3100 Ductwork**
- **Section 23 3300 Ductwork Accessories**
- **Section 23 3423 Power Ventilators**
- **Section 23 3616 Air Terminal Units**
- **Section 23 3713 Air Outlets and Inlets**
- **Section 23 4116 Air Filters**
- **Section 23 5200 Natural Gas Fired Boilers**
- **Section 23 6400 Air Cooled Chillers**
- **Section 23 7300 Packaged Air Handling Units**
- **Section 23 8200 Terminal Heat Transfer Units**

DIVISION 26 ELECTRICAL

- **Section 26 0000 General Electrical Requirements**
- **Section 26 0500 Common Work Results for Electrical**
- **Section 26 0519 Low-Voltage Electrical Power Conductors and Cables**
- **Section 26 0526 Grounding and Bonding for Electrical Systems**
- **Section 26 0529 Hangers and Supports for Electrical Systems**
- **Section 26 0533 Raceways and Boxes for Electrical Systems**
- **Section 26 0536 Cable Trays for Electrical Systems**
- **Section 26 0543 Underground Ducts and Raceways for Electrical Systems**
- **Section 26 0544 Sleeves and Sleeve Seals for Electrical Raceways and Cabling**
- **Section 26 0548 Vibration and Seismic Controls for Electrical Systems**
- **Section 26 0553 Identification for Electrical Systems**

- **Section 26 0574 Overcurrent Protective Device and Arc-Flash study**
- **Section 26 0800 Commissioning of Electrical and Lighting**
- **Section 26 0923 Distributed Digital Lighting Controls**
- **Section 26 2200 Low-Voltage Transformers**
- **Section 26 2413 Switchboards**
- **Section 26 2416 Panelboards**
- **Section 26 2713 Electricity Metering**
- **Section 26 2726 Wiring Devices**
- **Section 26 2726.1 Wiring Device Schedule**
- **Section 26 2743 Electric-Vehicle Charging Equipment**
- **Section 26 2813 Fuses**
- **Section 26 2816 Enclosed Switches and Circuit Breakers**
- **Section 26 2913 Enclosed Controllers**
- **Section 26 2923 Variable-Frequency Motor Controllers**
- **Section 26 3213 Engine Generators**
- **Section 26 3600 Transfer Switches**
- **Section 26 4113 Lightning Protection for Structures**
- **Section 26 4313 Surge Protection for Low-Voltage Electrical Power Circuits**
- **Section 26 5100 Interior Lighting**
- **Section 26 5600 Exterior Lighting**

DIVISION 27 COMMUNICATIONS

- **Section 27 1100 Telecommunications Pathways and Spaces**
- **Section 27 1300 Communications Backbone Cabling**
- **Section 27 1500 Communications Horizontal Cabling**
- **Section 27 4100 General Technology Systems Requirements**
- **Section 27 4101 Basic Technology Systems Requirements**
- **Section 27 4102 Basic Technology Systems Materials and Methods**
- **Section 27 4113 Audio Systems**
- **Section 27 4114 Video Systems**
- **Section 27 4115 Control Systems**
- **Section 27 5319 In-Building Wireless Distributed Antenna System**

DIVISION 28 ELECTRONIC SAFETY AND SECURITY

- **Section 28 1311 Physical Access Control System (PACS)**
- **Section 28 2300 Video Surveillance**
- **Section 28 3111 Digital, Addressable Fire-Alarm System**

DIVISION 31 EARTH WORK

- **Section 31 6613.13 Aggregate Piers**

DIVISION 32 EXTERIOR IMPROVEMENTS

- **Section 32 3119 Decorative Iron Fencing**
- **Section 32 3119.19 Prehung Egress Gates**
- **Section 32 3119.53 Decorative Metal Security Gates (High Speed)**
- **Section 32 3519 Precast Fencing**
- **Section 32 8000 Landscape Irrigation**
- **Section 32 9300 Landscape Planting**

DIVISION 33 UTILITIES

- **Not Used**

SPECIFICATION SECTIONS SHOWN ON TOC, BUT ACTUAL SECTION NOT INCLUDED IN THE SPECIFICATION MANUAL / NOT INCLUDED IN GMP PRICING:

- **Section 07 1803 Traffic Coatings**
- **Section 07 2419 Water-Drainage Exterior Insulation and Finish System (EIFS)**
- **Section 07 4213 Metal Wall Panels**
- **Section 10 5116 Plastic-Laminate-Clad Wood Lockers**

ADDENDA

Addendum #1 dated 12/20/23

- **EE004**
- **ES104**
- **EP601**
- **EP604**
- **EP605**
- **EP606**
- **EL101**
- **EL102**

- **EL103**
- **EL301**
- **EL601**
- **EL602**
- **EL603**
- **EL605**
- **EL606**
- **EL607**
- **EL608**
- **FA101**
- **FA102**
- **FA103**
- **FA104**
- **EJ101**
- **EJ102**
- **EJ103**
- **EJ301**
- **EJ501**
- **EJ601**

Addendum #2 dated 3/6/24

- **Section 31 1000 - SITE CLEARING**
- **Section 31 2000 - EARTHMOVING**
- **Section 32 1216 - ASPHALT PAVING**
- **Section 32 1313 - CONCRETE PAVING**
- **Section 32 1373 - CONCRETE PAVING JOINT SEALANTS**
- **Section 32 1726 - TACTILE WARNING SURFACE**
- **Section 33 0000 - DIVISION 33 - UTILITIES TABLE OF CONTENTS**
- **Section 33 1000 - WATER DISTRIBUTION**
- **Section 33 3100 - SANITARY SEWER PIPING**
- **Section 33 4100 - STORM DRAINAGE PIPING**
- **Section 34 0000 - TABLE OF CONTENTS**

Addendum #3 dated 3/12/24

- **Sheet A120.3**
- **Sheet A120.4**
- **Sheet A400**
- **Sheet A405**

- **Sheet A406**
- **Sheet A410**
- **Sheet A411**
- **Sheet A532**
- **Sheet A563**
- **Sheet A570**
- **Sheet A573**
- **Sheet A574**
- **Sheet A575**
- **Sheet A576**
- **Sheet A577**
- **Sheet A579**
- **Sheet A581**
- **Sheet A582**
- **Sheet A583**
- **Sheet A584**
- **Sheet A585**
- **Sheet A586**
- **Sheet A588**
- **Sheet A590**
- **Sheet A591**
- **Sheet A598**
- **Section 06 4023 – INTERIOR ARCHITECTURAL WOODWORK AND CASEWORK**
- **Section 10 2800 – TOILET AND BATH**
- **Section 31 6613.13 Aggregate Piers**
- **S002**
- **S101**
- **S301**
- **M001**

Addendum #4 dated 3/14/24

- **ADD 4 - Architectural Specification Revisions.pdf**
- **ADD 4 - Mechanical Narrative.pdf**

VALUE ENGINEERING LOG

ITEM #	Division	ASSGN	ITEM DESCRIPTION	VALUE	CLASS	UNDECIDED (1)	ACCEPTED (2)	INCORPORATED (3)	REJECTED (4)	COMMENTS
1	00	SIRQ	Future required VE	$ (17,217)	2	$ -	$ (17,217)	$ -	$ -	Cannot be used in conjuction with item #10
2	09	SIRQ	Other tile items	TBD	1	TBD	$ -	$ -	$ -	Cannot be used in conjuction with item #10
3	08	SIRQ	Aternate Door hinges	TBD	1	TBD	$ -	$ -	$ -	Cannot be used in conjuction with item #10
ACCEPTED VE NEEDING TO BE INCORPORATED INTO BID DOCS										
4	01		Early demolition of Library	$ (228,000)	3	$ -	$ -	$ (228,000)	$ -	
5	04		Summit Alaskan White Smooth brick in lieu of Belden brick	$ (137,000)	3	$ -	$ -	$ (137,000)	$ -	Cannot be used in conjuction with item #2
6	05		Change 316 grade stainless steel rails to grade 304	$ (3,250)	3	$ -	$ -	$ (3,250)	$ -	
7	06		Change Cabinet edge banding from 1/4" stained to match laminate hardwood to a matching 3MM PVC banding	$ (10,141)	3	$ -	$ -	$ (10,141)	$ -	
8	06		Reverting back from stain hardwood cabinet stops / stretchers to edge banded melamine stretchers	$ (6,115)	3	$ -	$ -	$ (6,115)	$ -	
9	06	SIRQ	Change from Eco Wood Veneer to Commodity Rift White Oak Veneer (Include Wood Doors to match)	$ (82,492)	3	$ -	$ -	$ (82,492)	$ -	Veneer sheets would be random and not grain matching. SIRQ to obtain samples to for architect.
10	08		Change storefront / curtain wall to anodized in lieu of painted (Kawneer)	$ (20,000)	3	$ -	$ -	$ (20,000)	$ -	Kawneer is the manufacturer.
11	09		Change stud gauge on interior walls to eq studs in lieu of .33mil	$ (76,721)	3	$ -	$ -	$ (76,721)	$ -	
12	09		Change product on all masonry to Prosoco Block Guard & Graffiti control	$ (20,650)	3	$ -	$ -	$ (20,650)	$ -	
13	09		Remove magnetic / white board paint in library	$ (5,945)	3	$ -	$ -	$ (5,945)	$ -	
14	09		Level 4 drywall finish in lieu of level 5	$ (51,405)	3	$ -	$ -	$ (51,405)	$ -	
15	09		Use standard mud bed at tile floors	$ (67,300)	3	$ -	$ -	$ (67,300)	$ -	
16	21		Schedule 10 piping in lieu of Schedule 40	$ (22,000)	3	$ -	$ -	$ (22,000)	$ -	
20	23	SIRQ	Replace components on current mechanical system reducing efficiency (not reduncy)	$ (50,000)	3	$ -	$ -	$ (50,000)	$ -	Cannot be used in conjuction with item #10
18	26		Decrease generator fuel tank from 72 hr to 36 hour	$ (26,035)	3	$ -	$ -	$ (26,035)	$ -	
19	32		Eliminate Boulders	$ (17,500)	3	$ -	$ -	$ (17,500)	$ -	City would like additional contouring within the larger landscape / planting areas.
20	32		Eliminate Weed Barrier Fabric	$ (11,113)	3	$ -	$ -	$ (11,113)	$ -	With maintenance this can be eliminated
21	32		Eliminate concrete at east and west road parking, change to asphalt	$ (13,328)	3	$ -	$ -	$ (13,328)	$ -	
22	32	SIRQ	VE in landscape	$ (85,000)	3	$ -	$ -	$ (85,000)	$ -	Changes in tree caliper, plant types, topsoil in sod area (4"), planter backfill. SIRQ to obtain additional information on proposed plantings and structural fill.
23						$ -	$ -	$ -	$ -	
ACCEPTED VE NOT INCORPORATED INTO BID DOCS										
24						$ -	$ -	$ -	$ -	
PREVIOUSLY REJECTED VE										
25						$ -	$ -	$ -	$ -	
REJECTED VE										
26	04		Summit Alaskan White Grain brick in lieu of Belden brick	$ (151,000)	4	$ -	$ -	$ -	$ (151,000)	Cannot be used in conjuction with item #1
27	04		Weather protection for masonry	$ (100,000)	4	$ -	$ -	$ -	$ (100,000)	
28	05		Change mild steel rails from NOMMA 2 Requirement to NOMMA 2.5	$ (32,000)	4	$ -	$ -	$ -	$ (32,000)	Switched steel contractors and this VE is no longer available.
29	06		Reverting back from maple plywood to MDF at library tree	$ (2,604)	4	$ -	$ -	$ -	$ (2,604)	
30	07		Change from 4" EPS to 2" EPS	$ (4,313)	4	$ -	$ -	$ -	$ (4,313)	R-8 thermal value. Arch comment: required by envelope CommCheck
31	07		Remove West Side Dormers	$ (29,000)	4	$ -	$ -	$ -	$ (29,000)	
32	07		Change from 8" rain gutter to 6" seamless gutter	$ (70,000)	4	$ -	$ -	$ -	$ (70,000)	VCBO to redline drawings to provide areas that could utilize 6" gutters
33	08		Change storefront / curtain wall to flat top frames in lieu of arched tops	$ (50,000)	4	$ -	$ -	$ -	$ (50,000)	Does this number include masonry, steel changes? Have they kept the windows af the same height?
34	08		Eliminate Louvers at tower	$ (10,000)	4	$ -	$ -	$ -	$ (10,000)	Does this credit include additional framing, roofing, etc.?
35	09		Stainless Steel Tile Liner	$ (900)	4	$ -	$ -	$ -	$ (900)	If eliminated altogether with no tile or accent, savings at $7,000.

36	23		VRF system in lieu of the current boiler design	$ (1,000,000)	4	$ -	$ -	$ -	$ (1,000,000)	Can we get a 4 year labor warranty? 10 yr parts? Gunthers working up changes based on 4.9.24 meeting.
37						$ -	$ -	$ -	$ -	
38						$ -	$ -	$ -	$ -	
				SUBTOTAL		**$ -**	**$ (17,217)**	**$ (933,995)**	**$ (1,449,817)**	
			Insurance		0.70%	$ -	$ (120.00)	$ (6,509.95)	-	
			Escalation		0%	$ -	$ -	$ -	-	
			Builders Risk		0%	$ -	$ (52.00)	$ -	-	
			Construction Contingency		3%	$ -	$ (516.51)	$ -	-	
			Fee		2.9%	$ -	$ (499.29)	$ -	-	
			Payment & Performance Bond		0.67%	$ -	$ (116.18)	$ -	-	
				GRAND TOTAL		**$ -**	**$ (18,521)**	**$ (1,874,500)**	**$ (1,449,817)**	

PROJECT COST	**$**	**31,818,521**
	COST MODIFIER	
UPDATED COST WITH VALUE ENGEERING	**$**	**31,800,000**
GMP CONTRACT AMOUNT	**$**	**31,800,000**
TARGET SAVINGS	**$**	**(0)**

$ (18,521)

1.61%

$ (0) If all VE accepted

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Budget Amendment for Fiscal Year 2024
a. Public Hearing
b. Consideration of Resolution #2024-16 amending the budget for the City of Lehi for FY 2024.

Suggested Action:

Attachments:

Res 2024-16.doc

Budget Adjustment #2.pdf

LEHI CITY

RESOLUTION NO. 2024-16

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

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

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

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

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

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

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

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

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

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

Approved and Adopted by the City Council of Lehi City this 23th day of April, 2024.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder



ANNUAL OPERATING AND CAPITAL BUDGET

Budget Amendment #2

FISCAL YEAR 2023-2024

Lehi City
Budget Amendment #2
Fiscal Year 2023-24
April 2024

Amendment 2a – Storm Drain Vac Truck Repair

- Emergency repair needed to replace an engine for one of the storm drain vac trucks.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Fleet	Repairs and Expenses	722,875	55,000	777,875	Fund Balance

Amendment 2b – Sewer Lining Project

- Funds to reline sewer lines are included in the annual budget. This amendment carries forward unused funds from previous years to do current year projects.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Sewer	Sewer Line Rehab	510,000	300,000	810,000	Fund Balance

Amendment 2c – PARC Tax Project Carryovers

- Adjustment to allocate PARC Tax expenditures to capital projects and arts programs based on current and estimated collections.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
PARC	Arts Programs	450,000	120,000	570,000	PARC Revenue
PARC	Capital Projects	1,050,000	1,000,000	2,050,000	PARC Revenue

Amendment 2d – Sewer Treatment Charge Increase

- TSSD raised treatment charges to the City by 40% beginning January 2024. The increased charges will be taken from fund balance for the remainder of FY 2024.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Sewer	TSSD	9,200,000	1,500,000	10,700,000	Fund Balance

Amendment 2e – Road Sales Tax Projects

- The road tax budgeted for Summer 2024 is $2.3 million. Amending the budget now allows the projects to go forward based on the contractors schedule.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Roads Sales Tax	Road Reconstruction	1,800,000	2,300,000	4,100,000	Road Sales Tax

Amendment 2f – Flight Park Well

- The flight park well was funded through a combination of State ARPA funds, City ARPA funds, and culinary water funds. This budget needs to be carried forward from the previous year.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Grant Projects	Flight Park Well	0	2,000,000	2,000,000	Grants, Water Reserves

Amendment 2g – Sewer Oversizing

- The sewer fund uses impact fees to increase pipe size to accompany development. This allows the City to coordinate work and reduce unnecessary cutting into city roadways.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Sewer Impact Fees	Oversizing Pipe	510,000	90,000	600,000	Fund Balance

Amendment 2h – City Hall Completion

- Now that the final price has been established for both buildings, funds that were previously identified to complete construction of these two buildings can be transferred to the LBA fund.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Local Building Authority	City Hall Construction	28,300,036	5,000,000	33,300,036	Capital Proj Fund

Amendment 2i – Lehi MWD Water Purchase

- The City is contracted to assist in the acquisition of water shares for this development. The funding from this purchase will come as a repayment from the developer.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Culinary Water	Water Acquisition	1,000,000	1,159,200	2,159,200	CWP Purchase/ Cost to Cure

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-17 amending the Lehi City Employee Police Manual related to military leave.

