Lehi City Council Meeting
Agenda
June 29, 2021

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.2. Discussion of Letter of Intent for Compass Pointe and Sanctuary.

   2.3. Fireworks Discussion

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 Executive Session to discuss the purchase, exchange, or lease of real property.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. 20 Minute Citizen Input
   (for public comments on items not listed on the agenda. Comments limited to 3 minutes per person with a time limit not to exceed 20 minutes for this item.)

3. Consent Agenda

   3.1. Approve Minutes from the June 8, 2021 City Council Meeting.
   060821CC.pdf

Regular Agenda

4. Consideration of Concept approval for the Micron Area Plan, changing the Land Use Map of the existing Micron Area Plan. (Tabled from the June 8th meeting.)

   Petitioner: DR Horton
   CC Staff Report Micron Area Plan Amendment Concept 06.29.21.docx
   Micron Area Plan Concept DRC 04.21.21.docx
   Micron Area Plan Concept Narrative DR Horton.pdf
   Micron Area Concept Plan.pdf
   Area Plan Comparison Units per Acre.pdf
   Aerial.pdf
   General Plan.pdf
   Zoning.pdf

5. Consideration of Concept approval for X Development's 2100 North Subdivision, a 65-lot residential development located at approximately 2100 North 2300 West.
   Petitioner: X Development
   CC Staff Report X Development Concept 06.29.21.docx
   X Development Concept DRC 05.26.21.docx
   Lehi Zoning - PUD Narrative.pdf
   2100 North Subdivision Concept.pdf
   X Development aerial.pdf
   X Development General Plan.pdf
   X Development Zoning.pdf

6. Consideration of Ordinance #25-2021, a General Plan Amendment on approximately 13.05 acres located at approximately 1700 West 1500 North, changing the designation from VLDRA (very low density residential agriculture) to VLDR (very low density residential).
   Petitioner: CTR Development
   CC Staff Report CTR Development General Plan Amendment 06.29.21.docx
   CTR Development General Plan Amendment DRC 05.19.21.docx
   Ord 25-2021.docx
   CTR Development General Plan narrative.pdf
   CTR Development General Plan Amendment plans.pdf
   CTR Development Aerial.pdf
   CTR Development General Plan Map.pdf
   CTR Development Zoning.pdf

7. Consideration of Preliminary subdivision approval for the Gardner Point Phase 2, a 635-unit residential development located at approximately 3600 West 1500 North.
   Petitioner: Edge Homes

CC Staff Report Gardner Point Phase 2 Preliminary Subdivision 06.29.21.docx
Gardner Point Phase 2 Preliminary Subdivision DRC 05.19.21.docx
Gardner Point Phase 2 Preliminary Subdivision narrative....pdf
Gardner Point Phase II Preliminary Subdivision - plans.pdf
Gardner Point Phase 2 Preliminary Subdivision - landscape plans.pdf
Gardner Point Phase 2 Preliminary Subdivision - aerial map.pdf
Gardner Point Phase 2 Preliminary Subdivision - zoning map.pdf
Gardner Point Phase 2 Preliminary Subdivision - general plan map.pdf
image-20210604-172805-bcb8216d.jpeg
image-20210604-172811-60cb8bb9.jpeg

8. Consideration of approval for the Waterford at Millpond Lot 3 plat amendment, amending lot one located at 195 South 850 East.
   Petitioner: Jonathan Myres
   CC Staff Report Waterford at Millpond Lot 3 Subdivision Plat Amendment 06.29.21.docx
   Waterford at Millpond Lot 3 Plat Amendment DRC 06.09.21.docx
   Waterford at Millpond Lot 3 Final Subdivision - 6.9.21 - plans.pdf
   Aerial Map.pdf
   General Plan Map.pdf
   Zoning Map.pdf

9. Consideration of Preliminary subdivision approval for the Taylor Meadows Plat B, a 22-lot residential subdivision located at 1550 South 500 West.
   Petitioner: Arive Homes
   CC Staff Report Taylor Meadows Phase II (Plat B) Preliminary Subdivision 06.29.21.docx
   Taylor Meadows Phase II Preliminary DRC 05.26.21.docx
   Taylor Meadows Phase 2 Preliminary 3-26-21.pdf
   Taylor Meadows Preliminary Subdivision - aerial map.pdf
   Taylor Meadows Preliminary Subdivision - general plan map.pdf
   Taylor Meadows Preliminary Subdivision - zoning map.pdf

10. Consideration of Ordinance #26-2021, the Lewis Flex Office Zone Change, amending the zoning from Commercial to Heavy Commercial on 10-acres of property located at approximately 4100 West and 2100 North.
    Petitioner: Howard Cooke
    CC Staff Report Lewis Flex Office Zone Change 06.29.21.docx
    Lewis Flex Office Zone Change DRC 05.12.21.docx
    Ord 26-2021.docx
    Lewis Flex Office Zone Change narrative.pdf
    Lewis Flex Office Zone Change plan.pdf
    Lewis Flex Office Zone Change - aerial map.pdf
    Lewis Flex Office Zone Change - zoning map.pdf
    Lewis Flex Office Zone Change - general plan map.pdf

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IMG_8042.JPG
IMG_8040.JPG

11. Consideration of Preliminary and Final subdivision approval for the SOA Plat 1, a 4-lot commercial subdivision located at Blue Sky Road and Orinda Drive.
    Petitioner: Gardner Company
    CC Staff Report SOA Plat 1 Preliminary and Final Subdivision 06.29.21.docx
    SOA Plat I Preliminary Subdivision DRC 05.5.21.docx
    SOA Investments Plat 1 preliminary & final subdivision - plat.pdf
    SOA Investments Plat 1 preliminary & final subdivision- plan and profile.pdf
    SOA Plat 1 Preliminary & Final Subdivision - general plan map.pdf
    SOA Plat 1 Preliminary & Final Subdivision - zoning map.pdf
    SOA Plat 1 Preliminary & Final Subdivision - aerial map.pdf
    IMG_8047.JPG
    IMG_8048.JPG
    IMG_8046.JPG

12. Consideration of Resolution #2021-39, approving a development agreement between JJR Tennis Club and Lehi City
    Petitioner: Jacob Hansen
    Development Agreement-Hansen Tennis Facility.docx
    Res 2021-39.docx

13. Consideration of Ordinance #22-2022, a General Plan amendment on 3-acres located at 2029 West 900 North, changing the designation from VLDRA (very low density residential agriculture) to Commercial. (Tabled from the June 8th meeting)
    Petitioner: Jacob Hansen
    CC Staff Report Hansen General Plan Amendment 06.29.21.docx
    2029 W 900 N Commercial General Plan Amendment DRC 05.12.21.docx
    Ordinance - Hansen General Plan amendment 06.08.21.docx
    Hansen General Plan Amendment narrative.pdf
    Hansen General Plan Amendment maps.pdf
    Lehi Tennis Facility Concept A 042021 - Zoning Designations.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

14. Consideration of Preliminary and Final subdivision approval for the Clover Leaf Fields subdivision, a 6-lot residential subdivision located at approximately 2300 West 700 North. (Tabled from the June 8th meeting)
    Petitioner: Ivory Homes
    CC Staff Report Dimock Property Preliminary & Final Subdivision 06.29.21.docx

Dimock Property Preliminary Subdivision DRC 04.21.21.docx
Cloverleaf Fields Final Subdivision DRC 06.16.21.docx
Dimock narrative.pdf
Dimock Property Preliminary Subdivision plans.pdf
Cloverleaf Fields RC 06.16.21 response, plans.pdf
Aerial Dimock Property.pdf
General Plan Dimock Property.pdf
Zoning Dimock Property.pdf

15. Consideration of approval for the Lehi Tech Office Condo Conversion located at 300 South 1350 East.
Petitioner: Pete Evan
CC Staff Report Lehi Tech Office Condo Conversion 06.29.21.docx
Lehi Tech Office Condo Conversion DRC 5.19.21.docx
Lehi Tech Condo Conversion .pdf
Aerial.pdf
General Plan.pdf
Zoning.pdf

16. Consideration of Ordinance #28-2021, the Lamb Property General Plan Amendment, changing the designation from MDR (medium density residential) & Mixed Use to just Mixed Use for 0.54-acres located at 1190 North 500 West.
Petitioner: Jami Ray
CC Staff Report Lamb Property General Plan Amendment 06.29.21.docx
Lamb Property General Plan Amendment DRC 05.12.21.docx
Ord 28-2021.docx
Lamb Property General Plan narrative.pdf
Lamb Property General Plan amendment maps.pdf
Lamb Property Aerial Map.pdf
Lamb Property General Plan Map.pdf
Lamb Property Zoning Map.pdf

17. Consideration of Ordinance #27-2021, a General Plan Amendment for Public Facilities in various locations of the City.

Petitioner: Lehi City
CC Staff Report Lehi City Public Facilities General Plan Amendment 06.29.21.docx
Lehi City Public Facilities GPA narrative 04.22.21.docx
Ord 27-2021.docx
PF_to_be_added_to_GP map.pdf

18. Consideration of Resolution #2021-38, approving a mutual aid mobile field force agreement

with various city and county entities.
Petitioner: Lehi City
Res 2021-38.docx
Mobile Field Force MOU.docx

19. Consideration of Ordinance #29-2021, expanding firework restrictions in Lehi City due to existing drought conditions.
Petitioner: Lehi City
Ord 29-2021.docx

20. Consideration of Ordinance #24-2021, amending the Lehi Bike and Pedestrian Master Plan map.
Petitioner: Lehi City
CC Staff Report Lehi Bike-Ped Plan Update - 06.29.21.docx
Lehi Bike Ped Plan DRC - 03.03.21.docx
Ord 24-2021.docx
Proposed Bike Facilities Map - Phase 1 Overall.pdf
Proposed Bike Facilities Map - Phase 1 Type Map.pdf
Proposed Bike Facilities Map - Phase 1 Status Map.pdf
Proposed Bike Facilities Map - Phase 1 Spot Improvements.pdf

21. 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 768-7100 ext. 2254.
- This agenda has been properly posted and a copy provided to the local news media.

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of Letter of Intent for Compass Pointe and Sanctuary.

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Fireworks Discussion

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the June 8, 2021 City Council Meeting.

Suggested Action:

Attachments:

060821CC.pdf

LEHI CITY

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, **June 8, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Mike West, Community Development; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Albrecht gave the invocation.

2. Presentations and Reports

2.1 Water Restrictions Discussion

Gary Thomas and Matt Dalton, with the Water Department, suggested some minor changes to the Water Conservation Plan. They also recommended going to Phase 3, the severe water shortage phase on June 15th. The biggest change will be that residents can only water 2 days per week.

2.2 Parks Funding Discussion

Steve Marchbanks, Parks Manager, informed the Council that the bids for Monument Park construction came back at 30 percent over budget and expressed concern for the high construction costs. He said that they can make a budget adjustment or do a phased approach to construction where they might add the amenities at a later date. The Council agreed that the Shadow Ridge and Monument Parks should be constructed and completed this year.

3. Agenda Questions

Mayor Johnson addressed some of the funding requests from the Council. He said that they can use 5 million to construct a portion of Family Park. $500,000 can be allocated to pave Vet's Baseball Park, and $15,000 for a new disk-golf course. The Mayor agreed to hire a par time grant writer for a 1-year trial period. The library was given an additional $10,000. There was discussion regarding how the city could do cost sharing with property owners for downtown sidewalk installation, and that the City could establish a program next year. Mayor Johnson expressed concern with adding a Resource Officer due to the ongoing costs. Council Condie felt strongly that

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this position should be funded. He suggested other budget line items that could be removed to cover the cost. There was discussion regarding the impact that could have to the other departments.

4. Administrative Report

None.

5. Mayor and Council Reports

None.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. Presentations and Reports

2.1 Lehi Round-Up Rodeo Royalty

The Rodeo Royalty introduced themselves and invited the Council to participate in the activities.

2.2 Proclamation- Proclaiming June 20-26, 2021 as Community Inclusivity Week.

Mayor Johnson read the Proclamation for Community Inclusivity Week.

3. 20 Minute Citizen Input

Jeremy Beckham expressed concern that the North Utah County Animal Shelter was still using gas chambers to euthanize animals because he believes it is inhumane.

Scott Allen also expressed concern with the animal shelter and asked that the city consider legislation with penalties for tethering a dog.

Scott Wilson stated that he lives in Traverse Mountain and he urged the Council to complete construction for the Traverse Mountain Boulevard connection road.

4. Consent Agenda

3.1 Approve Minutes from the May 25, 2021 City Council meeting.

4.2 Approve Resolution #2021-37, an amendment to a marketing agreement with Service Line Warranties of America.

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

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

5. Budget Amendment for FY 2021

a. Public Hearing

The Mayor opened the public hearing. There were no comments.

b. Consideration of Resolution #2021-36, amending the Lehi City Budget for Fiscal Year 2021 (July 1, 2020 - June 20, 2021).

Motion: Councilor Hancock moved to approve Resolution #2021-36, amending the Lehi City Budget for Fiscal Year 2021 (July 1, 2020 - June 20, 2021). Councilor Southwick seconded the motion.

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

6. Consideration of Resolution #2021-30, adopting the Budget and Consolidated Fee Schedule for Fiscal Year 2022 (July 1, 2021- June 30, 2022).

Motion: Councilor Condie moved to adopt the budget and approve the consolidated fee schedule with the following changes: allocate 5 million for constructing a portion of Family Park; add $10,000 to the library budget, add $500,000 for Vets parking lot paving, $15,000 for disc-golf course, pending the permission from the land owner; and add a part time grant writing for a 1 year trial. Councilor Hancock seconded the motion.

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

7. Consideration of Ordinance #21-2021, the Family Park General Plan Amendment from Public Facility to LDR (low density residential) on approximately 4.29 acres located at Airport Drive and 600 East.

Motion: Councilor Southwick moved to approve Ordinance #21-2021, the Family Park General Plan Amendment from Public Facility to LDR (low density residential) on approximately 4.29 acres located at Airport Drive and 600 East. Councilor Koivisto seconded the motion.

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

8. Consideration of the Micron Area Plan Concept, changing the Land Use Map of the existing Micron Area Plan.

Scott Bishop with DR Horton was representing the applicant. He stated that the Micron Area Plan was approved in 2012 and discussed the current approved plan, which has a lot of office space. He knows that there are concerns with what was approved as park space versus their new proposed plan. He stated that the schools chose to build in an area not designated on the area plan so the densities needed to shift.

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There was discussion about the open space calculations and how the old plan and new plan compared.

Councilor Hancock stated that it's better not to have all the office space. He was concerned with the use of the triangle piece, he would also like to see the higher density closer to SR92, and add a buffer along the active adult zone. There was discussion about what the triangle piece use could be. Suggestions included a park with pickleball courts, natural landscaping and smaller programed amenities. Councilor Hancock would like to see more clarity with the open space and restricted open space calculations and amenities.

The Mayor stated that having the Area Plan in 3 different cities can be difficult and asked the Council for direction. The Council agreed that it would be best if they could annex those areas into Lehi.

Mayor Johnson asked for public comments.

Meagan Rastrum expressed concerns with safety and preferred that the triangle piece be open space.

Another Lehi resident also preferred the open space.

Ab Ford stated that they were expecting to have a large park in this area.

Lindsay Gamin presented the Council with a document containing comments from other residents. She said that adding more residential units will have an impact and the Council needs to be prepared for that.

Meg Ford stated that she bought her property with the understanding that there would be a park next to her home.

Teresa Park stated that they were expecting a park behind their home and noted that if it's not going to be a park, then they need a buffer between the active adult community and current residents.

Erin Ethington stated that they were expecting open space on the triangle piece.

Rob Ludlow stated that they haven't met the minimum open space requirement for programable space and expressed other concerns with the area plan.

Caleb Frushtick stated that he hopes Lehi and Highland can work together and maintain the character of the area near Highland.

Pam Neer expressed concerns with traffic and the egress to Highland Boulevard.

John Spencer stated that he agrees with the other comments and expressed concerns with the open space calculation.

Lynn Oldham expressed concerns with noise, and lights, and she would like to see a traffic study and drainage study. She said that there are settling issues in the area near Highland and there is a fault zone there.

Rob Hartman stated that he is with DR Horton and believes that they have gone above and beyond what's expected and defended their property rights.

Nicole Sunderland expressed concerns with the ESA designations. She was also concerned with how the infrastructure would support the density.

Greg Grant was concerned with safety and asked that they consider leaving the triangle as open space.

Joyce Prichard expressed concerns with traffic and was concerned with the water shortage.

Camile Prichard stated that the development isn't feasible for first time home buyers. She was also concerned with traffic and the environment.

Carlo stated that there is a housing shortage and this could provide a solution.

Paul Ransom advocated for more park space, especially with the triangle piece.

Dan Fix stated that he agrees with all that's been said. He wants to leave the triangle as open space.

Travis Quinn stated that he wants lower density next to Highland and was also concerned with only one egress.

Nate Craddick stated that he would like to see more green space.

Motion: Councilor Koivisto moved to deny with sited reasoning that the current land use map of the existing Micron Area Plan is better suited for the overall wellbeing and best and highest use of land development for the City of Lehi and its surrounding neighboring cities in comparison to the requested change of land use that's been presented. Councilor Hancock seconded the motion.

Councilor Condie stated that he believes they are going in the right direction and he doesn't think that the current Area Plan is the best use. He believes they can come up with a good plan and would prefer to table the item and continue collaborating.

Councilor Koivisto stated that the residents did their research when they purchased a home in the area, so she believes they should stick with the current plan.

Roll Call Vote: Councilor Albrecht, No; Councilor Condie, No; Councilor Hancock, No; Councilor Koivisto, Yes; and Councilor Southwick, No. The motion failed 1-4.

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Motion: Councilor Condie moved to table the item and directed the applicant to work with staff on the issues raised and come back to Council with a revised plan. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, No; and Councilor Southwick, Yes. The motion passed 4-1.

9. Consideration of Final subdivision approval for the Hidden Canyon Plat D Phase 3, a 16-lot residential subdivision located at approximately 6100 North Fox Canyon Road.

Randy Smith with Fieldstone Homes was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval for the Hidden Canyon Plat D Phase 3, a 16-lot residential subdivision located at approximately 6100 North Fox Canyon Road; including all Development Review Committee Comments and Planning Commission comments. Councilor Albrecht seconded the motion.

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

10. Consideration of Ordinance #22-2021, a General Plan amendment on 3-acres located at 2029 West 900 North, changing the designation from VLDRA (very low density residential agriculture) to Commercial.

Jacob Hansen was the applicant. He stated that there is a large interest for tennis and pickleball in the area and there is a need for indoor facilities. The amenities would serve all Lehi residents and the surrounding communities. They plan to offer lessons, leagues, and competitive tournaments.

The Council expressed concerns with changing the land use, and although they like this use, it could open the door for other uses that may not fit the character of the area. There was discussion of creating a development agreement for the proposed use. Councilor Koivisto stated that she's hesitant to change the zone.

Mayor Johnson invited the public to comment.

Lindsey Gamin stated that she is in support of this proposal.

Stephanie Jones was also in support.

There was discussion of how to best allow for the proposed use. It was suggested that the zone could remain the same and then create a development agreement to allow for the use.

Motion: Councilor Condie moved to table the item and directed staff to draft a development agreement for the proposed use. Councilor Koivisto seconded the motion.

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

11. Consideration of Preliminary subdivision approval for the Dimock Property subdivision, a 6-lot residential subdivision located at approximately 2300 West 700 North.

The applicant was not in attendance.

Motion: Councilor Albrecht moved to table the item to a time when the applicant can attend. Councilor Koivisto seconded the motion.

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

12. Consideration of Ordinance #23-2021 a Development Code Amendment to Chapter 38, TOD requirements.

Mike West stated that the intent of the change is to ensure good and safe connectivity.

Motion: Councilor Condie moved to approve Ordinance #23-2021 a Development Code Amendment to Chapter 38, TOD requirements; including the DRC comments and note that the transit station be a ½ mile walking distance rather than a node. Councilor Koivisto seconded the motion.

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

13. Consideration of Ordinance #24-2021, amending the Lehi Bike and Pedestrian Master Plan map.

This item was withdrawn by the applicant.

14. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 11:30 p.m.

Approved: June 8, 2021

Attest:

_____
Mark Johnson, Mayor

_____
Teisha Wilson, City Recorder

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:

Consideration of Concept approval for the Micron Area Plan, changing the Land Use Map of the existing Micron Area Plan. (Tabled from the June 8th meeting.)

Suggested Action:

Attachments:

CC Staff Report Micron Area Plan Amendment Concept 06.29.21.docx

Micron Area Plan Concept DRC 04.21.21.docx

Micron Area Plan Concept Narrative DR Horton.pdf

Micron Area Concept Plan.pdf

Area Plan Comparison Units per Acre.pdf

Aerial.pdf

General Plan.pdf

Zoning.pdf

MICRON AREA PLAN AMENDMENT CONCEPT
CITY COUNCIL REPORT

Applicant	DR Horton		
Meeting Date	June 29, 2021		
Requested Action/Purpose	Approval of a proposed concept plan amending an area plan		
Location	Area surrounding the existing Micron Facility		
Project Area	Approximately 664 acres		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	BP, MU, MDR, HDR, ESA, PF, T/M, VLDR		
Adjacent Zoning and Land Use	*North*	Draper City	Undeveloped Hillside
	South	SR-92	SR-92
	East	Highland City	Single Family Homes
	West	PC/ R-1-12	Single Family Homes
Date of DRC Review	April 21, 2021		
Date of Planning Commission Review	May 13, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final Approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 06.060. Procedures for Establishment of Planned Community Zone.

A. Concept Plan. Concurrent with any request to amend the Land Use Element of the General Plan to a PC designation, a concept plan shall be submitted. A concept plan shall be approved by the City Council, following Planning Commission and Reviewing Departments' review, prior to property being designated as a PC Land Use.

1. The concept plan shall give the applicant, staff, Planning Commission and City Council an opportunity to discuss the planned community development prior to the General Plan land use being established, and prior to the preparation of a more detailed Area Plan. The applicant can use the concept plan meetings to ask questions, and receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements for layout of streets, drainage, water, sewerage, fire protection, mitigation of environmental impacts, and similar matters, and the availability of existing services.

2. The proposed density of the planned community development shall be discussed as part of the concept plan; however, the final total density of the planned community development shall be established only as part of the approval and adoption of an Area Plan.

3. The City may also advise the applicant, where appropriate, to discuss the proposed Planned Community with those agencies who must eventually approve those aspects of the development coming within their jurisdiction, including but not limited to, the Alpine School District and the various utility service providers. Neighbors of the proposed Planned Community shall also be consulted to get their views and concerns.

4. The concept plan shall cover the entire area proposed as a PC Zone and shall identify in general terms the following:
   (a) proposed land uses;
   (b) overall layout and locations of uses, including potential civic and religious uses;
   (c) proposed density and intensity of uses and a description of amenities if a density bonus is proposed;
   (d) major infrastructure improvements that may be necessary;
   (e) proposed site-planning standards, including architecture and materials of buildings;

(f) park areas, open space areas, trails and other community amenities;
(g) proposed landscaping, buffering, and transitioning treatments;
(h) location of any critical lands; and
(i) all other issues that must be addressed to allow a thorough informed review by the Reviewing Departments, Planning Commission and City Council of the proposed concept plan.

To accommodate requests for changes to the concept plan, the City may allow the concept plan to be amended. Amendments shall follow the same requirements for initial approval of a concept plan, including review by staff, the Planning Commission and City Council

Section 06.080 Allowed Density.
A. The base density for all residential development in the PC Zone shall be based on the current General Plan land use designation(s) or three units per acre, whichever is greater. Density is calculated based on the gross acreage of the entire PC Zone area, including commercial and residential areas, to produce a total number of allowed units. Commercial area equivalent residential units shall be calculated at three units per acre. Areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code as well as any existing public streets, any areas of additional right of way required to comply with the Lehi City Master Transportation Plan, and any perennial channels, measured from top of bank to top of bank of the flow channel, shall be excluded from the gross acreage when calculating the base density. Density for any area(s) under existing power transmission lines shall be calculated at 50 percent of the allowed density. Density shall not exceed the overall base density of three units per acre or current General Plan designation(s) unless specifically authorized in an approved Area Plan and in accordance with the density bonus provisions described in this chapter. Units may be applied to the area in a manner which meets the purpose of this chapter, provides a mixture of housing types and configurations, and is subject to the approval of an Area Plan for the Planned Community. Additional density may also be allowed as part of a transfer of development rights from any environmentally sensitive area(s) outside of the proposed Planned Community.

Section 06.100 Location of Open Space.
The location of open space conserved through clustered residential development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be contiguous, not a collection of remnants, and the majority of residential lots or units within the Planned Community shall abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement. Detention and retention basins shall not be counted toward meeting the minimum open space requirement unless it can be demonstrated by the applicant that use of the detention and retention areas as part of the open space will not limit the design or placement of the open space, and will not detract from its usability, subject to Planning Commission review and City Council approval. In general, open space design and location issues shall be kept separate and independent of drainage issues.

Section 06.110 Density Bonus.
Development within a PC Zone is eligible for a density bonus based on additional amenities provided. Density in excess of the base density may be considered for planned communities which satisfy the requirements of one or more of the density bonus amenities listed in this chapter. Each amenity is assigned a potential density bonus figured as a percentage increase in dwelling units. A density bonus shall not exceed 40 percent above the base density.

PROPERTY HISTORY

June 21, 1995	Came into the City as part of the Micron Annexation
December 11, 2012	City Council approved the Micron Area Plan
June 8, 2021	City Council reviewed and tabled the DR Horton Micron Area Plan Concept

REPORT ANALYSIS

The applicant requests approval of the Micron Area Plan Concept Plan amending the existing Land Use map of the

Micron Area Plan.

Information on Updated Plan
This item was previously tabled at the City Council regular session on June 8, 2021. The Council indicated that the applicant should work with Staff on their concept and then come back to the Council. The applicant has met with Staff and updated their concept plan. The updated concept shows more park and open space areas. The applicant has provided supportive material including examples of the type of spaces and calculations of the amount and cost of the open space provided by the existing Micron Area Plan and their proposed updated concept. It is Staff's opinion that the proposed concept will provide greater benefit to the City then the existing Area Plan.

Information from Previous Staff Report
The applicant included two concept maps. The first represents the current concept plan with the land already in Lehi or in the County. The second map shows areas currently in Draper City but that might come into Lehi at a future point and be added to their Area Plan. Both concept plans should receive some consideration.

The area shown in the Current Concept Plan to be annexed in from Utah County will also require permission from Highland City. The established boundary lines between the two cities designates this area to go into Highland. Before Lehi City will consider an application for annexation, the applicant will need approval from Highland. Approval of the concept includes an understanding that all the unincorporated areas are conditional upon annexation.

The City Council should consider the proposed density, the proposed land uses and their location, and the network of streets and trails. As well as the DRC comments.

Proposed Density
The applicant proposes 2,412 equivalent residential units (ERUs) with a large portion of these planned as residential uses. ERUs provide a way to compare the impact on infrastructure of different uses. It is especially helpful when comparing commercial uses to residential.

The proposed concept keeps the same number of ERUs as the existing Micron Area Plan. A large majority of the land use of the existing Area Plan consists of Business Park and Technical Manufacturing. The proposed concept proposes more housing and reduced commercial. The reduced commercial areas reflect the current market and what the area can support. The proposed concept does not increase the overall number of ERUs but reassigns them from commercial to residential uses.

Proposed Land Uses
The applicant shows a variety of land uses including a mixed-use area with plans for commercial buildings and 250 residential units, park/open space areas, areas for civic sites, and a wide variety of housing unit types and sizes. The proposed land uses provide a variety of opportunities within the Planned Community which may reduce the need to travel to other parts of the City for most trips.

Street Network
The proposed concept shows the major streets and an overall street network. A well-connected network is shown on the concept plan; however, each subdivision will be reviewed to ensure compliance with all the connectivity standards when they come through for approval.

The biggest concern Staff has regarding street connectivity relates to connecting the east and west side of the development. Micron chose to keep a large piece of land behind their current facility, making it difficult to provide a connection through the steeper terrain beyond Micron's property. This may make an east/west connection unfeasible.

Trail Network
In addition to the road network, the applicant proposes a well-connected network of trails. The trails are shown in purple, blue and orange. Some of the trails shown are existing and others are proposed. The proposed paved trail network in the development will connect to the natural surface trails on the hillside and provide interconnectivity between housing, schools, and commercial areas. The proposed plan will provide a network for bicycle and pedestrian travel.

DRC Comments

The DRC reviewed the proposed concept plan and had 21 comments. Several of these comments were informational for the applicant. Some to consider include:

1. Separate detention areas from open space acreage, to show the open space meets the 10% requirement.
2. Provide a legend for the different colors of trails shown on this concept.
3. The top of Center St is the main corridor/access into the trail system. Plan for a main trail head with adequate parking at the top of this road.
4. There should be multiple trail head access/parking areas along the top of this development for the trail system.
5. Center Street does not need to stub to the north. Could end with a trailhead or cul-de-sac to provide access to the northern open space
6. A recent UDOT study, SR-92 Access & Circulation Study, recommends connecting 500 W (Lehi) to 11800 N (Highland) north of Micron. Please consider this in the area plan.
7. On the tabulations, need to show what the proposed ERUs are for the Estate lot area.
8. On the small MU corner near the schools, recommend limitations to keep it small scale and compatible with the neighborhood

Please consider including all DRC comments in your motion.

POSSIBLE ACTIONS AND FINDINGS

The City Council can approve, approve with modifications, or deny the proposed concept. Any motion should include findings. Possible findings include:

1. The proposed Area Plan Concept does not increase the overall ERUs but reallocates them to residential uses.
2. The proposed Area Plan Concept provides a mix of uses and housing types that might help reduce vehicle trips.
3. The proposed concept is consistent with the Lehi City Development Code
4. The proposed concept conforms to the goals and policies of the General Plan.
5. The proposed concept does not affect the health, safety, welfare, and morals of the City.
6. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Micron Area Plan Concept on May 13, 2021.

Micron Area Plan Concept
DRC Redline Comments

DR Horton - requests review of the Micron Area Plan Concept changing the Land Use Map of the existing Micron Area Plan.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Scott B Bishop, Adam Loser, Mark Murdock, Walter Plumb
Date of Plans Reviewed: 04/08/21
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power:
1. A power study and a power area plan will be required.

Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks:
2. Separate detention areas from open space acreage, to show the open space meets the 10% requirement.
3. Provide a legend for the different colors of trails shown on this concept.
4. The top of Center St is the main corridor/access into the trail system. Plan for a main trail head with adequate parking at the top of this road.
5. There should be multiple trail head access/parking areas along the top of this development for the trail system.

Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
6. General Comment: Utility capacity is limited by existing infrastructure to the site. Total ERU count needs to match total planned for in the current area plan.
7. General Comment: Area plan will need to be updated if the concept is approved. Utility and road sections will need to be reevaluated and updated.
8. Center Street does not need to stub to the north. Could end with a trailhead or cul-de-sac to provide access to the northern open space

Luke- Traffic:
9. A recent UDOT study, SR-92 Access & Circulation Study, recommends connecting 500 W (Lehi) to 11800 N (Highland) north of Micron. Please consider this in the area plan.
10. We will require a traffic impact study as some point after the concept is approved. We recommend that you adjust land use locations based on input from the traffic study.

Kim – Planning:
11. On the tabulations, need to show what the proposed ERUs are for the Estate lot area.
12. On the small MU corner near the schools, recommend limitations to keep it small scale and compatible with the neighborhood.
13. Provide examples of each residential product type, and any anticipated architectural theme for the Mixed Use areas.
14. Recommend that we explore options to fund trail bridges over SR-92, Center Street, and 500 W
15. Review of connectivity standards and street networks will need to be completed with preliminary subdivision plats
16. Trail access recommended from the east development area to the proposed trail in the open space area. This can be reviewed with the subdivision plans.
17. Recommend that the trail continue through the open space are in the Mixed Use district down to the SR-92 trail.
18. At the time of platting for subdivisions and site plan for the church, show trail access points from cul-de-sac ends and to the church parking lot.
19. Provide percentages for the land use areas on the tabulations.
20. When trail and roadway intersection designs are completed, look at crossing features that will create pedestrian refuges and traffic calming.
21. As part of the Area Plan Revision we will need to delineate trail type, existing verse proposed

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 13th PENDING NOTICING ENVELOPES FOR ALL PROPERTY OWNERS WITHIN 300' OF THIS SITE

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.