Suggested Action:

Attachments:

Res 2024-17.docx

Employee Policy Manual update.docx

LEHI CITY

RESOLUTION NO. 2024-17

A RESOLUTION AMENDING THE LEHI CITY EMPLOYEE POLICY MANUAL

WHEREAS, Lehi City has adopted an Employee Policy Manual;

WHEREAS, Lehi City now desires to revise the provisions of the manual related to military leave;

WHEREAS, on April 23, 2024, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds that: (i) The Lehi City Employee Policy Manual should be amended; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Lehi City Employee Policy Manual is hereby amended as shown on the attached Exhibits "A".

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City this 23rd day of April, 2024.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit A

Current Policy: Leaves of Absence, 10. Military Leave,

A. Military Leave – Short Term. An eligible full-time employee, who is a member of the military (as defined by USERRA), will be granted leave with compensation for the purpose of ~~fulfilling annual field training~~ not to exceed three weeks (120 hours) in any one (1) calendar year. ~~(Utah State Code 39-3-1 & -2)~~

Proposed Policy:

B. Military Leave – Short Term, An eligible full-time employee, how is a member of the military (as defined by USERRA), will be granted leave with compensation for the purpose of fulfilling the service requirements not to exceed three weeks (120 hours) in any one (1) calendar year. (Utah State Code 71A-8-102)

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-18 approving an agreement with Geneva Rock Products for micro surfacing of city streets.

Suggested Action:

Attachments:

Res 2024-18.docx

Agreement-Micro Surfacing (Geneva Rock).docx

RESOLUTION NO. 2024-__

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH GENEVA ROCK PRODUCTS INC. FOR MICRO SURFACING OF CITY STREETS

WHEREAS, City desires to contract for the Micro surfacing of city streets; and

WHEREAS, the City issued RFP 2024-06 and selected Geneva Rock Products Inc. as the lowest responsive and responsible bidder; and

WHEREAS, on April 23, 2024, the Lehi City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

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

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 23rd day of April, 2024.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT FOR MICRO SURFACING

THIS AGREEMENT FOR THE Lehi City Micro Surfacing ("Agreement") is made and entered into and effective as of the date the last party signs below ("Effective Date") by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and Geneva Rock Products, Inc., whose principal place of business is located at 1565 West 400 North, Orem, Utah 84057 ("Contractor").

WHEREAS, City desires to contract for the placement of UDOT spec 02735 type 3 Micro surface on 1.3 million square feet of city roads (the "Work"); and

WHEREAS, City issued RFP 2024-06 and Contractor submitted a Response to RFP 2024-06 which City determined to be the lowest responsive and most responsible proposal/bid and the City desires to contract with Contractor to perform the Work;

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

1. Scope of Work. City hereby hires Contractor and Contractor agrees to be bound to the City to perform the Work as described in RFP 2024-06 and Contractor's Response to RFP 2024-06 dated February 19, 2024, both attached hereto as Exhibit A, and referred to as the "Contract Documents" and by this reference are incorporated herein and made a part of this Agreement.

2. Term. The Work shall commence on the Effective Date and shall be completed no later than September 30, 2024 ("Term"). Failure to complete the Work by the end of the Term constitutes an event of default. The actual damages to the City for the delay in completion may be difficult or impossible to determine. Therefore, in lieu of actual damages, the Contractor shall pay to the City, liquidated damages for each calendar day in completing performance of the Work past the end of the Term, in an amount of $1,000 per day. The final costs for liquidated damages shall be deducted from the Payment amount identified in Section 3 below.

3. Payment. City shall pay Contractor a total contract payment ("Payment") not to exceed $574,500.00. Contractor shall invoice City for Work completed, inspected, and accepted by City. City shall pay Contractor's invoices within 30 days of receipt.

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

section, nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like.

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

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

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

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

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

If City terminates this Agreement without cause, Contractor shall be paid a pro rata portion of the Payment for the reasonable value of the Work that Contractor has

completed or performed prior to the date of termination.

6.4 If the Lehi City Council decides not to appropriate a sufficient amount to fund the consideration payment, this Agreement shall be void and of no further force or effect. In the event of such non-appropriation of resources, the City shall be relieved of all of its obligations contemplated by this Agreement, including but not limited to the Payment. In the event of such non-appropriation of resources, Contractor shall be entitled to payment for all services performed prior to being notified of the non-appropriation event.

7. Taxes.

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

8. Indemnification and Insurance.

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

8.2 Contractor, at its own expense, shall provide: Workers' Compensation Insurance: Statutory workers' compensation insurance (Part A). Such insurance shall

also include employer's liability (Part B) insurance in a limit of not less than $1,000,000 for each: accident, disease and employee. No owner or officer may be excluded. Rights of subrogation against the city shall be waived.

8.3 Contractor, at its own expense, shall maintain General Liability Insurance: Commercial General Liability insurance written on an occurrence basis, arising out of claims for bodily injury (including death), property damage, products liability, completed operations liability, personal injury, advertising injury, damage to premises rented to you, with not less than $3,000,000 per occurrence and $3,000,000 aggregate, with the contractor naming the City as Additional Insured for ongoing and completed operations, on a primary and non-contributory basis, with rights of subrogation against the city waived.

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

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

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

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

policies of insurance.

9. Performance and Warranty Bonds or Letters of Credit.

9.1 Prior to commencing work on the Scope of Service, Contractor must provide the City with a performance bond and a payment bond in the amount of the Payment. The completed performance bond and payment bond are attached hereto as Exhibit B. In the event that Contractor fails to provide a performance bond and a payment bond within 10 days of the Effective Date, this Agreement shall be void.

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

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

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

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

(A) complies with this Agreement; and

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

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

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

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

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

10. Representations and Warranties.

10.1 Each party represents that:

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

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

10.2 Contractor represents and warrants that:

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

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

10.2.3. Contractor shall perform its obligations required by this Agreement in a manner consistent with applicable professional and technical standards for Work of a similar and comparable nature, and shall ensure that the implementation thereof is also performed in an applicable professional, technical, and workman-like manner. Contractor shall correct any defect in its performance at no additional cost to the City. Upon request by the City, Contractor must be able to summarize and concisely report pertinent information associated with this Agreement and the performance thereof to the City in a timely manner. Contractor shall not make any alterations or variations in or

additions to, or omissions from, its duties and obligations contemplated by this Agreement, without the prior written consent of the City

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

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

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

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

13. Notice.

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

To the City:	To Contractor:
Lehi City Corporation	Geneva Rock Products
Attn: Todd King	Attn: Scott Boyce
153 North 100 East	1565 West 400 North
Lehi, Utah 84043	Orem, Utah 84057

13.2 If notice is sent via regular mail, commercial courier, and the like, receipt thereof shall be presumed on the third Calendar Day thereafter.

14. Attorneys' Fees and Costs. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of this

Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

15. Non-Waiver. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

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

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

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

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

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

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

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

23. Entire Agreement. All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed

upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.

Dated the _____ day of _____, 2024.

Geneva Rock Products, Inc.

_____
By:
Its:

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this _____ day of _____, 2024, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of Geneva Rock Products, Inc. and that said document was signed by him/her in behalf of said Geneva Rock Products, a corporation, by Authority of its Articles of Incorporation, Bylaws, or Resolution of its Board of Directors and said _____ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

_____
(notary signature)

Dated the _____ day of _____, 2024.

Lehi City Corporation

_____
Mayor Mark Johnson

Attest:

_____
Teisha, Wilson, City Recorder

EXHIBIT A – Contract Documents

EXHIBIT B – Performance Bond and Payment Bond

EXHIBIT C – Warranty Bond

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #23-2024 approval of the Anderson Zone Change on 2.77 acres of property located at 206 North 1100 West, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).

Suggested Action:

Attachments:

CC Staff Report Anderson Zone Change 04.23.24.docx

Anderson Zone Change DRC 3.13.2024.docx

Ord 23-2024.docx

Anderson Zone Change narrative.pdf

Anderson Aerial.pdf

Anderson GP.pdf

Anderson Zoning.pdf

ANDERSON ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Clayton Anderson		
Meeting Date	April 23, 2024		
Requested Action/Purpose	Approval of a proposed zone change		
Location	206 North 1100 West		
Project Area	2.77 acres		
Existing Zoning	A-1		
Proposed Zoning	R-1-22		
Existing General Plan Land Use Designation	VLDRA		
Adjacent Zoning and Land Use	*North*	R-1-22	Single Family
	South	R-1-22	Single Family
	East	A-1	Single Family
	West	A-1	Single Family
Date of DRC Review	March 13, 2024		
Date of Planning Commission Review	March 28, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

STRONG COMMUNITIES
Establish strong communities where residents have opportunities for meaningful social connections and support systems.

Strategy 1
Create a life-cycle housing policy that encourages a diversity of housing types in Lehi's neighborhoods to provide housing options for prospective residents of differing ages, incomes, abilities, and lifestyles.

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.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval
No amendment to this Code or the Zoning District Map may be recommended for approval by the Planning Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code or Zoning District Map amendment, the applicant shall identify, and the City Staff, Reviewing Departments, 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 of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

November 16, 1989- Property was annexed in the Gray Addition.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-1 to R-1-22 on 2.77 acres of property located at approximately 206 North 1100 West. The General Plan designation of VLDRA is consistent with the requested zoning. Many of the surrounding lots are R-1-22 with single family homes.

The rezone application will allow the applicant to build an additional single-family home in the future. The applicant is interested in having a half-acre lot for another home in addition to the existing dwelling.

The DRC reviewed the proposed Zone Change and had one redline comment.

1. As a condition of recording the Zone Change Ordinance, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.

Please consider the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on March 28, 2024. The minutes and motion from this meeting are as follows:

2.1) Public hearing and recommendation of Clayton Anderson's request for review of the Anderson Zone Change on 2.77 acres of property located at 206 North 1100 West, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).
Jacob Curtis presented information on the item.

The applicant, Clayton Anderson, was present.

Commission Vice Chair Everett opened the public hearing.

Sarie Christensen left an online comment which was submitted in the record.
“The zone change for the property on 1100 west would negatively impact those who live near and use 1100 w. There is way too much happening on that street and it very unsafe!!!! We do not need more, bigger, louder, intrusive, unfriendly for the neighborhood changes. Please consider the safety of the citizens and plan accordingly. The road cannot handle anymore! Thank you.”

Commissioner Vice Chair Everett closed the public hearing.

Commissioner Eyre had a question for Brad Kenison about upcoming projects on 1100 West and 200 North. Brad stated by summer he is hoping to have a traffic signal by Main and 1100 West. Brad clarified ingress and egress onto Main Street.

Motion: Commissioner Lockhart moved to send a positive recommendation of **Clayton Anderson's request for review of the Anderson Zone Change on 2.77 acres of property located at 206 North 1100 West, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture);** including all DRC comments and findings stated in the report. Commissioner Kunze seconded the motion.

Vote: Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

Anderson Residential Zone Change
DRC Redline Comments

Clayton Anderson- requests review of the Anderson Zone Change, 2.77- acres of property located at 206 North 1100 West, changing the zoning from A-1 to R-1-22.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 3/5/2024
Time Start: 2:08 pm
Time End: 2:10 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey– Public Works: No comments
Brad – Engineering: No comments
Kim – Planning:

1. As a condition of recording the Zone Change Ordinance, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28, 2024

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

ORDINANCE NO: 23-2024

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 206 NORTH 1100 WEST

WHEREAS, Clayton Anderson, applicant for properties located at 206 North 1100 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-1-22; and

WHEREAS, following a public hearing on March 28, 2024, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on April 23, 2024, City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of March 28, 2024; and

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

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

PART I:

The Zone District Designation and the Zoning District Map of the properties described on Exhibit "A" are hereby amended to R-1-22.

PART II:

A. If a provision of this Ordinance 23 -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the

provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 23rd day of April 2024.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

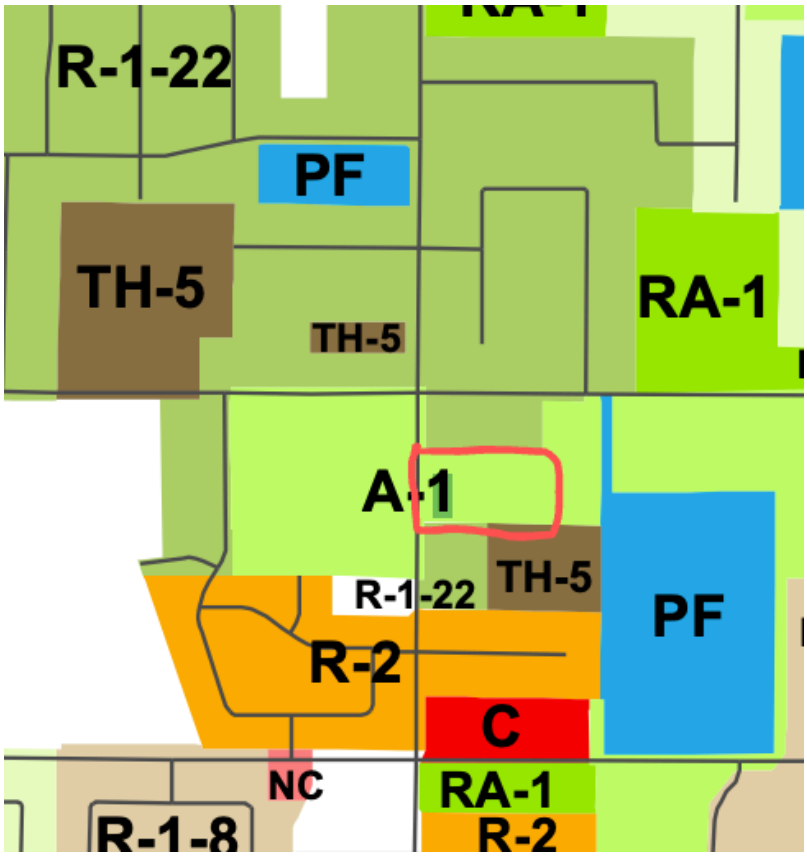
ANDERSON ZONE CHANGE

Taxing Description: COM N 89 DEG 42'39"E 431.93 FT & S 405.27 FT FR NW COR SEC 17, T5S, R1E, SLM; S 89 DEG 37'19"E 445.13 FT; S 33'46"W 273.38 FT; N 89 DEG 01'10"W 445.14 FT; N 33'46"E 268.69 FT TO BEG. AREA 2.77 ACRES

A–We propose that the zoning classification for the parcel located at 206 N 1100 W be changed from A-1 to R-1-22 to enable a potential subdivision of the parcel to half acre lots. Currently there is 1 dwelling on the property and A-1 allows for only 1 dwelling unit per acre. If the proposal is approved, a 2 lot subdivision including the existing dwelling and 1 half-acre lot with a new dwelling built would be pursued.

B, C, D, and E–The plan to change said parcel to R-1-22 coincides with the General Plan as Very Low density Residential Agricultural where the parcel is located. Lands adjoining the property to the north and south are already in R-1-22 as well as much of the lands to the northwest (between 1100 W and 1700 W and 300 N and 900 N). Because of the similarities of the surrounding and adjoining lands and the new proposed zoning to remain in the Very Low Density Residential Agricultural classification, there would be no noticeable change on the character of the surrounding areas.

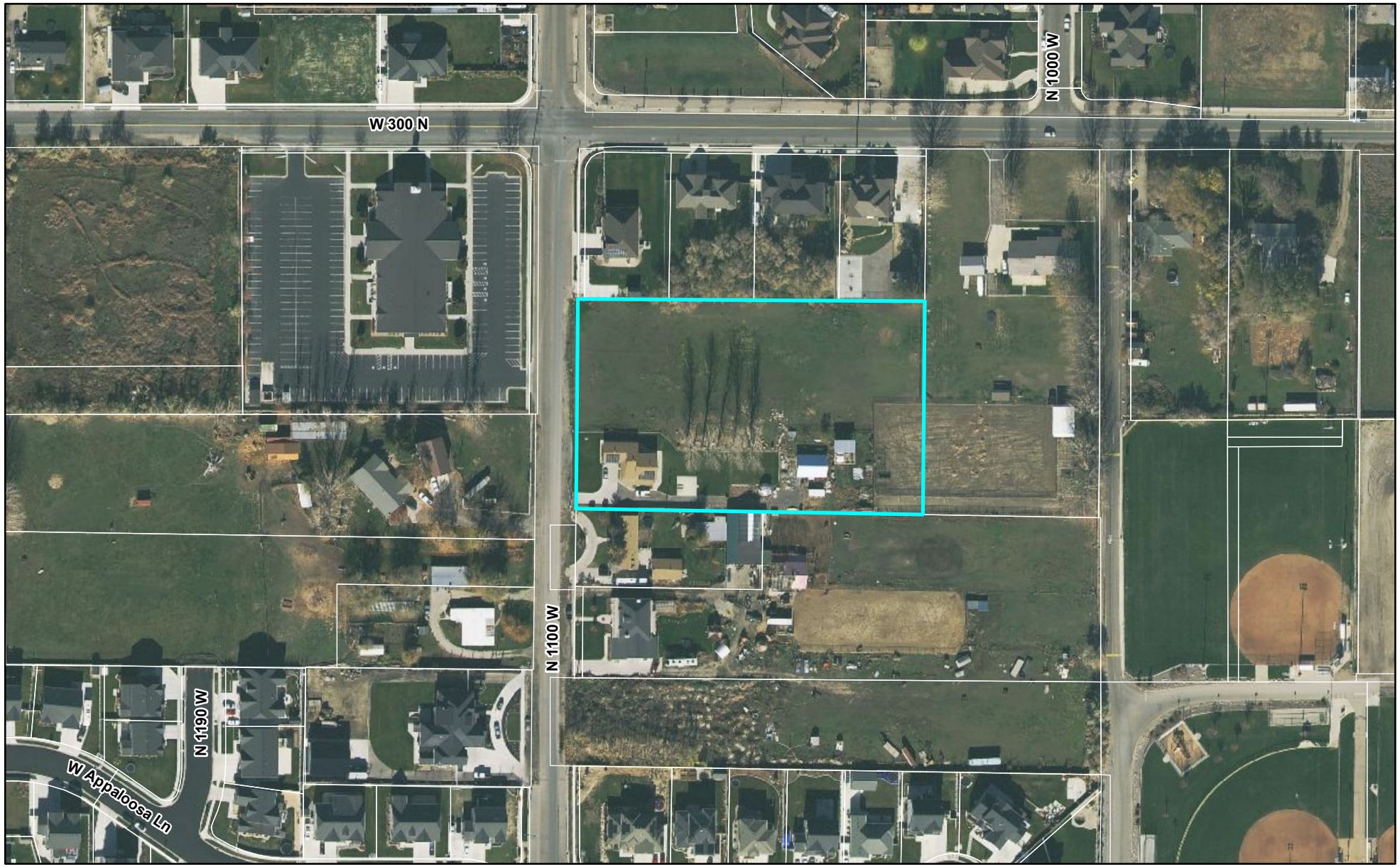
(2) _____ Supporting documentation including: a map showing the properties included in the zone change, studies, and any other information which would allow the City Council to make a well-informed decision.
The included image shows the property in question outlined in red.



3– for legal description see the county records at
https://www.utahcounty.gov/LandRecords/property.asp?av_serial=130190020003

Anderson Zone Change

Aerial

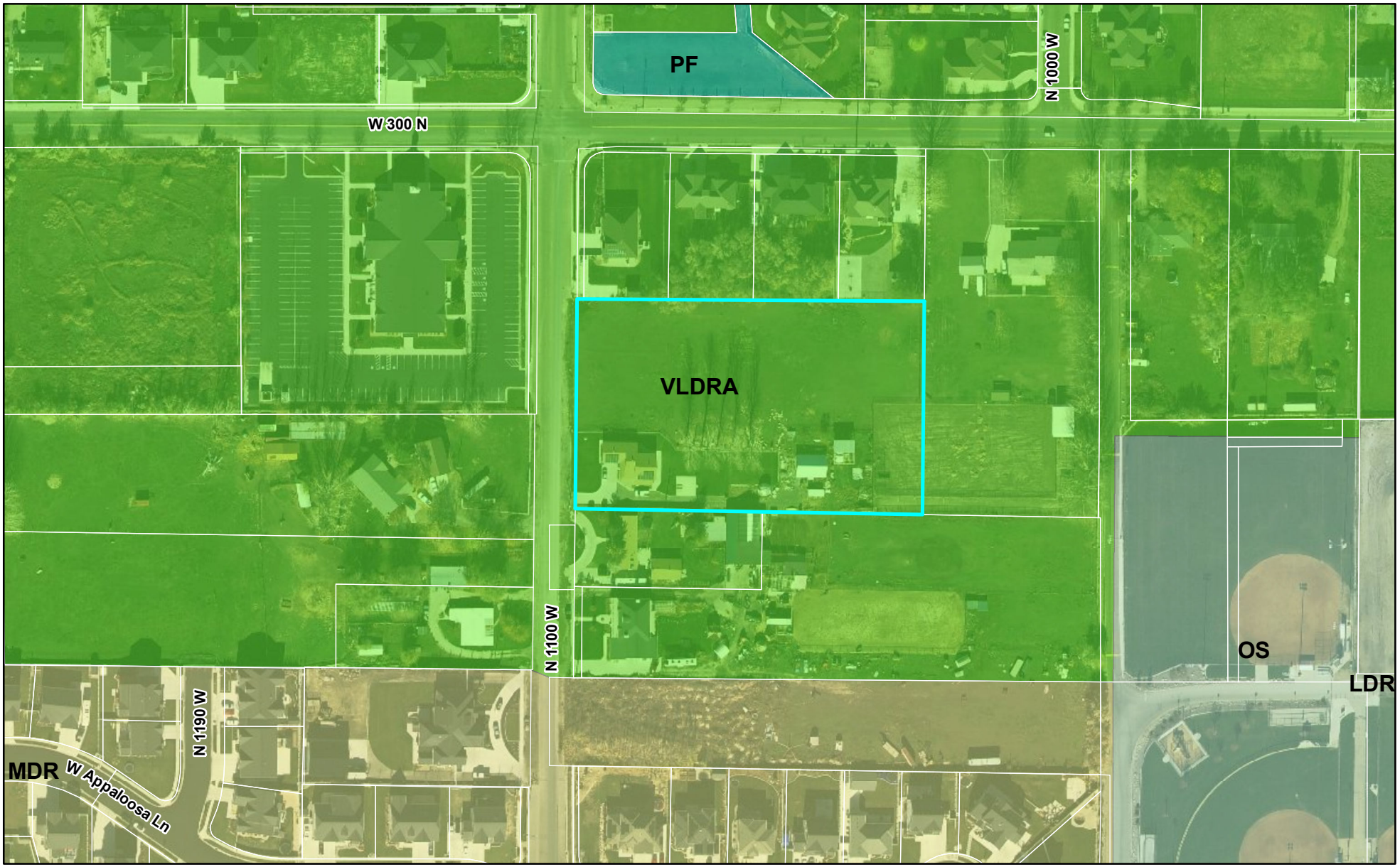


0 210 420 Feet

LEHI CITY

Anderson Zone Change

General Plan

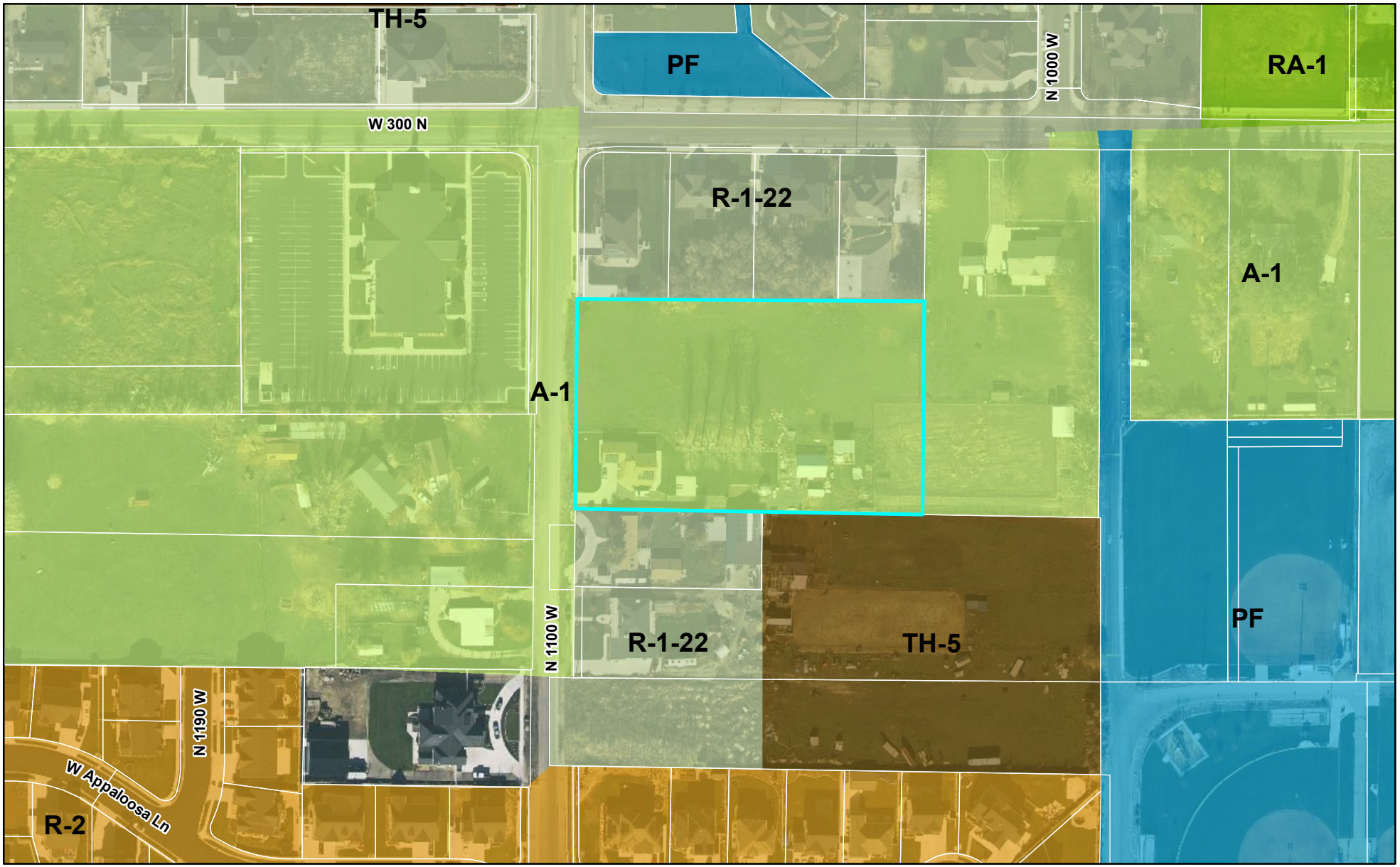


0 210 420 Feet

LEHI CITY

Anderson Zone Change

Zoning



0 210 420 Feet

LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #28-2024 approval of the Gardner Plumb Main Street General Plan Amendment on 51.5-acres of property located at approximately 2500 West Main Street, changing the land use designation from VLDRA (very low density residential) to LDR (low density residential).

Suggested Action:

Attachments:

CC Staff Report Gardner Plumb General Plan Amendment 04.23.24.docx

Gardner Plumb Main Street General Plan Amendment DRC 3.6.2024.docx

Ord 28-2024.docx

Gardner Plumb Main Street General Plan Amendment - Narrative .pdf

Gardner Plumb Main Street General Plan Amendment - map.pdf

Aerial map.pdf

General Plan.pdf

Zoning map.pdf

GARDNER PLUMB GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	April 23, 2024		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	Approximately 2500 West Main Street		
Acreage	51.5 acres		
Existing Zoning	A-5		
Existing General Plan Land Use Designation	VLDRA		
Proposed Land Use Designation	LDR		
Existing Land Use	Agriculture		
Adjacent Zoning and Land Use	*North*	R-1-Flex	Single-family residential
	South	R-1-22	Single-family residential
	East	TH-5	Single-family residential
	West	RA-1	Jordan Willows subdivision
Date of DRC Review	March 6, 2024		
Date of Planning Commission Review	March 28, 2024		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

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.

LOW DENSITY RESIDENTIAL (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre.

REPORT ANALYSIS

Edge Homes is requesting to amend the General Plan land use designation of this property from Very Low Density Residential Agriculture (VLDRA) to Low Density Residential (LDR). The property is currently zoned A-5, which meets the VLDRA designation. The applicant has stated in their narrative that they are pursuing a General Plan Amendment to provide quarter acre and above sized single-family lots to better match the lot sizes in the neighboring Jordan Willows subdivision. The current General Plan land use designation of VLDRA requires half-acre lots. A concept plan was submitted with the General Plan application, but it was not accepted for review by City staff as it did not have a separate concept plan application submitted with it.

The DRC had 4 redline comments, all of which are from Planning. They include:

1. Planning Staff has a concern that by increasing density in VLDRA areas, it will take away from density/utility capacities in areas better suited for more density such as the TOD areas we have designated along UTA's corridors. Although this property does border LDR and VLDR, the City Council and the Planning Commission have indicated that any new density in Lehi should be located in TOD and other specific areas pre-planned areas. This is outside of those areas and is not recommended that we deviate from our adopted General Plan land use map and policies.
2. Planning Staff supports staying with the current VLDRA designation in keeping with the long range vision of the General Plan for this area. The General Plan states: "Much of the area designated as VLDRA is located in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. 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."

Please consider all DRC comments 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 March 28, 2024. The minutes and motion from this meeting are as follows:

2.6) Public hearing and recommendation of Edge Homes request for review of the Gardner Plumb Main Street General Plan Amendment on 51.5-acres of property located at approximately 2500 West Main Street, changing the land use designation from VLDRA (very low density residential) to LDR (low density residential).
Jacob Curtis presented information on the item.

The applicant, Brandon Watson with Edge Homes, was present.

Commission Vice Chair Everett opened the public hearing.

Todd Reese attended the November 2022 meeting for a GPA. He received a negative recommendation due to missing personal life events. He found the transition from VLDR to LDR illogical. Additionally, he argued that two to four-acre properties did not align with the surrounding properties. He suggested discussing a Planned Unit Development (PUD)

that would permit parts of the proposed development. Todd mentioned his interest in owning a hobby farm and raising cattle, noting that traffic on the streets was worsening. He emphasized his belief in property rights and ownership, suggesting changes to accommodate the developer's plans. Robert Bronson had some questions and clarification about zoning.

Nathan Pettit questioned the need for changes despite having a General Plan and Master Plan, finding it counterintuitive. He expressed the view that if the developer couldn't make the project viable, it was their responsibility, not Lehi City's. He voiced opposition to the request.

Ann Reese concurred with the sentiments expressed regarding the importance of having a general plan in place and how it influenced the way of life. She acknowledged that traffic in Lehi was indeed impacted.

Roger Reese is also opposed to the zone change and inquired about what is going to happen to the power line to the north of the property. He is also concerned with traffic onto Main Street.

DeAnn Alexander opposed the proposal because she believed it would create an island effect. She expressed interest in having a trail connecting instead, noting that it would be cool to have access to it.

Jacob Curtis acknowledged the online comments which are submitted into the record.

Tori Savage
"We are strongly against the heavy commercial zoning as it poses a threat to the safety of the nearby school and the amount of traffic that is already over capacitated for that area"

Brittney McHenry
"I oppose changing the zoning around Dry Creek elementary when the traffic there is already terrible and unsafe for our kids to get to school. Dry creek is also overcrowded and there is not enough parking."

Commission Vice Chair Everett closed the public hearing.

Brandon Watson acknowledged that change could be challenging. He mentioned that the 51 acres would ultimately yield a total of 90 units. The development aimed to build on half-acre lots.

Brad Kenison, from an engineering perspective, noted that the northern portion had been designated for public facilities.

> **Motion:** Commissioner Jones moved to send a negative recommendation of **Edge Homes request for review of the Gardner Plumb Main Street General Plan Amendment on 51.5-acres of property located at approximately 2500 West Main Street, changing the land use designation from VLDRA (very low density residential) to LDR (low density residential);** including all DRC comments with the findings that there are adverse effects, that it will be detrimental to the health, safety and welfare of the neighborhood and surrounding areas, and that it is not in conformance of General Plan and it's various elements. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

Gardner Plumb Main Street General Plan Amendment
DRC Redline Comments

Edge Homes- requests review of the Gardner Plumb Main Street General Plan Amendment on 51.5-acres of property located at approximately 2500 West Main Street, changing the land use designation from VLDRA to LDR.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Brandon Parr, Brandon Watson
Date of Plans Reviewed: 2/26/2024
Time Start: 12:19 PM
Time End: 12:40 PM

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

1. Planning Staff has a concern that by increasing density in VLDRA areas, it will take away from density/utility capacities in areas better suited for more density such as the TOD areas we have designated along UTA's corridors. Although this property does border LDR and VLDR, the City Council and the Planning Commission have indicated that any new density in Lehi should be located in TOD and other specific areas pre-planned areas. This is outside of those areas and is not recommended that we deviate from our adopted General Plan land use map and policies.
2. Planning Staff supports staying with the current VLDRA designation in keeping with the long range vision of the General Plan for this area. The General Plan states: "Much of the area designated as VLDRA is located in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. 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."
3. Narrative - There is VLDRA to the north and south and the lots around this are usually smaller because they are PUDs/PRDs
4. Narrative - You could still build those smaller lots with a pud/prd with open space dedication. There seems to be little incentive to grant the additional density since it would need to be added to the General Plan build out population or be taken from one of the MU or TOD allotted areas.