MICRON CONCEPT PLAN
AREA PLAN AMENDMENT 3

UTAH DIVISION

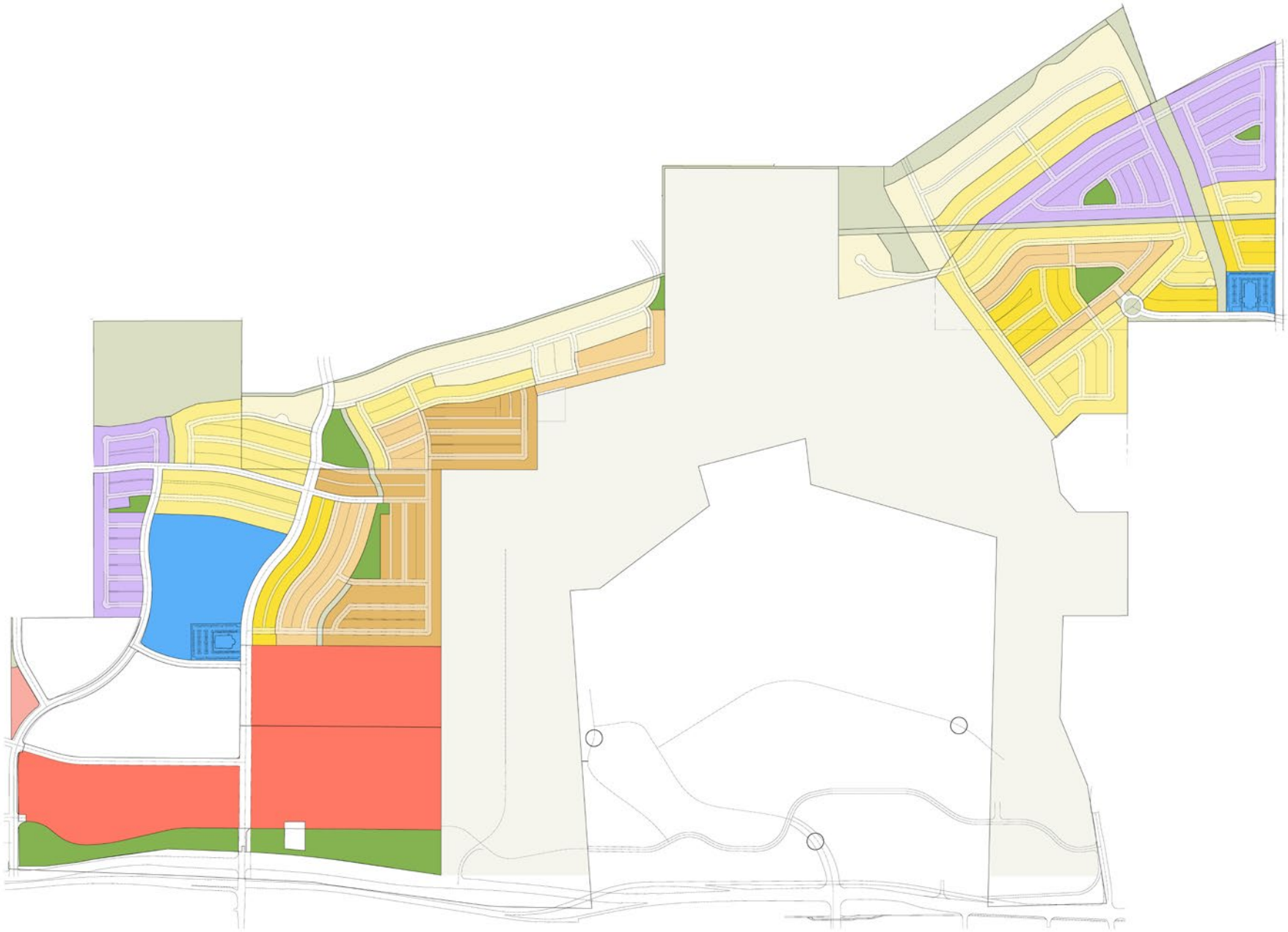
D·R·HORTON®

America's Builder

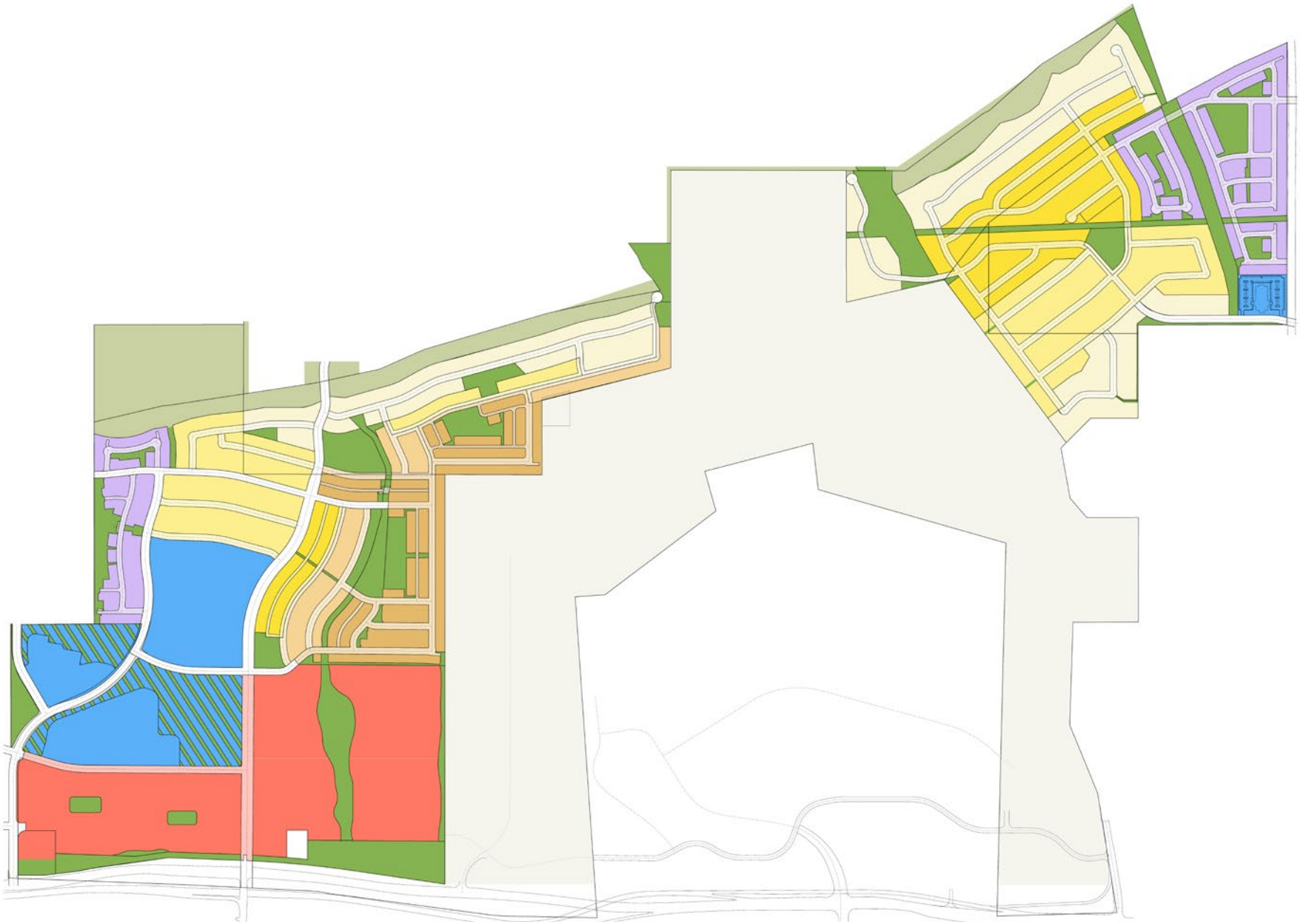
06/2021

PRESENTED CONCEPT PLANS
WITH PARKS & REC / IMPROVED OPEN SPACE

CONCEPT PLAN 1 — MARCH 2021



CURRENT CONCEPT — JUNE 20, 2021



OPEN SPACE IMPROVEMENT COST COMPARISON

2012 Micron Plan

PUBLIC AMENITIES
- 9.5-Acre Park (West Side w/parking)
- 1 Pavilion with Restrooms
- 1 Sport Court
- 6 Acres of Landscaping
- 4 Acre Park (East Side w/parking)
- 4.5 Miles of Asphalt Trails

Public Park Impact Fees **$ 1,953,745**

Total 2012 Micron Open Space Investment

$ 1,953,745

2021 D.R. Horton Plan

PUBLIC AMENITIES
- Frisbee Golf
- Pavilions with Tables and Benches
- Dog Park
- Pump Track / Bike Park
- 3 Trail Head Parks
  - Parking
  - Bathrooms
- 8.22 Miles of Asphalt Trails
- 7.44 Miles of Natural Trails

Public Park Impact Fees **$ 5,202,291**

PRIVATE AMENITIES
- 4 Clubhouses
- 4 Pools
- 20 Pickle Ball Courts
- 2 Sport Courts
- 40 Acres of Active Landscaped Space
- Pavilions with Tables and Benches
- Horseshoe Pits
- Playgrounds
- Terra Parks

D.R. Horton Private Funds **$ 10,000,000**

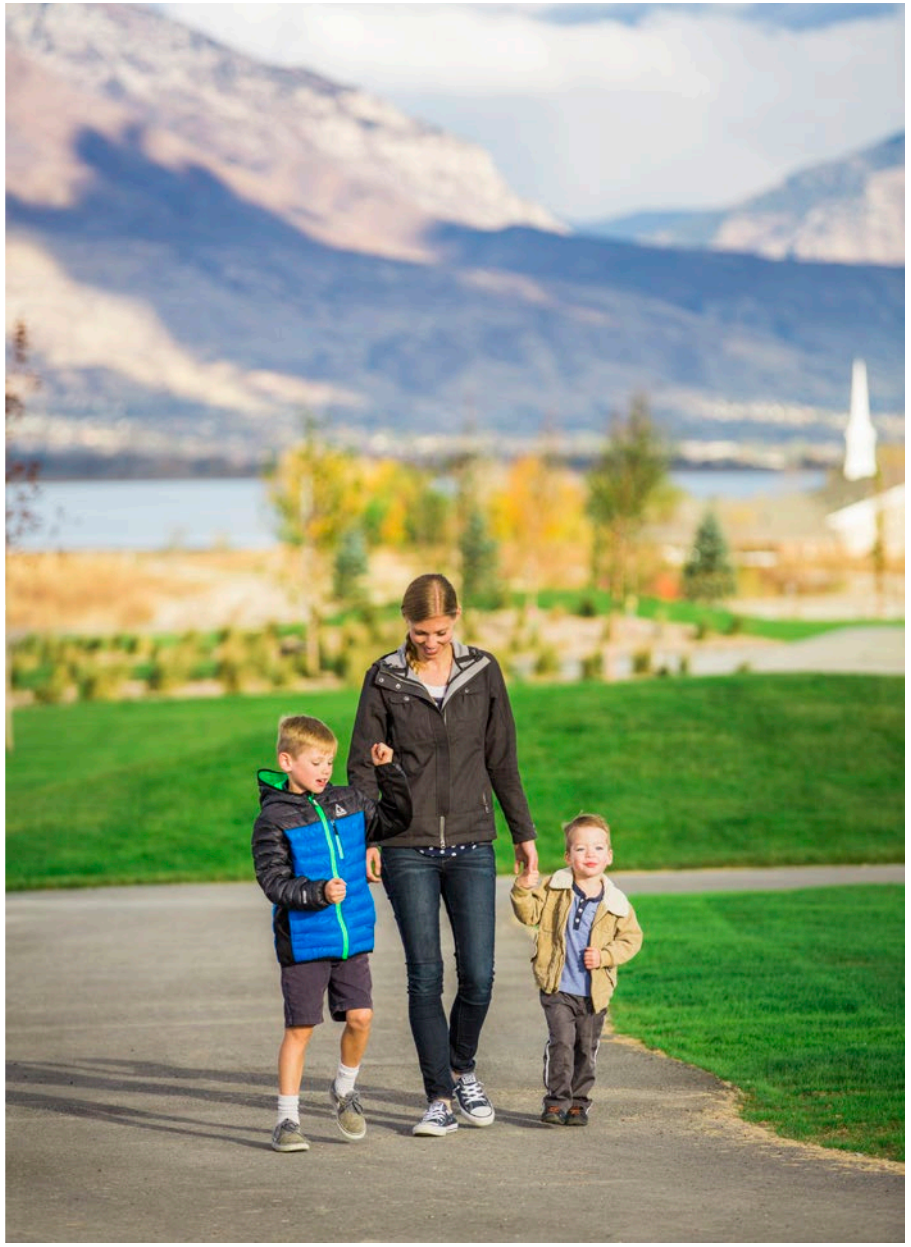
Total 2021 D.R. Horton Open Space Investment

$ 15,202,291

EXAMPLE OF D.R. HORTON INTEGRATED AMENITIES

EXAMPLES OF PROPOSED COMMUNITY CLUBHOUSES AND POOLS, PLAYGROUNDS, RECREATION AREAS, PARKS AND TRAILS

IMPROVED TRAIL CORRIDORS — D.R. HORTON PROPOSED AMENITIES



NATURAL TRAILS — D.R. HORTON PROPOSED AMENITIES

TRAIL HEAD PARK — D.R. HORTON PROPOSED AMENITIES

CLUBHOUSES AND POOLS — D.R. HORTON PROPOSED AMENITIES

PUMP-TRACK/BIKE PARKS — D.R. HORTON PROPOSED AMENITIES

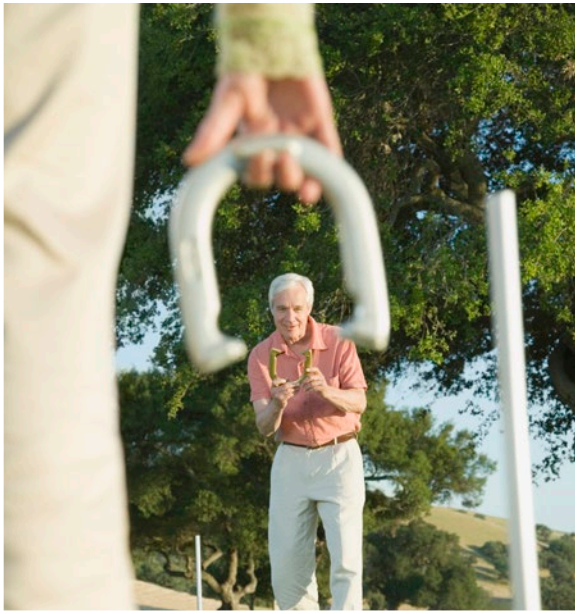
SPORTS COURTS — D.R. HORTON PROPOSED AMENITIES

PAVILIONS — D.R. HORTON PROPOSED AMENITIES

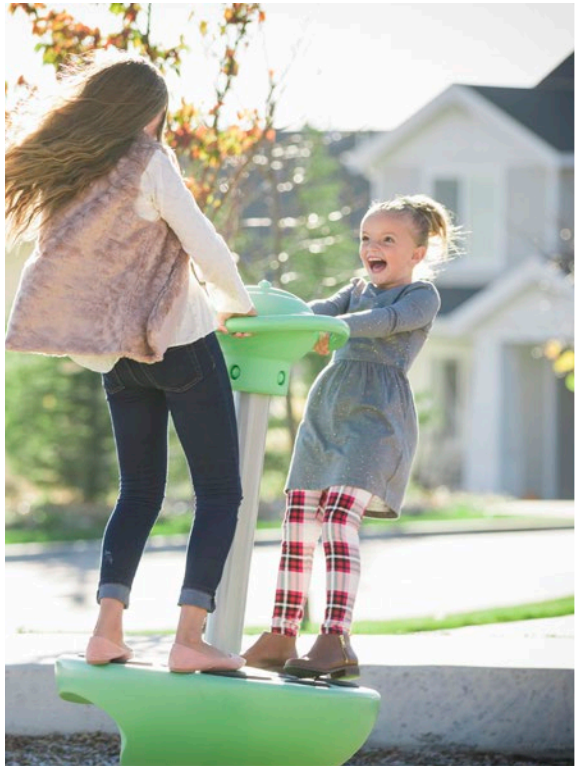
DOG PARK — D.R. HORTON PROPOSED AMENITIES

FRISBEE GOLF — D.R. HORTON PROPOSED AMENITIES

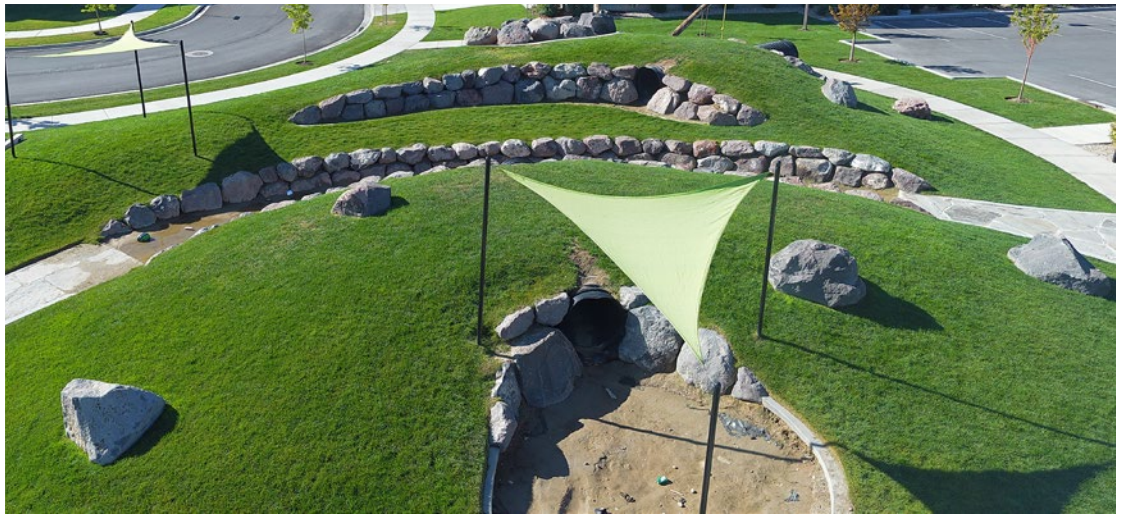
HORSESHOES — D.R. HORTON PROPOSED AMENITIES



PLAYGROUNDS — D.R. HORTON PROPOSED AMENITIES



TERRA PARK — D.R. HORTON PROPOSED AMENITIES



RECAP

RECAP OF PROPOSAL — LATEST CONCEPT

MICRON
Concept Plan
June 21, 2021

RECAP OF PROPOSAL — LATEST CONCEPT (W/O DRAPER)

RECAP OF PROPOSAL — WEST SIDE

RECAP OF PROPOSAL— EAST SIDE

THANK YOU

Tabulations

Use/Type	Acreage	ERUs
MIXED USE	103	464
TOWNHOMES (12 - 16 du/ac)	39	565
COTTAGE (6 - 8 du/ac)	19	129
HORTON PLUS(4 - 5 du/ac)	48	205
EMERALD (2 - 4 du/ac)	69	199
ESTATE (1 - 2 du/ac)	72	129
Active Adult (6 - 8 du/ac)	48	370
Parks and Open Space	151	16
Civic (Church/School)	69	170
Roads	10	0
Restricted Open Space	382	0
TOTALS	1,010	2,412*

Notes:
* Total estimated ERUs includes 165 unassigned units within the Draper development area

DRAPER CITY (TO BE ANNEXED INTO LEHI)

UTAH COUNTY (TO BE ANNEXED INTO LEHI)

LEHI CITY

PROPOSED TRAIL NETWORK

PROPOSED TRAIL NETWORK

SR-92

Restricted Open Space
382 acres

Micron

MICRON
Concept Plan

e 21, 2021

North

D·R·HORTON
America's Builder

Tabulations

Use/Type	Acreage	ERUs
MIXED USE	103	464
TOWNHOMES (12 - 16 du/ac)	27	378
COTTAGE (6 - 8 du/ac)	10	73
HORTON PLUS(4 - 5 du/ac)	33	140
EMERALD (2 - 4 du/ac)	62	167
ESTATE (1 - 2 du/ac)	15	24
Active Adult (6 - 8 du/ac)	48	370
Parks and Open Space	91	0
Civic (Church/School)	69	170
Roads	5	0
Restricted Open Space	382	0
TOTALS	845	2,412*

Notes:
* Total estimated ERUs includes 617 assigned and unassigned units within the Draper development area

DRAPER CITY (TO BE ANNEXED INTO LEHI)

UTAH COUNTY (TO BE ANNEXED INTO LEHI)

LEHI CITY

LEHI CITY

Future Annexation
(118 units)

Future Annexation
(322 units)

Restricted Open Space
382 acres

Clubhouse
Active Adult
Active Adult
Horton Plus
Park
Emerald
Horton Plus
Estates
Church
Emerald
Estates

Open Space
Active Adult
Emerald
Emerald
Horton Plus
Park
Active Adult
Civic
(Church/School)
Cottage
Park
Townhomes
School
School
Park
Mixed Use
Mixed Use
Open Space
Open Space

SR-92

MICRON
Concept Plan

e 21, 2021

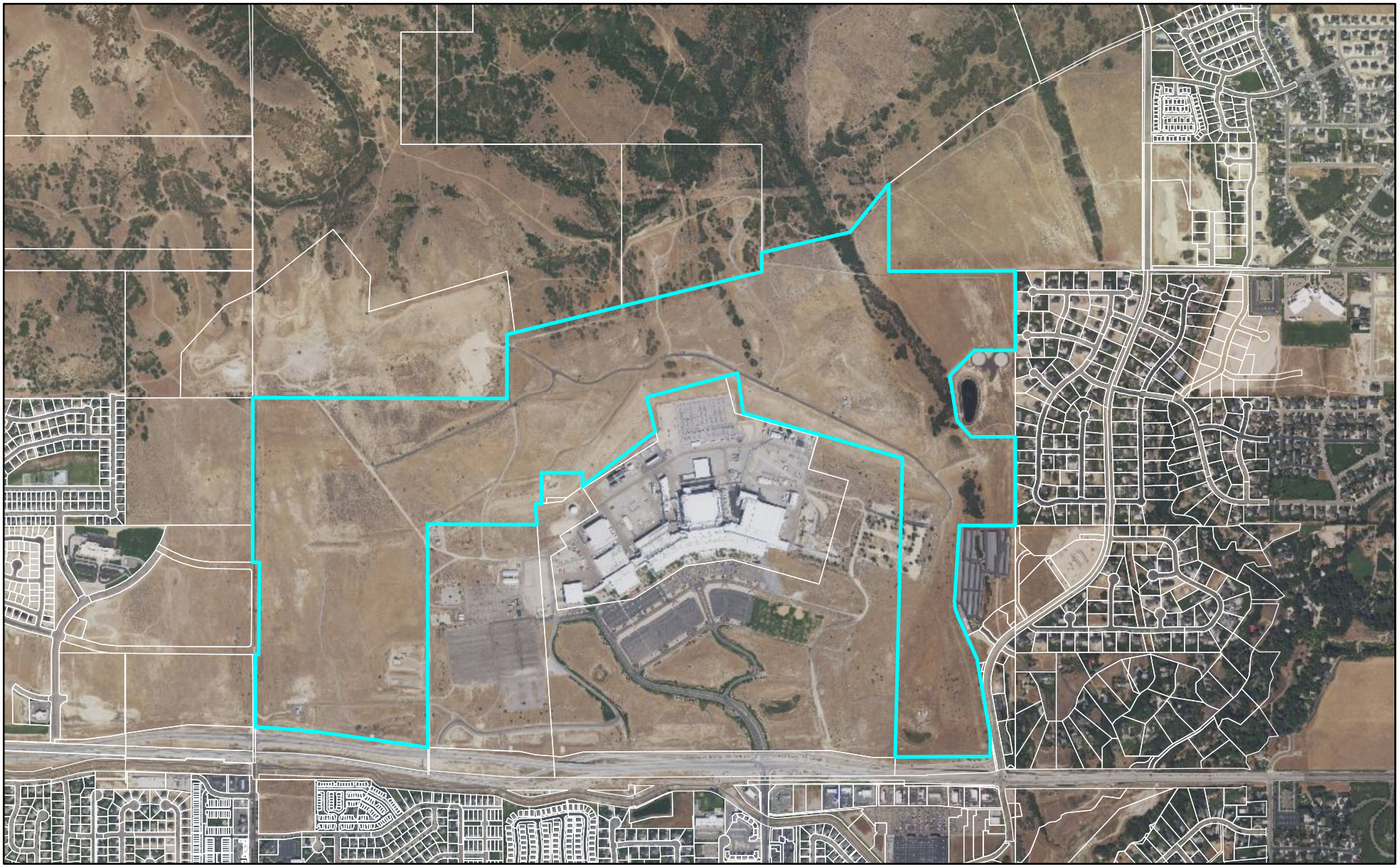
North

D·R·HORTON
America's Builder

2012 Micron Area Plan	Comparison Description	2021 D.R. Horton Area Plan
845	Total Acreage Area of the Plan	845
708	Total Acreage of Footprint Area to be Developed (Removing the Restricted Open Space)	463
2412	Total Number of ERU's to be Placed in the Footprint	1795
3.4	Average Density of the Footprint Area to be Developed (Units Per Acre)	3.9
2.9	Average Density of the Entire Area Plan -Including all 845 Acres (Units Per Acre)	2.1
708	Total Acreage of Area to be Developed Once Draper Portion is Brought into Lehi	628
3.4	Total Density of Developed Area After Draper Portion is Brought into Lehi (Units Per Acre)	3.6

Micron Area Plan Amendment

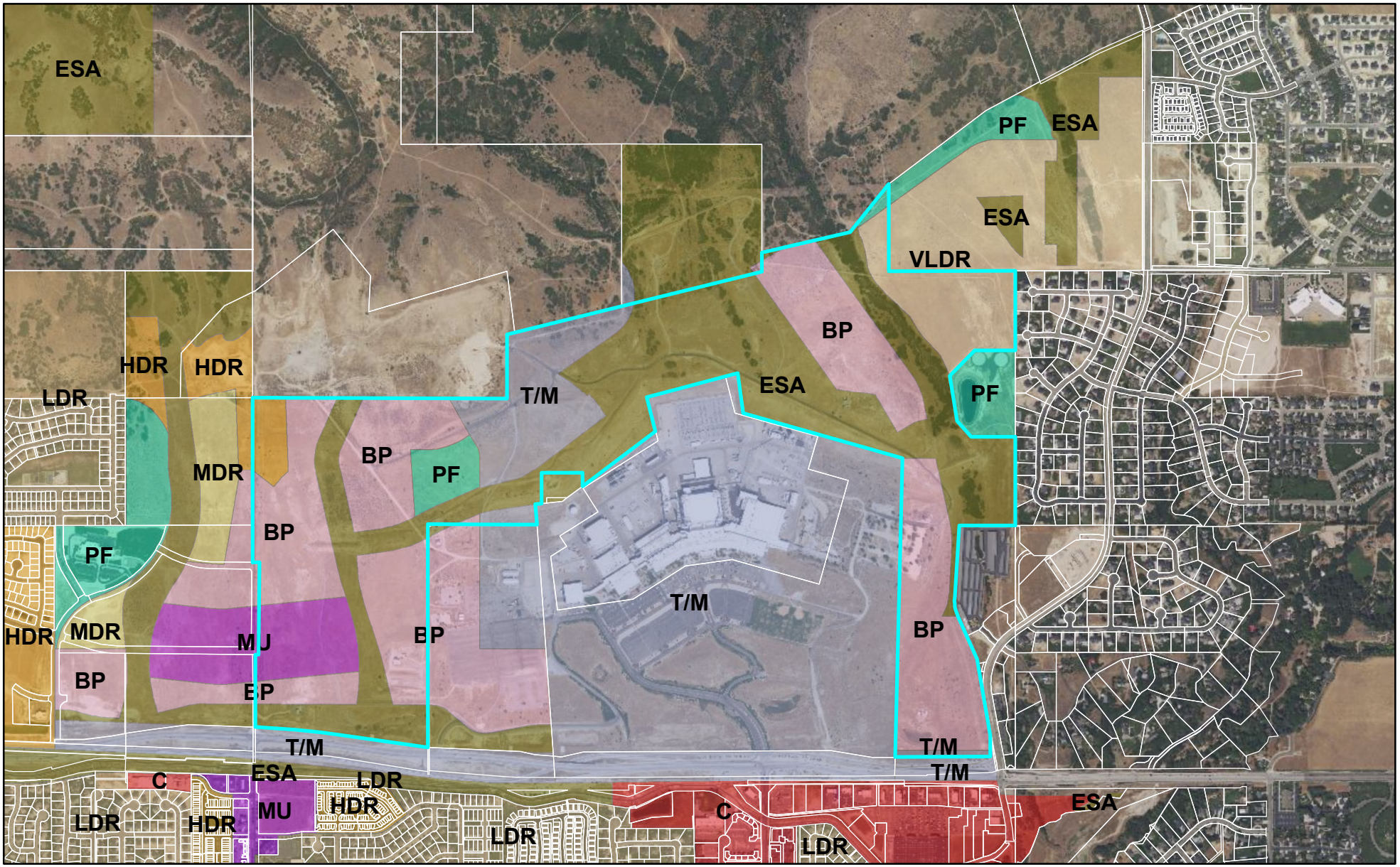
Aerial



LEHI CITY

Micron Area Plan Amendment

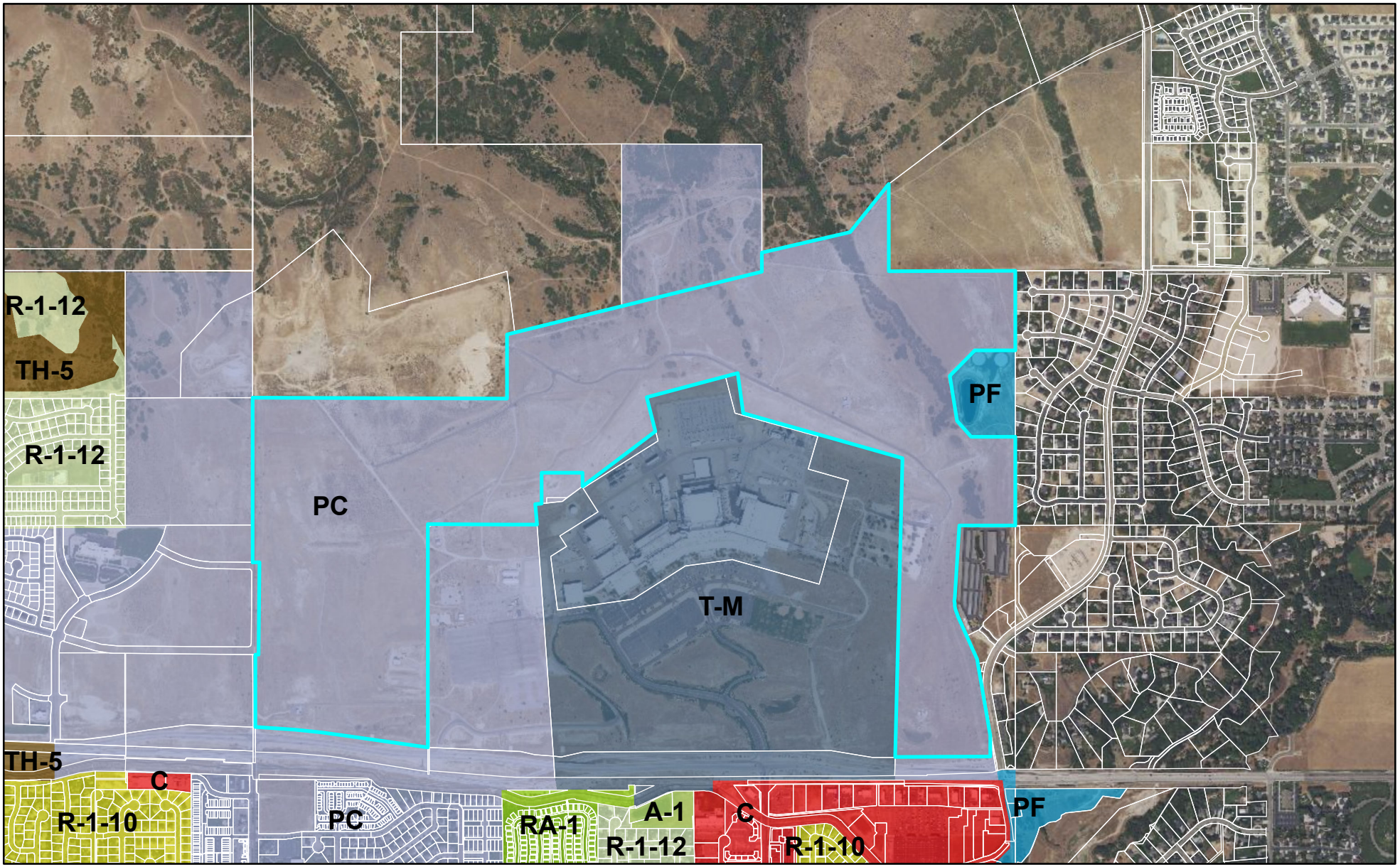
General Plan



LEHI CITY

Micron Area Plan Amendment

Zoning



LEHI CITY

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for X Development's 2100 North Subdivision, a 65-lot residential development located at approximately 2100 North 2300 West.

Suggested Action:

Attachments:

CC Staff Report X Development Concept 06.29.21.docx

X Development Concept DRC 05.26.21.docx

Lehi Zoning - PUD Narrative.pdf

2100 North Subdivision Concept.pdf

X Development aerial.pdf

X Development General Plan.pdf

X Development Zoning.pdf

X DEVELOPMENT CONCEPT
CITY COUNCIL REPORT

Applicant	X Development		
Meeting Date	June 29, 2021		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	Approximately 2100 North 2300 West		
Project Area	20.10 acres		
Existing Zoning	A-5		
General Plan Land Use Designation	LDR (Low Density Residential)/NCN (Neighborhood Commercial Node)		
Adjacent Zoning and Land Use	*North*	A-5/R-1-8	2100 North/Cranberry Farms Plat A
	South	R-1-15	Jordan Meadows/Green Park Plat B
	East	C/LI	Frontrunner Tracks/Jordan Pointe Phase 1
	West	PF/R-1-8	North Lehi Elementary/Cranberry Ridge
Date of DRC Review	May 26, 2021		
Date of Planning Commission Review	June 10, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

Section 17.010. Purpose and Intent.

A. A Planned Unit Development may be allowed at the discretion of the Planning Commission and City Council in any zoning district by complying with the provisions of this Chapter. No permit shall be issued for a Planned Unit Development unless and until the following requirements have been met. The intent of allowing Planned Unit Developments in certain districts within the city is:

1. to encourage the construction of affordable housing units within the City under conditions and requirements that will ensure development of residential environments of sustained desirability and stability;

2. to permit development of housing and commercial projects within residential or commercial districts which are characterized by a harmonious grouping of attractive buildings situated on spacious surroundings and landscaped with well kept lawns, trees and shrubs;

3. to allow more flexibility in the location of buildings on the land, the grouping of open spaces and the number of dwelling units in one building; and

4. to improve the overall quality of the built environment, maintain property values, and enhance the image of Lehi City and the character of its major corridors that serve as primary access into and through the City.

B. A Planned Unit Development is intended to be an "overlay district" in that the proposed use shall be consistent with the zoning district in which it is proposed as to the requirements of density, use and purpose, except that single family attached housing may be permitted in traditional single family residential zones to allow for preservation of sensitive lands or agricultural areas, or for transitioning housing types when adjacent to differing land uses.

Section 17.040. Development Standards.

All Planned Unit Developments shall conform to the following standards and requirements:

A. Qualifying Districts**.** Planned Unit Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City. To ensure that PUD projects are able to achieve the purposes stated in Section 17.010, and to ensure that projects are large enough to support a private homeowners association, property management agency, or corporation responsible for maintenance of open space, all Planned Unit Developments shall have a minimum area requirement of ten acres. Exceptions may be allowed for infill projects at the discretion of the Planning Commission and City Council. However, it is still the burden and responsibility of the applicant to demonstrate that the purposes of this chapter can be met, and that the adequate guarantees can be made for the maintenance of all required open space and common areas. For the purposes of this section, an infill project is defined as the development, or redevelopment within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped or pristine area.

A. Ownership. The area proposed for the Planned Unit Development shall be in one ownership, or if in several ownerships, the application for the permit shall be filed jointly by all of the owners of the property included in the plan.

B. Designer/Engineer. The plan for the Planned Unit Development shall be prepared by a designer, architect or civil engineer licensed to practice in the state of Utah.

C. Density. The overall project may not exceed the density allowed by the underlying zoning district plus any additional density bonus allowed at the discretion of the Planning Commission and City Council.

D. Calculation of Density. The number of dwelling units allowed in a Planned Unit Development is to be calculated in the following manner.

1. The following areas shall be subtracted from the gross site area to determine net usable area:
   (a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
   (b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
   (c) existing public streets, or any areas of additional right of way required to comply with the Lehi City Master Transportation Plan; and
   (d) areas to be set aside for public buildings or institutional uses such as churches and schools.

2. Net usable site area is multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be calculated at a rate of one unit per five acres regardless of the density allowed by the underlying zone.

4. If the Planned Unit Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.

F. Density Bonus Amenities: The list below represents items for which a density bonus may be granted subject to Planning Commission and City Council approval. Other items not included in this list may warrant a density bonus on a case by case basis.

1. Active Recreation: master planned trails, swimming pools, sports courts, tennis courts, pickleball courts, splash pads, clubhouse, trails, pedestrian bridges, and other similar amenities beyond those required.

2. Pedestrian and Bicycle Enhancements: raised planters, bulb-outs or curb extensions, pedestrian plazas, additional bike lanes or facilities not already required.

3. Additional Open Space: beyond the required 10 percent.

4. Improvements to Master Planned Infrastructure: master planned roads, utilities, trails, property for civic buildings, or other similar items.

G. Lot Sizes. The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the zone in which the development is located. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas. Setbacks may be reduced but shall be sufficient to allow for the installation of all required public utilities. No permanent structure shall be allowed in the public utility easement space. Public utility easements shall be free and clear of building footings, foundation walls, window wells, or any other permanent structure that does not meet utility clearance requirements. All buildings and structures shall maintain a minimum five-foot setback from any public utility easement, water line easement, sewer easement, storm drain easement, power easement, detention easement, or any other utility easement in order to ensure property utility clearances are maintained.

H. Required Open Space. For all Planned Unit Developments, not less than ten percent of the gross area of the project site shall be set aside for the use of the occupants for parks, playgrounds, open space or other open areas. All areas required for vehicular access, parking areas, and land which is otherwise required to comply with the minimum yard requirements around buildings, shall not be included in computing the area required for parks, playgrounds or other open space areas.

I. Open Space Design.

1. The required open space shall be landscaped with sod and irrigation sprinklers and a minimum 25% of the proposed open space shall be water-wise landscaped as defined in Chapter 39 of this Code.

2. Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Deciduous trees shall be a minimum 2” caliper and coniferous trees shall be a minimum six feet in height.

3. Detention and retention basins shall not be counted toward meeting the minimum open space requirement. Open space design and location issues shall be kept separate and independent of drainage issues.

J. Location of Open Space. The location of open space conserved through a Planned Unit Development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be well planned, walkable, and connected, not a collection of remnants. Where possible, units shall front onto the open space(s). Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

K. Open Space Adjacent to Major Roads. Where a Planned Unit Development is required for projects adjacent to a master planned arterial or limited access collector road, the area between the property line/ROW line and the required decorative fence shall be enlarged and landscaped as part of the required open space. The enlarged parkway area shall be counted towards meeting the minimum open space requirement and shall include decorative fencing, street tree plantings and other applicable improvements required in the Lehi City Design Standards and Public Improvement Specifications Manual. The landscaped area may also include shrubs, rocks, flowerbeds and ground cover. Maintenance of the landscaped parkway shall be insured by the developer and owner by means of a property management agency or by establishing a private association or corporation responsible for such maintenance, which shall levy the cost thereof as an assessment on the property owners within the Planned Unit Development.

L. Utilities. All buildings shall be served by public sewer and water systems and shall conform to the requirements of the Lehi City Design Standards and Public Improvement Specifications.

M. Compatibility. Wherever the Planned Unit Development site shares a common property line with a lower density residential or agricultural district, then for that portion of the Planned Unit Development site the setback requirements of the adjacent or contiguous zoning district shall apply. For example, if the rear yards of units in a PUD share a common property line with a lower density residential district, then the rear yard of the PUD units shall be the same as the required rear yards of the adjacent lower density district.

N. Landscaping. All areas not covered by buildings, or by off-street car parking areas or driveways, shall be planted in lawn, trees and shrubs, or otherwise landscaped and maintained in accordance with an approved landscape plan. All required front yard and side yard areas which are adjacent to a public street shall not be used for automobile parking areas, except for permitted driveways, but shall be landscaped and maintained with lawns, trees and shrubs, or other landscape materials.

O. Design Standards and Conditions. Design standards and conditions of development approval in addition to those required by the underlying zoning district may be required as conditions of approval, by the Reviewing Departments, Planning Commission and City Council when deemed necessary to ensure that a Planned Unit Development will be compatible with adjoining or nearby uses.

P. Parking. Developments shall provide adequate parking based on the requirements of Table 37.070. In addition to those requirements, developments with single-family detached units on lots with less than 50' of frontage shall provide guest parking at a rate of one space for every six dwelling units.

PROPERTY HISTORY

September 23, 1998 The property was annexed into Lehi City with the Alpine School District Annexation.
September 22, 2020 A General Plan amendment to MDR and C (Commercial) was denied by the City Council.

REPORT ANALYSIS

The applicant is requesting approval of the X Development Concept located at 2100 North and 2300 West. The applicant has indicated in their narrative that the proposed development is a concept plan for a PUD (planned unit development). The proposed development would include 66 single family lots and a two-acre commercial parcel. This report will describe the PUD requirements, proposed layout, and DRC comments.

PUD Requirements

Planned Unit Developments or PUD is a residential overlay that allows applicants to cluster development to provide varied lot sizes and open space. A PUD is allowed at the discretion of the Planning Commission and the City Council in all residential districts. The Planning Commission and City Council will need to determine if this site would warrant having a PUD. This concept plan is the first step for review of a planned unit development. If approved, the applicant would submit a preliminary subdivision followed by a final subdivision plat.

A development must also meet the requirements of a PUD. This includes the open space requirement of a minimum of 10% the residential area and meeting the open space design requirements. This development would remove the two-acre commercial development from the calculation to determine the open space amount. The location and design of the open space requires that the open space be contiguous and not be a collection of remnants. In addition, any detention and yard areas could not be counted towards the open space areas.

The density for PUDs is determined based on the underlying zoning district. The two-acre commercial development included on this site would not be included in the density calculations. The DRC issued a comment that the density shown in this concept exceeds the maximum 3.5 units per acre allowed for this project as set by the R-1-Flex zone for a property over 10 acres in size. The current zoning of the property is A-5; however, the applicant has filed a zone change amendment to Neighborhood Commercial and R-1-Flex. When the commercial area is removed, the maximum allowed units would be 63 units and the proposed plan shows 66 units (based on the approval for the R-1-Flex zone). The applicant may ask for a density bonus to reach the 66 units, but it will be based on providing additional amenities listed in Chapter 17 of the Lehi City Development Code. The City Council and Planning Commission would need to approve

any additional density for amenities provided in this development.

Proposed Layout

The proposed plan shows two acres of commercial at the corner of 2300 W and 2100 North. The remaining 18 acres shows 66 lots of single family residential on lots ranging from 5,457 square feet to 10,752 square feet. The site proposes connections to 2300 West and the Green Park Plat B Subdivision to the east to provide connectivity to the site. The DRC issued a comment that some of the block lengths exceed what is allowed in the Connectivity Standards. Exceptions could be made for the existing adjacent development and 2100 North being a state facility if UDOT does not allow access. In addition, a trail is being shown along 2100 North and another is shown going north/south in the site to provide additional connectivity through the neighborhood. The widening of the sidewalk on 2100 N to a 10' trail and the connecting neighborhood trail could contribute towards a density bonus.

The DRC did issue concerns regarding the layout of the northern portion of the site. The proposed plan shows single-family lots coming off of dead-end shared driveways. The DRC commented that single family homes on larger lots should front a city street. In this instance, the Development Code does not address single family homes fronting off alleys. The DRC discussed that typically this is only allowed with flag lots where there is only one home coming off what could be considered an alley or driveway. In addition, the DRC stated that this would reduce pedestrian connectivity as none of the alleys would have sidewalks.

The proposed plan shows areas for open space. The DRC had some comments about labeling and showing tabulations for open space being provided with this plan. The open space is in the center of the development, with additional pieces being located along the north/south trail and along the railroad tracks. The DRC did comment that if this were to be approved as a PUD, the open space requirements of having well planned, walkable, and connected open space would be required.

DRC Comments

The DRC had 23 comments including the following:

1. This layout with the proposed private alleys, reduced frontages and lot sizes, etc. would be required to be done as a PUD. As such, need to provide information on the open space (minimum of 10%), amenities, proposed private road standards, etc.
2. If this is a PUD or PRD, certain open space requirements will need to be met. Detention and yard areas cannot count towards meeting open space requirements and required open space areas shall be well planned, walkable, and connected, not a collection of remnants.
3. The density for the residential portion of the project exceeds the maximum of 3.5 units per acre. PUDs are only allowed in a residential zone (see Section 17.040 A of the Lehi City Development Code), so the commercial acreage needs to be excluded. The County parcel data shows 20.11 acres total. Subtracting the commercial area leaves 18.137 acres. 3.5 x 18.137 = 63 units.
4. Do not recommend narrow alleys where the homeowners will not have access to a sidewalk, trail or other pedestrian facility from their homes.
5. Large lot single family homes should front a city street.

Please consider all DRC comments as part of the motion.

POSSIBLE ACTIONS/FINDINGS

The City Council could approve with the exception(s), approve without the exception(s), or deny the proposed concept. The motion should include findings, possible findings include:

1. The proposed concept meets/does not meet the requirements for a Planned Unit Development (PUD) listed in Chapter 17 of the Lehi City Development Code.
2. The proposed concept is/is not consistent with the Lehi City Development Code.
3. The proposed concept conforms to the goals and policies of the General Plan.
4. The proposed concept does not affect the health, safety, welfare, and morals of the City.

5. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on June 10, 2021.

X Development Concept
DRC Redline Comments

*X Development- requests review of the **2100 North Subdivision Concept,** a 65-lot residential development located at approximately 2100 North 2300 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Kevin Beck, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Applicants Present: Eric, Brady, Steve Hutchings
Date of Plans Reviewed: 05/18/21

DRC REDLINE COMMENTS:

Glade – Power:

1. Wet utilities go in the road. Dry utilities go behind the walk in a PUE; relocate existing sewer per Lehi City Standards
2. Show any/all existing utilities and easements

Garion – Fire:

3. Remove the parking stalls at the end of the access alleys it turns these into dead ends that are longer than 150'.

Greg – Water/Sewer:

4. Existing sewer runs through lots 14 & 15. There should be an existing 20' easement for this sewer line, if no easement has been recorded, one will be required.
5. Existing storm drain runs through lots 16 & 17. There should be an existing 20' easement for this sewer line, if no easement has been recorded, one will be required.
6. Access to all Sewer or Storm drain structures must be provided.
7. Existing irrigation ditch for this property runs under the RR tracks. This irrigation ditch must be abandoned at the head gate or turn out structure to the East. Lehi Irrigation Co approval will be required.

Trent – Parks:

8. If this is a PUD or PRD, certain open space requirements will need to be met. Detention and yard areas cannot count towards meeting open space requirements and required open space areas shall be well planned, walkable, and connected, not a collection of remnants.
9. Double fronting lots will have certain landscape and wall requirements; these are enlarged next to master planned arterial/collector roads
10. Maintain park strips along roadways.

Gary – Building/Inspections:

11. A soil report will be needed if this moves past concept.

JD – Streets: No comments

Ross – Engineering:

12. Large lot single family homes should front a city street.

Luke- Traffic: No comments

Kim – Planning:

13. This layout with the proposed private alleys, reduced frontages and lot sizes, etc. would be required to be done as a PUD. As such, need to provide information on the open space (minimum of 10%), amenities, proposed private road standards, etc.
14. The maximum density for the residential area is 3.5 units per acre.
15. The city is proposing a master planned trail along the south side of 2100 N. This could allow the potential for a small density bonus. Trail connections from the neighborhood to the 2100 N trail would be required and it seems the best location may be between Lots 50 and 51. The driveway/alley may need to be extended to provide garage access to the homes and a trail connection could come right off the driveway.
16. Just a note - some of the block lengths are exceeded, but exceptions are allowed due to adjacent existing development.
17. A street connection to 2100 N is required to meet the superblock connectivity standards; however, State facilities that don't allow access could be granted an exception.
18. Show widened 2100 N trail, this improvement could count towards a small density increase
19. The density for the residential portion of the project exceeds the maximum of 3.5 units per acre. PUDs are only allowed in a residential zone (see Section 17.040 A of the Lehi City Development Code), so the commercial acreage

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.

needs to be excluded. The County parcel data shows 20.11 acres total. Subtracting the commercial area leaves 18.137 acres. 3.5 x 18.137 = 63 units.

20. Do not recommend narrow alleys where the homeowners will not have access to a sidewalk, trail or other pedestrian facility from their homes.
21. Label the roads as public or private.
22. Include tabulation with number of units, overall density, and open space
23. Need to label the open space areas as open space.

General Comments:

1. A SWPPP and LTSWMP will be needed for the site

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 10th and NEEDS ENVELOPES

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

Zoning
For
X Development
March 4, 2020

Property Owner/Applicant	**X Lehi, LLC** 9537 South 700 East Sandy, UT 84070 Attn. Steve Hutchings 801-915-1911 steve@xdevco.com
Engineering/Planning/ Landscape Consultant	**Ensign Engineering** 45 Sego Lily Dr #500 Sandy, Utah 84070 Attn. Brady Morris 801-255-0529 bmorris@ensignutah.com
	Hales Engineering 1220 North 500 West, Ste 2020 Lehi, UT 84043 Attn. Josh Gibbons 801-766-4343 josh@halesengineering.com
Legal Counsel	**Snell & Wilmer** 15 W. South Temple, Suite 1200 Salt Lake City, UT 84101 Attn. Craig Jenson 801-257-1881 cjenson@swlaw.com

I. Description of Request

The purpose of this request is to obtain zoning approval and PUD Concept approval for approximately 20 gross acres along the 2100 North corridor generally located at the southeast corner of 2300 West and 2100 North *(see Exhibit 1-Vicinity Map)*. The site is within the City of Lehi, Utah. The owner will also take the steps toward processing a Preliminary Plat subsequent to zoning approval.

The application is to change the existing agriculture zoning to mixed use of Neighborhood Commercial (NC) and Low Density Residential (LDR) R-1-Flex. The existing Neighborhood Commercial land use area borders are not well defined. The proposal is to specify an area of approximately two acres and designate the use as Neighborhood Commercial. The Neighborhood Commercial zoning would allow for appropriate uses on the highly visible corner of 2100 North and 2300 West. The remaining 18 acres of Low Density Residential yield would allow for approximately 63 dwelling units.

II. Project Location

The property is currently vacant and undeveloped. The property sits on the corner of 2300 West and 2100 North. 2100 North is a highway and 2300 West serves an arterial road for the City of Lehi. The property has approximately 1,200 linear feet of frontage on 2100 North and 1,000 linear feet of frontage on 2300 West. The property also has 500 linear feet adjacent to the Union Pacific Railroad. The project consists of several existing parcels: 12:027:0107, 12:027:0075, 12:027:0056

III. Narrative

a. The reason and justification for the new zoning for this property is primarily due to the guidance for the property as designated in the planned land use shown in the Lehi City General Plan. The location of the property is at the corner of two major roadways. 2100 North is planned to become a freeway and the existing highway is planned to convert into a frontage road (see Exhibit 2-UDOT Plan). The proposed Zoning will serve the community with access to commercial services in an area that is currently under served.

b. Lehi City is at the center of Utah's future. The proposed change in zoning would allow for smaller locally-owned businesses to establish a place of business apart from the major business hubs where they do not fit. It would provide central access and visibility needed for the smaller business to thrive. The community nearby would benefit from services that are currently not available without having to traverse highways or freeways.

c. The proposed zoning will be extremely compatible with the already developed adjacent properties. The proposal includes new development similar to the existing properties at the shared boundary lines. The new residential development will serve as a good buffer between the existing homes and the future neighborhood commercial. It will also help to insulate the existing homes from the highway. The proposed Concept also features a pedestrian trail that connects to the Lehi City planned trail system.

d. The proposed project is surrounded by residential to the south and southeast. 2100 North is to the North, Union Pacific Railroad is to the east and 2300 West is to the West. Farther west on the other

side of the road is North Point Elementary School. The Character of the surrounding area is diverse as there exists a mix of older and newer development. The project would enhance the area and serve as a good mix combining the older character with the new feel of a major intersection and the constant movement that comes from being located closely to mass transit and a highway.

e. The development of the proposed project would add significant gains and benefit the overall community immensely. The project would provide much needed access to North Point Elementary School where several students are unable today to access by biking or walking. The proposed project would also benefit the community with additional options for shopping as well as traffic routes. The zoning and PUD concept approvals will start the process to develop the project which will greatly enhance the community.

2100 NORTH STREET (EAST BOUND)
(UDOT CONTROLLED)

2100 NORTH STREET (EAST BOUND)
(UDOT CONTROLLED)

FUTURE COMMERCIAL
85,935 sq.ft.
1.973 acres

LOT 60 6,362 sq.ft. 0.146 acres
LOT 59 5,918 sq.ft. 0.136 acres
LOT 58 6,167 sq.ft. 0.142 acres
LOT 57 6,406 sq.ft. 0.147 acres
LOT 56 7,826 sq.ft. 0.180 acres
LOT 51 7,215 sq.ft. 0.166 acres
LOT 50 6,604 sq.ft. 0.152 acres
LOT 45 5,980 sq.ft. 0.137 acres
LOT 44 5,951 sq.ft. 0.137 acres
LOT 39 5,747 sq.ft. 0.132 acres
LOT 38 6,186 sq.ft. 0.142 acres
LOT 37 10,026 sq.ft. 0.230 acres
LOT 55 5,735 sq.ft. 0.132 acres
LOT 52 5,735 sq.ft. 0.132 acres
LOT 49 5,735 sq.ft. 0.132 acres
LOT 46 5,735 sq.ft. 0.132 acres
LOT 43 5,457 sq.ft. 0.125 acres
LOT 40 5,457 sq.ft. 0.125 acres
LOT 41 5,457 sq.ft. 0.125 acres
LOT 54 5,735 sq.ft. 0.132 acres
LOT 53 5,735 sq.ft. 0.132 acres
LOT 48 5,735 sq.ft. 0.132 acres
LOT 47 5,735 sq.ft. 0.132 acres
LOT 42 5,458 sq.ft. 0.125 acres
LOT 61 6,448 sq.ft. 0.148 acres
LOT 66 5,943 sq.ft. 0.136 acres
LOT 62 5,736 sq.ft. 0.132 acres
LOT 65 5,730 sq.ft. 0.132 acres
LOT 63 5,735 sq.ft. 0.132 acres
LOT 64 5,735 sq.ft. 0.132 acres
8,622 sq.ft. 0.198 acres
2 PARKING STALLS
ASPHALT PATH
UTAH TRANSIT AUTHORITY

LOT 25 7,675 sq.ft. 0.176 acres
LOT 26 7,002 sq.ft. 0.161 acres
LOT 27 7,000 sq.ft. 0.161 acres
LOT 28 7,000 sq.ft. 0.161 acres
LOT 29 7,000 sq.ft. 0.161 acres
LOT 30 7,000 sq.ft. 0.161 acres
LOT 31 7,647 sq.ft. 0.176 acres
LOT 32 7,957 sq.ft. 0.183 acres
LOT 33 7,000 sq.ft. 0.161 acres
LOT 34 7,000 sq.ft. 0.161 acres
LOT 35 7,231 sq.ft. 0.166 acres
LOT 36 9,865 sq.ft. 0.226 acres
17,570 sq.ft. 0.403 acres

LOT 24 7,700 sq.ft. 0.177 acres
LOT 23 7,700 sq.ft. 0.177 acres
LOT 22 7,700 sq.ft. 0.177 acres
LOT 21 7,700 sq.ft. 0.177 acres
LOT 20 8,645 sq.ft. 0.198 acres
LOT 19 8,853 sq.ft. 0.203 acres
LOT 18 10,752 sq.ft. 0.247 acres

GREEN PARK SUBDIVISION PLAT B

2300 WEST STREET
(PUBLIC STREET)

LOT 5 7,029 sq.ft. 0.161 acres
LOT 6 7,029 sq.ft. 0.161 acres
LOT 7 7,029 sq.ft. 0.161 acres
LOT 8 7,029 sq.ft. 0.161 acres
LOT 9 7,105 sq.ft. 0.163 acres
46,362 sq.ft. 1.064 acres
LOT 4 9,531 sq.ft. 0.219 acres
LOT 3 8,000 sq.ft. 0.184 acres
LOT 2 8,000 sq.ft. 0.184 acres
LOT 1 8,008 sq.ft. 0.184 acres
LOT 10 8,456 sq.ft. 0.194 acres
LOT 11 7,938 sq.ft. 0.182 acres
LOT 12 7,627 sq.ft. 0.175 acres
LOT 13 7,643 sq.ft. 0.175 acres
3,841 sq.ft. 0.088 acres
LOT 15 8,983 sq.ft. 0.206 acres
LOT 14 8,607 sq.ft. 0.198 acres
LOT 16 8,621 sq.ft. 0.198 acres
LOT 17 7,840 sq.ft. 0.180 acres
2 PARKING STALLS
ASPHALT PATH

ALPINE SCHOOL DISTRICT
LEHI CITY CORPORATION
JORDAN MEADOWS PLAT A

2145 WEST STREET
(PUBLIC STREET)
2060 WEST STREET
(PUBLIC STREET)
2000 WEST STREET
(PUBLIC STREET)

1850 NORTH STREET
(PUBLIC STREET)

1750 NORTH STREET
(PUBLIC STREET)

NORTH

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

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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LAYTON
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TOOELE
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CEDAR CITY
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FOR:
X DEVELOPMENT
9537 SOUTH 700 EAST
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-586-5250

2100 NORTH SUBDIVISION

2100 NORTH 2300 WEST
LEHI, UTAH

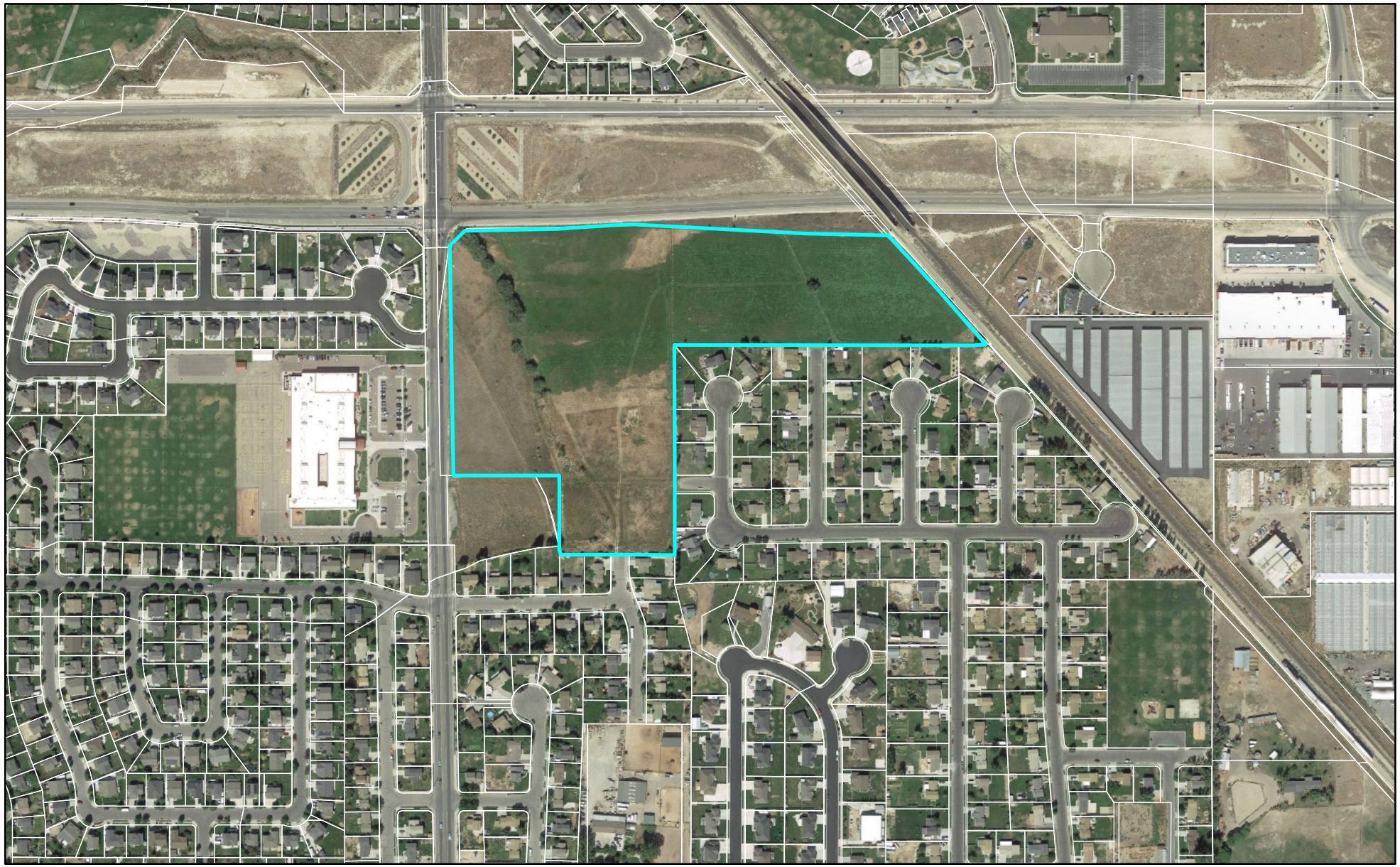
CONCEPT PLAN

PROJECT NUMBER 8018C
PRINT DATE 5/17/21
DRAWN BY
CHECKED BY
PROJECT MANAGER

1 of 1

X Development Zone Change

Aerial

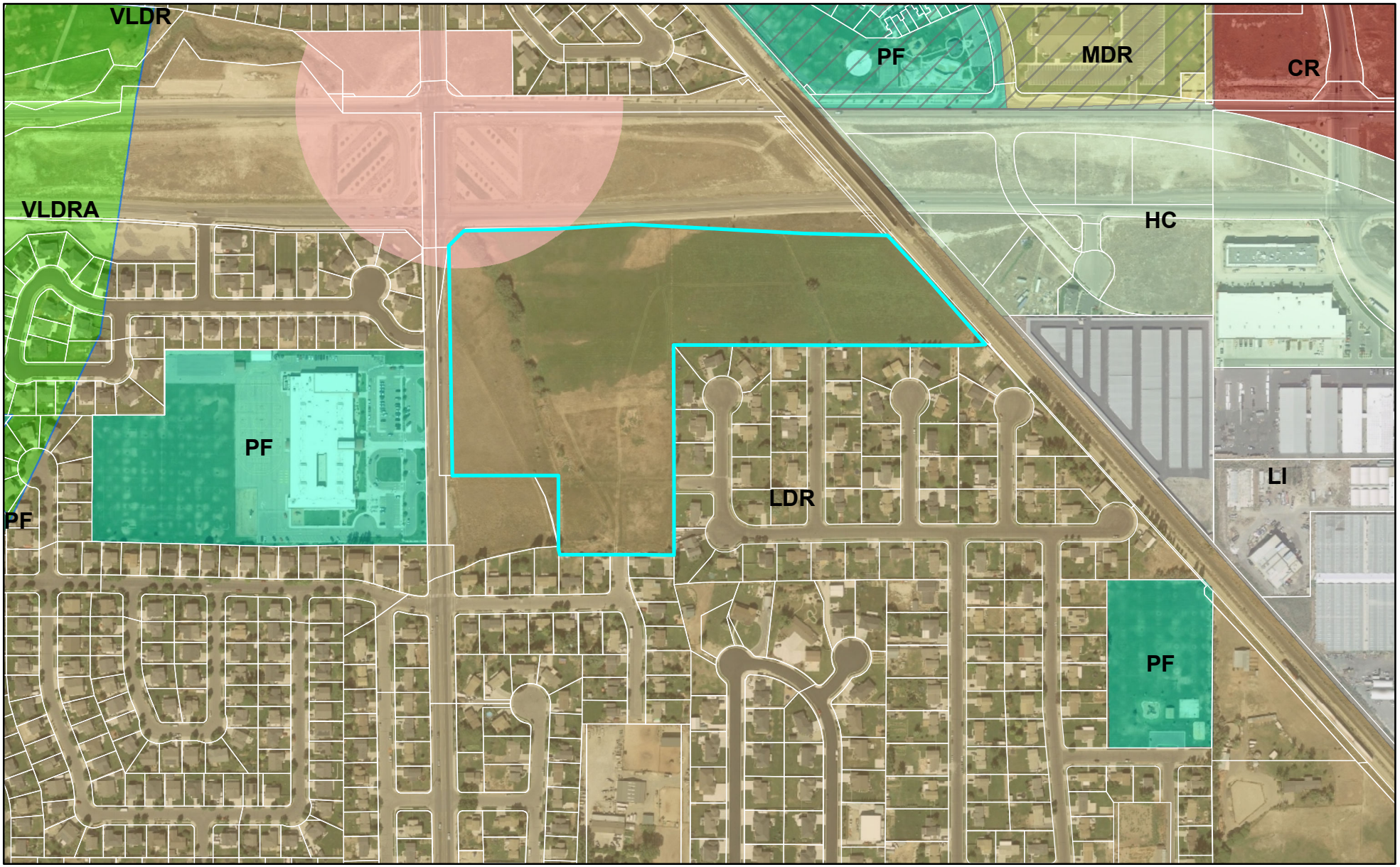


0 500 1,000 Feet

LEHI CITY

X Development Zone Change

General Plan

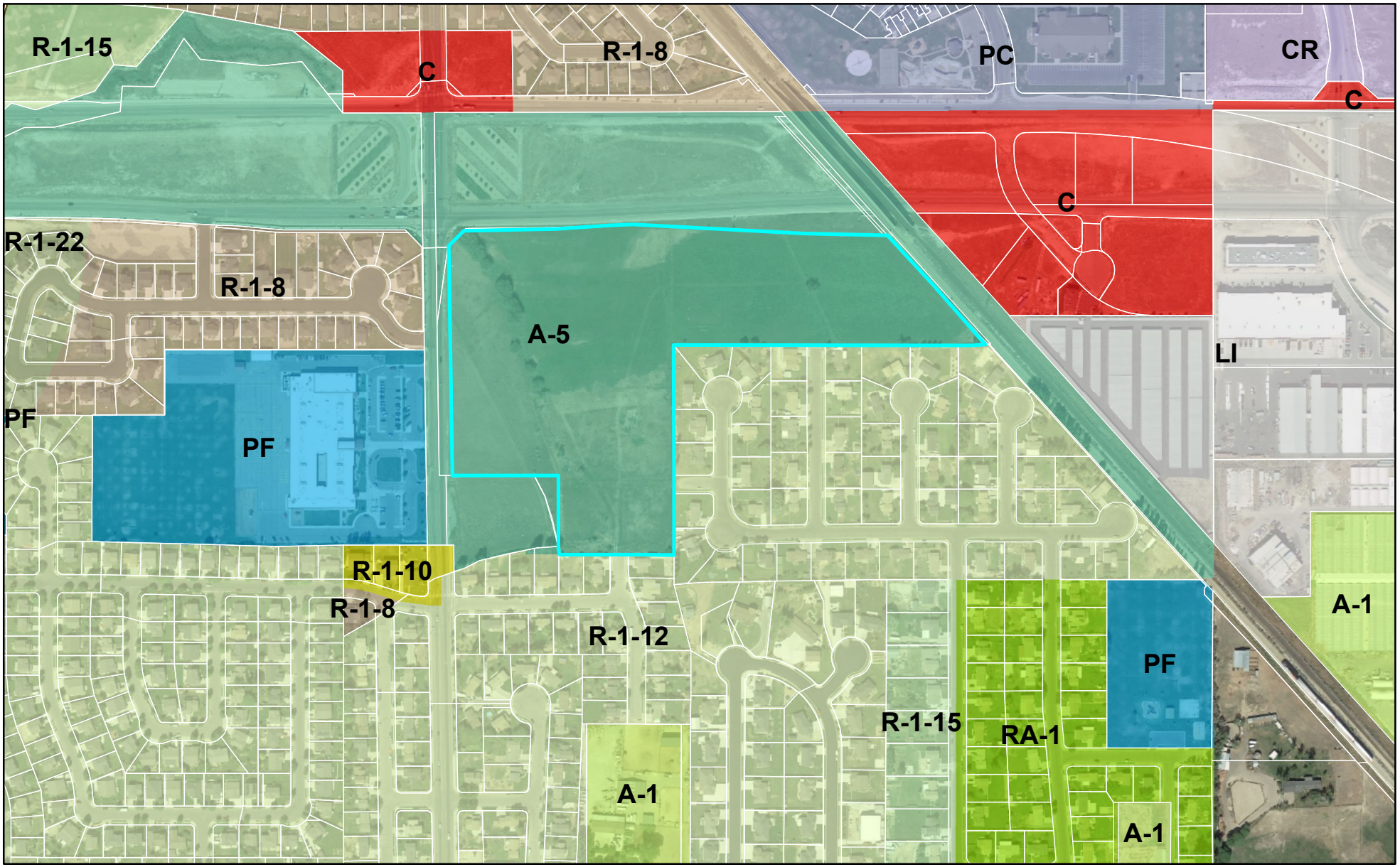


0 500 1,000 Feet

LEHI CITY

X Development Zone Change

Zoning



LEHI CITY

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #25-2021, a General Plan Amendment on approximately 13.05 acres located at approximately 1700 West 1500 North, changing the designation from VLDRA (very low density residential agriculture) to VLDR (very low density residential).

Suggested Action:

Attachments:

CC Staff Report CTR Development General Plan Amendment 06.29.21.docx

CTR Development General Plan Amendment DRC 05.19.21.docx

Ord 25-2021.docx

CTR Development General Plan narrative.pdf

CTR Development General Plan Amendment plans.pdf

CTR Development Aerial.pdf

CTR Development General Plan Map.pdf

CTR Development Zoning.pdf

CTR DEVELOPMENT GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	CTR Development		
Meeting Date	June 29, 2021		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	Approximately 1700 West 1500 North		
Acreage	Approximately 13.05 acres		
Existing Zoning	A-1		
Existing General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Proposed Land Use Designation	VLDR (Very Low Density Residential)		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	N/A	Unincorporated Utah County
	South	A-1	Single family residential
	East	R-1-22/A-1	Single family residential/White Fence Farms Subdivision
	West	RA-1	Colony Point Plat B
Date of DRC Review	May 19, 2021		
Date of Planning Commission Review	June 10, 2021		
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

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 at the periphery of the City in the south and west areas 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, and compatible with, 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. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

Very Low Density Residential (VLDR)

The purpose of the Very Low Density Residential (VLDR) classification is to provide for large-lot single-family residential areas and/or hobby farm developments. The overall neighborhood density is not to exceed 2.5 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-15, RA-1, and R-1-22.

PROPERTY HISTORY

December 14, 1978- This property was annexed into the City as part of the Lehi Meadows Addition

REPORT ANALYSIS

The applicant is requesting approval to amend the General Plan land use designation of this approximately 13-acre property from VLDRA (Very Low Density Residential Agriculture) to VLDR (Very Low Density Residential).

The current General Plan land use designation of VLDRA would allow an overall neighborhood density up to 1.75 units per acre. The applicant requests the amendment to VLDR, which would allow an overall neighborhood density of up to 2.5 units per acre.

The applicant's narrative states that the proposed amendment is desired because they believe that a subdivision development project is only viable if the density is increased to 2.5 units per acre. The change in the General Plan would facilitate the creation of a subdivision with slightly smaller, but new large lot homes that are more affordable than what could be developed in VLDRA. The change would result in a maximum total of about 32 lots, approximately 19 new lots over what would be allowed in the existing A-1 zone. If the applicant just rezoned the property to R-1-22 as allowed by the VLDRA designation, the proposed increase in lots would be smaller with 9 new lots.

DRC Comments

The DRC had three comments on the proposed General Plan amendment.

1. Infrastructure was planned based on the current General Plan designation and will need to be reevaluated if any changes are made.
2. Planning Staff recommends staying with the 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. 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 change areas. This is outside of those areas and is not recommended.

   Rather than change the vision of the General Plan, the applicant could stay with the VLDRA designation and consider development of the property as a PUD or PRD. This is also in keeping with the vision of the General Plan which states: "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. with a PRD or PUD overlay." The current VLDRA designation helps provide a balance of housing choices, where, if people wanted to have larger lots and possible animal rights, this area provides that opportunity. There are ample other areas throughout the City that are designated for LDR and VLDR land uses.

   Please consider the DRC comments in the motion.

POSSIBLE FINDINGS AND ACTIONS

The City Council may approve or deny the General Plan Amendment or may recommend another General Plan Land Use designation. Please remember to include findings as a part of the motion. 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 June 10, 2021.

CTR Development General Plan Amendment
DRC Redline Comments

CTR Development- requests review of a General Plan Amendment on approximately 13.05 acres located at approximately 1700 West 1500 North, changing the designation from VLDRA to VLDR.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Applicant Present: Steve Tripp
Date of Plans Reviewed: 5/7/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
1. Infrastructure was planned based on the current General Plan designation and will need to be reevaluated if any changes are made.

Luke- Traffic: No comments
Kim – Planning:
2. Planning Staff recommends staying with the 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. 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 change areas. This is outside of those areas and is not recommended.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 10, 2021

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: 25-2021

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR CTR DEVELOPMENT

WHEREAS, on June 29, 2021, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 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 June 10, 2021, to review and make a recommendation on the General Plan Amendment located at approximately 1700 West 1500 North changing the land use designation from Very Low Density Residential Agriculture to Very Low Density Residential, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on June 29, 2021, 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 to Very Low Density Residential;

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 properties from Very Low Density Residential Agriculture to Very Low Density Residential. The total amendment will include approximately 13-acres of property located at approximately 1700 West 1500 North, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance -2021 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.