DRC COMMENTS:
Consistency with the elements of the Lehi City General Plan.
The only General Plan Element affected by the proposed amendment is the Land Use Element.

Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.

Insert Definitions for existing and proposed land uses from the General Plan pages 21-26

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28TH. (NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 28-2024

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP AT APPROXIMATELY 1200 WEST 1450 SOUTH

WHEREAS, on April 23, 2024, 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 March 28, 2024, to review and make a recommendation on the General Plan Amendment located at approximately 2500 West Main Street changing the land use designation from Very Low Density Residential Agriculture (VLDRA) to Low Density Residential (LDR), as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on April 23, 2024, 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 Low Density Residential (LDR).

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 LDR. The total amendment will include approximately 50-acres of property located at approximately 2500 West Main Street, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 28 -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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 23rd day of April 2024.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Exhibit A

Legal Description

COM S 574.2 FT & W 423.6 FT FR E 1/4 COR. SEC. 13, T5S, R1E, SLB&M.; S 89 DEG 13' 0" W 391.75 FT; N 0 DEG 8' 32" E 4.9 FT; S 89 DEG 13' 0" W 280.03 FT; S 2 DEG 26' 11" W 4.91 FT; S 0 DEG 23' 0" E 649.97 FT; S 1 DEG 41' 0" W 91.7 FT; S 89 DEG 8' 0" W 608.89 FT; N 0 DEG 57' 0" E 951.76 FT; E .62 FT; N 0 DEG 57' 0" E 756.96 FT; S 89 DEG 32' 0" E 458.7 FT; N 0 DEG 7' 0" W 513.49 FT; N 87 DEG 56' 7" E 8.42 FT; N 87 DEG 55' 58" E 268.95 FT; N 1 DEG 5' 0" W 234.63 FT; N 89 DEG 9' 46" E 95.98 FT; N 89 DEG 44' 8" E 39.79 FT; S 89 DEG 41' 29" E 378.94 FT; S 0 DEG 10' 0" E 1702.33 FT TO BEG. AREA 49.958 AC.

Dear Lehi City,

The following narrative is intended to provide the requested information in the Application for General Plan Amendment.

We are requesting that the General Plan be amended to change the land use of the subject property from VLDRA (Very Low Density Residential Agricultural) to LDR (Low Density Residential). The reason for this change is to provide quarter acre and above sized single family lots on the subject property. The current General Plan shows the subject property as VLDRA sandwiched between VLDR and LDR. In an effort to provide a more consistent lot size in the area we would propose that the General Plan be amended to allow the subject property to develop lots as LDR.

This change would not only provide the area with more consistency but would also be compatible with the surrounding uses of the adjoining properties and communities by keeping lots and homes similar in size. We feel that by amending the subject property to LDR, the effect on the character of the surrounding area will be positive since the surrounding areas are of similar land use to that which we are requesting.

Included in our application is a conceptual layout of the subject property showing the consistency to the surrounding properties. The communities to the West and East of the subject property have average lot sizes in the quarter acre range. There is a small neighborhood to the Southeast of the subject property that has some larger lots in the half-acre range. We have made an effort to provide a larger lot buffer along the South of the property with third to half acre lots, and transition to quarter-acre lots internally. The average lot size in the conceptual layout is 12,383 square feet. This is consistent with the surrounding properties and is at the high end of the LDR zone requirements.

We feel that based on the surrounding land uses, this amendment makes sense and provides consistency and compatibility with the surrounding areas and provides a similar character to the neighborhood.

In addition, there are some master planned city trails that bisect the subject property and that run along the power corridor. We are cognizant of these trails and will work with the city to set aside the alignments needed to accommodate these trails. We were also made aware of the city's desire for a public works facility in the area and would like to further discuss accommodating the city's needs for this facility.

Respectfully,

Brandon Parr

Edge Homes

Lehi City General Plan Land Use Map

Date Adopted: October 25, 2011
Last Amended: January 25, 2022

Produced by Lehi City GIS
Jason DeWitt, GIS Coordinator
February 3, 2022

Scale: 1 : 40,000

1,750 875 0 1,750 3,500 5,250 7,000 Feet

N W E S

NOTES

i. Very Low Density Residential Agriculture (VLDRA): applicable current Zoning Districts, depending on the area, include R-1-22 and A-1. RA-1 Zone may be applied to existing properties in VLDRA of 2 acres or smaller.

ii. Very Low Density Residential (VLDR): applicable current Zoning Districts, depending on the area, include R-1-15, RA-1, and R-1-22.

iii. Low Density Residential (LDR): applicable current Zoning Districts, depending on the area, include R-1-8, R-1-10, and R-1-12.

iv. Medium Density Residential (MDR): applicable current Zoning District is R-2.

v. High Density Residential (HDR): applicable current Zoning District is R-3.

vi. Environmentally Sensitive Area (ESA): applicable current Zoning District is A-5.

*1 - The Traverse Mountain Area Plan designates this area as Highway Commercial, but also serves as a receiving zone to transfer residential units from other districts as specified in the plan.

Digital Dr
*1
Timpanogos Hwy
3200 North
2600 North
2100 North
3600 West
1200 West
300 West
State St
1500 North
900 North
1200 East
Main St
2300 West
1700 West
1100 West
500 West
Center St

COMMERCIAL
MDR
LDR
VLDR

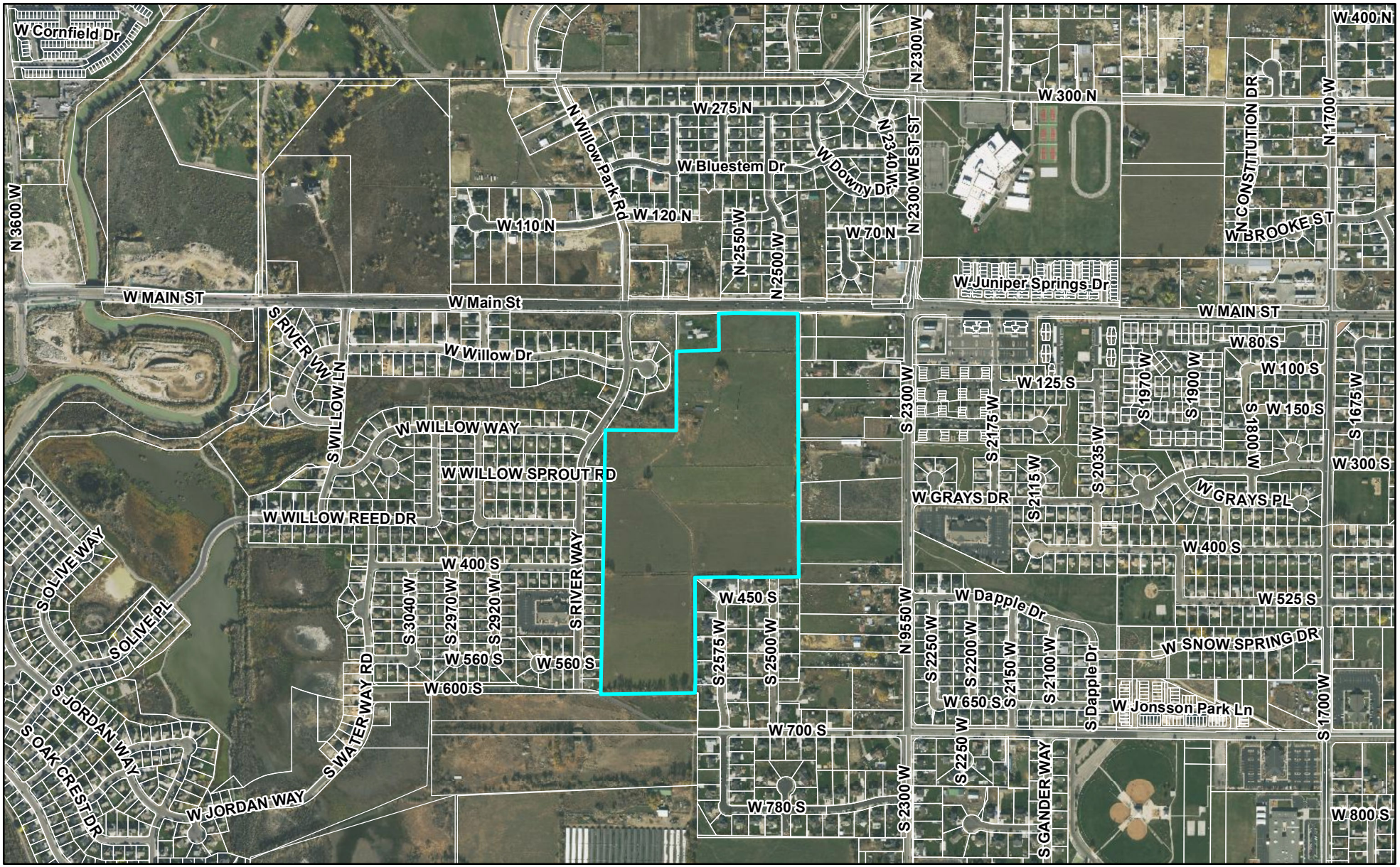
SUBJECT PROPERTY

Legend

- Railroads
- Roads
- Highway Commercial
- Mixed Use Village Overlay
- Water Bodies
- Lehi City Boundary
- VLDRA - Very Low Density Residential Agriculture
- VLDR - Very Low Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- C - Commercial
- C-H - Commercial Heavy
- NC - Neighborhood Commercial
- LI - Light Industrial
- T/M - Technical / Manufacturing
- TOD - Transit-Oriented Development
- MU - Commerical / Residential
- OS - Open Space
- ESA - Environmentally Sensitive Area
- PF - Public Facilities

Garnder Plumb Main Street General Plan Amendment

Aerial Map



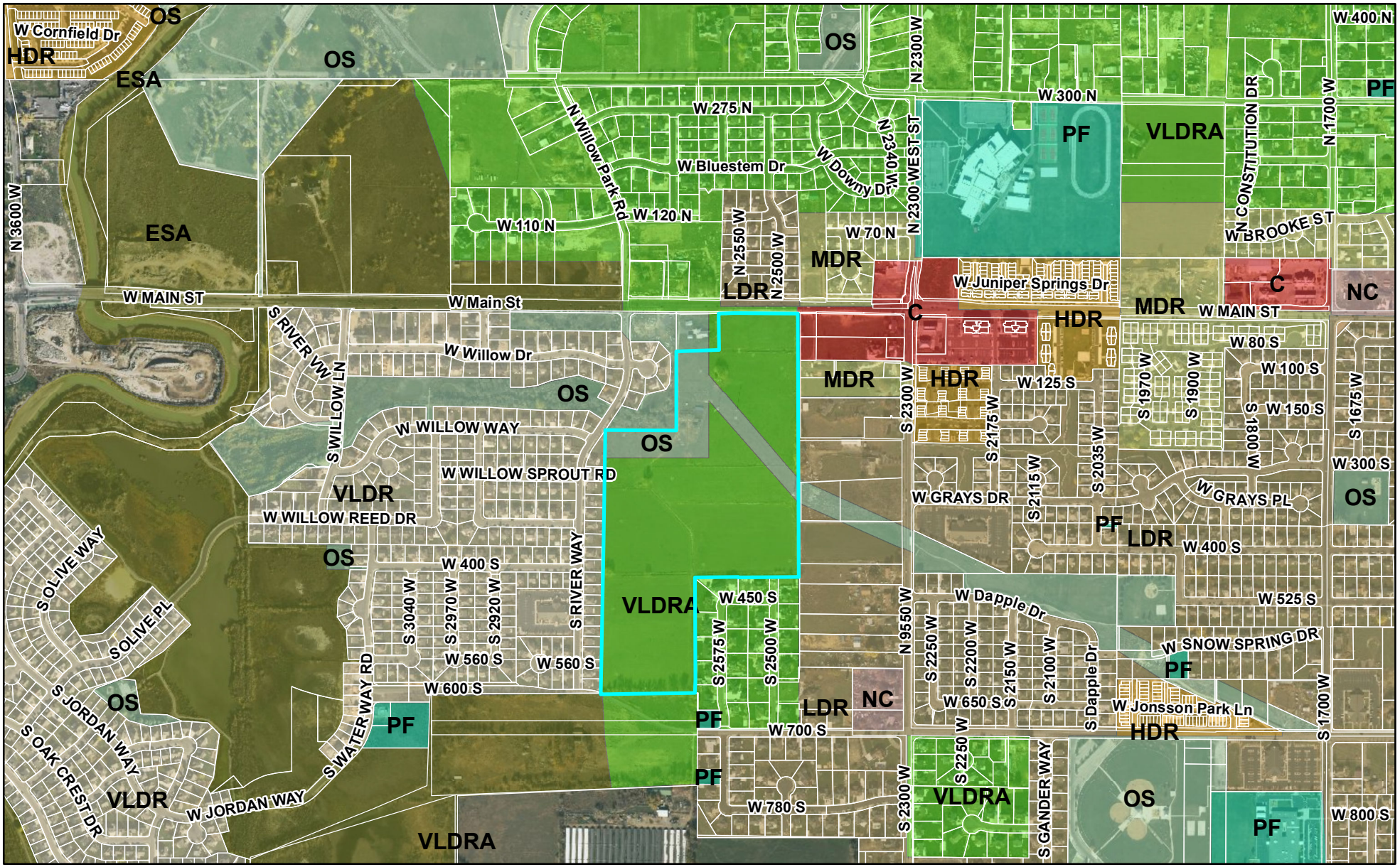
Feet

0 1,000 2,000

LEHI CITY

Garnder Plumb Main Street General Plan Amendment

General Plan



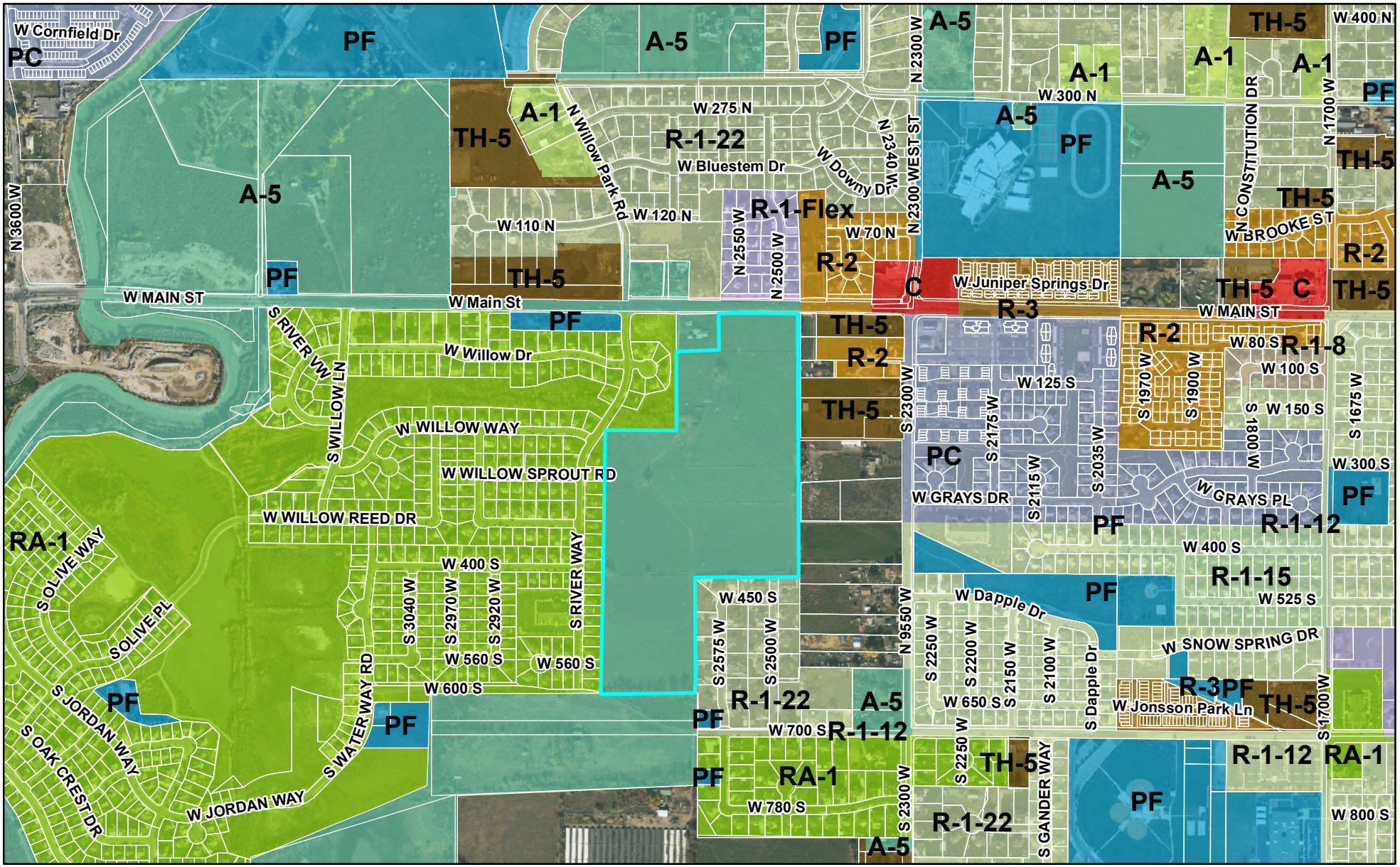
Feet

0 1,000 2,000

LEHI CITY

Garnder Plumb Main Street General Plan Amendment

Zoning Map



0 1,000 2,000 Feet

LEHI CITY

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #24-2024 approval of the BCP Property General Plan Amendment on 14.67 acres of property located at approximately 1200 West 1450 South, changing the land use designation from VLDRA (very low density residential) with the Pioneer Village Mixed Use Overlay to LDR (low density residential).