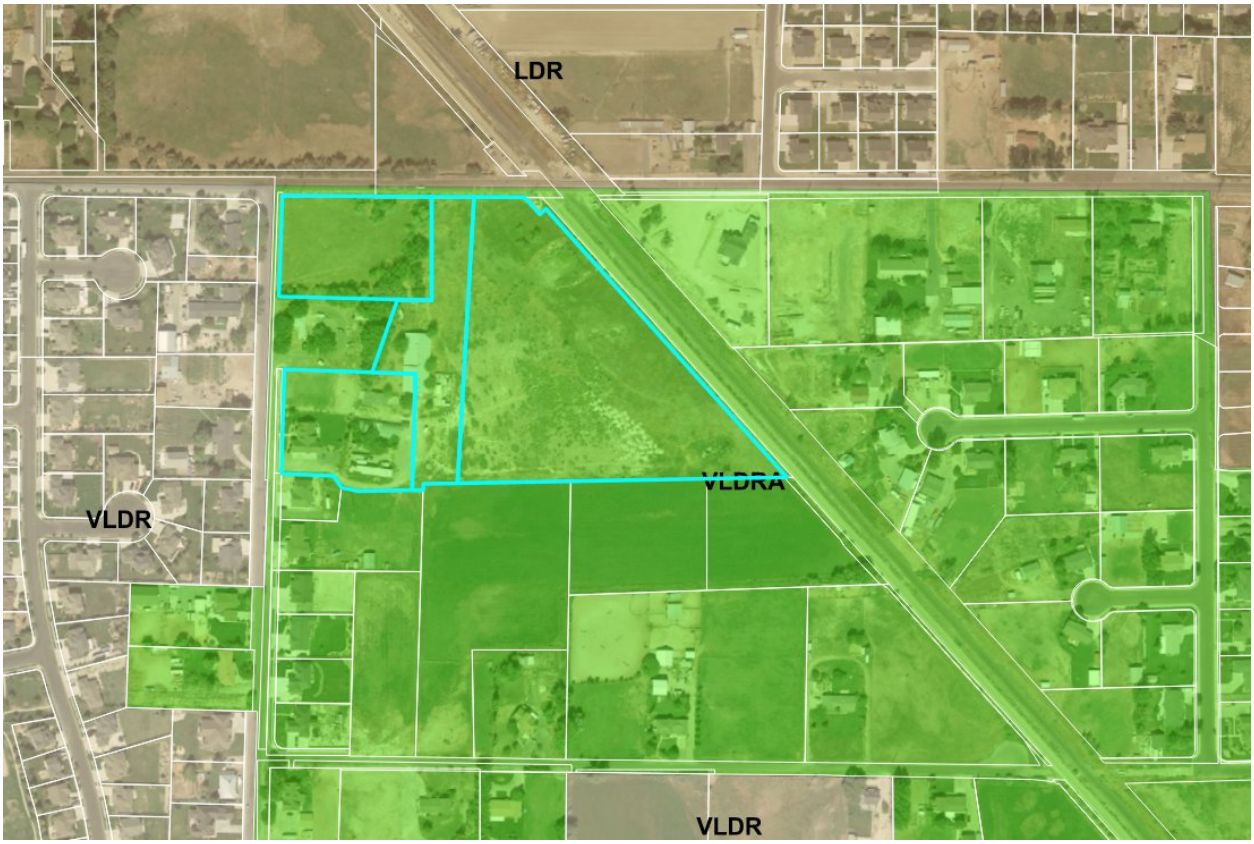
D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 29th day of June, 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A



May 3, 2021
Kim Struthers, Community Development Director
Lehi City Planning and Zoning Department
153 North 100 East
Lehi, Utah 84043

Re: CTR Development, LLC ("CTR") – Amendment to General Plan and Zoning Map

Dear Mr. Struthers,

This letter is submitted as part of CTR's Application for a Zoning Map Amendment and Application for General Plan Map Amendment (collectively, the "**Amendment**") for approximately 13.051 acres comprised of Utah County Parcel ID Nos. 12.033.0023, 12.033.0067, 12.033.0092, 12.033.0086, and 12.033.0087 (collectively, the "**Property**"). CTR respectfully requests that the Property be rezoned from A-1 to R-1-15 and that the Property be designated as Very Low Density Residential (VLDR) from Very Low Density Residential/Agricultural (VLDRA) on the General Plan Map.

I. The Amendment Allows for the Property's Redevelopment and Benefits Lehi City.

The Property is mostly undeveloped land with a few unkept buildings. CTR desires to remove the existing buildings from the Property and redevelop the Property into attractive, single-family homes. However, under the current zoning district, only 1 dwelling unit per acre is allowed. The Property's redevelopment is financially viable only if the Property's density is increased from 1 unit per acre to 2.5 units per acre. The Amendment's sole purpose is to make the project financially viable by increasing the Property's density to 2.5 units per acre.

The Property's redevelopment will benefit Lehi City. Currently, the Property does little for neighboring home values, does not generate significant property taxes, and is unattractive. The Property's redevelopment will bring attractive, large-lot homes to the area. The addition of these homes will increase neighboring property values as the area is improved, and will generate significantly more property taxes.

Under the existing zoning, only 11-12 houses could be constructed on the Property. These one-acre estates would be unaffordable for many homebuyers. However, under the Amendment, the Property could contain approximately 25 houses. These homes would be significantly more affordable because of the smaller lot sizes and the redevelopment costs spread among more units. Given that Utah—and especially Lehi City—is experiencing a severe housing shortage[1], these additional homes would benefit the community.

II. The Proposed Amendment Meets the Criteria of Lehi Code Sections 04.030 and 04.060.

a) *The Amendment will not adversely affect surrounding areas*.

The Property lies in the northwest corner of the A-1 zone at approximately 1700 West and 1500 North. The property immediately to the west is zoned RA-1 and is designated as VLDR on the General

[1] Jasen Lee, *Housing Affordability in Utah Entering 'Perilous Territory,' study says*, DESERT NEWS, https://www.deseret.com/utah/2020/12/9/22165836/housing-affordability-in-utah-entering-perilous-territory-study-says (December 9, 2020).

Plan Map. The RA-1 Zone and the R-1-15 Zone's intensity and bulk requirements are substantially similar. This Amendment's effect on surrounding properties will be substantially similar to the effect of the RA-1 zoned property. Moreover, the property immediately northeast of the Property is zoned commercial. In contrast to this commercial area, the impact of the Property's rezone to R-1-15 will be minimal.

The Amendment is consistent with recent nearby amendment to the Zoning Map and General Plan Map. Last year, Lehi approved a general plan and zoning amendment for approximately 23.9 acres located just south of the Property at 1402 West 900 North.[2] That amendment, like the one proposed here, amended the general plan from VLDRA to VLDR and the zoning district from A-1 to R-1-15. That same amendment is requested here. Finally, the Property lies adjacent to two planned major roadways—1500 North and 1700 West. Lehi City identified these roadway as future planned roadways because of the anticipated future growth in the area. The increased density requested here is consistent with this anticipated future growth.

b) *The Amendment is Consistent with the General Plan's Goals, Policies, and Use Designations.*

Lehi's General Plan Map currently designates the Property as VLDRA. This designation is substantially similar to the requested VLDR designation. These designations are similar because the General Plan recognizes that the city's housing needs may require certain VLDRA land to be developed into residential housing. Indeed, the General Plan states that growth in the VLDRA "should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available," and even contemplates Planned Residential Design Projects and Planned Unit Development overlays in the VLDRA zone. The incremental growth contemplated by the general plan is best facilitated here by changing the Property's designation from VLDRA to VLDR. This changes the permitted minimum lot size from 1.75 units per acre to 2.5 units per acre and allows for a rezone from A-1 to R-1-15.

The land surrounding the Property has developed toward the Property. The area to the west is zoned RA-1 and is developed into large-lot single-family neighborhoods, the area to the north contains commercial uses and area to the east is zoned R-1-8 and R-1-Flex and contains various neighborhoods. As previously noted, the area to the south was recently rezoned to R-1-15 and will presumably be developed into a single-family, large-lot neighborhood. Given this surrounding growth, the Property is no longer located in a rural, agricultural area away from public facilities. The Amendment will more properly reflect the surrounding area and further the goals of the General Plan.

c) *The Property is Suitable for the Proposed Amendment and will not Unduly Affect the Uses or Proposed Uses for Adjoining Properties.*

The Amendment is compatible with the Property because the Property's proposed use is consistent with current use entitlements and neighboring uses. The Property is already entitled for single-family homes on large lots. The Amendment's purpose is to expand the allowed density from one dwelling unit per acre to two and one-half dwelling units per acre. This density adjustment allows the Property to match surrounding development.

The Amendment does not expand the Property's use entitlements, and actually restricts the Property's potential use. Specifically, in the A-1 zone (the Property's current zone) wind and solar

[2] *See* Ordinance #43-2020 approving the general plan amendment and Ordinance #55-2020 approving the zone change.

facilities, bed and breakfast operations, commercial equestrian riding facilities, commercial greenhouses, and portable storage containers are permitted or conditional uses. However, those same uses are prohibited in the R-1-15 Zone. Additionally, there are no uses allowed in the R-1-15 zone that are prohibited in the A-1 Zone. Thus, the Amendment actually restricts the Property's potential use. This benefits the adjoining properties because the Property is entitled with fewer uses that may affect adjoining properties. The Property is suitable for the proposed use and the increased density means more homes to alleviate Lehi's housing shortage while maintain the rural master plan designation.

Sincerely,

Stephen Tripp
Managing Member
CTR Development, LLC
801-301-7621
trico.steve@gmail.com

Utah County Parcel Map

120330023,0120033,0120033,0120033,0120033

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 5/5/2021

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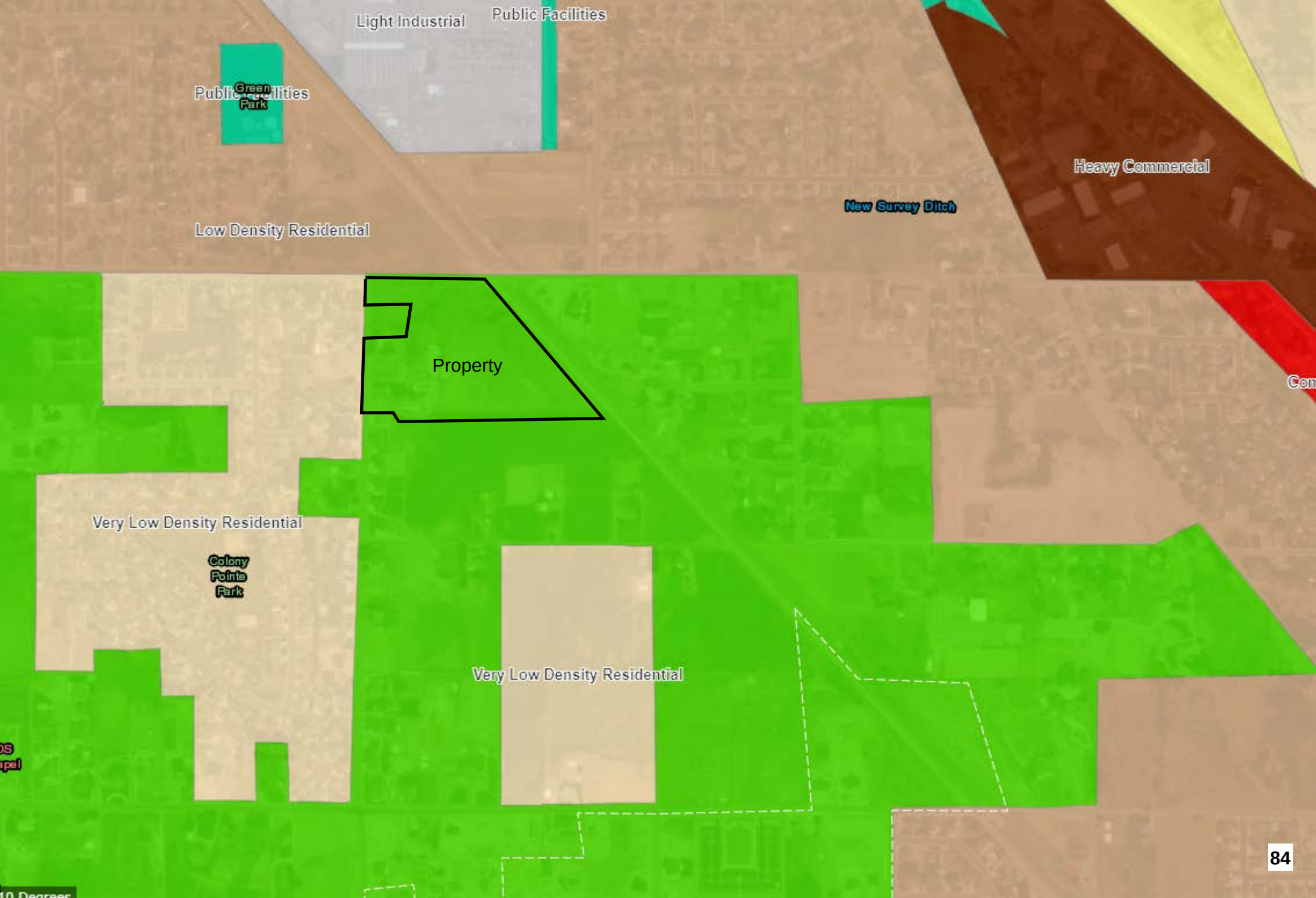
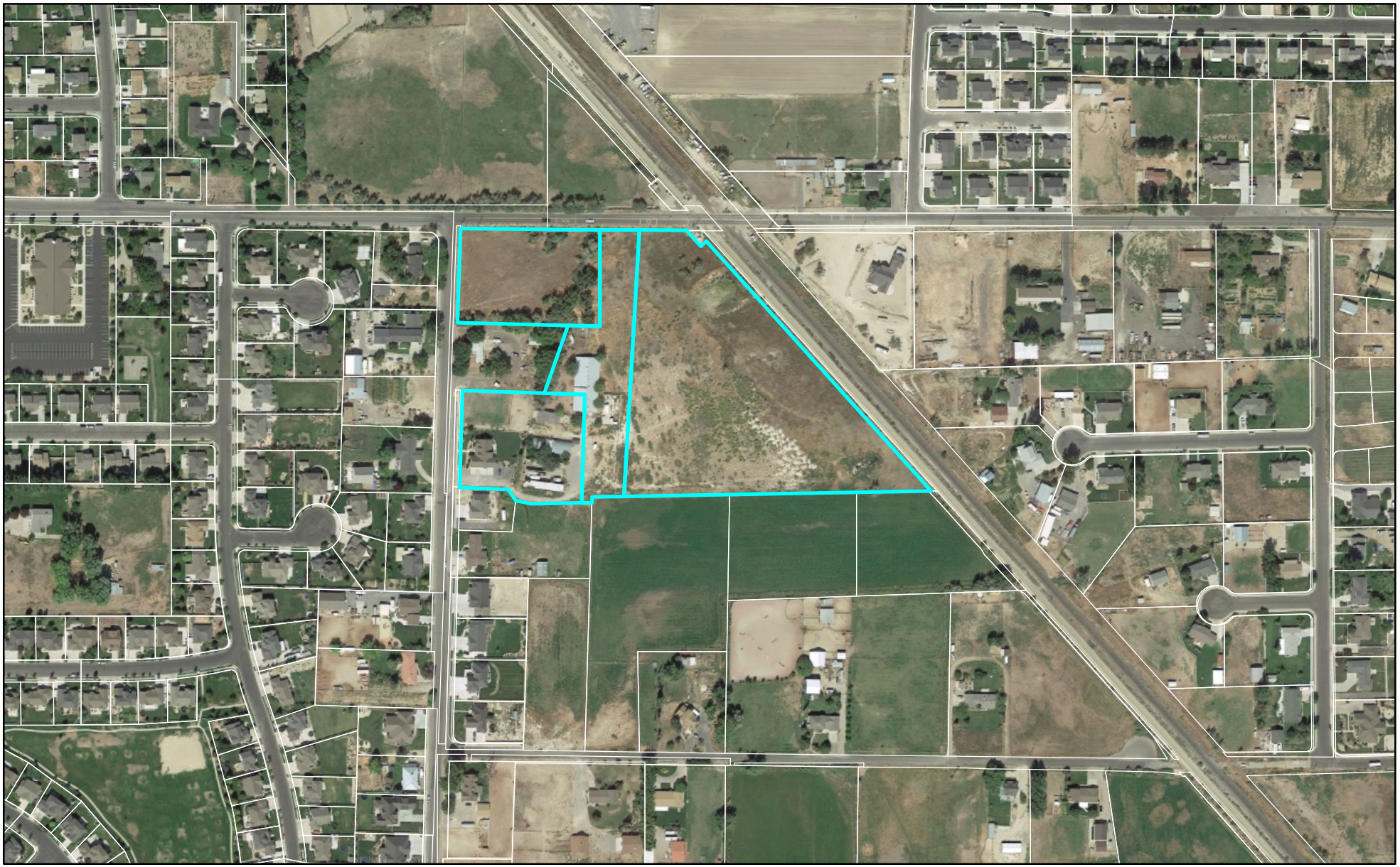

Light Industrial
Public Facilities
Public Facilities
Green Park
Heavy Commercial
New Survey Ditch
Low Density Residential
Property
Very Low Density Residential
Colony Pointe Park
Very Low Density Residential

CTR Development General Plan Amendment

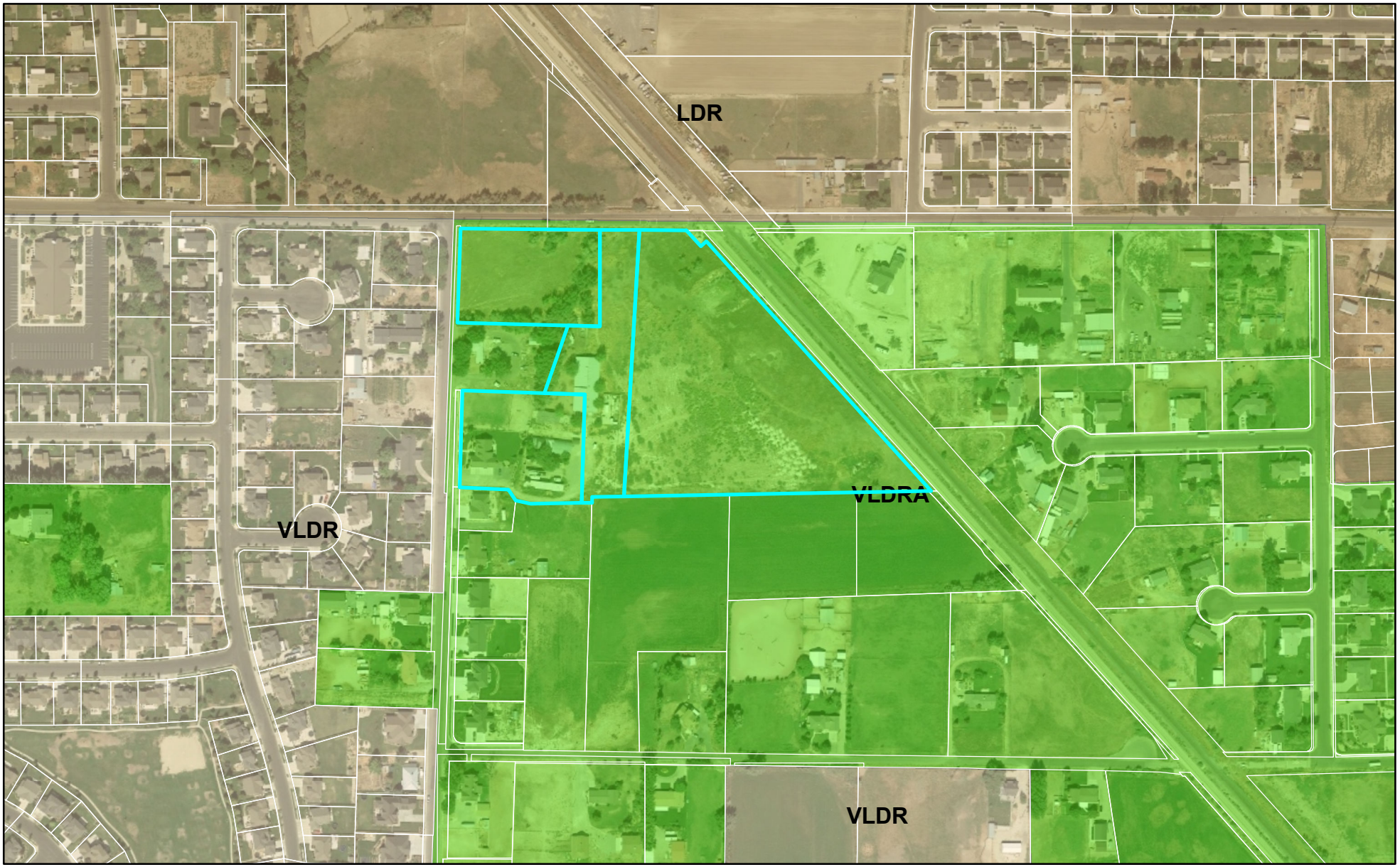
Aerial



LEHI CITY

CTR Development General Plan Amendment

General Plan



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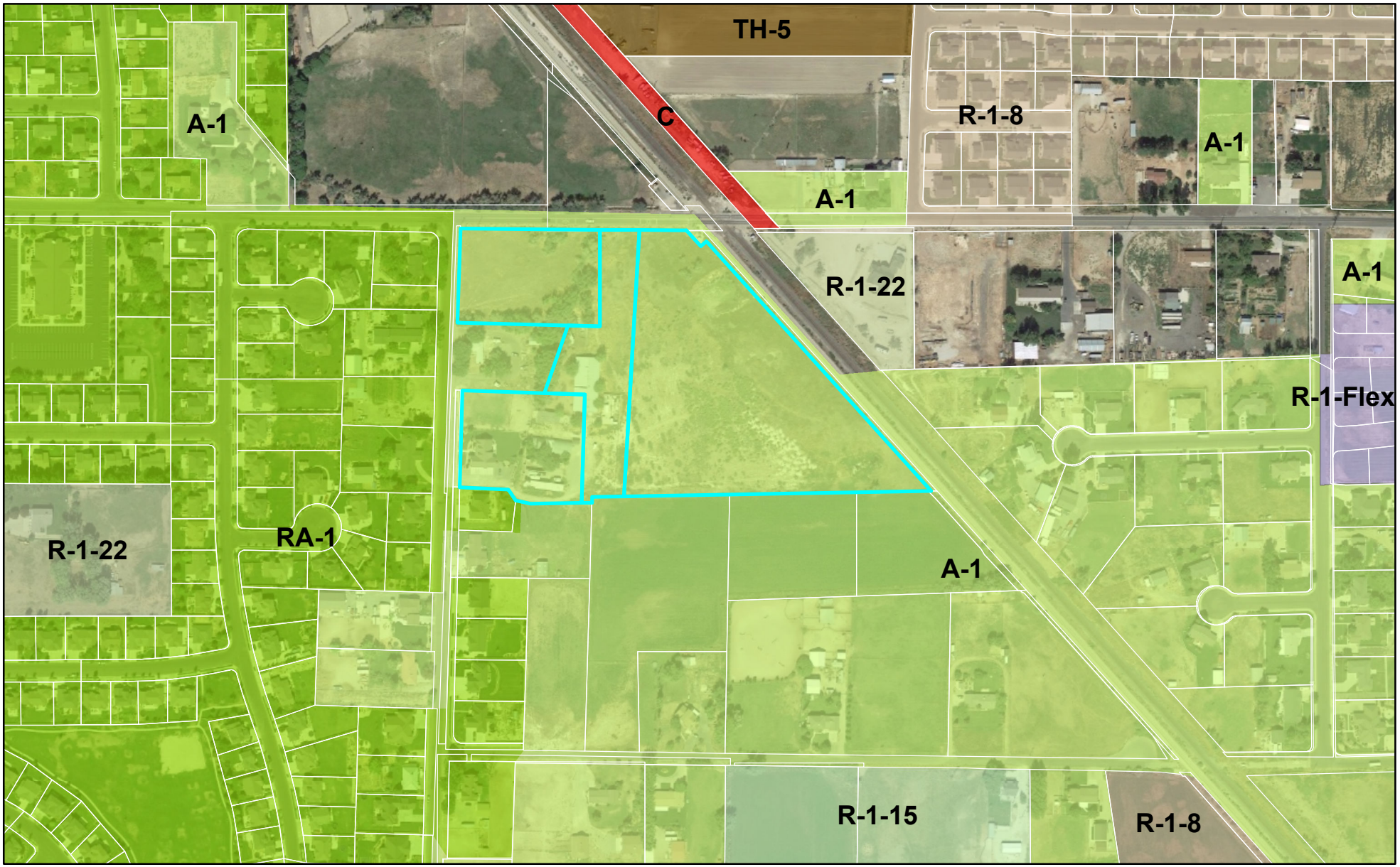
LEHI CITY

CTR Development General Plan Amendment

Zoning



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LEHI CITY

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Gardner Point Phase 2, a 635-unit residential development located at approximately 3600 West 1500 North.

Suggested Action:

Attachments:

CC Staff Report Gardner Point Phase 2 Preliminary Subdivision 06.29.21.docx

Gardner Point Phase 2 Preliminary Subdivision DRC 05.19.21.docx

Gardner Point Phase 2 Preliminary Subdivision narrative....pdf

Gardner Point Phase II Preliminary Subdivision - plans.pdf

Gardner Point Phase 2 Preliminary Subdivision - landscape plans.pdf

Gardner Point Phase 2 Preliminary Subdivision - aerial map.pdf

Gardner Point Phase 2 Preliminary Subdivision - zoning map.pdf

Gardner Point Phase 2 Preliminary Subdivision - general plan map.pdf

image-20210604-172805-bcb8216d.jpeg

image-20210604-172811-60cb8bb9.jpeg

GARDNER POINT PHASE 2 PRELIMINARY SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	June 29, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 1500 North and 4000 West		
Existing General Plan Designation	Medium Density Residential (MDR) and High Density Residential (HDR)		
Existing Zoning	R-2 (Medium Density Residential) and R-3 (High Density Residential)		
Existing Land Use	Undeveloped/Agriculture		
Number of Lots/Units	635 units		
Adjacent Zoning and Land Use	*North*	R-3	The Exchange Subdivision
	South	R-2 and R-3	Undeveloped/Agriculture
	East	TH-5 and R-1-8	Undeveloped/Agriculture
	West	None	Saratoga Springs
Date of DRC Review	May 19, 2021		
Date of Planning Commission Review	June 10, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

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

PROPERTY HISTORY

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

September 24, 2019 The City Council approved the M90 General Plan amendment which designated this property as MDR and HDR.

September 24, 2019 The City Council approved the M90 concept plan which included this property.

January 28, 2020 The City Council approved the Saratoga Boundary Adjustment zone change designating this property as R-2 and R-3.

December 8, 2020 The City Council approved the Gardner Point Phase 1 Preliminary Subdivision.

March 23, 2021 The City Council approved the Gardner Point Phase 1 Final Subdivision.

REPORT ANALYSIS

The applicant requests approval of the Gardner Point Phase 2 Preliminary Subdivision. The proposed subdivision is a residential development consisting of single-family homes, townhomes, condominiums, and open space. This report will discuss the subdivision layout and DRC comments.

Subdivision Layout

The proposed subdivision will include a total of 635-units and will be developed as a PUD (planned unit development). These units are proposed to be a mixture of unit types include single-family homes, rear-load townhomes, front-load townhomes, and condominiums. The single-family units will largely be located on the western portion of the site and a mixture of units are proposed throughout the southern and eastern portions of the site. The proposed subdivision provides a mixture of rear-loading and front-loading townhomes, meeting the Development Code requirements for townhomes. The rear-load townhomes and condominiums are designed to front open space or larger public roads.

In addition to the varied unit-types, the proposed plan meets the ten percent open space requirements for planned unit developments. The open space includes completing a portion of the City's master-planned trail along 3600 West, neighborhood parks with amenities, a clubhouse with a pool, and other passive open spaces. Greenways are shown to interconnect open spaces and provide a connected greenspace network. The plan shows a linear open space along the master planned canal trail along a proposed roadway to provide open space access and visibility to the neighborhood. In addition, this phase will also continue the 10-foot-wise asphalt trail along 1500 North to provide greater bike and pedestrian connectivity throughout the area.

The proposed subdivision meets the street connectivity requirements for block lengths, connectivity index, and provides additional pedestrian access through several blocks to increase walkability. An exception is requested on the west side of the development due to the steep grade up to the existing canal, which is justified as shown with the steep slopes shown in the grading plan. Two pedestrian access points are proposed to provide access from the neighborhood to the canal trail.

DRC Comments

The DRC had seven comments including the following:

1. Approval from the Canal Co. to run Power utility in their R.O.W./Easement
2. Recommend trail access point from the north end of 3880 W to provide easy bike access to the 1500 N trail. This connection could just be an 8' asphalt connection.

Please include all DRC comments as a part of the motion.

POSSIBLE ACTIONS/FINDINGS

The City Council may approve, approve with modifications, or deny the proposed Gardner Point Phase 2 Preliminary Subdivision. Please remember to include findings and DRC comments as a part of the motion. Possible findings include:

1. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding Planned Unit Developments.

2. The proposed subdivision meets the requirements of the Lehi City Development Code regarding subdivision approvals.
3. The proposed subdivision conforms/does not conform with the goals and policies of the General Plan.
4. The proposed concept does not affect the health, safety, welfare, and morals of the City.
5. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on June 10, 2021.

Gardner Point Phase 2 Preliminary Subdivision
DRC Redline Comments

*Edge Homes – requests preliminary subdivision review of **Gardner Point Phase 2,** a 635-unit residential development located at approximately 3600 West 1500 North.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Michael Budge
Date of Plans Reviewed: **05/11/21**

DRC REDLINE COMMENTS:

Glade – Power:

1. Does not meet Lehi Power requirements for PUE space at all road frontages. Revise and resubmit. (Several specific locations separate mtg.)
2. Approval from the Canal Co. to run Power utility in their R.O.W./Easement.

Garion – Fire: No comments

Greg – Water/Sewer:

3. Adjust depth of storm drain throughout entire project to eliminate ALL SD and water line conflicts prior to final plan submittal. No loops, half loops, deflection or excessively deep water mains will be accepted.
4. "Design build by contractor". Provide detail for injection wells with final plan set.

Trent – Parks:

5. Landscape plans were not submitted.

Gary – Building/Inspections: No comments

JD – Streets: No comments

Ross – Engineering: No comments

Kim – Planning:

6. Recommend trail access point from the north end of 3880 W to provide easy bike access to the 1500 N trail. This connection could just be an 8' asphalt connection.
7. Double check street numbering with Planning as 3880 W and 3860 W are fairly close in numbering and may make townhome addressing tight.

GENERAL COMMENTS:

1. An easement from the canal company will be required where the canal trail leaves this property and enters the canal property. Easements/ROW will need to be provided to Lehi City for master planned trails.
2. Ensure all streets have a name and that street coordinates match what is provided by the Planning Division (typically provided after the final preliminary approval).
3. Note the trail ramp widths in the keyed notes at time of final plat to ensure it is clear to the contractors in the field.
4. Recommend angling the parallel sidewalk north of 1450 North so that it aligns with the crossing location of the sidewalk on the west side of the intersection with 3880 West. I believe this crossing will require ADA ramps as well. See Bluebeam plans for example.
5. A sidewalk access from the parking lot between buildings 628 and 629 to the courtyard sidewalk may be helpful to allow visitors/residents to have better walking access to the buildings.
6. Recommend a small trail access from the east end of 1370 North to access the north/south trail shown east of buildings 623 and 624. This could be done by realigning the trail to the street and tying in the sidewalk on the south side of 1370 North into the connection. This could help provide better access from the 4 parking stalls there to the buildings as well. See Bluebeam session for an example.
7. Recommend small 7' turning radii where trails intersect, such as where the trail east of buildings 623 and 624 intersects with the Canyon Falls Drive trail.

PRIOR TO PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements.

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.

2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.
5. Reimbursement Agreement for any reimbursable improvement items must be in place.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Irrigation Company signature on the construction drawings for the irrigation piping.
10. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
11. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
12. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
13. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
14. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
15. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
16. Address any comments or conditions from City Council approval.
17. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
18. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.

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.

7. 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.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 10TH

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.

EDGEhomes

Dear Lehi City,

Following the Concept Plan Approval, Edge Homes is excited for the opportunity to present Lehi City with our Preliminary Subdivision Applications for Gardner Point Phase 2. This application is for the completion of the Gardner Point project. This project will remove the mink sheds on the norther part of the ranch and provide a commercial corner on the southwest corner of 1500 North and 3600 West.

Edge's commitment will be to continue the community wide trail system around and through Gardner Point, provide additional landscaping to buffer the community from 1500 North and 3600 West, and to introduce additional architecture to the townhomes and Condos. We will also provide amenities that are new to Edge communities and will be used and utilized for years to come from our residents.

Gardner Point is the result of many hours of planning, debating, and coordinating with the great minds of the Lehi City DRC, Planning Commission, and City Council. We truly appreciate the City's role in helping us develop another beautiful community in Lehi City, But more importantly, we appreciate the City's role in helping us provide homes for the future families who will live in and enjoy Gardner Point

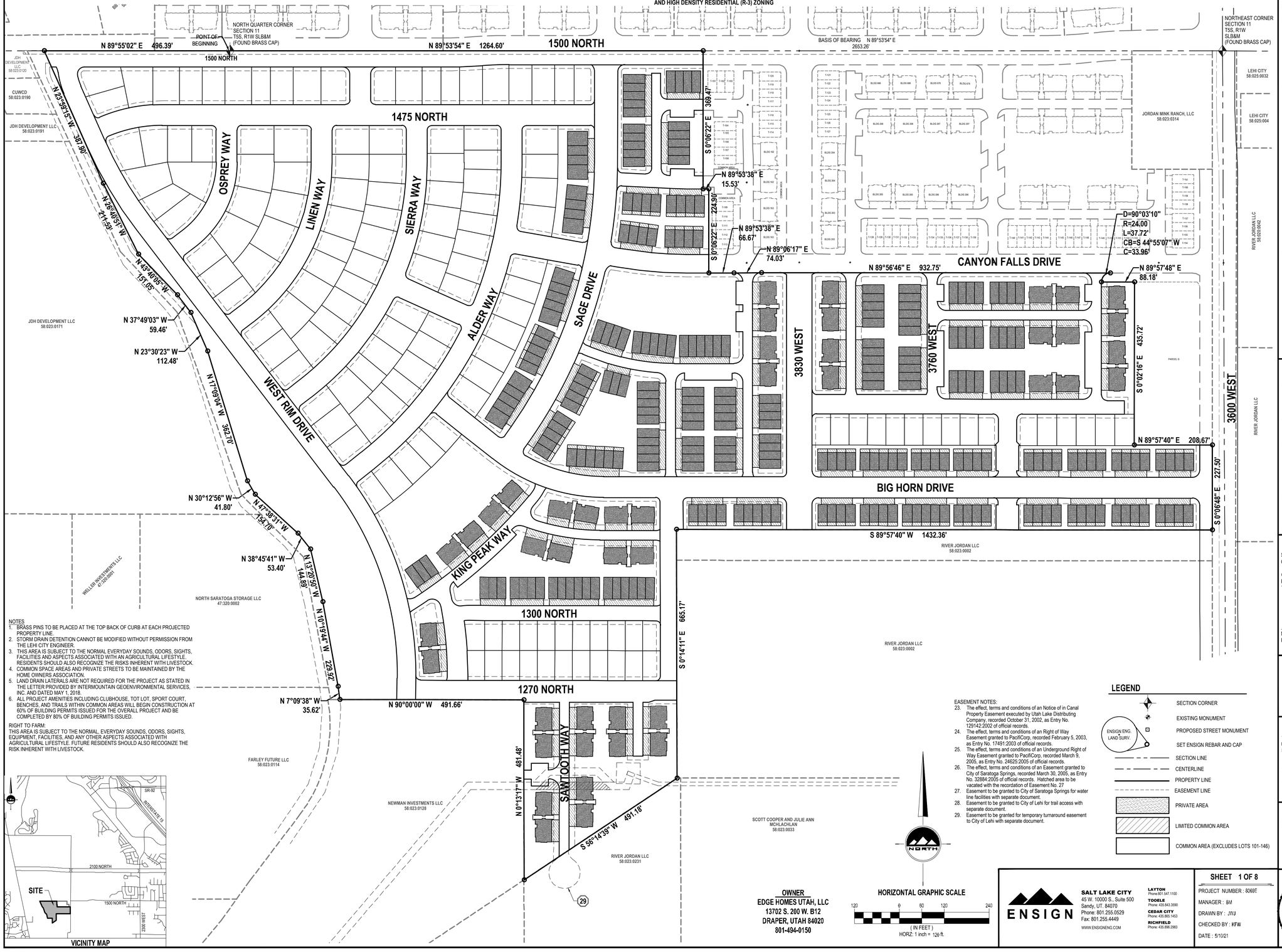
Thanks,
Jed Stewart
Edge Homes

GARDNER POINT PHASE 2 PLAT

RESIDENTIAL DEVELOPMENT

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

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



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

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.

EASEMENT NOTES:
23. The effect, terms and conditions of an Notice of in Canal Property Easement executed by Utah Lake Distributing Company, recorded October 31, 2002, as Entry No. 129142:2002 of official records.
24. The effect, terms and conditions of an Right of Way Easement granted to PacifiCorp, recorded February 5, 2003, as Entry No. 17491:2003 of official records.
25. The effect, terms and conditions of an Underground Right of Way Easement granted to PacifiCorp, recorded March 9, 2005, as Entry No. 24525:2005 of official records.
26. The effect, terms and conditions of an Easement granted to City of Saratoga Springs, recorded March 30, 2005, as Entry No. 32884:2005 of official records. Hatched area to be vacated with the recordation of Easement No. 27
27. Easement to be granted to City of Saratoga Springs for water line facilities with separate document.
28. Easement to be granted to City of Lehi for trail access with separate document.
29. Easement to be granted for temporary turnaround easement to City of Lehi with separate document.

VICINITY MAP

HORIZONTAL GRAPHIC SCALE
120 0 60 120 240
(IN FEET)
HORZ: 1 inch = 120 ft.

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

LEGEND
- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA (EXCLUDES LOTS 101-146)

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CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 8
PROJECT NUMBER : 8086E
MANAGER : BM
DRAWN BY : JNJ
CHECKED BY : KFW
DATE : 5/10/21

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'54" East 1,264.60 feet along the section line;
thence South 00°06'22" East 369.47 feet;
thence North 89°53'38" East 15.53 feet;
thence South 00°06'22" East 224.90 feet;
thence North 89°53'38" East 66.67 feet;
thence North 89°06'17" East 74.03 feet;
thence North 89°56'46" East 932.75 feet;
thence Southwesterly 37.72 feet along the arc of a 24.00 foot radius curve to the left (center bears South 00°03'00" East and the chord bears South 44°55'07" West 33.95 feet with a central angle of 90°03'10");
thence North 89°57'48" East 88.18 feet;
thence South 00°02'16" East 435.72 feet;
thence North 89°57'40" East 208.67 feet;
thence South 00°06'48" East 227.50 feet;
thence South 89°57'40" West 1,432.36 feet;
thence South 00°14'11" East 665.17 feet;
thence South 56°14'39" West 491.18 feet;
thence North 00°13'17" West 481.48 feet;
thence West 491.66 feet to a point on the Easterly Line of the Utah Lake Canal;
thence along the. Easterly Line of said Utah Lake Canal the following twelve (12) courses:
(1) North 07°09'38" West 35.62 feet;
(2) North 10°19'44" West 229.92 feet;
(3) North 13°20'50" West 144.89 feet;
(4) North 38°45'41" West 53.40 feet;
(5) North 47°38'31" West 154.70 feet;
(6) North 30°12'56" West 41.80 feet;
(7) North 17°09'04" West 362.70 feet;
(8) North 23°30'23" West 112.48 feet;
(9) North 37°49'03" West 59.46 feet;
(10) North 43°40'05" West 151.05 feet;
(11) North 26°40'51" West 211.53 feet;
(12) North 23°59'15" West 387.90 feet to the section line;
thence North 89°55'02" East 496.39 feet to the point of beginning.

Contains 3,258,805 Square Feet or 74.812 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

OWNER'S DEDICATION

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

GARDNER POINT PHASE 2 PLAT

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

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

By:
Its:

ACKNOWLEDGMENT

STATE OF UTAH)S.S.
COUNTY OF)

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

NUMBER

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

PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR: _____
APPROVED: CITY ENGINEER (SEE SEAL BELOW)
ATTEST: CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 2 PLAT

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

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GARDNER POINT PHASE 2 PLAT

RESIDENTIAL DEVELOPMENT

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

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

LEGEND

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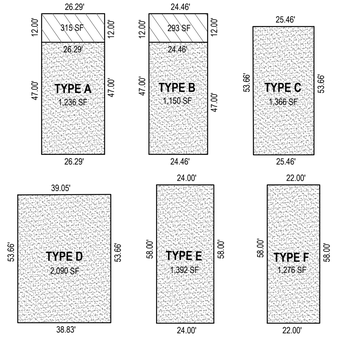

TYPICAL TOWNHOUSE PAD DIMENSIONS

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

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

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CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 8
PROJECT NUMBER : 8060E
MANAGER : BM
DRAWN BY : JVU
CHECKED BY : KFW
DATE : 5/10/21

SURVEYORS SEAL: PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH
CITY ENGINEER'S SEAL
CLERK-RECORDER SEAL

GARDNER POINT PHASE 2 PLAT

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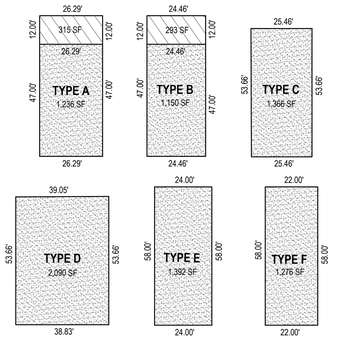

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SHEET 3 OF 8

PROJECT NUMBER : 8060E
MANAGER : BM
DRAWN BY : JNJ
CHECKED BY : KFW
DATE : 5/10/21

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

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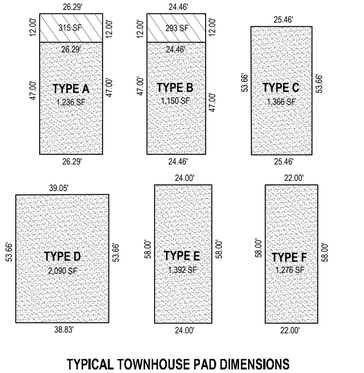

TYPICAL TOWNHOUSE PAD DIMENSIONS

HORIZONTAL GRAPHIC SCALE

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RICHFIELD Phone: 435.896.2983

SHEET 4 OF 8

PROJECT NUMBER : 8066E
MANAGER : BM
DRAWN BY : JVJ
CHECKED BY : KFW
DATE : 5/10/21

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GARDNER POINT PHASE 2 PLAT

RESIDENTIAL DEVELOPMENT

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

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

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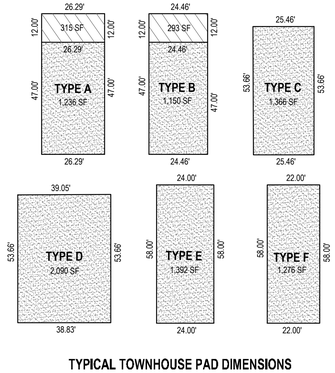

TYPICAL TOWNHOUSE PAD DIMENSIONS

HORIZONTAL GRAPHIC SCALE

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GARDNER POINT PHASE 2 PLAT

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SHEET 5 OF 8

PROJECT NUMBER : 8060E
MANAGER : BM
DRAWN BY : JVJ
CHECKED BY : KFW
DATE : 5/10/21

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GARDNER POINT PHASE 2 PLAT

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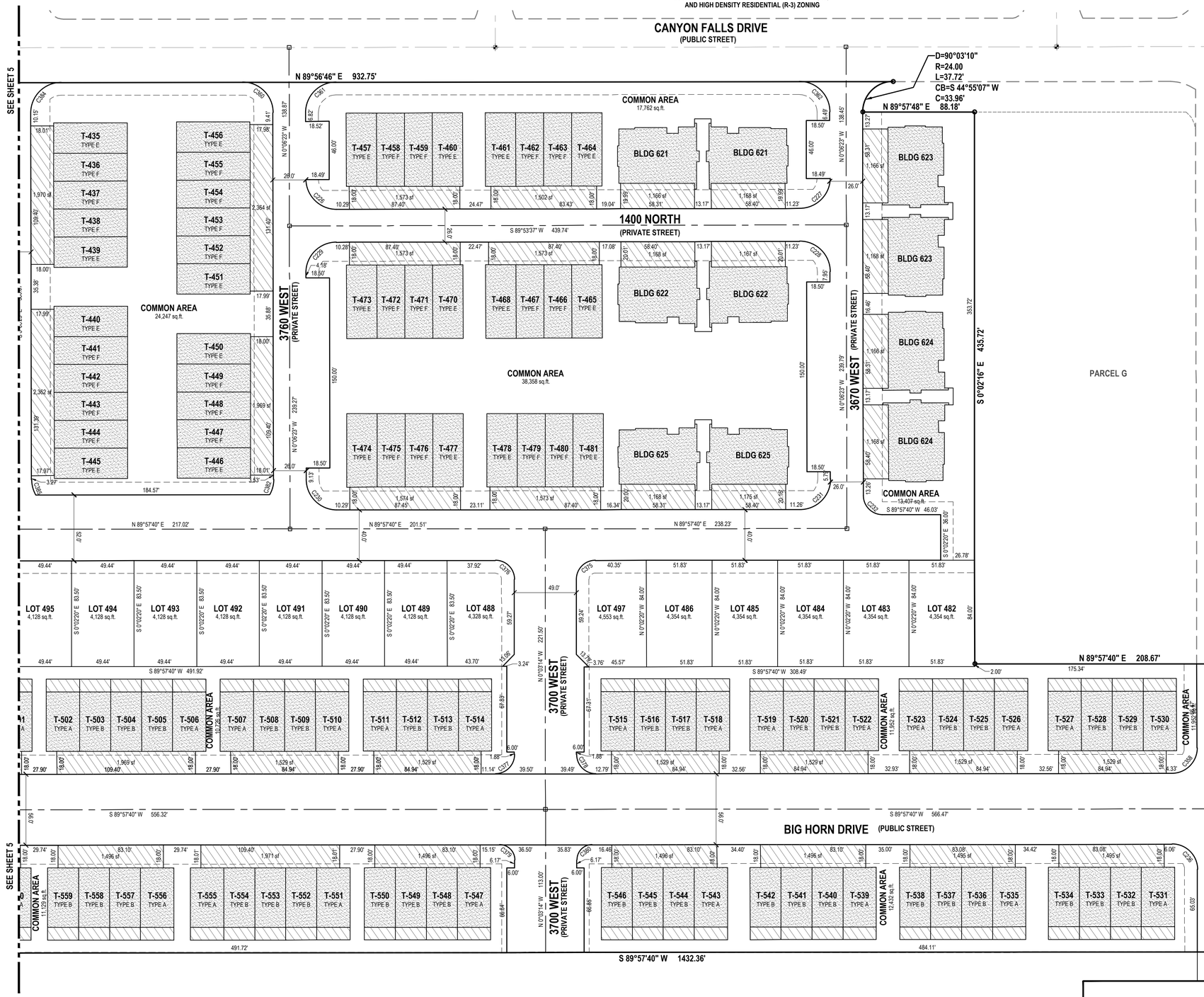

LEGEND

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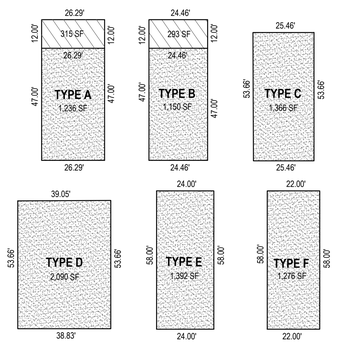
ENSIGN ENG. LAND SURV.



TYPICAL TOWNHOUSE PAD DIMENSIONS

HORIZONTAL GRAPHIC SCALE

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HORZ: 1 inch = 40 ft.

GARDNER POINT PHASE 2 PLAT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11,
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SHEET 6 OF 8
PROJECT NUMBER : 8066E
MANAGER : BM
DRAWN BY : JVU
CHECKED BY : KFW
DATE : 5/10/21

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GARDNER POINT PHASE 2 PLAT

RESIDENTIAL DEVELOPMENT

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LEHI CITY, UTAH COUNTY, UTAH

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

SEE SHEET 5

SEE SHEET 5

KING PEAK WAY (PRIVATE STREET)

WEST RIM DRIVE (PUBLIC STREET)

BOULDER WAY (PRIVATE STREET)

3900 WEST (PUBLIC STREET)

1300 NORTH (PRIVATE STREET)

1270 NORTH (PRIVATE STREET)

SAWTOOTH WAY (PRIVATE STREET)

3920 WEST (PRIVATE STREET)

BLDG 631
BLDG 631
BLDG 629
BLDG 629
BLDG 628
BLDG 628
BLDG 632
BLDG 632
BLDG 633
BLDG 633
BLDG 634
BLDG 634
BLDG 635
BLDG 636
BLDG 636
BLDG 637
BLDG 637
BLDG 638
BLDG 638

COMMON AREA
41,446 sq.ft.

T-592 TYPE E
T-593 TYPE F
T-1983 TYPE E

T-591 TYPE | T-590 TYPE | T-589 TYPE
T-588 TYPE | T-587 TYPE | T-586 TYPE | T-585 TYPE
T-584 TYPE | T-583 TYPE | T-582 TYPE | T-581 TYPE | T-580 TYPE | T-579 TYPE
T-578 TYPE | T-577 TYPE | T-576 TYPE | T-575 TYPE | T-574 TYPE | T-573 TYPE

LOT 595 4,045 sq.ft.
LOT 596 3,762 sq.ft.
LOT 597 3,762 sq.ft.
LOT 598 3,762 sq.ft.
LOT 599 3,762 sq.ft.
LOT 600 3,762 sq.ft.
LOT 601 3,762 sq.ft.
LOT 602 3,762 sq.ft.
LOT 603 3,762 sq.ft.
LOT 604 3,762 sq.ft.
LOT 605 3,718 sq.ft.
LOT 606 3,744 sq.ft.
LOT 607 3,762 sq.ft.
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LOT 612 3,762 sq.ft.
LOT 613 3,762 sq.ft.
LOT 614 3,762 sq.ft.
LOT 615 3,762 sq.ft.
LOT 616 3,636 sq.ft.

COMMON AREA
8,591 sq.ft.

COMMON AREA
51,895 sq.ft.

COMMON AREA
13,779 sq.ft.

NEWMAN INVESTMENTS LLC
58:023:0128

RIVER JORDAN LLC
58:023:0231

EAST 538.82'
S 89°57'40" W 188.53'
S 0°14'11" E 665.17'
S 0°14'11" E 201.40'
S 0°14'11" E 210.20'
EAST 131.47'
EAST 297.36'
EAST 196.86'
EAST 87.70'
N 90°00'00" W 491.66'
S 56°14'39" W 491.16'

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

ENSIGN ENG. LAND SURV.

TYPE A 1,236 SF
TYPE B 1,150 SF
TYPE C 1,366 SF
TYPE D 2,090 SF
TYPE E 1,392 SF
TYPE F 1,276 SF

TYPICAL TOWNHOUSE PAD DIMENSIONS

NORTH

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

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

GARDNER POINT PHASE 2 PLAT

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

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

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

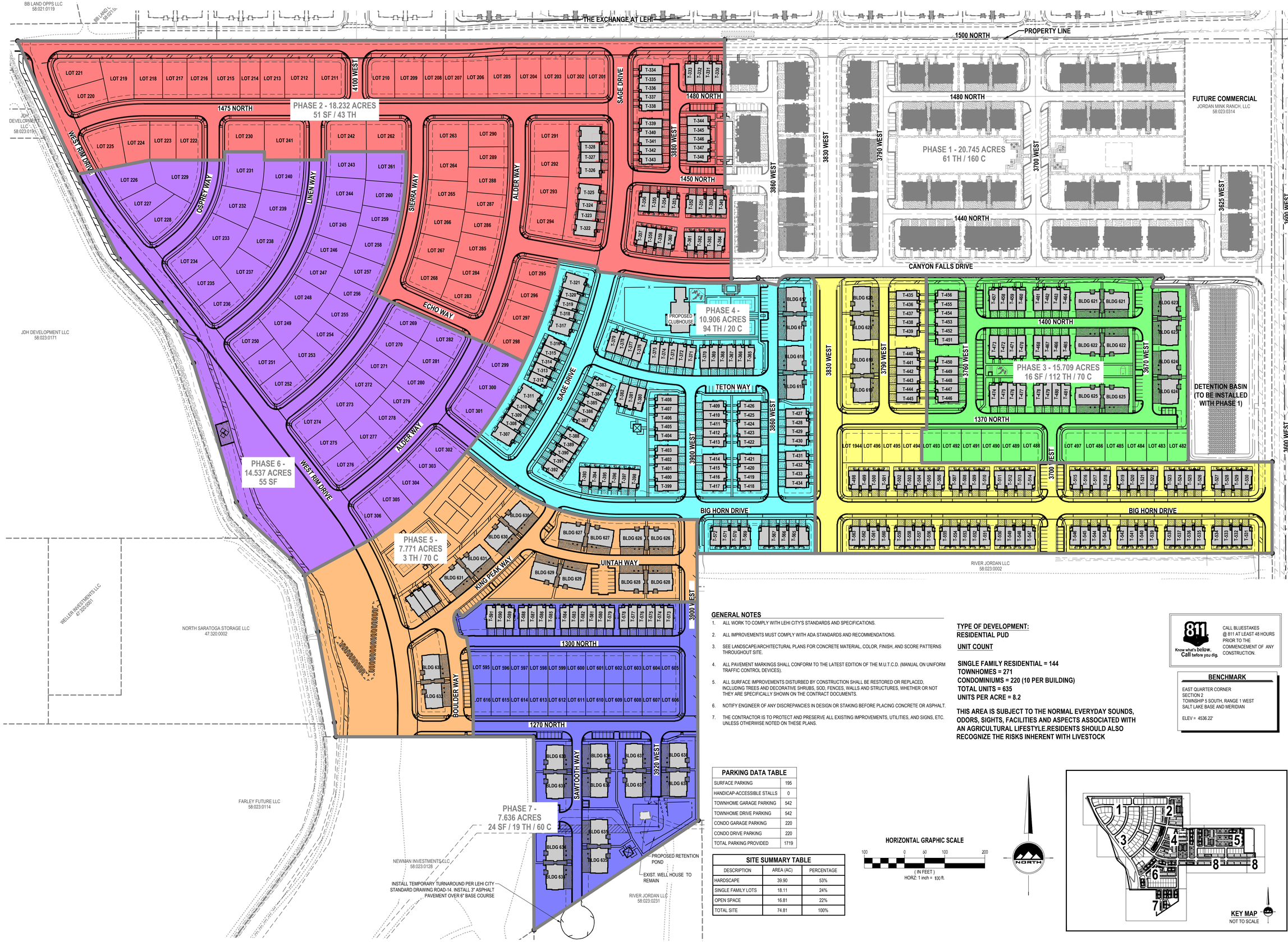
SHEET 7 OF 8

PROJECT NUMBER : 8066E
MANAGER : BM
DRAWN BY : JVU
CHECKED BY : KFW
DATE : 5/10/21

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL



GENERAL NOTES

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

TYPE OF DEVELOPMENT:
RESIDENTIAL PUD

UNIT COUNT

SINGLE FAMILY RESIDENTIAL = 144
TOWNHOMES = 271
CONDOMINIUMS = 220 (10 PER BUILDING)
TOTAL UNITS = 635
UNITS PER ACRE = 8.2

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

811 Know what's below. Call before you dig. — CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

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

ELEV = 4536.22'

PARKING DATA TABLE	
SURFACE PARKING	195
HANDICAP-ACCESSIBLE STALLS	0
TOWNHOME GARAGE PARKING	542
TOWNHOME DRIVE PARKING	542
CONDO GARAGE PARKING	220
CONDO DRIVE PARKING	220
TOTAL PARKING PROVIDED	1719

SITE SUMMARY TABLE		
DESCRIPTION	AREA (AC)	PERCENTAGE
HARDSCAPE	39.90	53%
SINGLE FAMILY LOTS	18.11	24%
OPEN SPACE	16.81	22%
TOTAL SITE	74.81	100%

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

NORTH

KEY MAP
NOT TO SCALE

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-494-0150

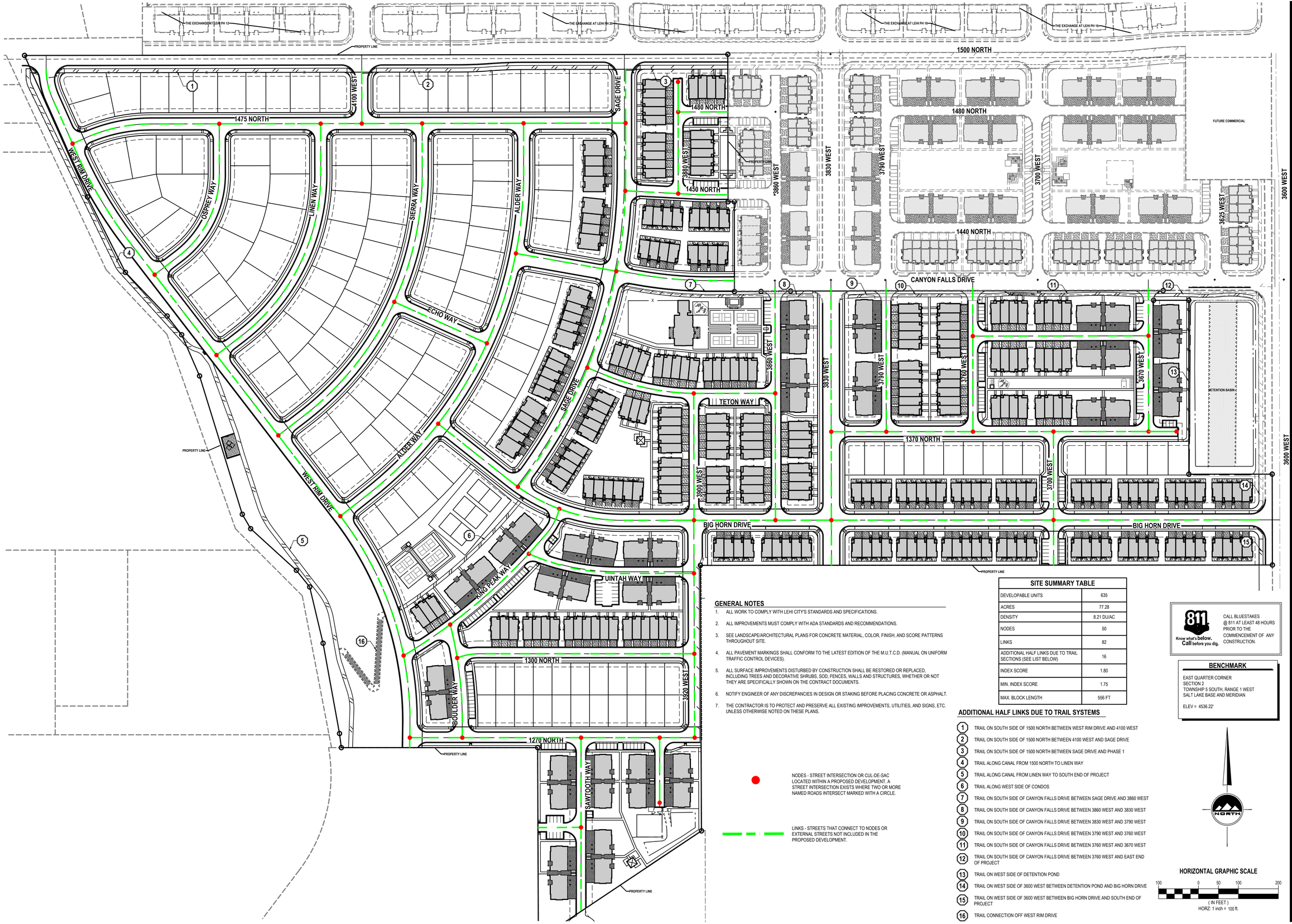
GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH, COUNTY

5-11-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL SITE PLAN

PROJECT NUMBER 8089E
PRINT DATE 2021-05-10
DRAWN BY J. KRUEGER
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200



GENERAL NOTES

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

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

SITE SUMMARY TABLE	
DEVELOPABLE UNITS	635
ACRES	77.28
DENSITY	8.21 DU/AC
NODES	50
LINKS	82
ADDITIONAL HALF LINKS DUE TO TRAIL SECTIONS (SEE LIST BELOW)	16
INDEX SCORE	1.80
MIN. INDEX SCORE	1.75
MAX. BLOCK LENGTH	556 FT

ADDITIONAL HALF LINKS DUE TO TRAIL SYSTEMS

1. TRAIL ON SOUTH SIDE OF 1500 NORTH BETWEEN WEST RIM DRIVE AND 4100 WEST
2. TRAIL ON SOUTH SIDE OF 1500 NORTH BETWEEN 4100 WEST AND SAGE DRIVE
3. TRAIL ON SOUTH SIDE OF 1500 NORTH BETWEEN SAGE DRIVE AND PHASE 1
4. TRAIL ALONG CANAL FROM 1500 NORTH TO LINEN WAY
5. TRAIL ALONG CANAL FROM LINEN WAY TO SOUTH END OF PROJECT
6. TRAIL ALONG WEST SIDE OF CONDOS
7. TRAIL ON SOUTH SIDE OF CANYON FALLS DRIVE BETWEEN SAGE DRIVE AND 3860 WEST
8. TRAIL ON SOUTH SIDE OF CANYON FALLS DRIVE BETWEEN 3860 WEST AND 3830 WEST
9. TRAIL ON SOUTH SIDE OF CANYON FALLS DRIVE BETWEEN 3830 WEST AND 3790 WEST
10. TRAIL ON SOUTH SIDE OF CANYON FALLS DRIVE BETWEEN 3790 WEST AND 3760 WEST
11. TRAIL ON SOUTH SIDE OF CANYON FALLS DRIVE BETWEEN 3760 WEST AND 3670 WEST
12. TRAIL ON SOUTH SIDE OF CANYON FALLS DRIVE BETWEEN 3760 WEST AND EAST END OF PROJECT
13. TRAIL ON WEST SIDE OF DETENTION POND
14. TRAIL ON WEST SIDE OF 3600 WEST BETWEEN DETENTION POND AND BIG HORN DRIVE
15. TRAIL ON WEST SIDE OF 3600 WEST BETWEEN BIG HORN DRIVE AND SOUTH END OF PROJECT
16. TRAIL CONNECTION OFF WEST RIM DRIVE

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

BENCHMARK

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

ELEV = 4536.22'

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

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

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

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Phone: 435.865.1453

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Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
JED STEWART
PHONE: 801-494-0150

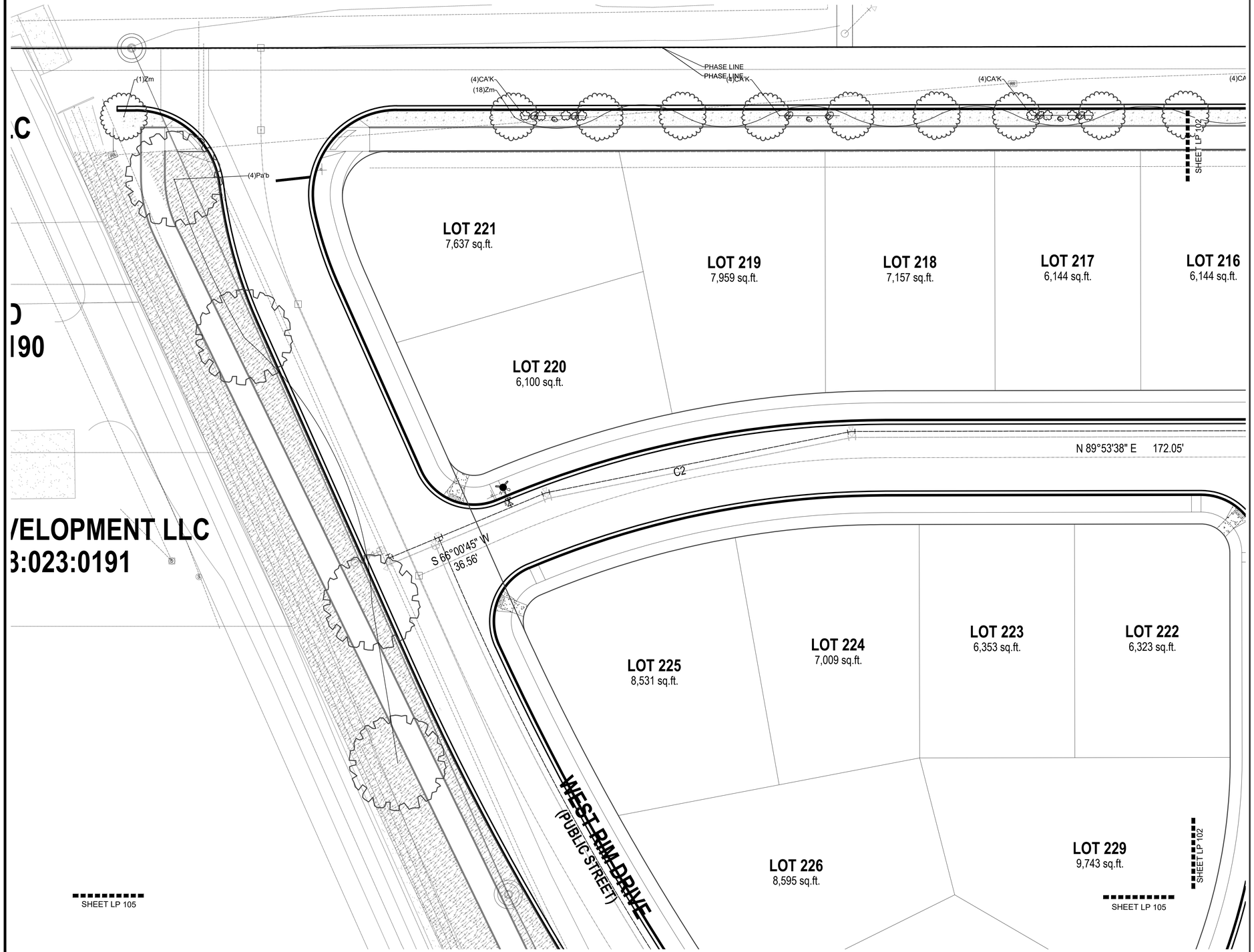
GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
5-11-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

CIRCULATION PLAN

PROJECT NUMBER 8069E
PRINT DATE 2021-05-10
DRAWN BY J. KRUEGER
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200A



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDROSETH
8126121-5301
04/26/2021
LICENSING
STATE OF UTAH

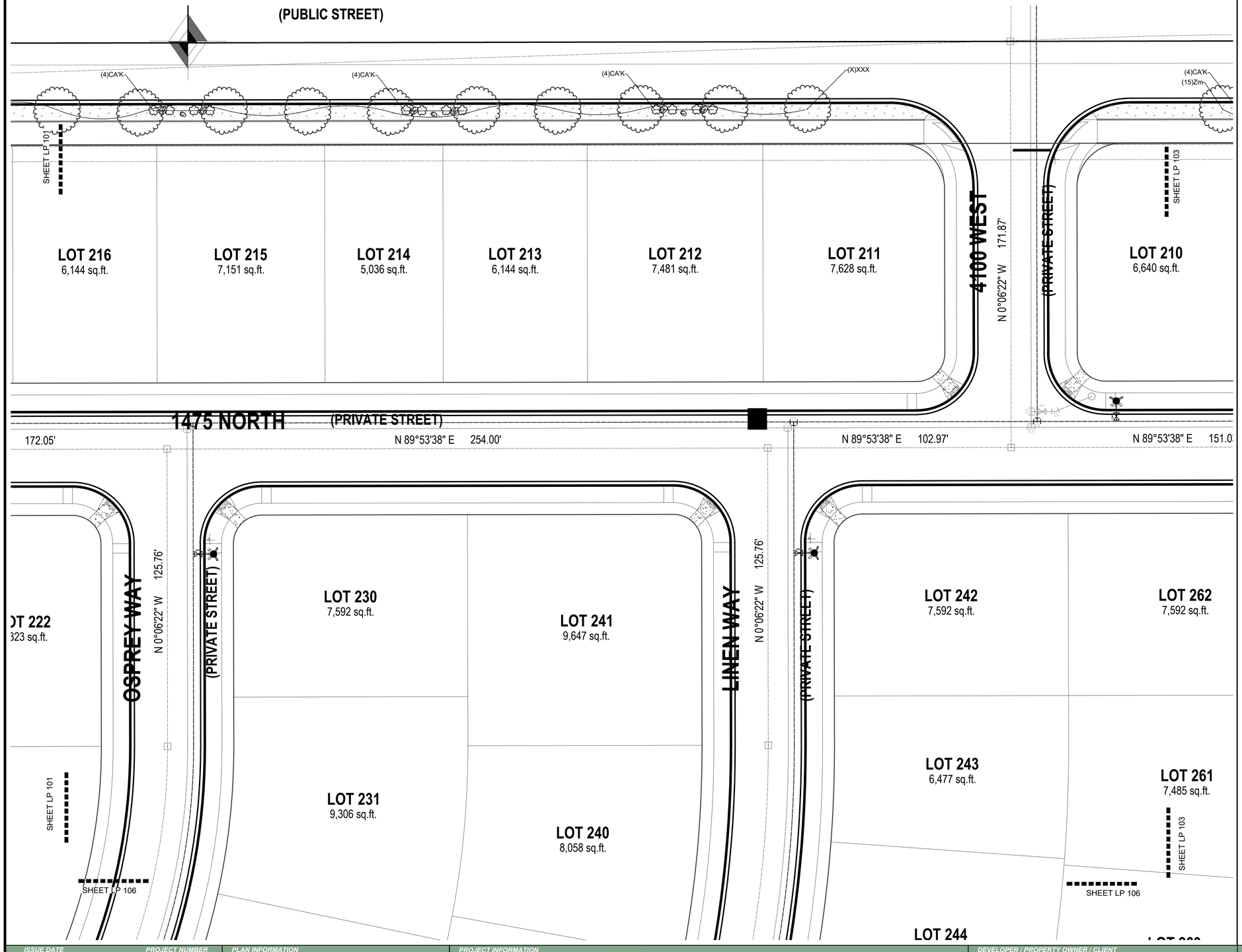
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

KEVIN ANDREW BUSH 8128421-5301 LANDSCAPE ARCHITECT 04/06/2021 LICENSED STATE OF UTAH

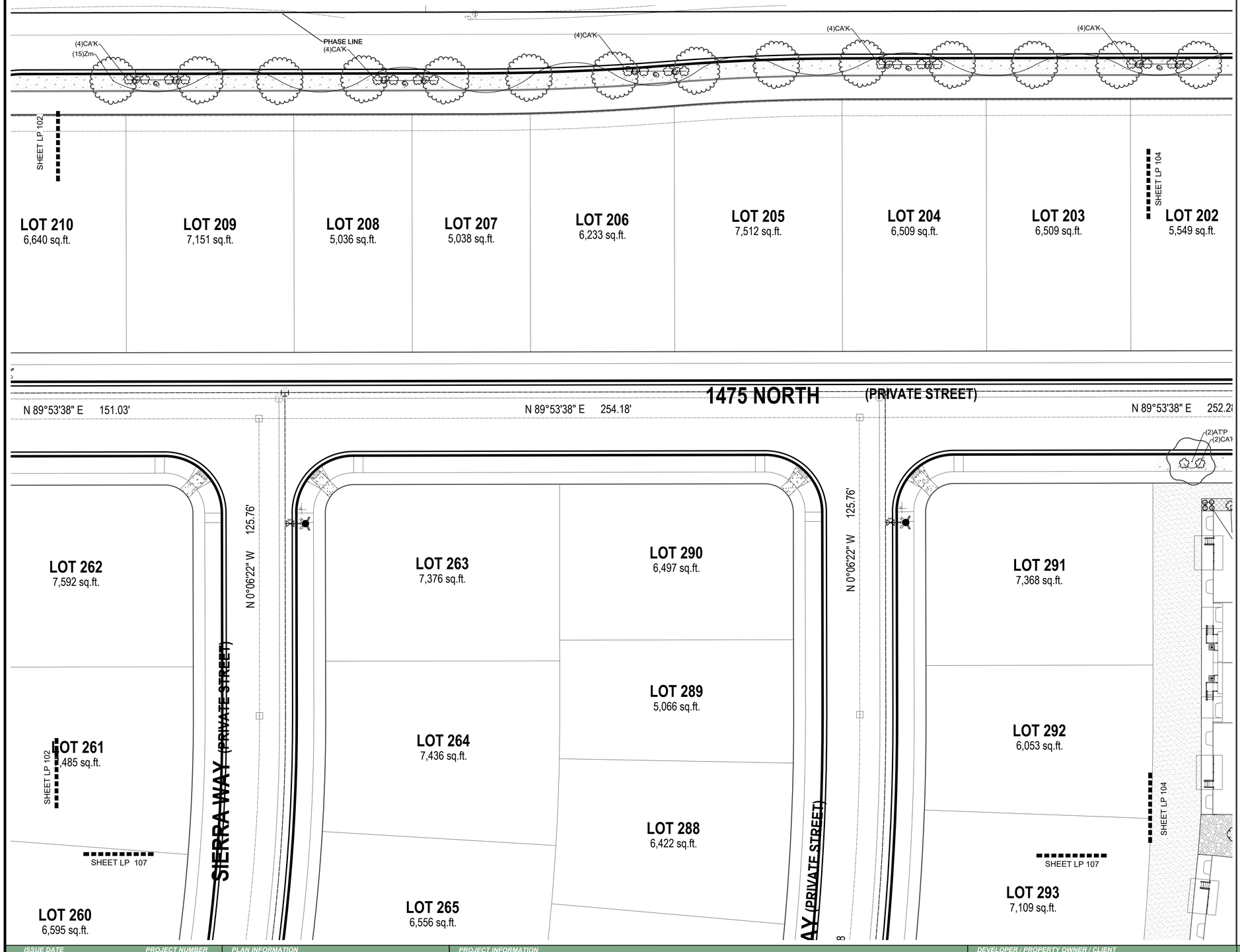
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-102