Suggested Action:

Attachments:

CC Staff Report BCP Property LDR General Plan Amendment 04.23.24.docx

BCP Property LDR General Plan Amendment DRC 3.6.2024.docx

Ord 24-2024.docx

BCP Property LDR General Plan Amendment narrative.pdf

BCP Property LDR General Plan Amendment.pdf

BCP Aerial.pdf

BCP GP.pdf

BCP Zoning.pdf

BCP PROPERTY LDR GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	BCP Development		
Meeting Date	April 23, 2024		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	Approximately 1200 West 1450 South		
Acreage	14.67		
Existing Zoning	TH-5		
Existing General Plan Land Use Designation	VLDRA with Village Overlay		
Proposed Land Use Designation	LDR		
Existing Land Use	Agriculture		
Adjacent Zoning and Land Use	*North*	TH-5	Agriculture
	South	PF	Dry Creek Elementary
	East	TH-5	Single family residential/Agriculture
	West	PF	Open Space-Future Park
Date of DRC Review	March 6, 2024		
Date of Planning Commission Review	March 28, 2024		
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.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

LOW DENSITY RESIDENTIAL (LDR) The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to

exceed 4 units per acre.

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.

PROPERTY HISTORY

December 16, 2022 The BCP annexation was recorded for this property with a zoning of TH-5.

August 8, 2023 The Dry Creek Village Zone Change to MU was denied by the City Council.

REPORT ANALYSIS

BCP Development requests approval to amend the General Plan land use designation of 14.67 acres of property located at approximately 1200 West 1450 South, changing the land use designation from VLDRA with the Pioneer Village Mixed Use Overlay to LDR.

The applicant requests this change to LDR with the anticipation that it would represent more of an R-1-Flex style zoning, with smaller lot single family residential homes. The General Plan amendment and ensuing zone change would allow for a density of 3.5 units per acre.

A concept plan was not submitted with the General Plan amendment request.

The Development Review Committee had two redline comments on the amendment:

1. The Planning Commission and City Council will need to determine if they are comfortable allowing this property to move forward independent from the other properties in the Mixed-Use village overlay zone, or if they would prefer to keep the current General Plan designation of VLDRA until such time as the entire village area can be master planned under one overall plan. If this area is changed to the LDR designation, the added density (difference between VLDRA and LDR) should be removed from the 500 units designated for the village overlay.
2. If the overall vision of the Mixed-Use Village Overlay is not being accomplished with this proposed change, the General Plan designation should remain as VLDRA.

Please take DRC comments into consideration.

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 March 28, 2024. The minutes and motion from this meeting are as follows:

2.3) Public hearing and recommendation of BCP Developments request for review of the BCP Property General Plan Amendment on 14.67 acres of property located at approximately 1200 West 1450 South, changing the land use designation from VLDRA (very low density residential) with the Pioneer Village Mixed Use Overlay to LDR (low density residential).
Jacob Curtis presented information on the item.

The applicant, Tony Trane, was present. He stated the lots and R1 flex allow for flexibility and trail connection through that zone. The recommendation at the time was to come up with balance in the area, and this was the solution at the time. Mr. Trane wanted to create a ribbon road through the park. There will be a variety of lot sized on the south end of this zone.

Commission Vice Chair Everett opened public hearing,

Larry Hadfield, who owns adjacent property, wishes to commend Tony for easing the overlay situation. However, he expresses apprehension regarding the traffic congestion on 1100 West, particularly with the presence of schools and churches making it difficult to exit his driveway. He also voices concerns about future traffic on the road due to the planned park. He believes that the village overlay does not harmonize with the neighborhood and suggests exploring the possibility of relocating the design to Pioneer Crossing.

Kenneth Glade thanked the developer. The neighborhood opposed the overlay. There were no rules or restrictions in place. He noted that no one had taken the time or consideration to review the build-out. The definitions surrounding it were unclear. Glade believed the village overlay was excessive, a sentiment echoed by Condie and Albrecht. Another concern was Pioneer Crossing, which was under study for an expressway, potentially turning all neighborhoods into feeder roads and impacting schools and churches. Glade predicted that 1100 West would bear the brunt of the congestion, particularly due to the constant traffic from STRATA Networks, Maverick, and a storage facility. With numerous unresolved issues, he urged the removal and resolution of the overlay. Glade questioned the effectiveness of transitioning to an LDR (Low Density Residential) and worried about the lack of protection it might offer against future changes. He requested a firm, current decision to eliminate the overlay and recommended a negative recommendation be given.

Paul Benz stated that from 2300 West to Millpond, the situation remained consistent. However, he expressed concern about the subsequent item involving the movement of heavy commercial activity into neighborhoods. He observed that each GPA or overlay was being approved without consideration for the opinions of residential neighborhoods, leading to inconsistency. Mr. Benz described it as a slippery slope and expressed his concerns regarding it.

Eve Brown mentioned that she had relocated from Montana. She inquired whether Lehi aimed to attract mature families or promote high-density housing. She observed that the available space was gradually diminishing.

Jessica Telford expressed concern about the traffic on 1100 West. She failed to see how more homes could be constructed, and she voiced her opposition.

Randy Mellor is opposed to the overlay and stated the traffic is horrendous.

Elizabeth Ott wanted to state changing the overlay is irresponsible until any divisions with Utah Lake and Pioneer Crossing have been taken care of.

Brent Huffer opposed the change and echoed concerns about traffic. He agreed that there could be more density but emphasized the need for solutions to address the traffic issues.

?? Brown, who lived close to 1100 West, expressed that the traffic was terrible and emphasized the need to address the existing traffic issues before considering any additions to it.

Jonathan Maelin expressed that it didn't feel like a General Plan. He advocated for taking a step back to reevaluate the overlay and make more sense of it before making any further decisions. He also mentioned that when STRATA was being established, there was discussion about the need for a traffic study to be conducted.

Jacob Curtis also addressed the online comments which are submitted into the record.

Tori Savage
“We are strongly against the heavy commercial zoning as it poses a threat to the safety of the nearby school and the amount of traffic that is already over capacitated for that area.”

Michelle Christensen
“This area is already too congested and there’s an elementary school right there making it much more dangerous for little kids. This area needs to be maintained a very low density zoning. Stop cramming everything into one area. It’s creating a huge danger.”

Brittney McHenry
“I am opposed to changing the zoning here. The traffic is already very dangerous for our kids to get to Dry Creek. Dry creek is also overcrowded and there is zero parking at the school.”

Commission Vice Chair Everett closed the hearing.

Tony Trane asserted that the process involved in altering the general plan was underway and reassured that solutions would be sought. He confirmed that a traffic study would be part of the process, incorporating numerous ideas. He expressed the belief that implementing the ribbon road would enhance safety. Simplification was now a priority. He clarified that there was no immediate intention to develop; rather, the aim was solely to modify the overlay. Tony mentioned the intention to discuss rerouting buses with the school district (ASD). Additionally, he suggested that the ribbon road could potentially traverse the park near 1700 West.

Commissioner Jones inquired about the completion of a traffic study. Mike West confirmed that one had not been conducted. Tony mentioned the necessity of creating a stub road and informed that work on the Pony Express was in progress. He added that a traffic study would address traffic concerns when the full development occurred. Commissioner Everett remarked that the absence of a concept plan made it difficult to consider the proposal.

Mike West emphasized the importance of having amenities near residents and accessible by walking and biking. He acknowledged the numerous uncertainties regarding connectivity. Brad Kenison commented on their awareness of the traffic issues. Maverick informed that they were implementing a no left-hand turn policy and were in the process of installing a median. Pioneer Crossing and UDOT adjusted signal timings to prioritize East and West traffic, inadvertently affecting timings on 1100 West. An application through MAG for Pony Express Parkway had been approved and would soon be available. Additionally, the Parkside plan has received approval.

Motion: Commissioner Kunze moved to send a positive recommendation of **BCP Developments request for review of the BCP Property General Plan Amendment on 14.67 acres of property located at approximately 1200 West 1450 South, changing the land use designation from VLDRA (very low density residential) with the Pioneer Village Mixed Use Overlay to LDR (low density residential);** including all DRC comments and findings stated in the report**.** Commissioner Eyre seconded.

Discussion of the motion: Commission Vice Chair Everett disagreed and does not believe it fits the land use. Commissioner Jones agreed with the Vice Chair.

Vote: Commissioner Everett, no; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes; Commissioner Jones, no. The motion passed 3 - 2.

BCP Property General Plan Amendment
DRC Redline Comments

BCP Development- requests review of the BCP Property General Plan Amendment on 14.67 acres of property located at approximately 1200 West 1450 South, changing the land use designation from VLDRA with the Pioneer Village Mixed Use Overlay to LDR.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, Trent Dyer
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Tony Trane
Date of Plans Reviewed: 2/27/2024
Time Start: 3:08 pm
Time End: 3:18 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:
1. I am wondering if this should read 1300 West in the narrative.

Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Kim – Planning:
2. The Planning Commission and City Council will need to determine if they are comfortable allowing this property to move forward independent from the other properties in the Mixed-Use village overlay zone, or if they would prefer to keep the current General Plan designation of VLDRA until such time as the entire village area can be master planned under one overall plan. If this area is changed to the LDR designation, the added density (difference between VLDRA and LDR) should be removed from the 500 units designated for the village overlay.
3. If the overall vision of the Mixed-Use Village Overlay is not being accomplished with this proposed change, the General Plan designation should remain as VLDRA.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28, 2024.
(NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 24-2024

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP AT APPROXIMATELY 1200 WEST 1450 SOUTH

WHEREAS, on April 23, 2024, 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 March 28, 2024, to review and make a recommendation on the General Plan Amendment located at approximately 1200 West 1450 South changing the land use designation from Very Low Density Residential Agriculture (VLDRA) with the Pioneer Village Overlay to Low Density Residential (LDR), as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on April 23, 2024, 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) with the Pioneer Village Overlay to Low Density Residential (LDR).

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 with the Pioneer Village Overlay to LDR. The total amendment will include approximately 14.67-acres of property located at approximately 1200 West 1450 South, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 24 -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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 23rd day of April 2024.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

Legal Description

ZONE CHANGE DESCRIPTION

Beginning at a Great Basin rebar & cap which is North 00°04'59" East 402.81 feet along the section line and West 16.37 feet from the calculated East Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence along the Lehi South Elementary Addition to Lehi City the following three courses 1) South 89°22'47" West 331.28 feet; 2) South 00°01'43" East 90.61 feet; 3) North 89°38'48" West 663.48 feet; thence North 00°38'25" East 263.00 feet along a wire fence line; thence North 00°13'17" East 252.50 feet along a wire fence line; thence North 17°28'01" West 7.39 feet; thence North 00°20'21" East 180.33 feet along the MELLOR–FORREST ANNEXATION; thence along the STAN LEWIS ANNEXATION the following four courses 1) South 89°39'39" East 13.38 feet; 2) South 00°00'14" East 34.83 feet; 3) North 89°52'55" East 649.84 feet; 4) North 00°27'55" East 8.01 feet; thence East 325.41 feet; thence South 177.75 feet; thence North 87°37'57" East 5.83 feet; thence South 00°21'55 West 409.69 feet along the LARRY HADFIELD ANNEXATION to the point of beginning.

2/1/2024

Lehi City
Attn: City Council and Staff

Subject: BCP Property General Plan Amendment

The property owner, BCP Development, located at 1450 South 1300 East (serial numbers 13:030:0018 and 13:030:0089) is requesting a General Plan Amendment for the Lehi City General Plan map for the property of approximately 14.67 acres. The current general plan designation for the mixed-use village overlay was discussed with Council and a recommendation given to adjust this area to define this section to be more in line with the LDR designation. This General Plan Amendment submittal is requesting approximately 14.67 acres to change the designation from Mixed-use Village Overlay to LDR with the anticipation of a future zoning that will represent more of an R1-Flex style zoning. We feel this is an appropriate request based on the direction previously received from the council along with the criteria below:

(a) In general, the topography, vegetation, and other natural features present on the property of the proposed zone change is flat farm land.

(b) The existing land use(s) of the property proposed for zone change and those requested by the owner are currently used as farm land. The lots owned by the school district to the south are approved as 1/3 acre lots which is also the agreement for the future lots to the west of the BCP property.

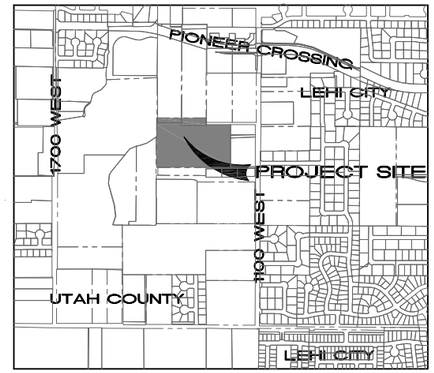
(c) The current and potential (if the property were developed) population and residential density of the proposed area has been outlined in the current City General Plan to include a future development potential of 500 units. The intent of the overlay zone in the general plan was to designate a mixed use master planned area that would create more of a walkable community and uses to compliment each other. Through discussions with the city, it was represented that the General Plan designation for density was defined at 500 units for the overlay area which would give an average density of approximately 7.5 units per acre across the 67 acres. The request to the general plan would bring the average density to the southern area of the overlay to around 2.5 unit per acre which is a significant reduction from the current designation of 500 units.

(d) The proposed amendment will comply with and achieve Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan by helping to more clearly identify the location of the uses within the original thought-out overlay designation. The property is located in the center of a future city park, a school to the south and the potential of the mixed use overlay zone to the north including commercial. The seems to be a more appropriate direction due to the current conditions in the area.

The overall direction from Lehi City has been to coordinate this area for a cohesive development due to the surrounding features and amenities. We feel that this proposal for the LDR designation is in line with the direction of the intent for the current conditions of the area and will allow for the northern portion of the overlay to work through options to create a cohesive development.

BCP PROPERTY GENERAL PLAN AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN



ZONE CHANGE DESCRIPTION

Beginning at a Great Basin rebar & cap which is North 00°04'59" East 402.81 feet along the section line and West 16.37 feet from the calculated East Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence along the Lehi South Elementary Addition to Lehi City the following three courses 1) South 89°22'47" West 331.28 feet; 2) South 00°01'43" East 90.61 feet; 3) North 89°38'48" West 663.48 feet; thence North 00°38'25" East 263.00 feet along a wire fence line; thence North 00°13'17" East 252.50 feet along a wire fence line; thence North 17°28'01" West 7.39 feet; thence North 00°20'21" East 180.33 feet along the MELLOR–FORREST ANNEXATION; thence along the STAN LEWIS ANNEXATION the following four courses 1) South 89°39'39" East 13.38 feet; 2) South 00°00'14" East 34.83 feet; 3) North 89°52'55" East 649.84 feet; 4) North 00°27'55" East 8.01 feet; thence East 325.41 feet; thence South 177.75 feet; thence North 87°37'57" East 5.83 feet; thence South 00°21'55 West 409.69 feet along the LARRY HADFIELD ANNEXATION to the point of beginning.