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

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1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

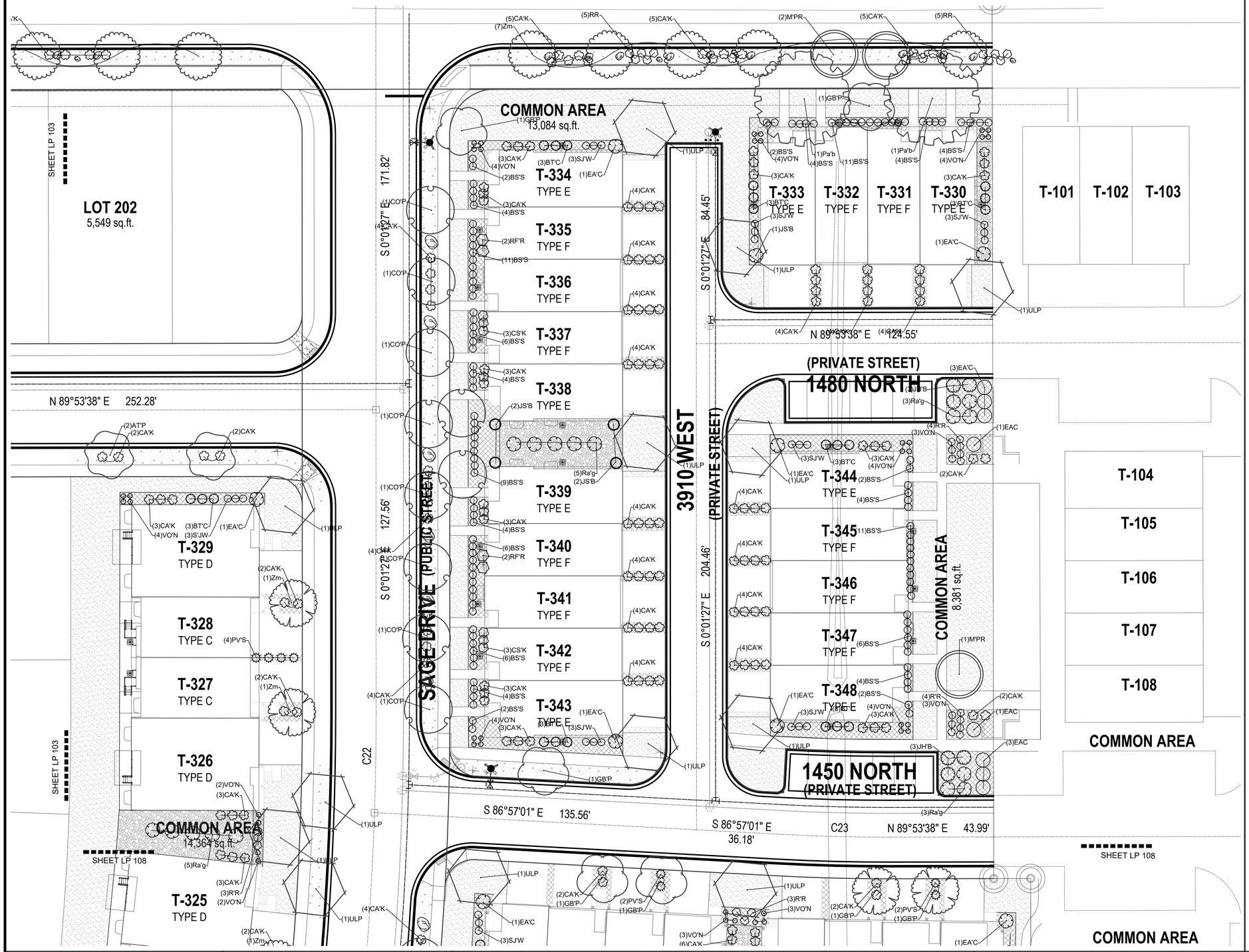
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-103



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

JEREMY ARNDSETH 8128121-5301 LANDSCAPE ARCHITECT 04/26/2021 STATE OF UTAH

DRAWING INFO

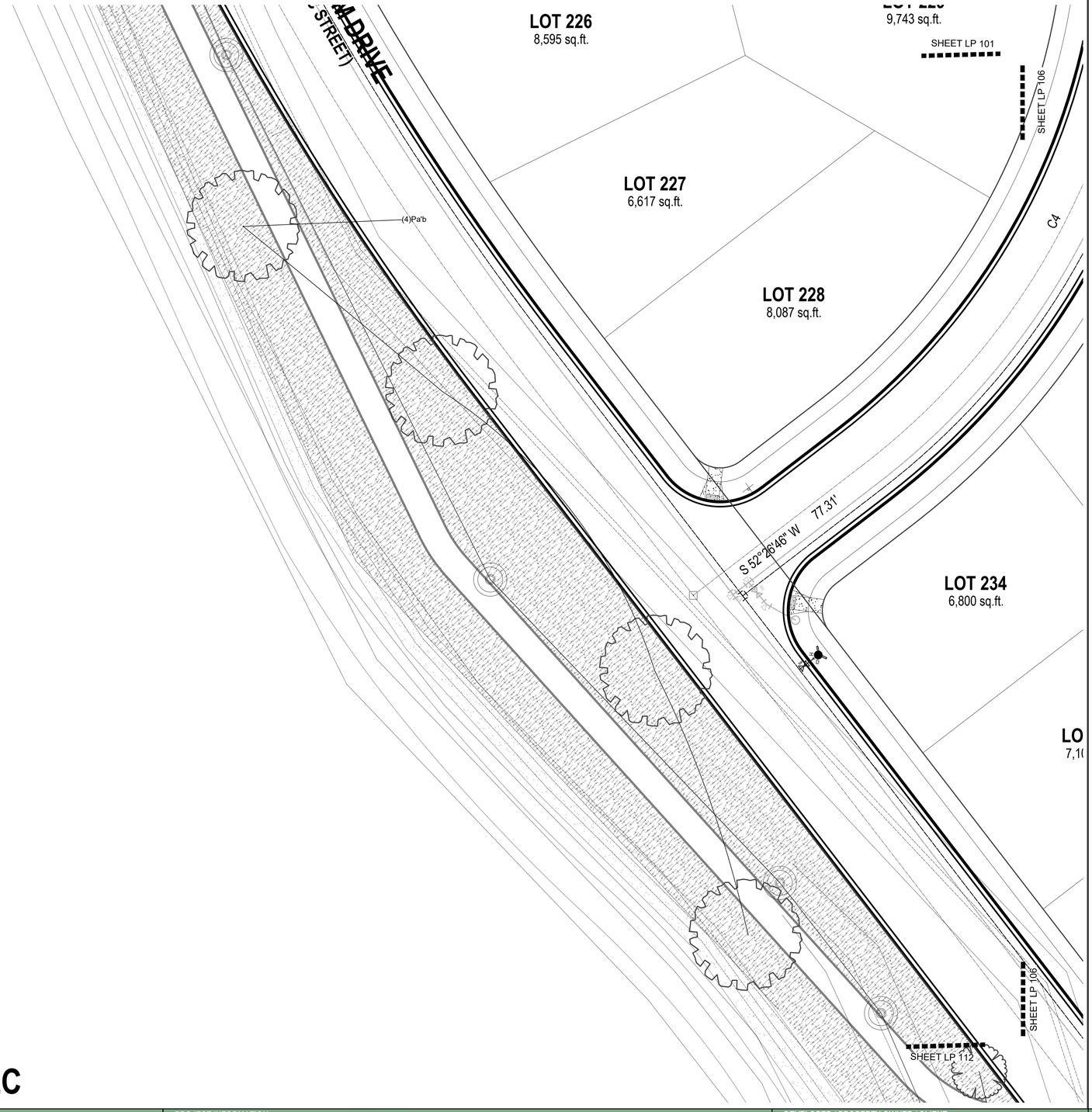
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-104

SHEET LP 101



SHEET LP 112

JDH DEVELOPMENT LLC

ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT
JEREMY ARCHIBETH
STATE OF UTAH
01/28/21 - 5301
PROFESSIONAL
04/06/2021
RENEWAL DATE

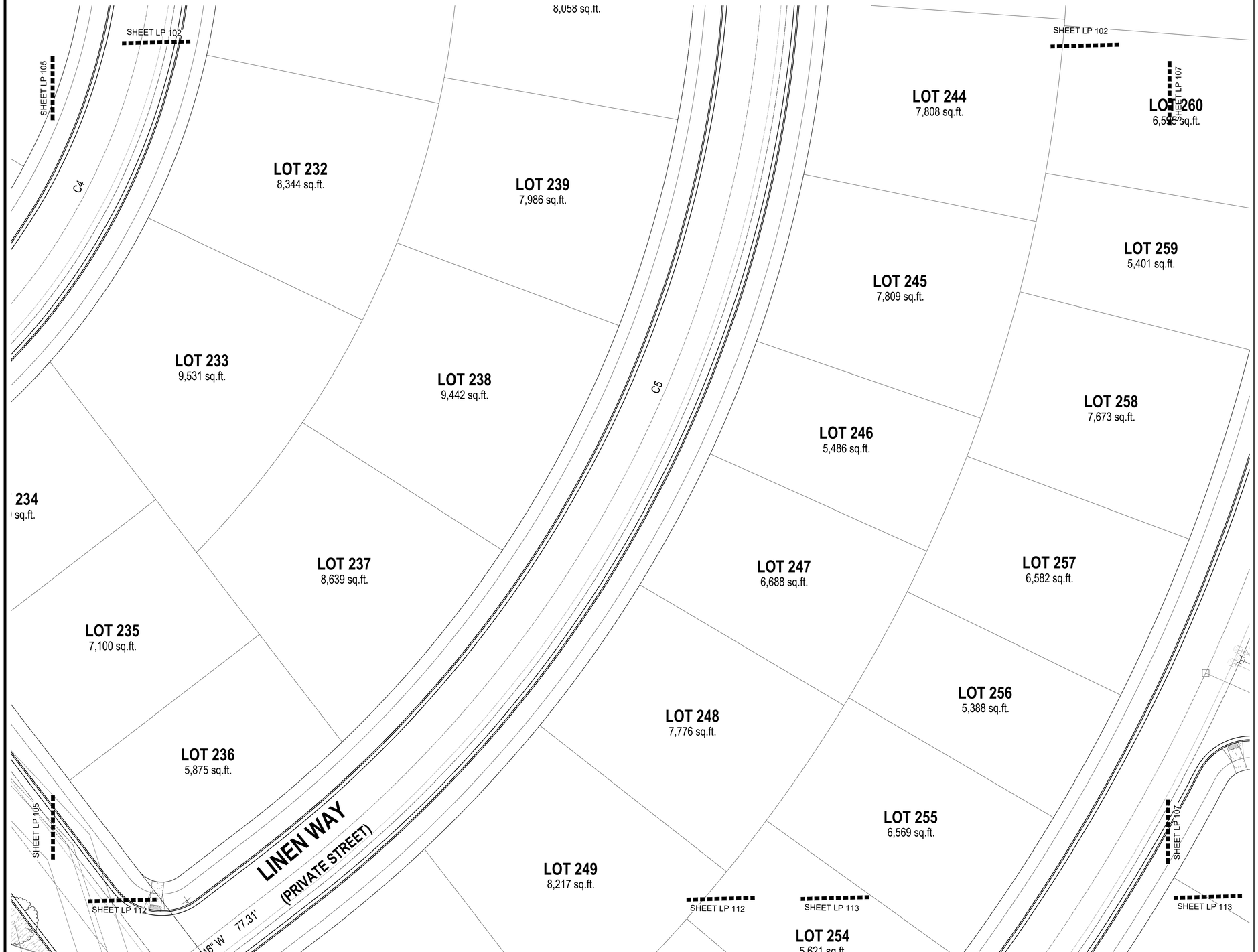
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-105



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

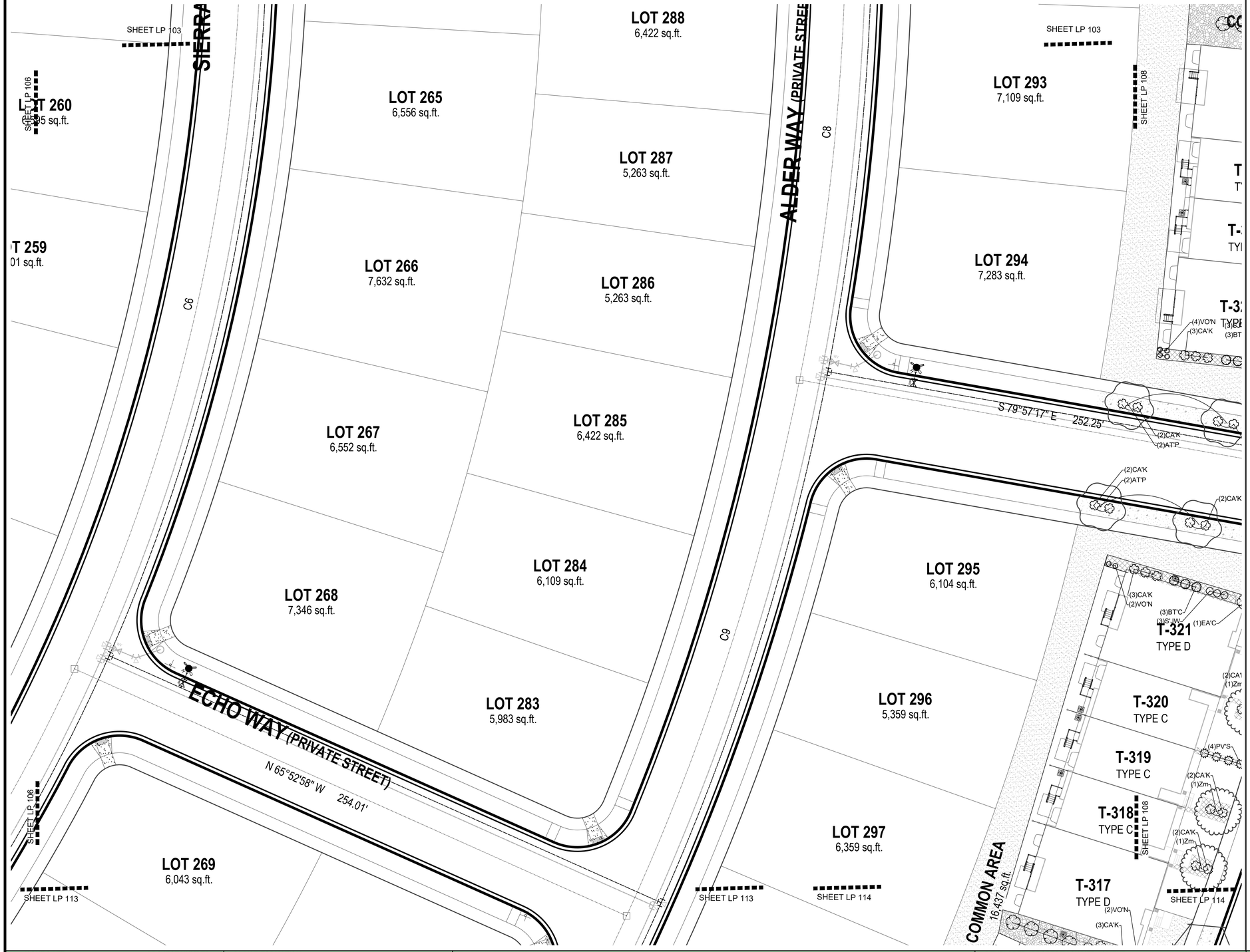
LICENSED LANDSCAPE ARCHITECT
KEVIN A. BENSETH
STATE OF UTAH
6139-1 PROFESSIONAL
04.06.2021

DRAWING INFO	
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-106



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ARGYLE ARGYLE 8136727-5301 04/06/2021 STATE OF UTAH

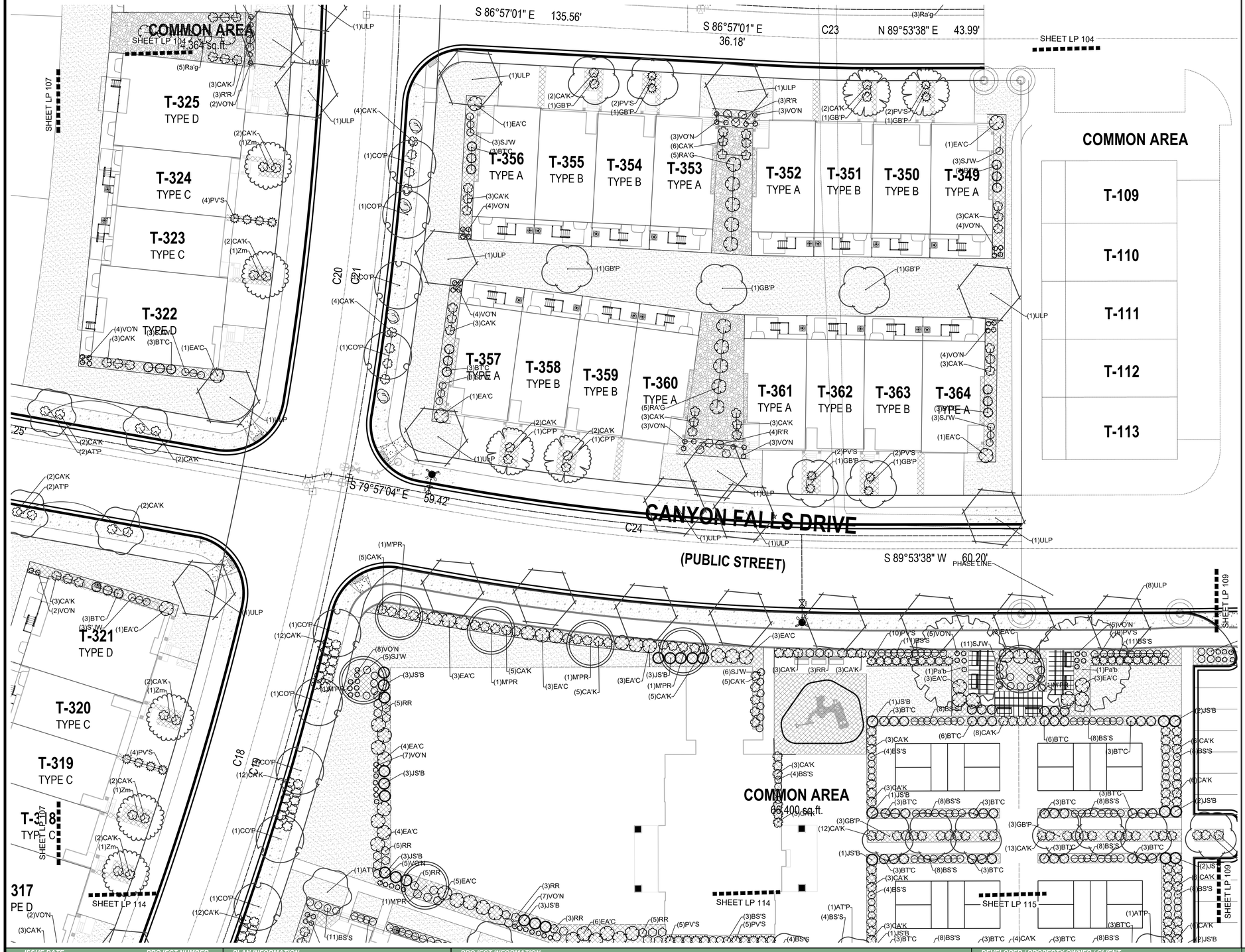
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-107



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDROTH
8129121-5301
04/26/2021
LICENSING
STATE OF UTAH

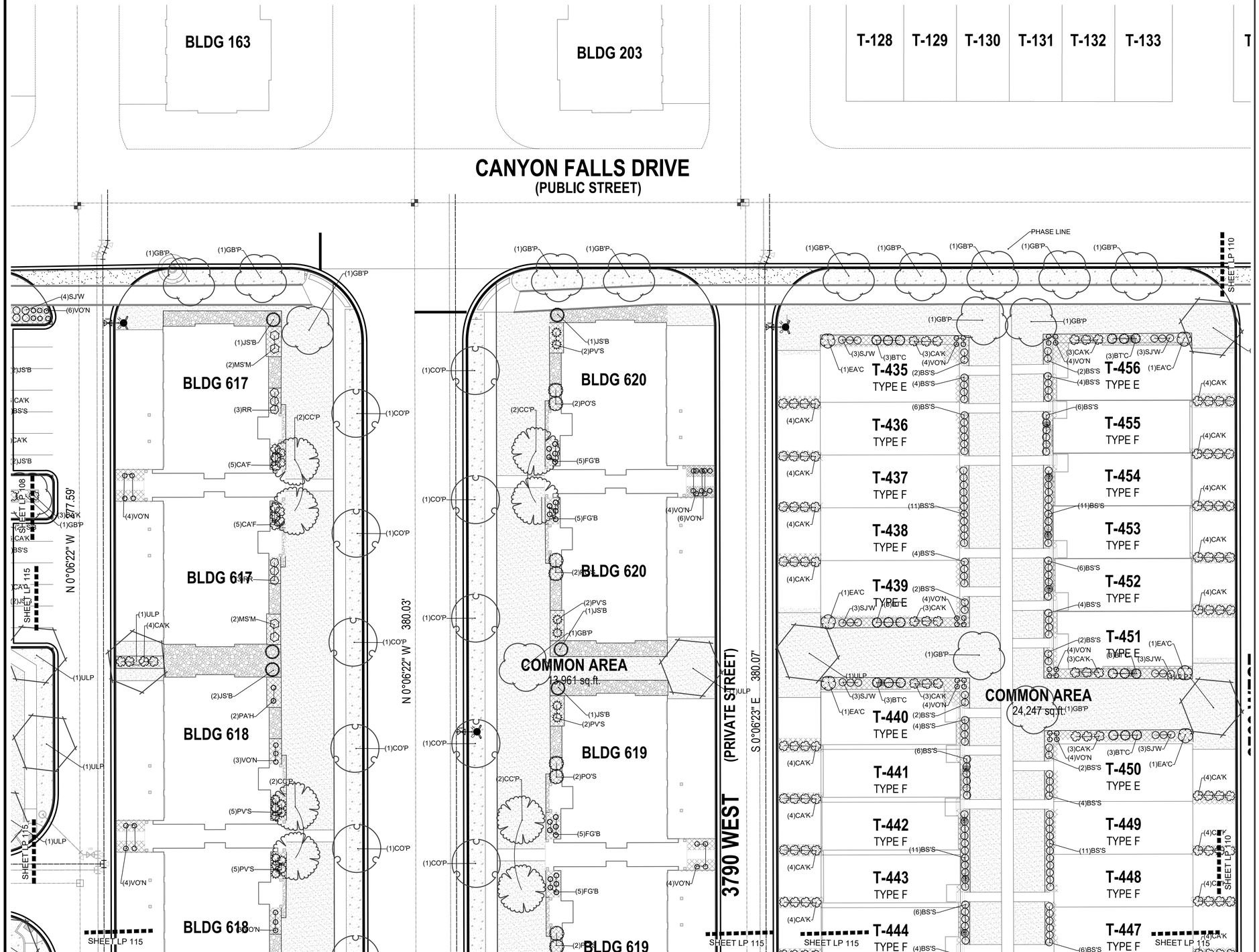
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-108



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

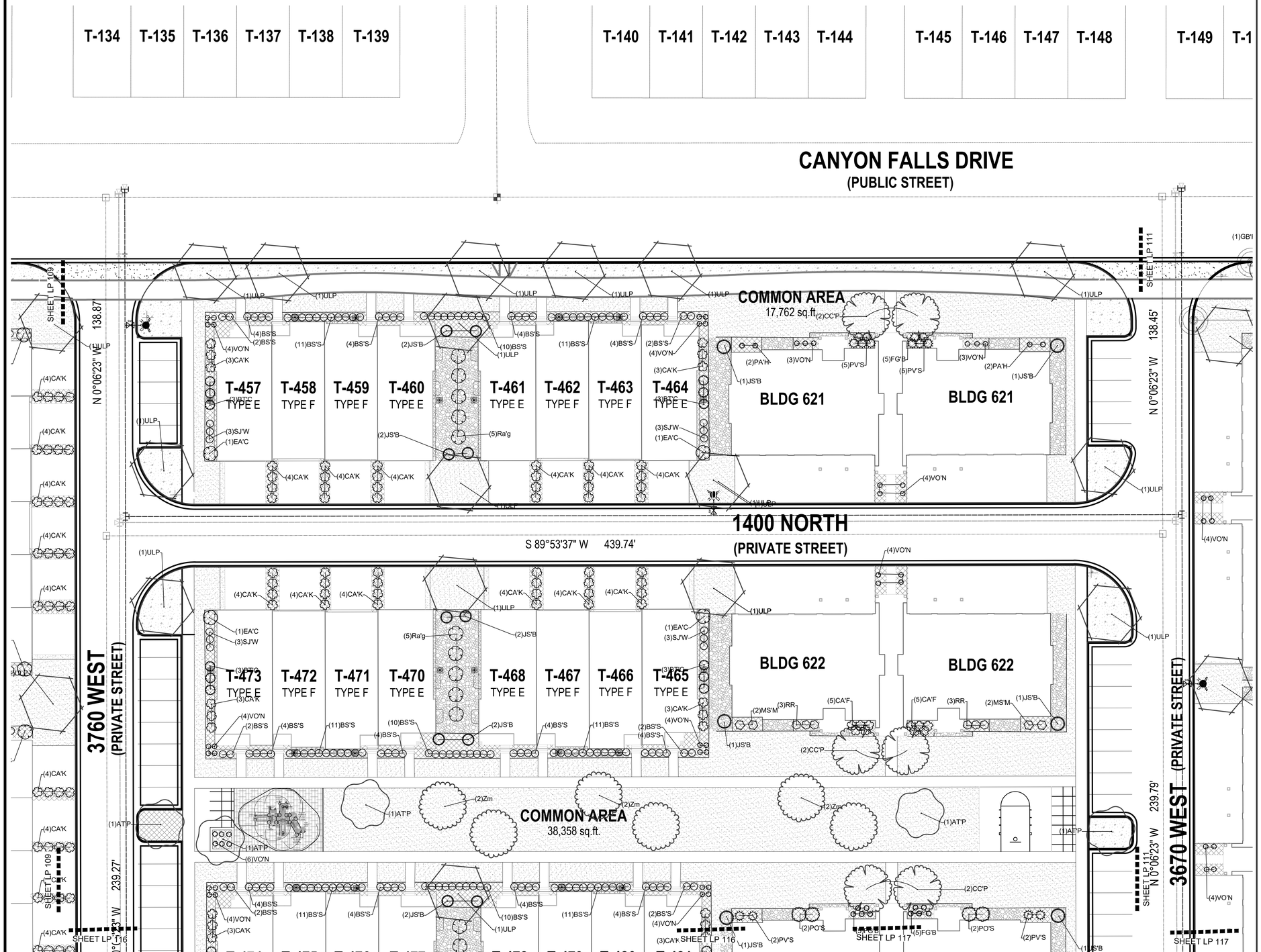
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-109



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

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1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
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45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
8128121-5301
04/26/2021
LICENSING
STATE OF UTAH

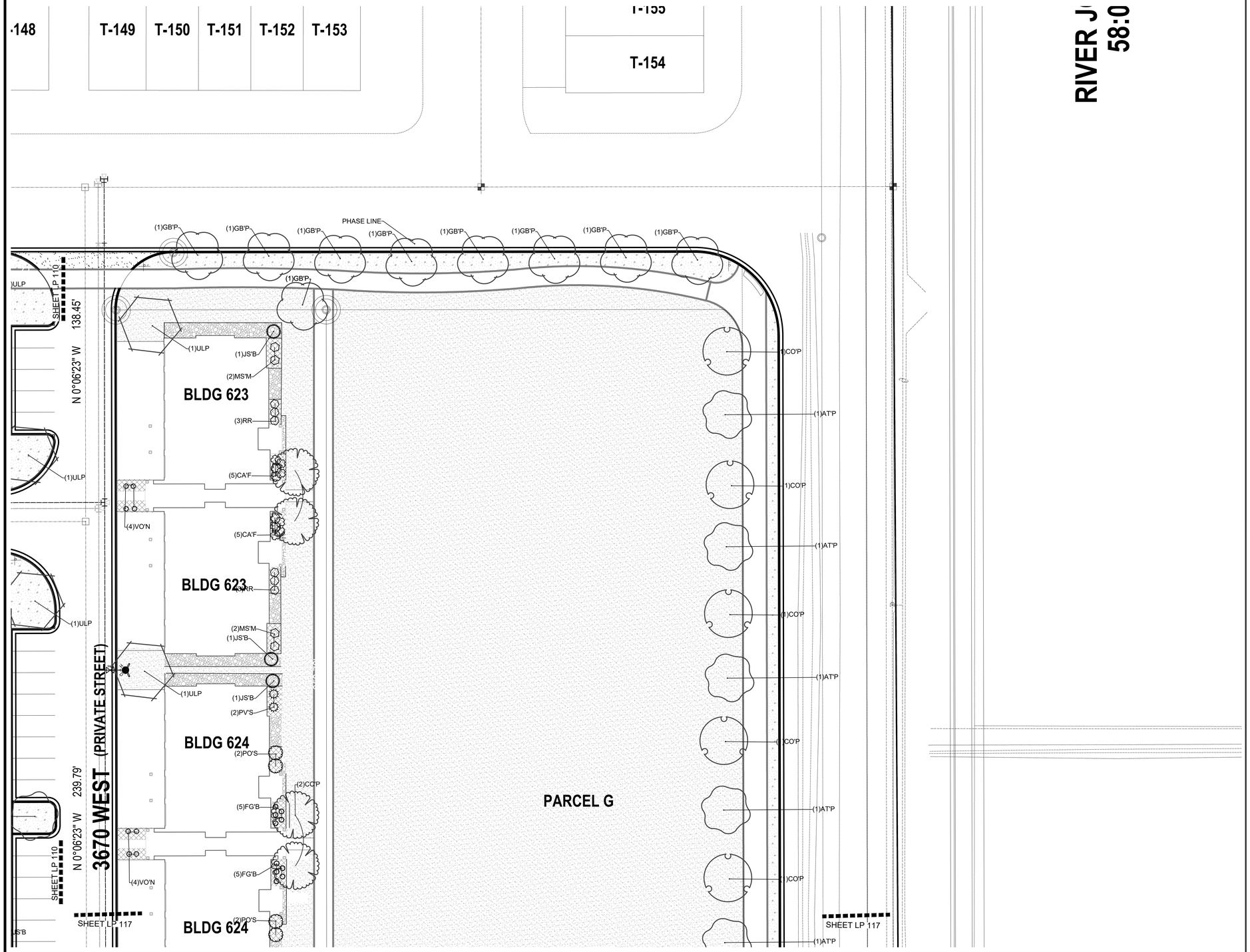
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-110



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
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SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

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Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

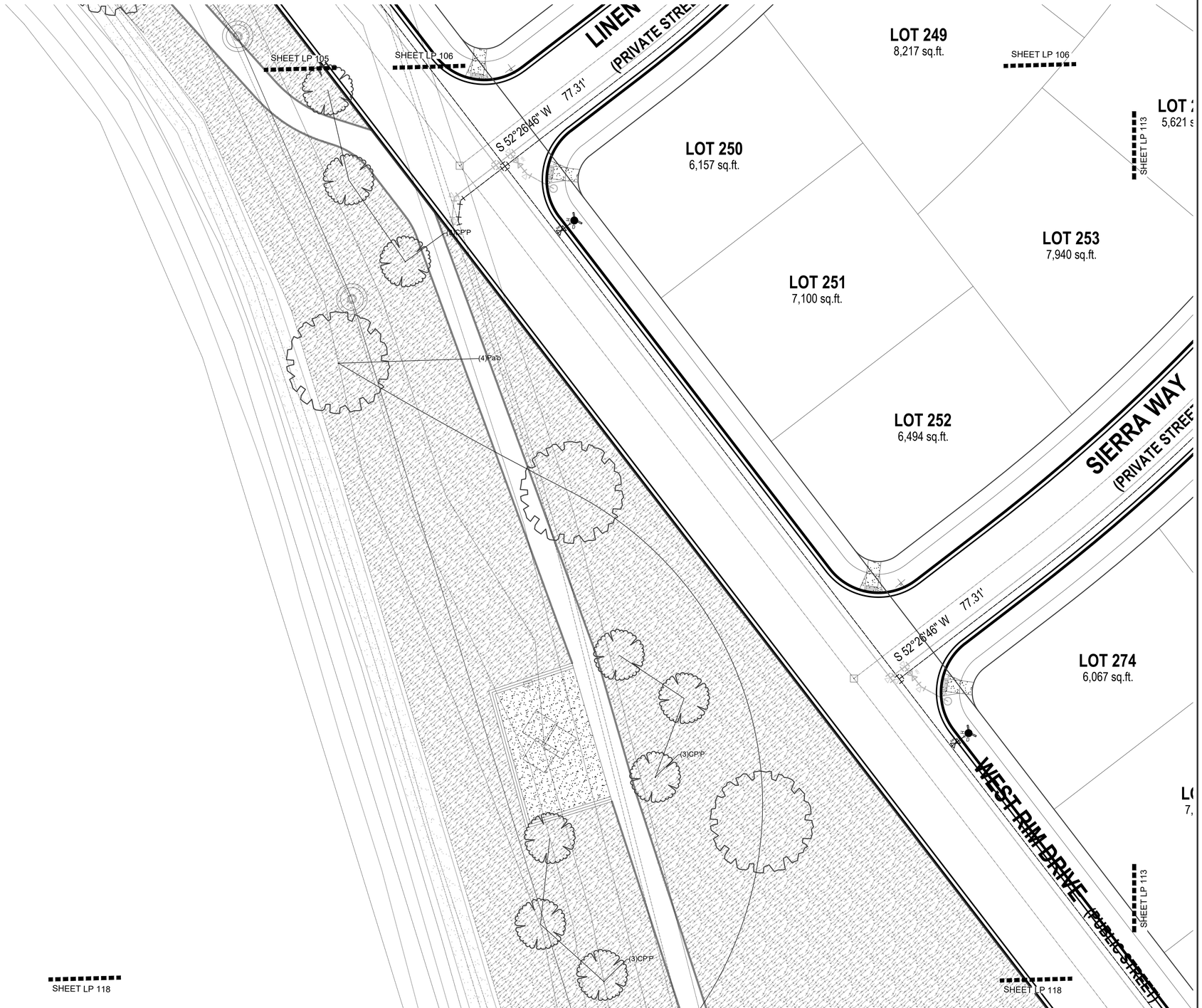
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-111



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

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1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
STATE OF UTAH
04/26/2021
ELECTRONIC SEAL