LEGEND

- SECTION CORNER
- SECTION LINE
- ZONE CHANGE BOUNDARY
- EXISTING PARCELS

STAN LEWIS
(TH–5)

KENNETH ROYLE
(COUNTY)

NORTHEAST CORNER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
FOUND BRASS CAP

S89°39'41"E
13.39'

S0°00'14"E
34.83'

N89°52'55"E 649.84

N0°27'55"E
8.01'

EAST 325.41

LEHI CITY
(CITY PARK)

N0°20'21"E 180.33

SOUTH 177.75

CHRISTINE AND RICHARD STRAIN
(COUNTY)

N17°28'01"W
7.39'

N87°37'57"E
5.83'

N0°13'17"E 252.50

BASIS OF BEARING UTAH COUNTY NAD 83 PUBLISHED 2021
SECTION LINE N 00°04'59" E 2640.80'

S0°21'55"W 409.69

BCP PROPERTY GENERAL PLAN AMENDMENT
FROM MIXED USE VILLAGE OVERLAY TO LOW DENSITY RESIDENTIAL
14.67 ACRES

BCP DEVELOPMENT INC
TAX ID: 13:030:0018

LARRY HADFIELD

STAN LEWIS
(COUNTY)

N0°38'25"E 263.00

POB
REBAR & CAP
GREAT BASIN

S89°22'47"W 331.28

WEST
16.37'

402.81'

BCP DEVELOPMENT INC
TAX ID: 13:030:0089

S0°01'43"E
90.61'

ALPINE SCHOOL DISTRICT

N76°15'48"E
338.56'

N89°38'48"W 663.48

LEHI SOUTH ELEMENTARY
ADDITION TO LEHI CITY

EAST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
NOT FOUND (CALCULATED)

RC EAST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
FOUND BRASS CAP 2016

0 60 120 180

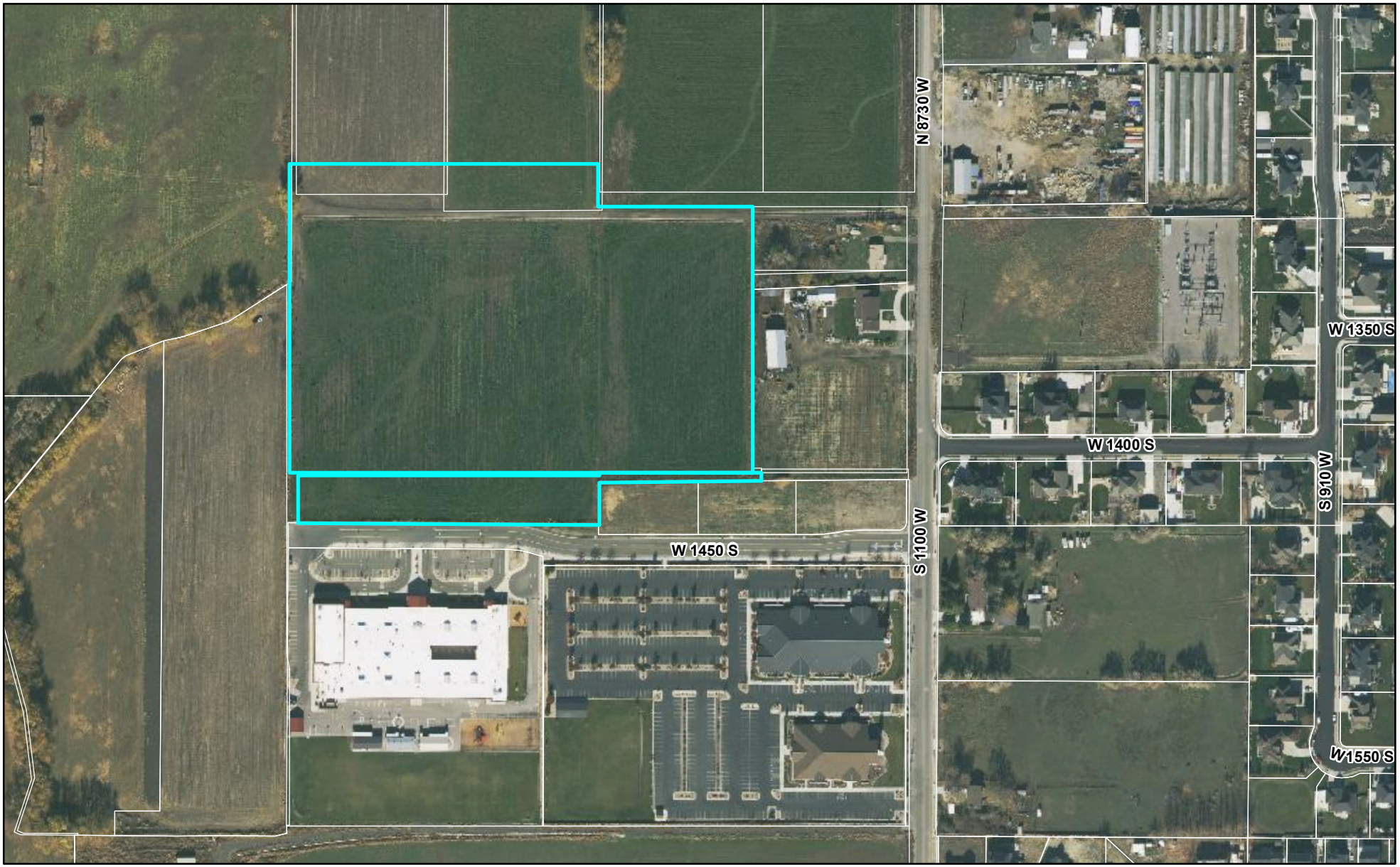
SCALE: 1" = 60'

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

BCP PROPERTY
GENERAL PLAN AMENDMENT
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

BCP Property LDR General Plan Amendment

Aerial

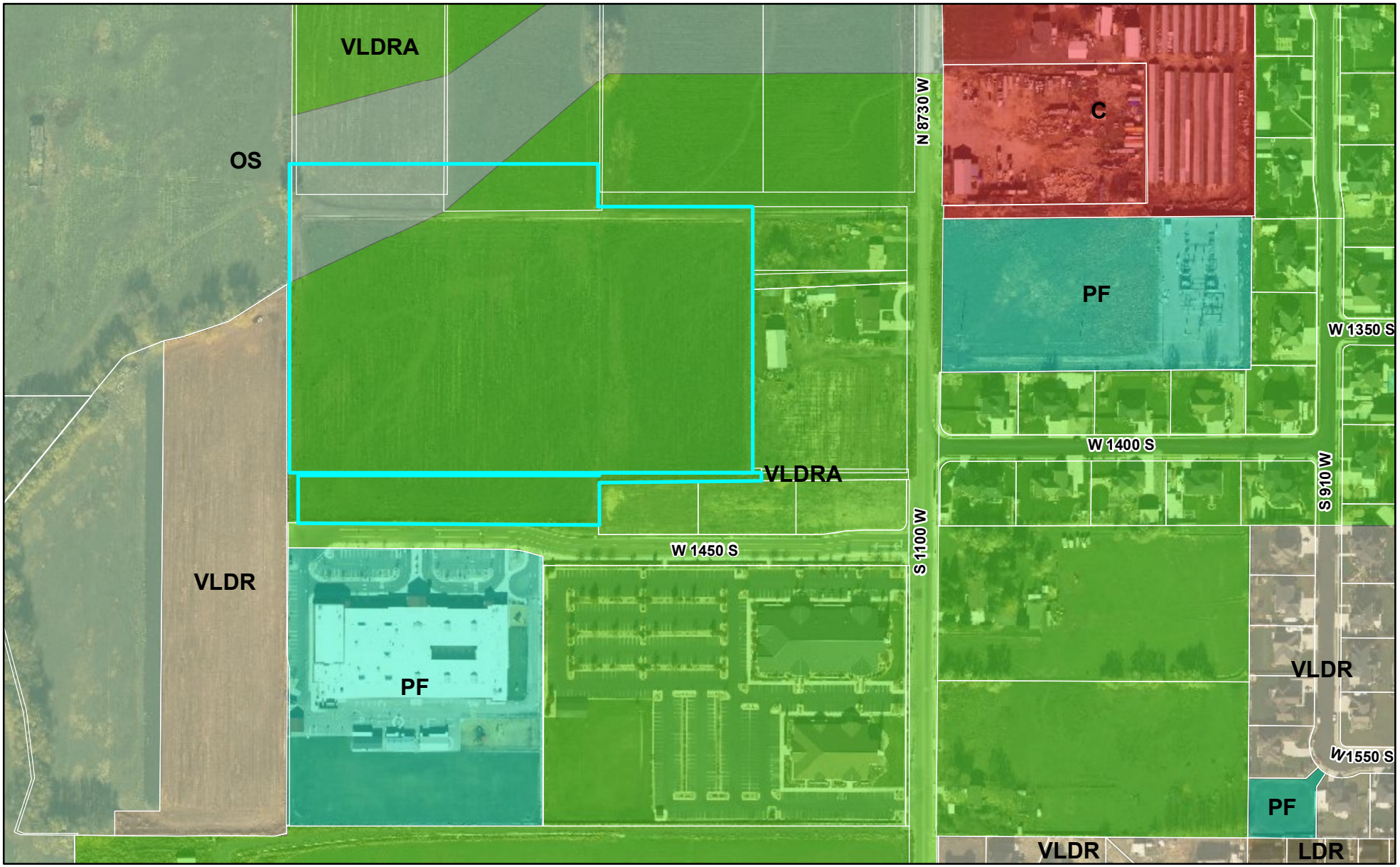


0 350 700 Feet

LEHI CITY

BCP Property LDR General Plan Amendment

General Plan



0 350 700 Feet

LEHI CITY

BCP Property LDR General Plan Amendment

Zoning



0 350 700 Feet

LEHI CITY

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #25-2024 for approval of the North Lake Commercial Park General Plan Amendment on 2.99 acres located at approximately 1250 South 1100 West, changing the land use designation from Commercial to Heavy Commercial (C-H).

Suggested Action:

Attachments:

CC Staff Report North Lake Commercial General Plan Amendment 04.23.24.docx

North Lake Commercial General Plan Amendment DRC 3.6.2024.docx

Ord 25-2024.docx

North Lake Commercial Narrative.pdf

North Lake Aerial.pdf

North Lake GP.pdf

North Lake Zoning.pdf

NORTH LAKE COMMERCIAL GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	JP&R Construction		
Meeting Date	April 23, 2024		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	Approximately 1250 South 1100 West		
Acreage	2.99 acres		
Existing Zoning	N/A (Not annexed)		
Existing General Plan Land Use Designation	C (Commercial)		
Proposed Land Use Designation	C-H (Heavy Commercial)		
Existing Land Use	Construction/Storage		
Adjacent Zoning and Land Use	*North*	N/A	Single family residential
	South	PF	STRATA Storage Yard
	East	N/A	Sheds
	West	N/A	Agriculture
Date of DRC Review	March 6, 2024		
Date of Planning Commission Review	March 28, 2024		
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.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

COMMERCIAL (C)

The Commercial (C) land use classification is to provide controlled and compatible locations for retail, office, business, and other commercial activities. The classification is intended to enhance employment opportunities, encourage the efficient use of land, enhance property values and the City tax base, and ensure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.





HEAVY COMMERCIAL (C-H)

The Heavy Commercial (C-H) classification is intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/ office.

REPORT ANALYSIS

JP&R Construction requests approval to amend the General Plan land use designation of 2.99 acres of property located at approximately 1250 South 1100 West, changing the land use designation from Commercial to Heavy Commercial.

The applicant requests this change to Heavy Commercial to develop office/warehouse type space on the property. The applicant will need to annex the property into Lehi City, but the request to change the General Plan would be the first step in the process.

The applicant feels that the change from Commercial to Heavy Commercial is consistent with the surrounding area. Within a close proximity you have the STRATA Networks storage yard, Lehi Indoor Storage, Maverik Gas Station, Five Inc, and Shiny Shell Car Wash.

A concept plan was submitted concurrently with the General Plan amendment request.

The Development Review Committee had two redline comments on the amendment:

1. Update narrative to clarify this property is shown on General Plan as Heavy Commercial. It is not annexed yet, so it does not have a current zoning.
2. The Planning Commission and City Council should consider the proximity to current and future residential uses in the area. If approved, the design of the buildings will be crucial in keeping things compatible with the surrounding residential uses. Perhaps a development agreement could be used to ensure that the architecture is in keeping with a residential area. The example of the barn building would be something that would be more compatible than some of the other traditional office/warehouse examples that the applicant provided.

Please take DRC comments into consideration.

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 March 28, 2024. The minutes and motion from this meeting are as follows:

2.4) Public hearing and recommendation of JP&R Construction's request for review of the North Lake Commercial Park General Plan Amendment on 2.99 acres located at approximately 1250 South 1100 West, changing the land use designation from Commercial to Heavy Commercial (C-H).

2.5) Consideration of JP&R constructions request for approval of the North Lake Commercial Park Concept Plan, a 2.99-acre commercial project, located at 7700 N 8730 W (approximately 1250 S 1100 W).
2.4 and 2.5 were heard simultaneously. Both properties need to be annexed and will need to have a zone assigned if annexed.

Jacob presented information on the agenda item.

This would create an island of heavy commercial, although it would be surrounded by commercial zoning. There would be flex zoning for this area which it is surrounded by the highway.

The applicant, Jared Stoddard, was present. He stated the HC was interesting because the definition and intended use was less traffic and concerns was better than normal commercial. The intent for the use is hoping to impact traffic. The type of traffic is not allowing heaving traffic and low traffic use and would impose a traffic analysis.

Commissioner Vice Chair Opened the public hearing for 2.4

Jessica Toffer stated she is here to represent herself and Sandra Jensen (the mink farm lot). She read a letter that was sent to Jessica opposing the amendment.

Paul Benz purchased their home when the mink farm was in operation. He mentioned that when the zoning changed from commercial to HC, one had to take into account the possibilities it brought. This change would be associated with Millpond and 1100 West. He noted that STRATA had begun storing materials and should be regarded as HC. While he was comfortable with commercial zoning, he expressed discomfort with HC zoning. He pointed out that making Lehi walkable wasn't really feasible with the condition of weeds and the absence of sidewalks on 1100 West.

Robert Brown expressed that having commercial areas near residential zones was beneficial, but he disagreed with having STRATA near residential areas, as it did not contribute positively to this concept. He opposed the idea of converting this area to HC zoning.

Kenneth Glade felt that the decision was straightforward and clear-cut. The area was surrounded by agriculture. Although there was a proposal on the table, he believed that the increased traffic it would bring would overwhelm the area's capacity to manage it. He emphasized that this development would be at the entrance of a neighborhood, which he found illogical.

Trent Toffer agrees the Heavy Commercial does not make sense especially with the traffic issues that are already taking place. Does not feel like this is a good place for the neighborhood or city.

Larry Hadfield expressed concern about the noise generated while dumping rocks and hauling gravel. He also raised concerns about the drain ditch near the city property, which was getting clogged with debris. Additionally, he voiced worry regarding the heavy industrial classification of the area.

Randy Mellor reiterated the concerns with the HC and being landlocked and is opposed.

Eve Brown stated her opposition to HC zoning and expressed a desire for a dedicated turn lane. She found the services near the community and STRATA unattractive, and she believed that HC zoning would exacerbate this appearance. Instead, she preferred to see half-acre lots.

Jacob Curtis acknowledged the online comments which are submitted into this record.

Tori Savage
"We are strongly against the heavy commercial zoning as it poses a threat to the safety of the nearby school and the amount of traffic that is already over capacitated for that area"

Michelle Christensen
"This area is already too congested and there's an elementary school right there making it much more dangerous for little kids. This area needs to be maintain a very low density zoning. Stop cramming everything into one area. It's creating a huge danger."

Brittney McHenry
"I am opposed to this zoning change! The traffic here is already terrible and unsafe for our kids getting to Dry Creek. Dry creek is also overcrowded and there is zero parking."

Commissioner Vice Chair closed the public hearing for 2.4

The applicant stated they agree there would need to be a property line adjustment.

2.4 Motion: Commissioner Jones moved to send a negative recommendation of **JP&R construction's request for review of the North Lake Commercial Park General Plan Amendment on 2.99 acres located at approximately 1250 South 1100 West, changing the land use designation from Commercial to Heavy Commercial (C-H);** including all DRC comments and the findings that there are adverse effects, that it will be detrimental to the health, safety and welfare of the neighborhood and surrounding areas, and that it is not in conformance of General Plan and it's various elements. Commissioner Lockhart seconded.

Vote: Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

2.5 Motion: Commissioner Eyre moved to table **JP&R construction's request for approval of the North Lake Commercial Park Concept Plan, a 2.99-acre commercial project, located at 7700 N 8730 W (approximately 1250 S 1100 W)** to the next available meeting for deliberation. Commissioner Kunze seconded the motion.