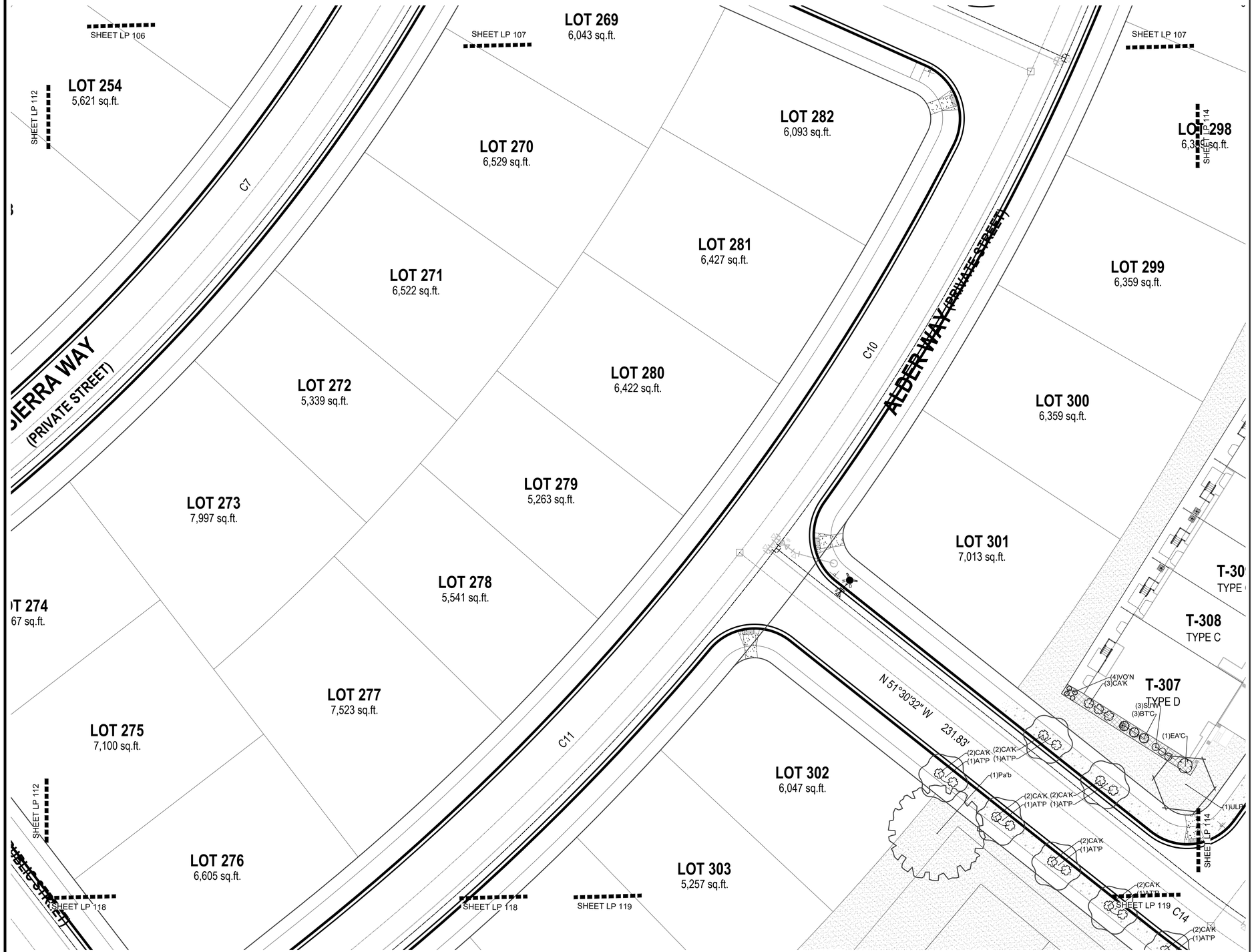
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-112



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

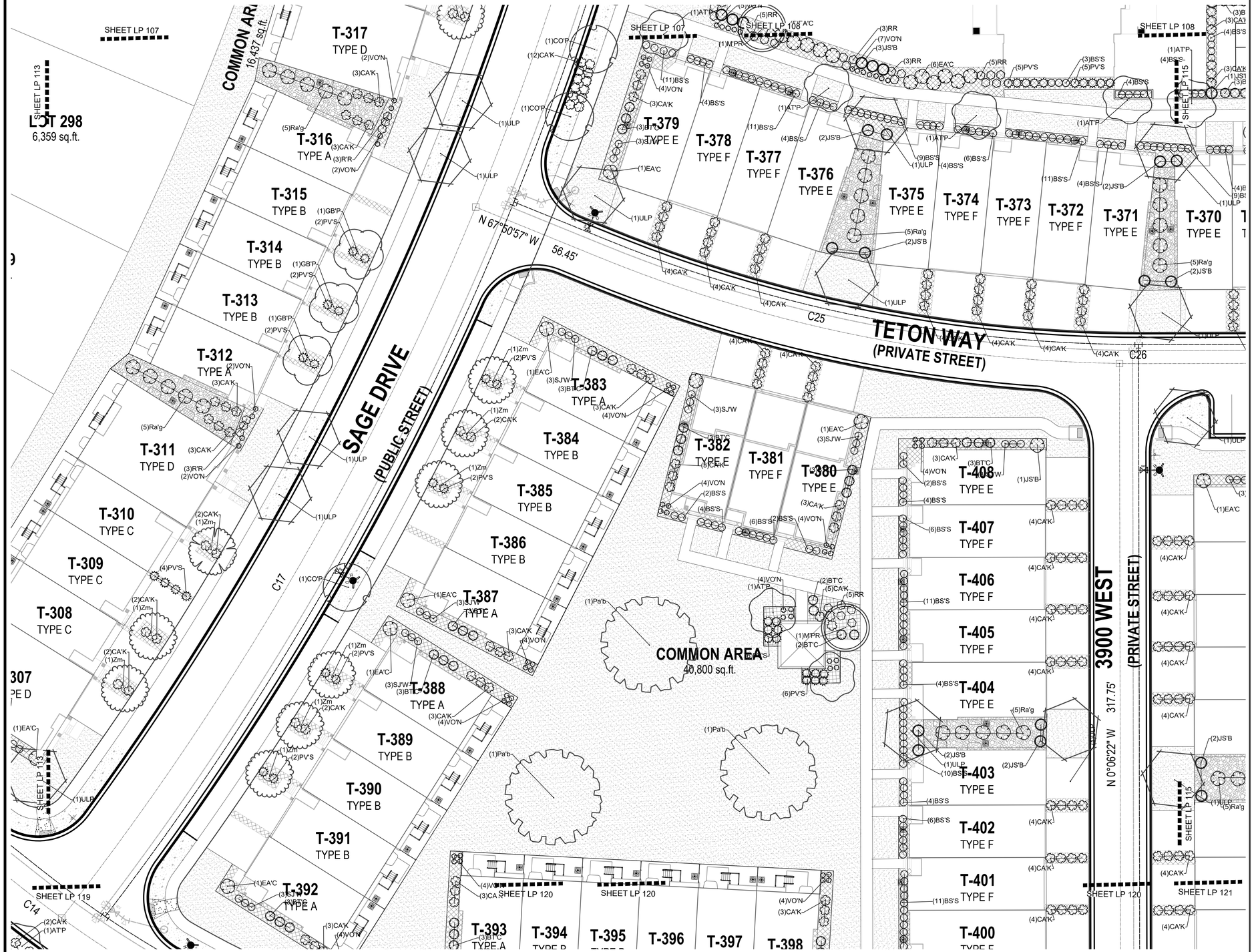
REGISTERED LANDSCAPE ARCHITECT
EDGAR AINSWORTH
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-113



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

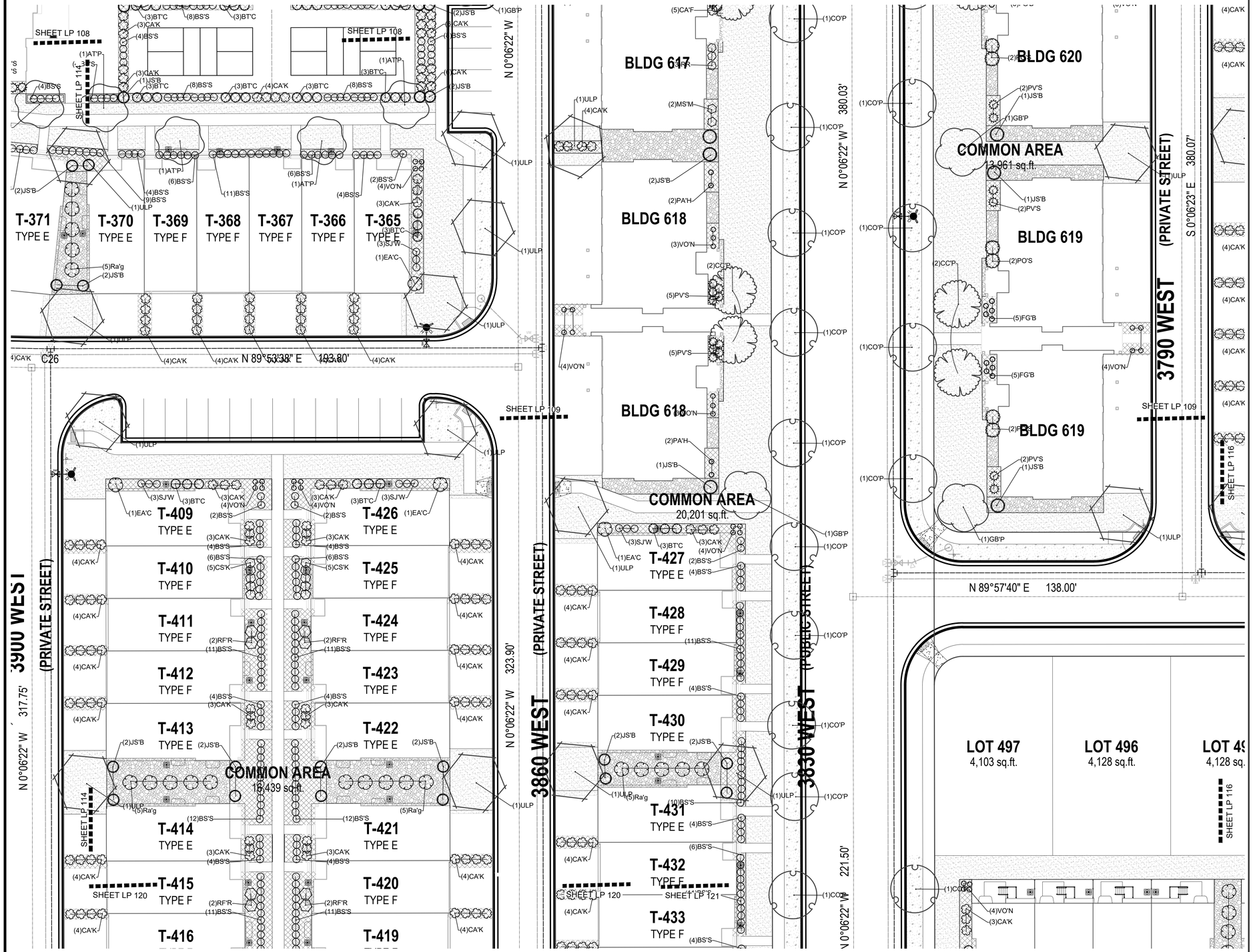
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-114



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

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1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

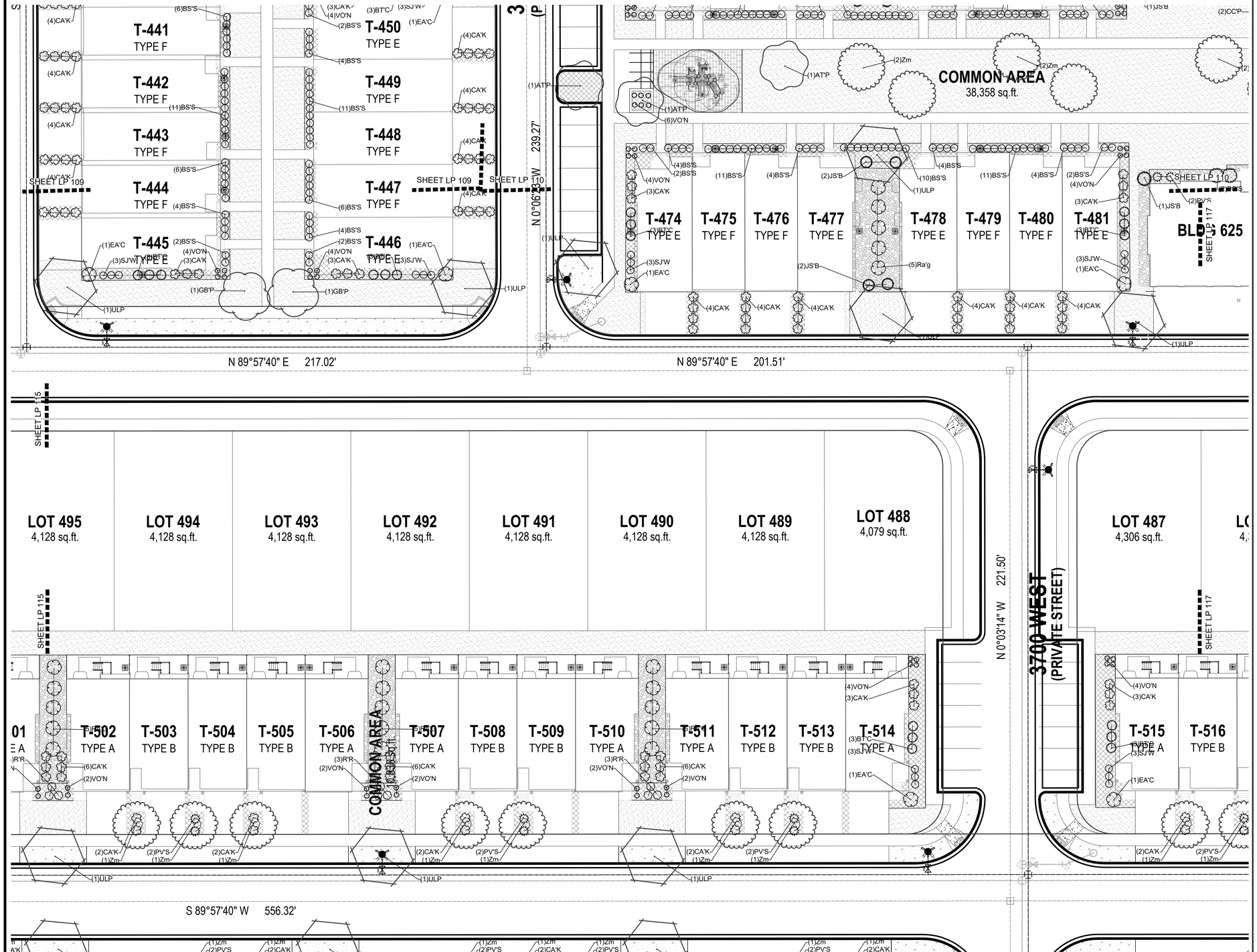
EDGAR ANGWORTH 9128471-5301 04/26/2021 LANDSCAPE ARCHITECT STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-115



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

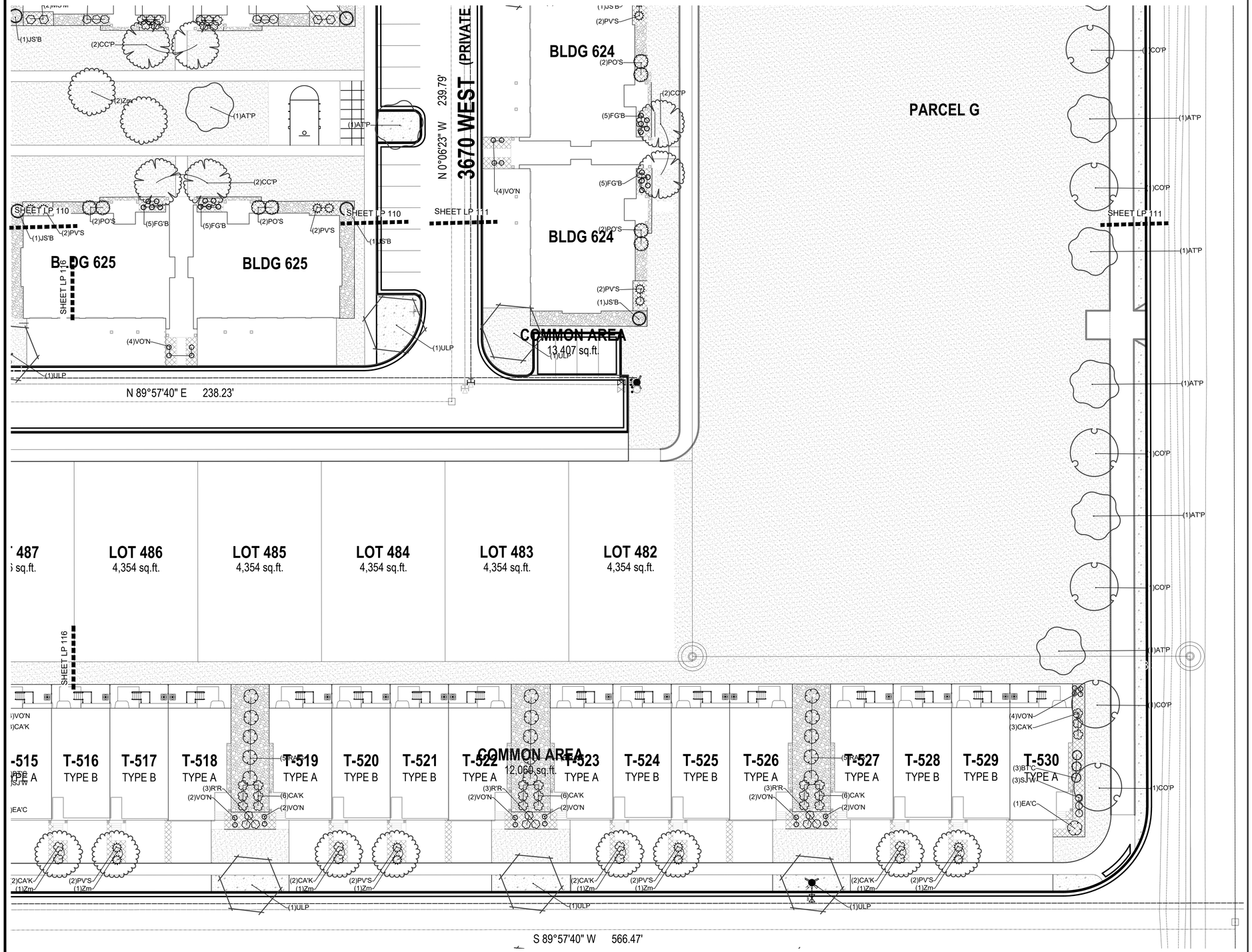
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-116



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

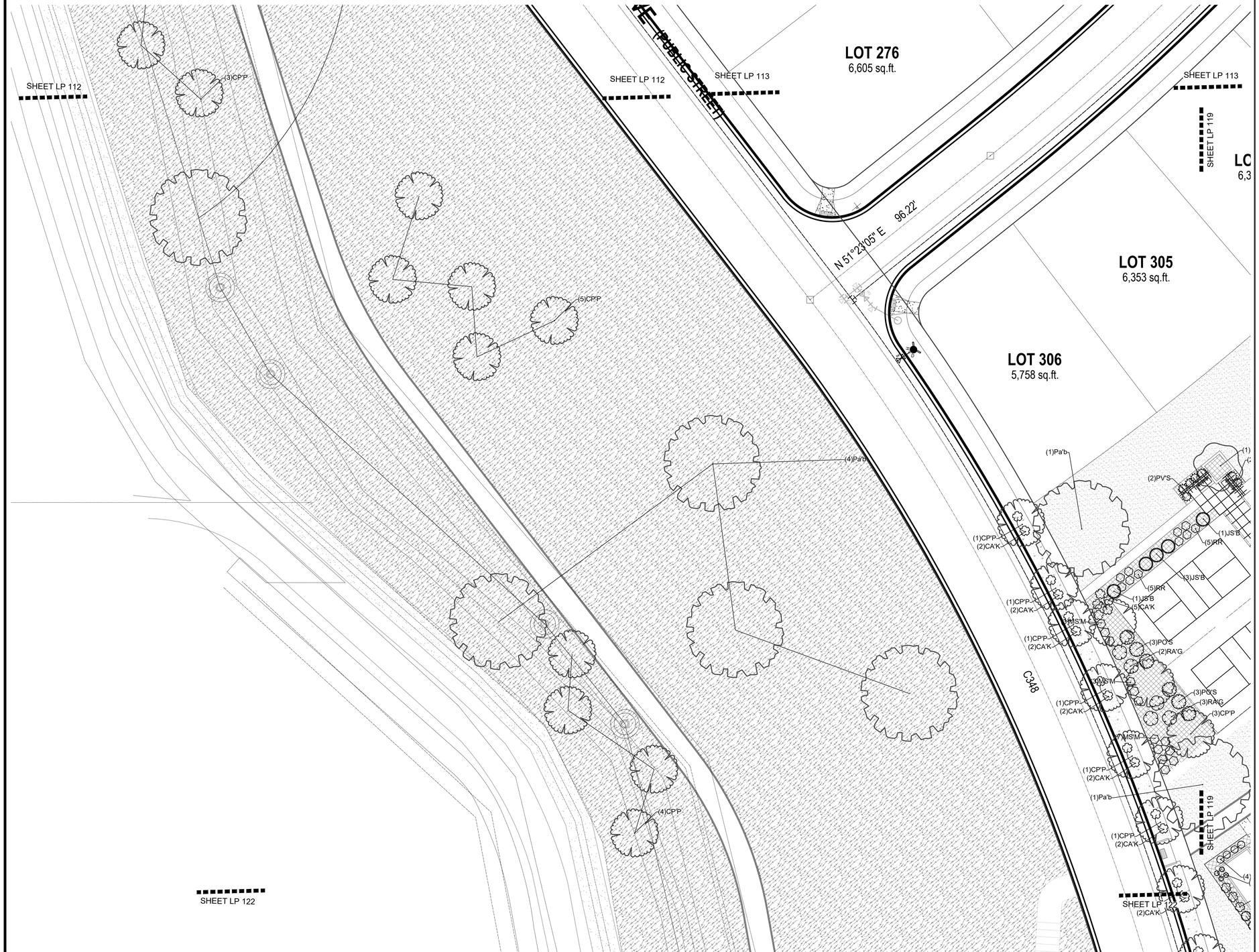
CERTIFIED LANDSCAPE ARCHITECT
EDGE AINSWORTH
11258727-5301
04/26/2021
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-117



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
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SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
8128121-5301
04/26/2021
LICENSING
STATE OF UTAH

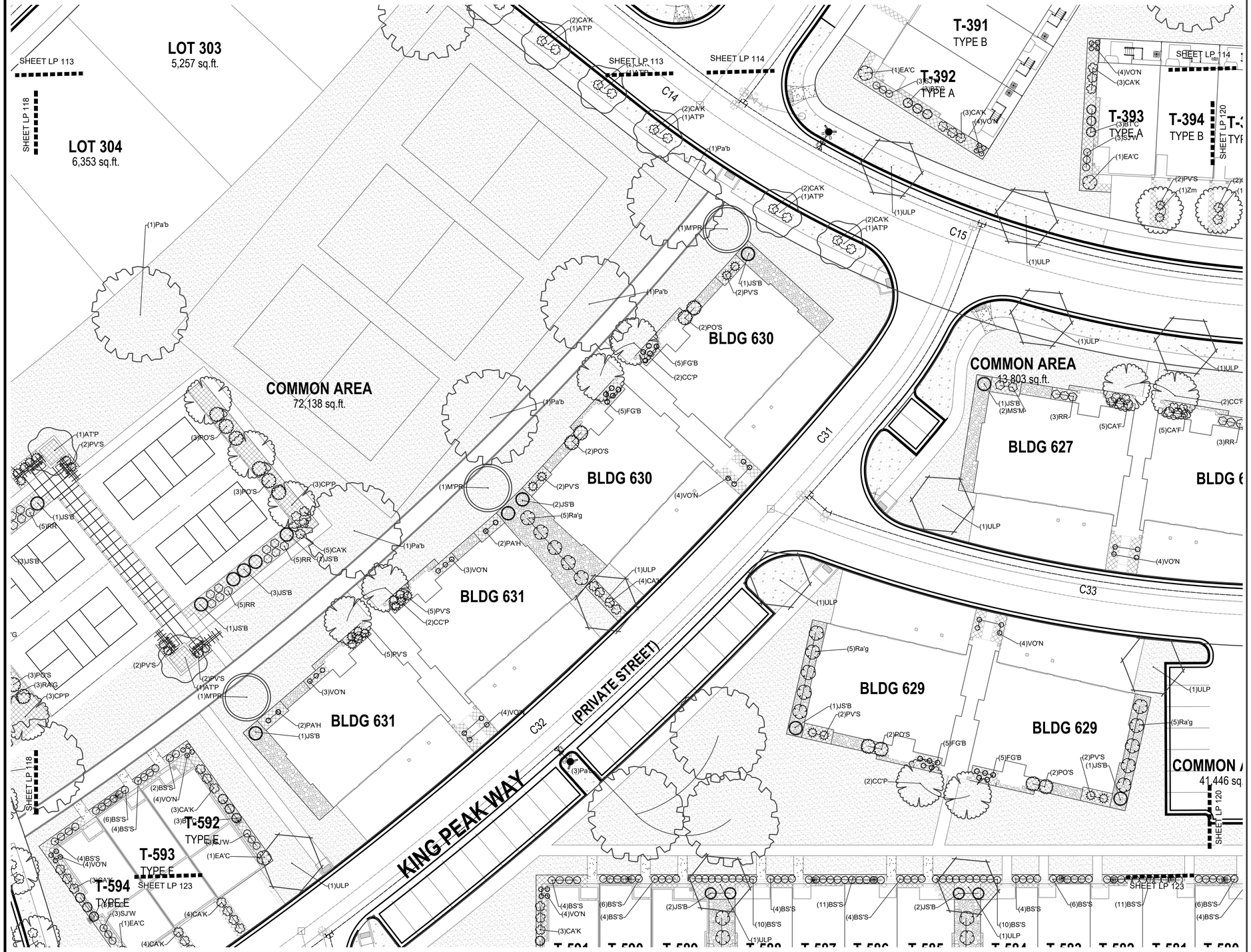
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-118



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

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PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
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LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO

PM:	JTA
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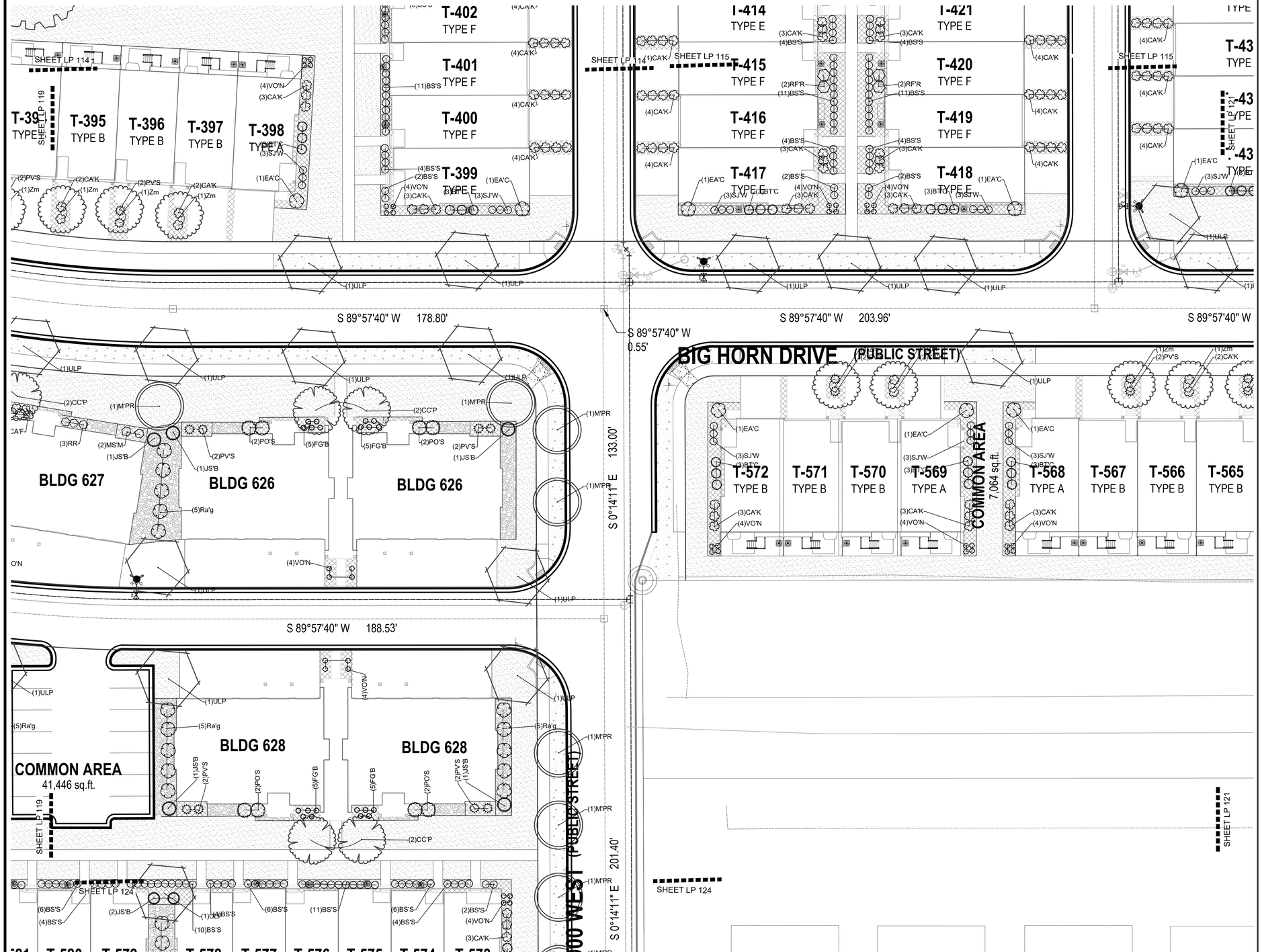
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-119



ISSUE DATE	PROJECT NUMBER
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PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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0' 10' 20' 40' 80'
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PROJECT INFORMATION

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DEVELOPER / PROPERTY OWNER / CLIENT

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LICENSE STAMP

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CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-120

SHEET LP 115 SHEET LP 116 SHEET LP 116

SHEET LP 115

SHEET LP 120

TYPE E (4)BS'S (6)BS'S

T-432 TYPE F (11)BS'S (1)CO'P

T-433 TYPE F (4)BS'S (1)CO'P

T-434 TYPE E (2)BS'S (4)VO'N (3)CA'K (3)SJ'W (1)EA'C (1)ULP (1)GB'P

N 0°06'22" W 221.50'

T-498 TYPE A (4)BS'S (3)SJ'W (1)EA'C (1)CO'P (4)VO'N (3)CA'K

T-499 TYPE B

T-500 TYPE B

T-501 TYPE A (3)R'R (2)VO'N (6)CA'K (2)VO'N

T-502 TYPE A

T-503 TYPE B

T-504 TYPE B

T-505 TYPE B

T-506 TYPE A (3)R'R (2)VO'N (6)CA'K (2)VO'N

COMMON AREA 0.036 Ac. 1,558 sq.ft.

T-507 TYPE A

T-508 TYPE B

T-509 TYPE B

T-510 TYPE A (3)R'R (2)VO'N

(2)CA'K (1)Zm (2)PV'S (1)Zm (1)ULP

S 89°57'40" W 140.00'

S 89°57'40" W 556.32'

N 0°06'22" W 113.00'

T-565 TYPE B (1)Zm (2)CA'K (2)PV'S (1)EA'C (3)SJ'W (3)BS'S (3)CA'K (4)VO'N (1)CO'P

T-564 TYPE A

T-563 TYPE B (1)CO'P (1)EA'C (3)SJ'W (3)BS'S (3)CA'K (4)VO'N

T-562 TYPE B

T-561 TYPE B

T-560 TYPE A (2)VO'N (3)R'R (2)VO'N (6)CA'K

T-559 TYPE B (5)RA'G

T-558 TYPE B

T-557 TYPE B

T-556 TYPE A (2)VO'N (3)R'R (2)VO'N (6)CA'K

COMMON AREA 0.161 Ac. 7,007 sq.ft.