Vote: Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

North Lake Commercial Park General Plan Amendment
DRC Redline Comments

JP&R Construction- requests review of the North Lake Commercial Park General Plan Amendment on 2.99 acres located at approximately 1250 South 1100 West, changing the land use designation from C to C-H.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, Trent Dyer
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present:
Date of Plans Reviewed: 2/27/2024
Time Start: 2:35 pm
Time End: 2:38 pm

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
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Kim – Planning:

1. Update narrative to clarify this property is shown on General Plan as Heavy Commercial. It is not annexed yet, so it does not have a current zoning.
2. The Planning Commission and City Council should consider the proximity to current and future residential uses in the area. If approved, the design of the buildings will be crucial in keeping things compatible with the surrounding residential uses. Perhaps a development agreement could be used to ensure that the architecture is in keeping with a residential area. The example of the barn building would be something that would be more compatible than some of the other traditional office/warehouse examples that the applicant provided.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28, 2024
(NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 25-2024

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP AT APPROXIMATELY 1250 SOUTH 1100 WEST

WHEREAS, on April 23, 2024, 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 March 28, 2024, to review and make a recommendation on the General Plan Amendment located at approximately 1250 South 1100 West changing the land use designation from Commercial (C) to Heavy Commercial (C-H), as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on April 23, 2024, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Commercial (C) to Heavy Commercial (C-H).

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 Commercial (C) to Heavy Commercial (C-H). The total amendment will include 2.99-acres of property located at approximately 1250 South 1100 West, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 25 -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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 23rd day of April 2024.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

Legal Description

COM E 383.3 FT & S 1348.12 FT FR NW COR SEC 20, T5S, R1E, SLM; N 89 34' E 435.6 FT; S 14' E 300 FT; S 89 27' W 435.83 FT; N 25' E 300.8 FT TO BEG. AREA 2.99 AC.

General Plan Amendment

North Lake Commercial Park

February 2024

Submitted to: Lehi City

Property Information

Subject Property

This General Plan Amendment request is to change the zoning for the property shown in Appendix A: Figure 1 and Figure 2.

County SN: 13:033:0018

Current Owner: JP and R Construction Inc.

Current & Proposed Zoning

The subject property is currently zoned Commercial.

The proposed property zoning is Heavy Commercial.

Amendment Description

Justification for Amendment

The owners of the subject property would like to develop the property to create warehouse/office flex-type space on the property. This type of warehouse/office flex-type space fits best with the Heavy Commercial designation.

Consistency with the Goals of the General Plan and Compatibility with Existing Land Use

The current General Plan has an adjacent Public Facilities designated property on the south side of the subject property, which is currently operated by Stata Networks. This Public Facilities property is more aligned with the use of Heavy Commercial than standard Commercial.

The property to the North of the subject property has a commercial designation, but the other properties closest to the subject property fit well with the proposed warehouse/office flex-type space. These properties include:

- Maverik gas station
- Lehi Indoor Storage
- Shiny Shell Car Wash
- Grease Monkey
- Five Inc

For the above reasons, we believe that the proposed warehouse/office flex-type space, and change in General Plan designation of the subject property will benefit the community and immediate area.

Effect of Amendment and Overall Improvement to the Area

The proposed General Plan Amendment and development of the subject property will have the following positive impacts to the community and area:

- The current operation on the property will be relocated as the property is developed with a new modern warehouse/office flex-type space.
- The proposed warehouse/office flex-type space will be an asset to the community. There are many small to mid-sized businesses that have a need for this type of space, and some of them are even operating out of their residential neighborhoods due to the lack of this type of space in the community. We believe this space will improve the aesthetics of both the immediate area as well as the surrounding community.
- It is anticipated that the future warehouse/office flex-type space will have a similar traffic use/pattern to the current use of the property.

Appendix A, Figure 3 and Figure 4 show the conceptual building layout on the property and the surrounding property owners.

Appendix A, Figure 5 shows a building with a pitched roof. It is anticipated that the proposed buildings will have a pitched roof, which fits in with the rural setting of the area. Also, the pitched roofs allow easier installation of solar panels to offset the power impact of the development.

Appendix A, Figure 6 through Figure 12 show examples of modern variation in the exterior. Conceptually, we would like to use a combination of exterior materials such as metal, wood, and masonry to enhance the exterior of the buildings.

Appendix A

North Lake Commercial Park

Figure 1: Region Map

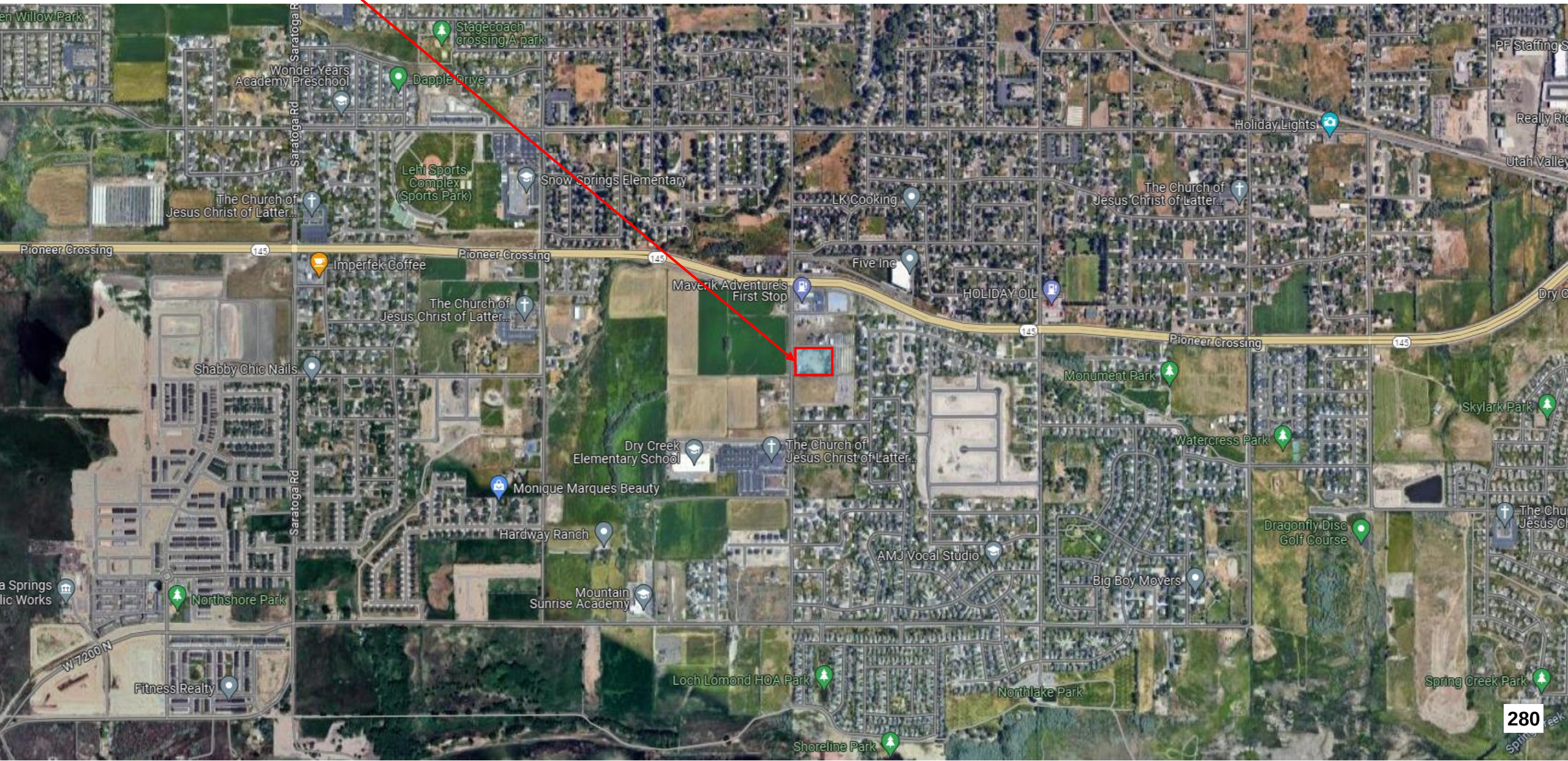
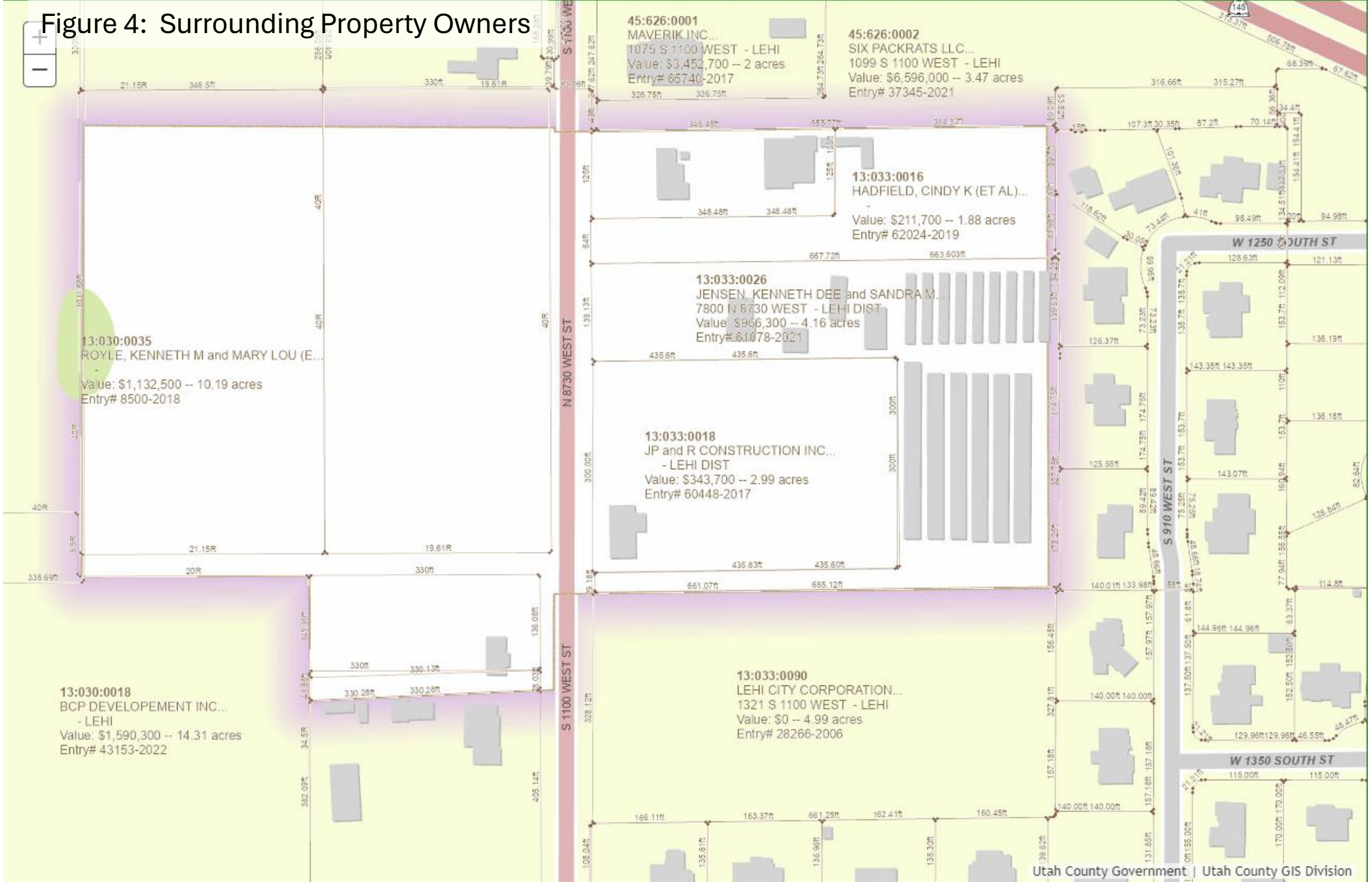


Figure 2: Area Map



Figure 4: Surrounding Property Owners



North Lake Commercial General Plan Amendment & Concept

Aerial

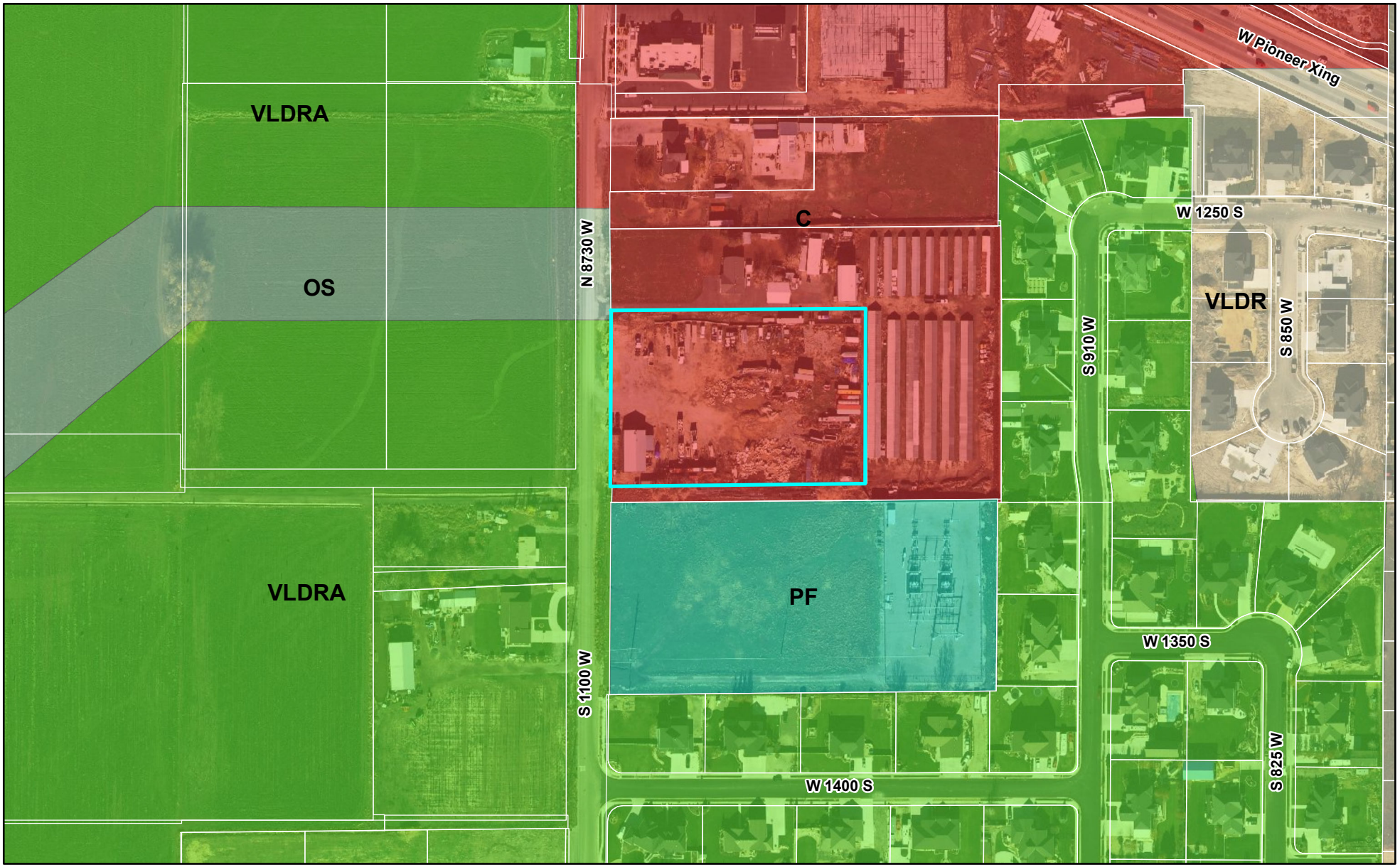


0 280 560 Feet

LEHI CITY

North Lake Commercial General Plan Amendment & Concept

General Plan

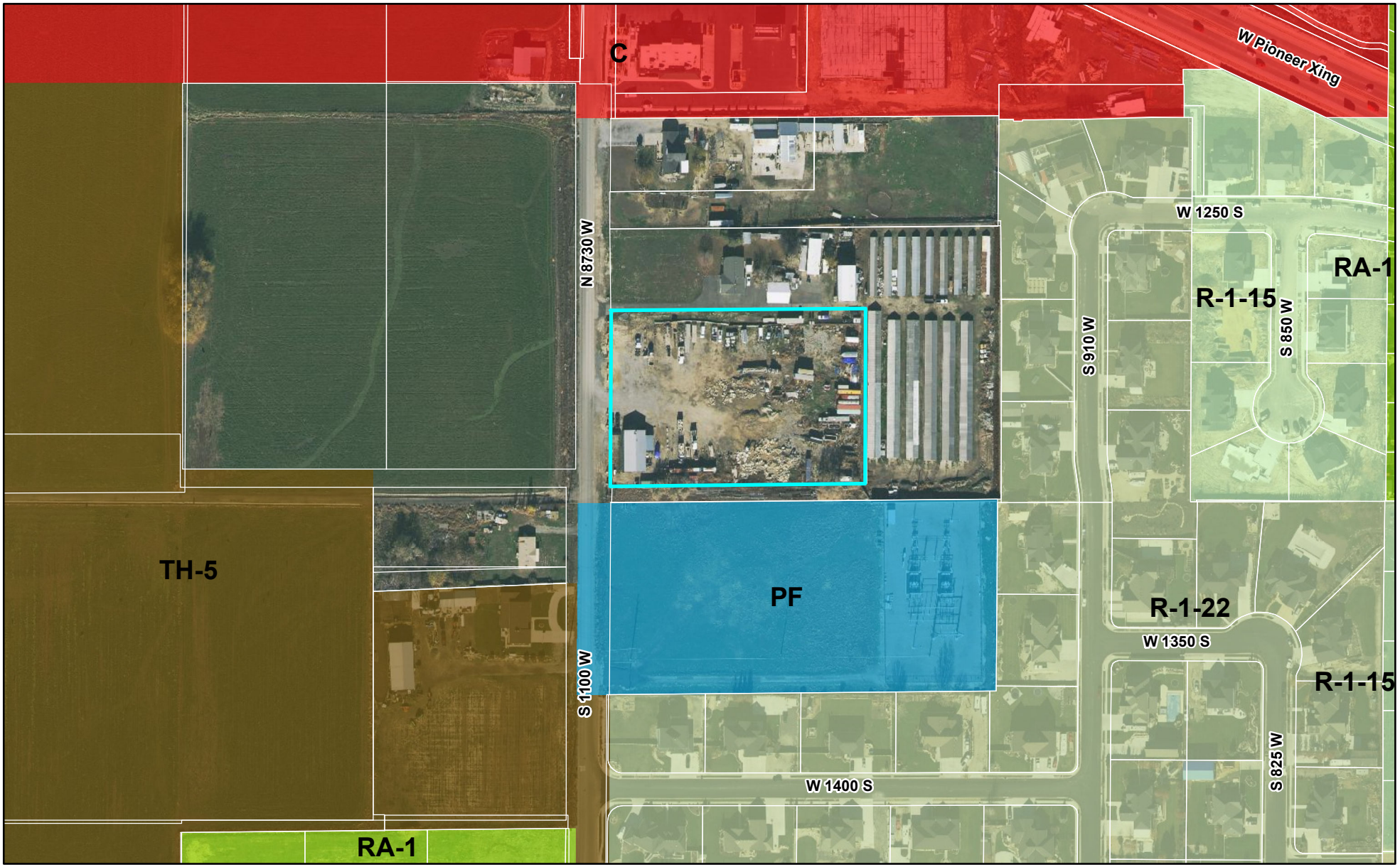


0 280 560 Feet

LEHI CITY

North Lake Commercial General Plan Amendment & Concept

Zoning



0 280 560 Feet

LEHI CITY

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #26-2024 approval of a Development Code Amendment to Chapter 11 removing private landscaping from the bond requirements.

Suggested Action:

Attachments:

CC Staff Report CH 11 Private Landscaping Dev Code Amendment 04.23.24.docx

Chapter 11 Application Requirements DRC 3.13.24.docx

Ord 26-2024.docx

Ch11ApplicationRequirements DCA.pdf

CHAPTER 11 DEVELOPMENT CODE AMENDMENT – REMOVING PRIVATE LANDSCAPING FROM BOND REQUIREMENTS

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	April 23, 2024
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	March 13, 2024
Date of Planning Commission Review	March 28, 2024

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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

REPORT ANALYSIS

The applicant requests approval of an amendment to Chapter 11 of the Development Code to change the language of information required in the bond to match State Code requirements. The State recently changed what can be bonded for taking out private landscaping. The Development Code still stated that private landscaping was included in the bond. This amendment will eliminate the language about private landscaping to comply with State Code.

The DRC had one comment to remove one stray “and”, this change will be implemented by Staff.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed amendment to the Lehi City Development Code. Any motion

should include findings. Possible findings include:

1. The proposed Development Code amendment will bring the Code into compliance with State Code.
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 March 28, 2024. 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 11 removing private landscaping from the bond requirements.
Jacob Curtis presented information on the item.

Commission Vice Chair Everett opened and closed the public hearing.

> **Motion:** Commissioner Eyre moved to recommend approval of **Lehi City's request for review of a Development Code Amendment to Chapter 11 removing private landscaping from the bond requirements;** Including all DRC comments and findings stated in the report**.** Commissioner Lockhart seconded.
>
> **Vote:** Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

Chapter 11 Application Requirements
DRC Redline Comments

Lehi City- requests review of a Development Code Amendment to Chapter 11 Application Requirements removing private landscaping from the bond requirements.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner:
Representatives of the Applicant Present:
Date of Plans Reviewed:
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering:
1. Fix wording to remove the "and" in paragraph E

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28th

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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

ORDINANCE NO: 26-2024

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 11, PRIVATE LANDSCAPING BOND REMOVAL

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

WHEREAS, this amendment seeks to remove private landscaping from bond requirements; and

WHEREAS, following a public hearing on March 28, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on April 23, 2024, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of March 28, 2024, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 11 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 11 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 23rd day of April 2024.

ATTEST

_____	_____
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

pected on issues such as traffic, lighting, or compatibility of uses.

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 11.260. 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 11.270. 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 11.280. 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 11.290. 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 11.300. 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 11.310. 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 an~~d 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 11.320. 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 11.330. 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:

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #27-2024 approval of a Development Code Amendment to Chapter 11, to include a minimum size requirement of 11 x 17 inches for all submissions.

Suggested Action:

Attachments:

CC Staff Report Chapter 11 Page size Requirements Development Code Amendment 04.23.24.docx

Chapter 11 Development Code Amdendment DRC 3.6.2024.docx

Ord 27-2024.docx

Chapter 11 Development Code Amendment - 02.28.24.pdf

Chapter 11 Development Code Amendment - DRC redlines.pdf

CHAPTER 11 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	April 23, 2024
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	March 6, 2024
Date of Planning Commission Review	March 28, 2024

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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

REPORT ANALYSIS

The applicant is requesting review and recommendation of an amendment to Chapter 11 of the Development code to update the page size requirements for submittals. The proposed amendment includes setting the minimum page size for site plans and subdivision submittals to be 22 x 34 inches, unless otherwise approved by the Lehi City engineer, and requiring there to be no more than two City standard details per sheet. The amendment to the page size requirement applies to site plans, preliminary subdivisions, final subdivisions, and two-lot subdivisions. This amendment was initiated to make it easier for the plans to be printed in the field and for legibility.

The DRC had two comments for this development code amendment. They are:
1. Provide option to scale to 11x17. All electronic submittals shall be full size PDF.
2. 22x34 inches unless otherwise approved by the Lehi City Engineer.

During the DRC it was determined that including the 22 x 34 inch requirement would allow the plans to be scaled to 11 x 17 if needed. The Planning Department has already updated the language to reflect this and is included in the packet.

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 March 28, 2024. 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 Chapter 11, to include a minimum size requirement of 11 x 17 inches for all submissions.
Jacob Curtis presented information on the item.

Commissioner Jones was excused from the meeting due to a family emergency.

Commission Vice Chair Everett opened and closed the public hearing.

> **Motion:** Commissioner Kunze moved to recommend approval of **Lehi City's request for review of a Development Code Amendment to Chapter 11, to include a minimum size requirement of 11 x 17 inches for all submissions;** Including all DRC comments and findings stated in the report**.** Commissioner Lockhart seconded.
>
> **Vote:** Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

Chapter 11 Development Code Amendment
DRC Redline Comments

Lehi City- requests review of the Chapter 11 Development Code Amendment to include a minimum size requirement of 11 x 17 inches for all submissions.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 2/20/2024
Time Start: 4:15 PM
Time End: 4:25 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. Provide option to scale to 11x17. All electronic submittals shall be full size PDF.

Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Brad – Engineering:
2. 22 x 34 inches, unless otherwise approved by the Lehi City Engineer.

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 28TH.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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

ORDINANCE NO: 27-2024

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 11, PAGE SIZE REQUREMENTS

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

WHEREAS, this amendment seeks to define a size requirement for submittals; and

WHEREAS, following a public hearing on March 28, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on April 23, 2024, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of March 28, 2024, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 11 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 11 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 27 -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

required by law.

Approved and Adopted by the City Council of Lehi City this 23rd day of April 2024.

ATTEST

_____	_____
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

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

February 21, 2024

Narrative – Chapter 11 Development Code Amendment

The Planning Division is proposing a Development Code Amendment to Chapter 11of the Development Code. Specifically, we are proposing to add a minimum size requirement to digital submissions to be no smaller than 11 x 17 inches, and limiting the number of City standard details to two per sheet.

This was originally proposed by the Public Works and Engineering Departments. Public Works inspectors sometimes print off plans in the field on 11 x 17 paper, and sometimes the scale is not accurate or the detail sheets are too small. By amending the Code we are able to make our requirements more consistent and help other departments with inspections.

Please contact the Planning Division if you have any questions.

Thank you,

Katie Bussell
Planner 1

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 11.130. Application Requirements for Final Subdivision Plat with No Improvements
Section 11.140. Revisions.
Section 11.150. Final Plat Approval Process.
Section 11.160. Plat Materials; Size and Copies.
Section 11.170. Multiple Sheets and Plat Accuracy.
Section 11.180. Nature and Effect of Final Subdivision Plat.
Section 11.190. Effective Period of Final Subdivision Plat Approval.
Section 11.200. Recording the Approved Final Subdivision Plat.
Section 11.210. Proceeding with Subdivision Construction.
Section 11.220. Completion Assurance and Improvement Warranty.
Section 11.230. Site Plan Approval Required.
Section 11.240. Application Requirements for Site Plans.
Section 11.250. Site Plan Approval Process.
Section 11.260. Lack of Site Plan Information.
Section 11.270. Multiple Sheets and Plat Accuracy.
Section 11.280. Nature and Effect of Site Plan Approval.
Section 11.290. Effective Period of Site Plan approval.
Section 11.300. Proceeding with Construction.
Section 11.310. Guarantees and Bonds.
Section 11.320. Condominium Plats.
Section 11.330. Amendment to Recorded Plats.
Section 11.340. Plat Amendments and Recordation.
Section 11.350. Lot Line Adjustments.
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 follows 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 ad

ditional 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. All sheets shall be digitally formatted no smaller than 11 x 17 inches in size. –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. All sheets shall be digitally formatted no smaller than 11 x 17 inches in size. 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 printed on Mylar. The final plat shall comply with the approved preliminary plat, including any changes or additions as required by the City Council. All sheets shall be digitally formatted to no smaller than 11 x 17 inches in size.

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 set-back distance to accommodate code mandated clearances to various utilities is required. The public utility easement shall be free and clear of permanent structures including but not limited to: building footings, foundation walls, window wells, retaining walls, retention and detention facilities, geotextile reinforcing, and tie-backs.

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. City standard details shall be limited to two per sheet.

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

(New 01/10/23)

The Final Plat Subdivision with No Improvements Application allows for a legal subdivision of land but does not allow for the construction of any new 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 on 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 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 set-back distance to accommodate code mandated clearances to various utilities is required. The public utility easement shall be free and clear of permanent structures including but not limited to: building footings, foundation walls, window wells, retaining walls, retention and detention facilities, geotextile reinforcing, and tie-backs.

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.

Section 11.140. 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 11.150. 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 11.160. 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. All sheets shall be digitally formatted to be no smaller than 11 x 17 inches in size. 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 11.170. 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 11.180. Nature and Effect of Final Subdivision Plat.
It is the intent of this Code that approval of a final subdivision plat be a 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 11.190. 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 11.200. 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 11.210. 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 11.220. 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 11.230. 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 11.240. Application Requirements for Site Plans. *(Amended 5/22/01; 08/13/02; 04/27/10; 07/10/12; 08/09/16; 08/22/23)*

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 11 x 17 inches~~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. City standard details shall be limited to no more than two per sheet.

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, easements for line extensions, distribution lines and related equipment.
(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;

16. prior to issuance of a building permit, staking of the new property line adjacent to existing roads; and

17. other information required by the Reviewing Departments, Commission, or City Council necessary to evaluate the merits of the proposed site plan.

Section 11.250. Site Plan Approval Process. *(Amended 5/22/01; 08/13/02; 11/09/04; 10/11/22; 08/22/23)*
The review and approval process for a site plan shall be as follows:

A. Permitted Uses.

1. Site plans associated with a permitted use require review an approval by the Reviewing Departments. Site Plans requesting exceptions to Code requirements require approval by the Planning Commission for the requested exceptions. The Reviewing Departments may require that the

approval of a site plan be forwarded to the Planning Commission if they determine the standards in the Development Code are unclear, or that the project is likely to have extenuating or unforeseen impacts beyond what would normally be expected on issues such as traffic, lighting, or compatibility of uses.

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 11.260. 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 11.270. 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 11.280. 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 11.290. 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 11.300. 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 11.310. 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 11.320. 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 11.330. 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 11.340. 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 11.350. 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 11.360. 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.

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

February 21, 2024

Narrative – Chapter 11 Development Code Amendment

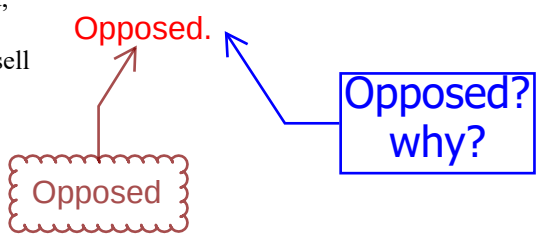
The Planning Division is proposing a Development Code Amendment to Chapter 11of the Development Code. Specifically, we are proposing to add a minimum size requirement to digital submissions to be no smaller than 11 x 17 inches, and limiting the number of City standard details to two per sheet.

This was originally proposed by the Public Works and Engineering Departments. Public Works inspectors sometimes print off plans in the field on 11 x 17 paper, and sometimes the scale is not accurate or the detail sheets are too small. By amending the Code we are able to make our requirements more consistent and help other departments with inspections.

Please contact the Planning Division if you have any questions.

Thank you,

Katie Bussell
Planner 1



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 ad

ditional 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. All sheets shall be digitally formatted no smaller than 11 x 17 inches in size. –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 ap ing:

1. a property to curren

To my knowledge, Preliminary Plats are not filed with the Utah County Recorder, correct? We should fix this

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. All sheets shall be digitally formatted ~~no smaller than 11 x 17 inches in size.~~ 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;

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

Except for Final Plats / Condo Plats, etc., correct?

13. stam wners 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 printed on Mylar. ~~The final plat shall comply with the approved preliminary plat, including any changes or additions as required by the City Council. All sheets shall be digitally formatted to no smaller than 11 x 17 inches in size.~~

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;

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. City standard details shall be limited to two per sheet.

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

(New 01/10/23)

The Final Plat Subdivision with No Improvements Application allows for a legal subdivision of land but does not allow for the construction of any new 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 on 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 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 set-back distance to accommodate code mandated clearances to various utilities is required. The public utility easement shall be free and clear of permanent structures including but not limited to: building footings, foundation walls, window wells, retaining walls, retention and detention facilities, geotextile reinforcing, and tie-backs.

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.

Section 11.140. 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 11.150. 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 11.160. 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. All sheets shall be digitally formatted to be no smaller than 11 x 17 inches in size. 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 11.170. 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 11.180. Nature and Effect of Final Subdivision Plat.
It is the intent of this Code that approval of a final subdivision plat be a 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 11.190. 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 11.200. 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 11.210. 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 11.220. 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 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 11.230. 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 11.240. Application Requirements for Site Plans.

(Amended 5/22/01; 08/13/02; 04/27/10; 07/10/12; 08/09/16; 08/22/23)

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 11 x 17 inches~~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. City standard details shall be limited to no more than two per sheet.

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,

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 11.360. 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: 17

City Council Agenda Item Report

Meeting Date: April 23, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-19 appointing a board member representative to the Central Utah 911 Agency.

Suggested Action:

Attachments:

Res 2024-19.docx

LEHI CITY

RESOLUTION NO. 2024-19

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING A BOARD MEMBER REPRESENTATIVE TO THE CENTRAL UTAH 911 AGENCY

WHEREAS, Lehi City is party to an interlocal agreement that establishes the Central Utah 911 Agency; and

WHEREAS, the Central Utah 911 Agency answers 911 emergency calls for police, fire, and emergency medical needs and provides dispatch services for participating members; and

WHEREAS, the interlocal agreement requires each member city to appoint a board member and an alternate board member to the Central Utah 911 Agency Board; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. That Scott DaBell is hereby appointed as its representative to the Central Utah 911 Agency to replace Jason Walker.

2. That this resolution shall remain in effect until repealed by another resolution appointing a different representative to the Central Utah 911 Agency.

4. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 23rd day of April, 2024.

LEHI CITY

ATTEST

_____ _____

Mark Johnson, Mayor

Teisha Wilson, City Recorder