T-555 TYPE A (5)RA'G

T-554 TYPE B

T-553 TYPE B

T-552 TYPE B

T-551 TYPE A (2)VO'N (3)R'R

(1)Zm (2)PV'S (2)CA'K (1)ULP

SHEET LP 120

RIVER

58:

ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

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

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

JT TRAVIS LANDSCAPE ARCHITECT
ENSIGN ENGINEERING
8128121-5301
04/06/2021
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

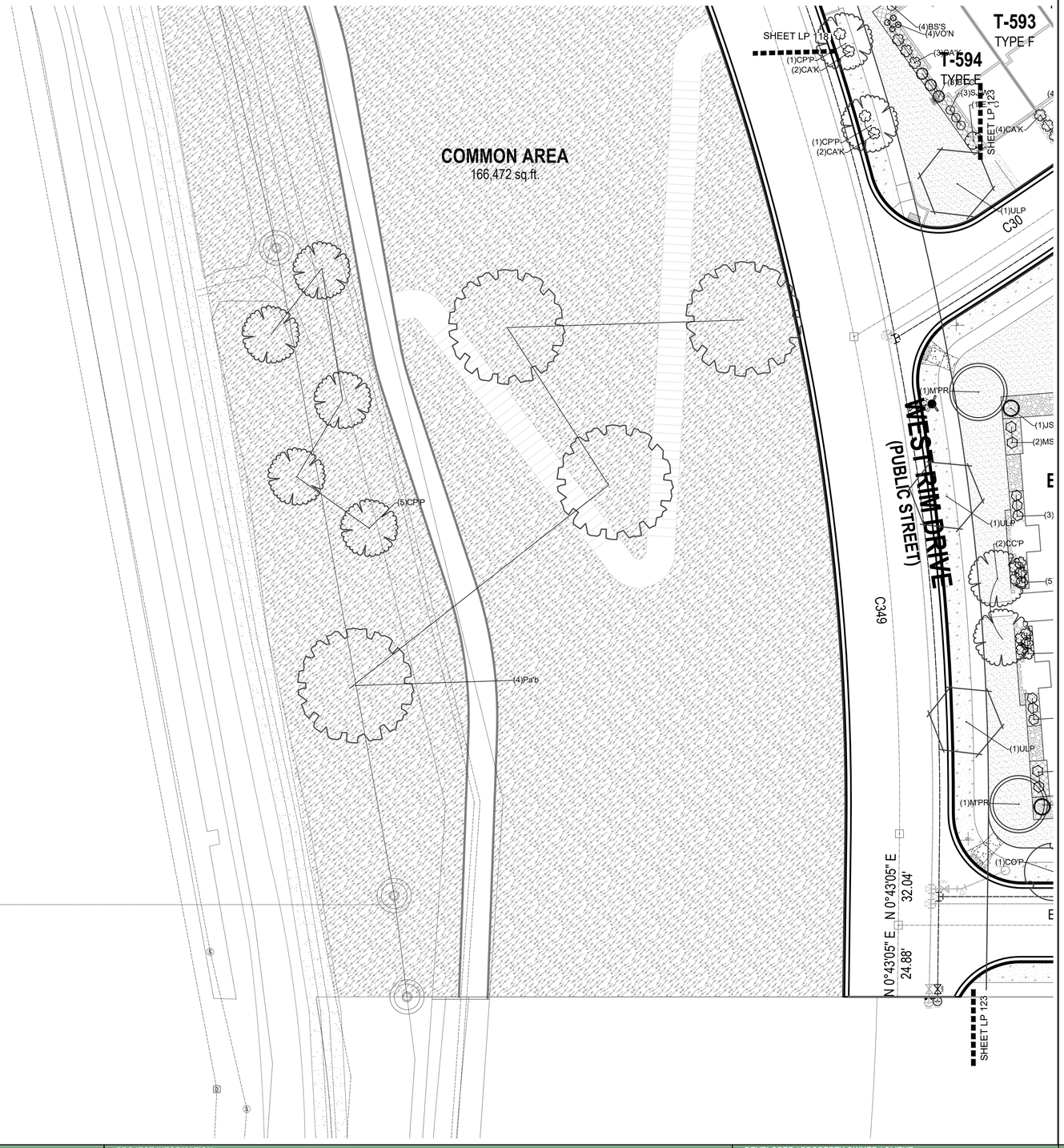
LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-121

SHEET LP 118

A STORAGE LLC
0002



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
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5		
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7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

STEPHEN LANDSCAPE ARCHITECT
JEREMY ANSWORTH
8128121-5301
04/26/2021
LICENSED
STATE OF UTAH

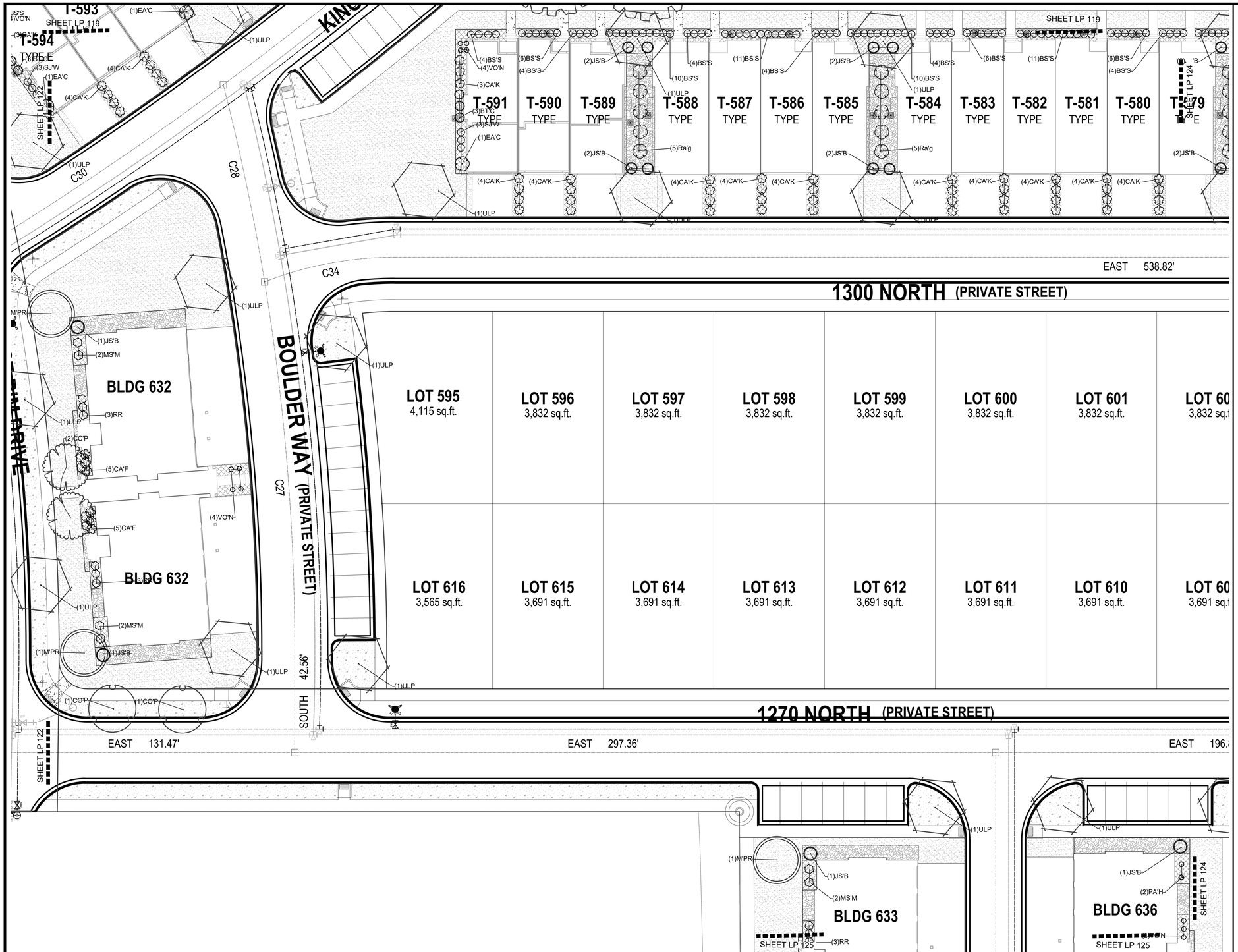
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-122



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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5		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT
KENT A. KNOWLTON
No. 5301-7201
04/26/2021
STATE OF UTAH

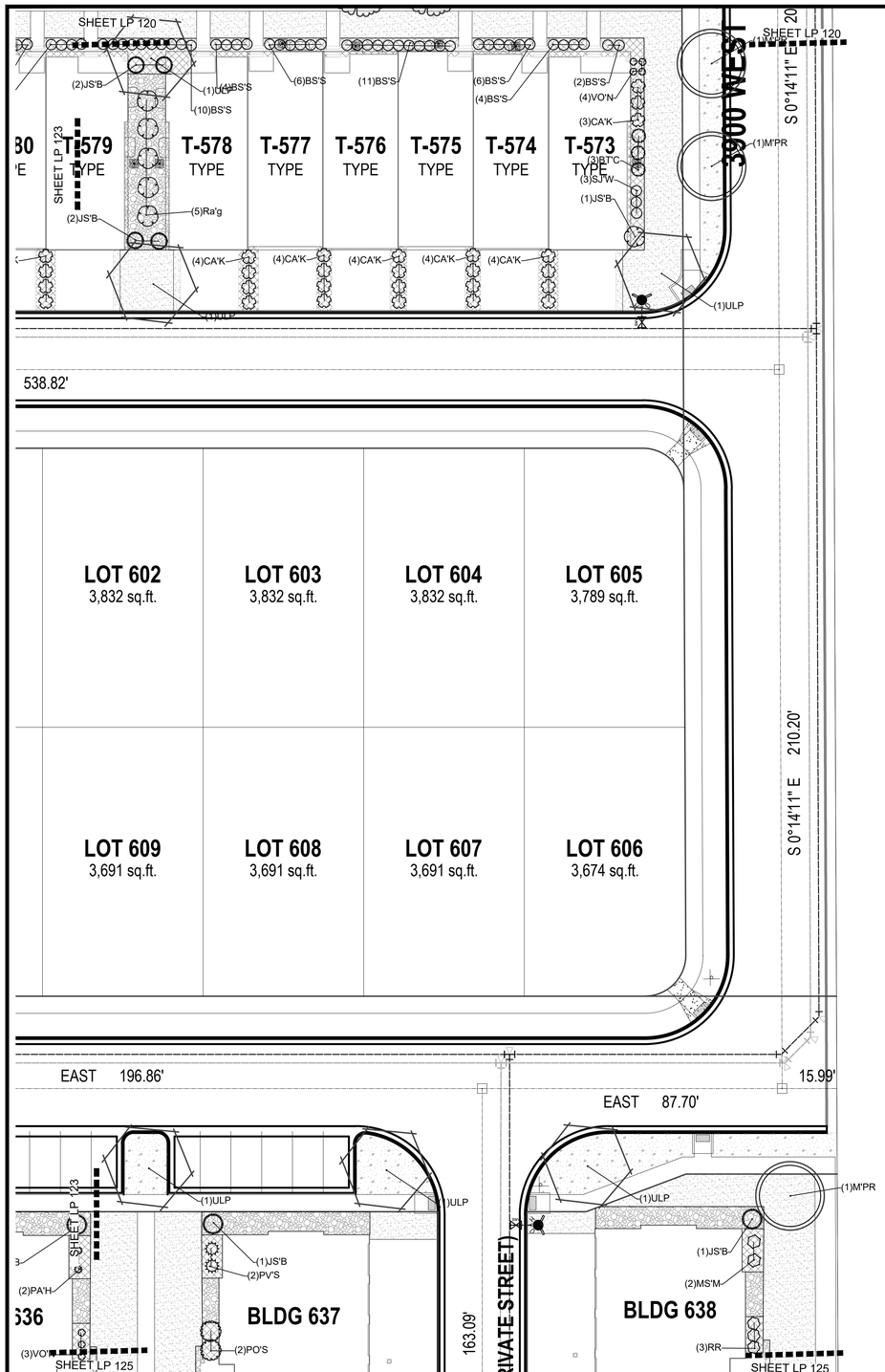
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-123



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

STATE OF UTAH — KEVIN AINSWORTH — 8125471-5301 — LANDSCAPE ARCHITECT — 04/26/2021

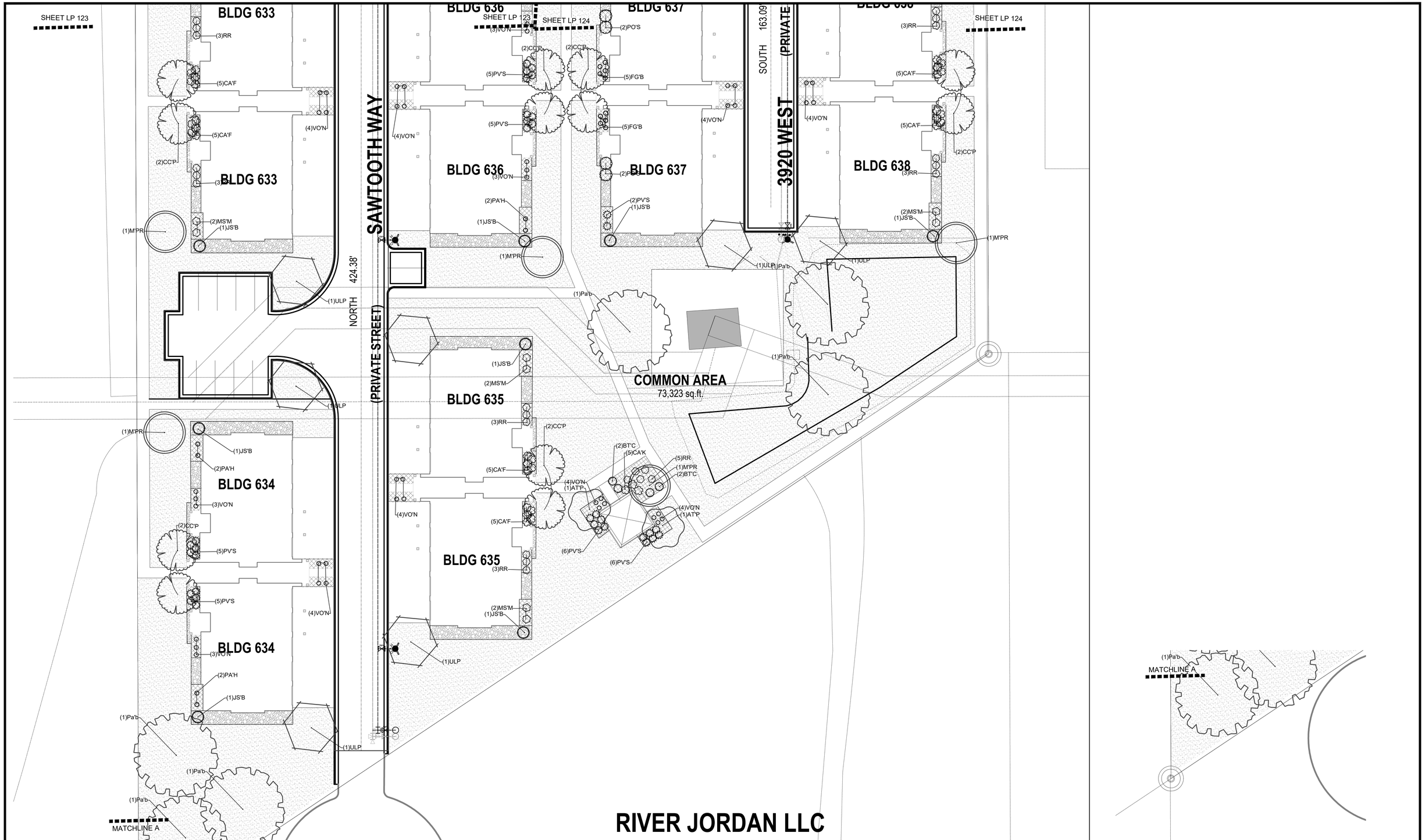
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-124



ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

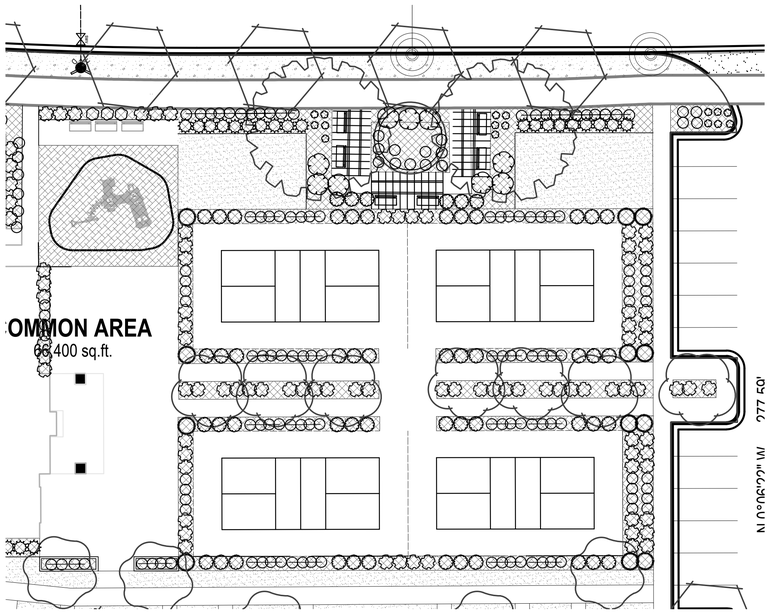
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

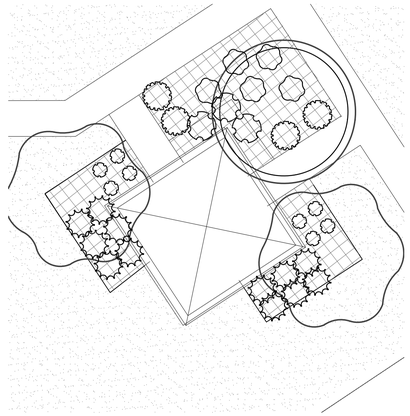
LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

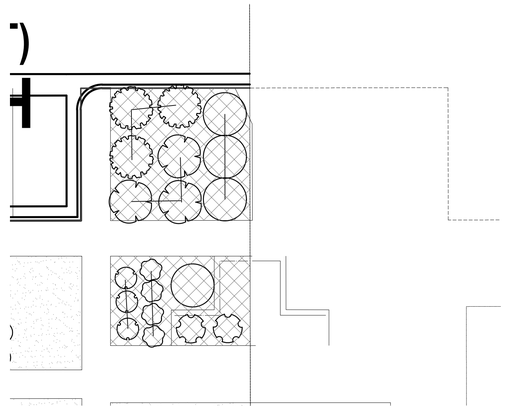
LP-125



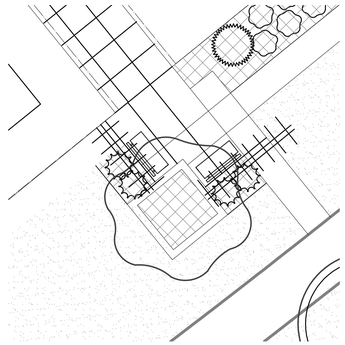
AMENITY B



AMENITY D



AMENITY C



AMENITY A

ISSUE DATE	PROJECT NUMBER
04-26-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 5' 10' 20' 40'
GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KENT ANSWORTH
#13914-5301
04/26/2021
RENEWAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/26/2021

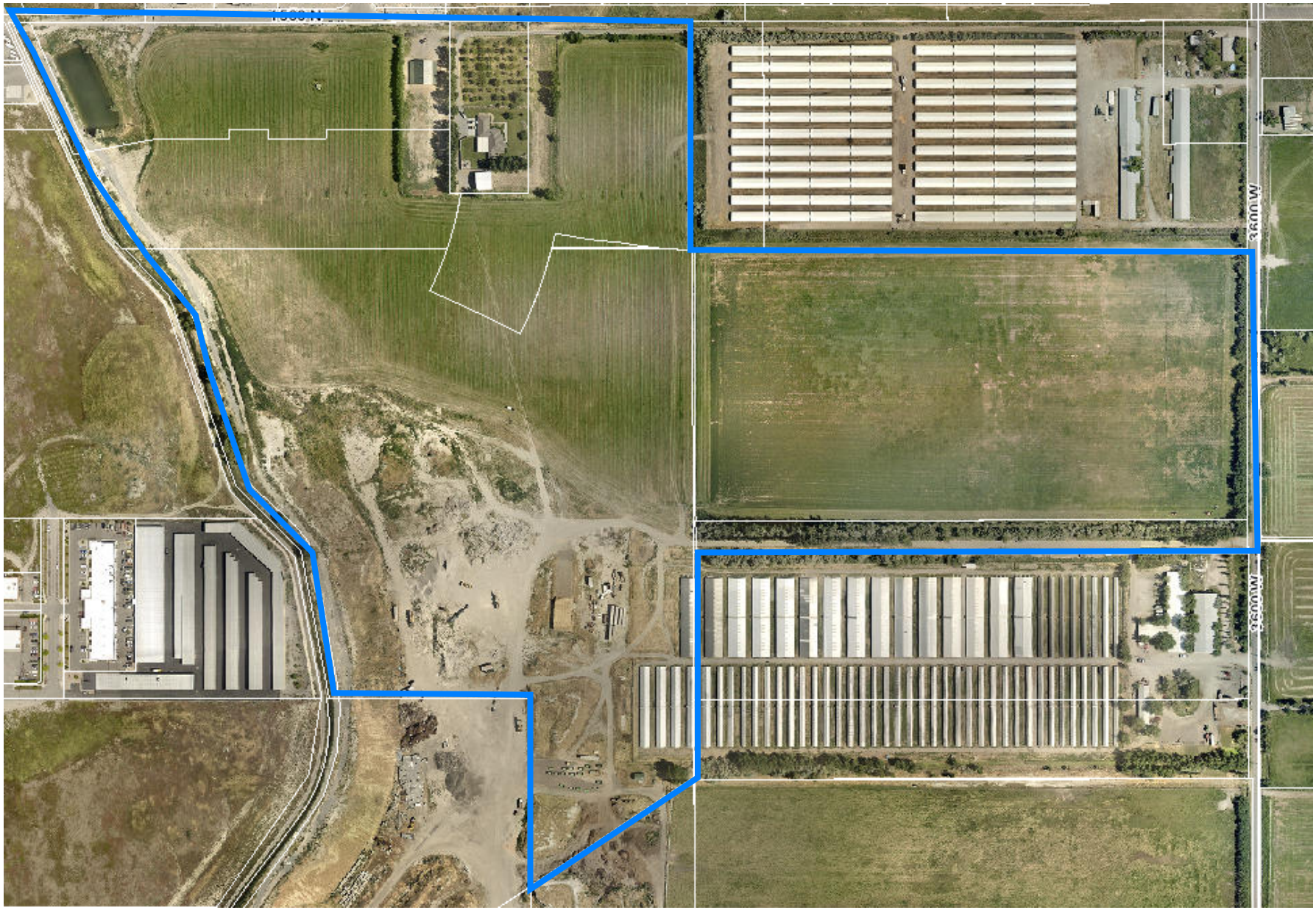
LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-AMENITIES

Gardner Point Phase 2 Preliminary Subdivision

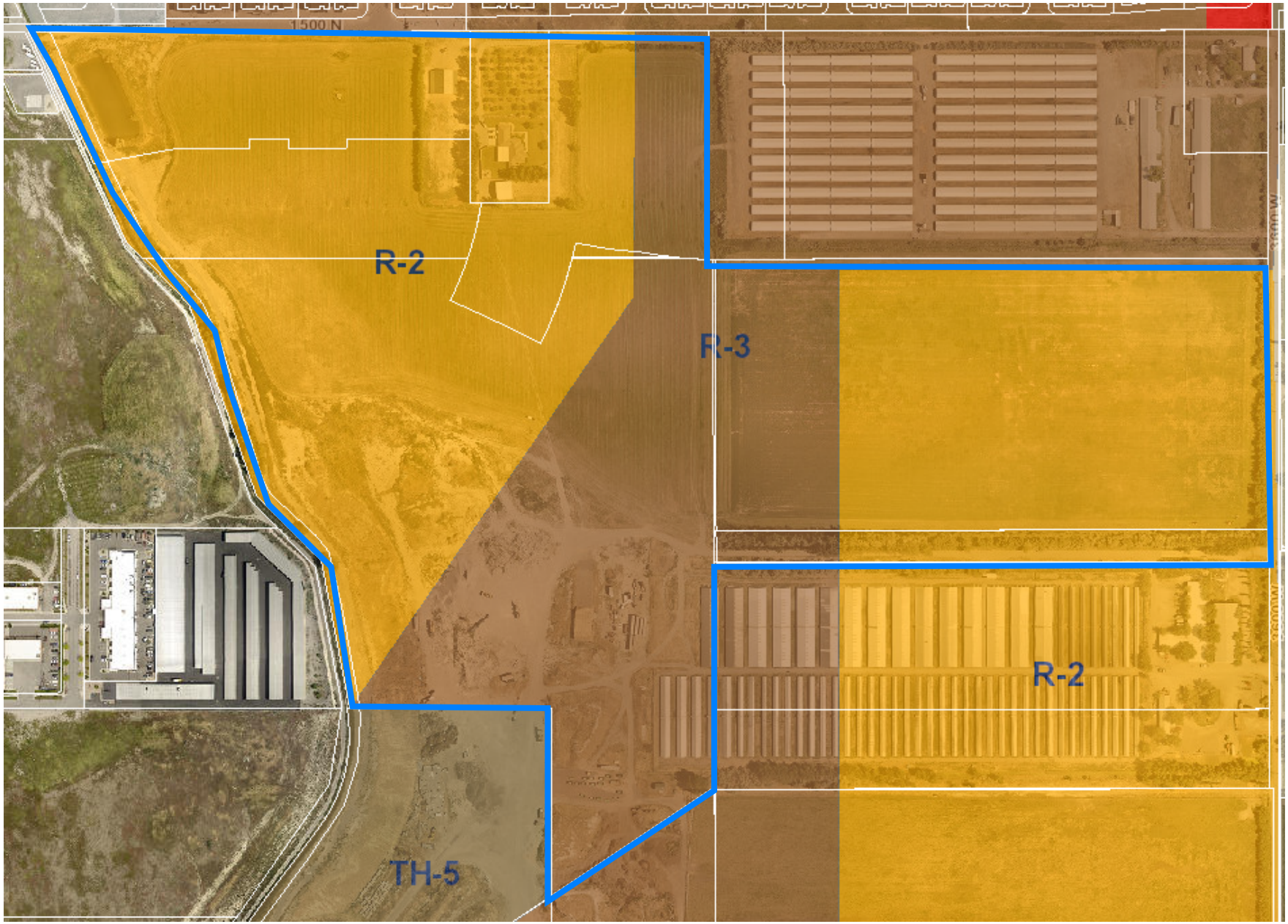
Aerial



0 420 840 Feet

Gardner Point Phase 2 Preliminary Subdivision

Zoning

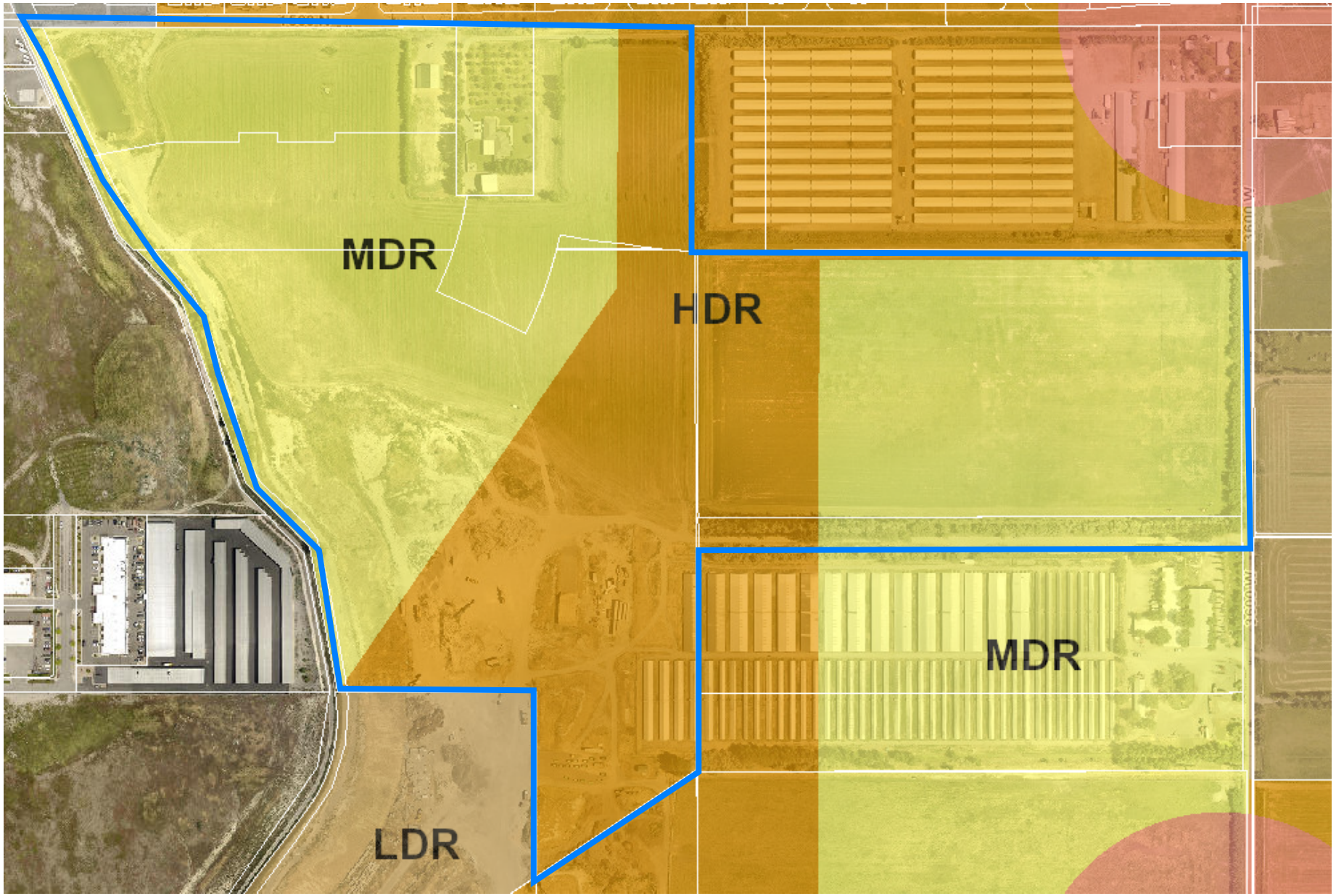


0 420 840 Feet

LEHI CITY

Gardner Point Phase 2 Preliminary Subdivision

General Plan



0 420 840 Feet

PUBLIC
BEACH

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for the Waterford at Millpond Lot 3 plat amendment, amending lot one located at 195 South 850 East.

Suggested Action:

Attachments:

CC Staff Report Waterford at Millpond Lot 3 Subdivision Plat Amendment 06.29.21.docx

Waterford at Millpond Lot 3 Plat Amendment DRC 06.09.21.docx

Waterford at Millpond Lot 3 Final Subdivision - 6.9.21 - plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

WATERFOD AT MILLPOND LOT 3 PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Jonathan Myres		
Meeting Date	June 29, 2021		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	195 South 850 East		
Existing General Plan Designation	C (Commercial)		
Existing Zoning	C (Commercial)		
Existing Land Use	Best Western Inn		
Number of Lots/Units	Currently 2- Proposed to be 3		
Adjacent Zoning and Land Use	*North*	C (Commercial)	Comfort Inn
	South	C-H (Heavy Commercial)	Undeveloped
	East	C (Commercial)	I-15
	West	C (Commercial)	KFC Restaurant
Date of DRC Review	June 9, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 07/10/12)
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.

A. 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.
B. The City Council shall hold a public hearing within forty-five (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 (10) 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.

C. The public hearing requirement of Subsection B 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

D. 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.

E. 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 (E)(1) who consents to the application.

Section 11.350. 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, acknowledged, and dedicated by each owner of record of the portion of the plat that is amended.

PROPERTY HISTORY

October 29, 1985	This property was included in the South East No. 2 Addition Annexation.
October 11, 2016	The Waterford at Millpond Subdivision (Pioneer Crossing Business Park) was approved by the Planning Commission.

REPORT ANALYSIS

The applicant is requesting approval of the proposed amendment to the Waterford at Mill Pond recorded plat. The proposed amendment will create a new lot from the original Lot 1 where the Best Western Inn stands. The new parcel would be a total of 0.54 acres and leave the original lot with 1.40 acres. This amendment is being proposed to accommodate a future site plan on the newly create parcel.

The DRC had three comments including the following:

1. Add to title block "amending Lot 1 of Waterford at Mill Pond Plat A"
2. 2 lots if Lot 2 is not changing. Lot 2 can be reference only (lighter)
3. In owner's dedication, remove "men" and in Planning Commission approval remove "chairman" and replace with "chair"

Please include all DRC comments as a part of the motion.

POTENTIAL FINDINGS/ACTIONS

The City Council may approve, approve with modifications, or deny the proposed plat amendment. Please remember to include findings and DRC comments as a part of the motion. Possible findings include:

1. The proposed subdivision is consistent with the Commercial General Plan land use designation and Commercial zoning.
2. The proposed subdivision meets the requirements of the Lehi City Development Code regarding plat amendment approvals.
3. Other findings based upon information presented at the public hearing.

Waterford at Millpond Lot 3 Plat Amendment
DRC Redline Comments

Jonathan Myres – requests review of Waterford at Millpond Lot 3 plat amendment, amending Lot One located at 195 South 850 East.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed:
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:

1. Add to title block "amending Lot 1 of Waterford at Mill Pond Plat A"
2. 2 lots if Lot 2 is not changing. Lot 2 can be reference only (lighter)
3. In owner's dedication, remove "men" and in Planning Commission approval remove "chairman" and replace with "chair"

GENERAL COMMENTS:

1. Capacity for electric power at this site is limited.

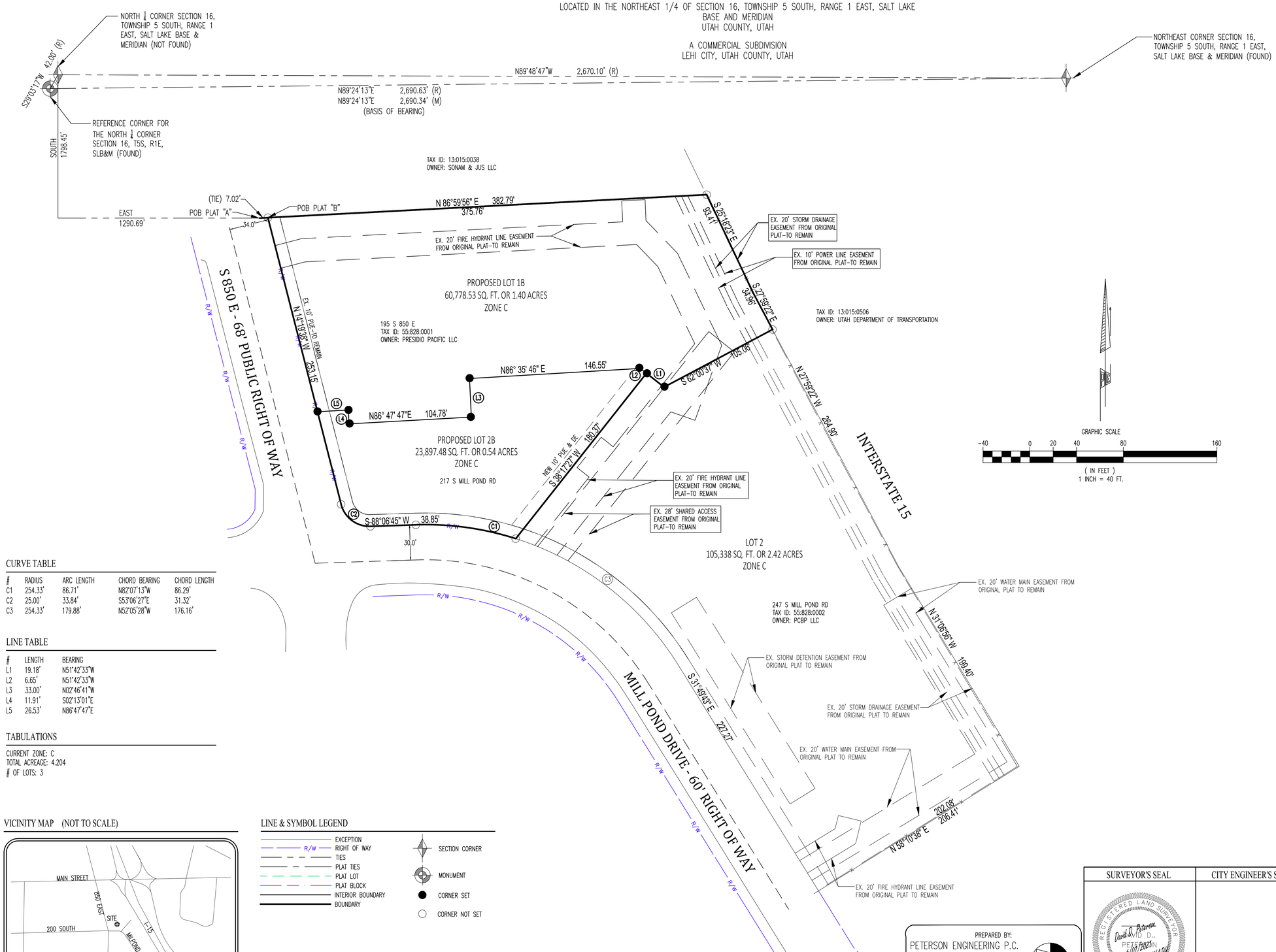
THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JUNE 29TH

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.

WATERFORD AT MILLPOND PLAT "B"

LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
UTAH COUNTY, UTAH

A COMMERCIAL SUBDIVISION
LEHI CITY, UTAH COUNTY, UTAH



CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	254.33'	86.71'	N82°07'13"W	86.29'
C2	25.00'	33.84'	S53°06'27"E	31.32'
C3	254.33'	179.88'	N52°05'28"W	176.16'

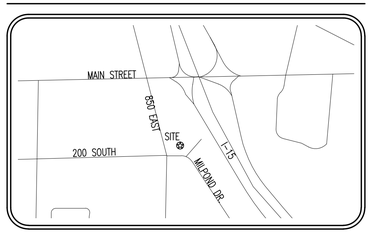
LINE TABLE

#	LENGTH	BEARING
L1	19.18'	N51°42'33"W
L2	6.65'	N51°42'33"W
L3	33.00'	N02°46'41"W
L4	11.91'	S02°13'01"E
L5	26.53'	N86°47'47"E

TABULATIONS

CURRENT ZONE: C
TOTAL ACREAGE: 4.204
OF LOTS: 3

VICINITY MAP (NOT TO SCALE)



LINE & SYMBOL LEGEND

- EXCEPTION
- R/W — RIGHT OF WAY
- TIES
- PLAT TIES
- PLAT LOT
- PLAT BLOCK
- INTERIOR BOUNDARY
- BOUNDARY
- SECTION CORNER
- MONUMENT
- CORNER SET
- CORNER NOT SET

SURVEYOR'S CERTIFICATION

I, DAVID D. PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND OF THE FOLLOWING TRACTS OF LAND. THIS SURVEY WAS MADE IN CONFORMITY WITH GENERALLY ACCEPTED LOCAL SURVEYING PRACTICES. IT DOES NOT GUARANTEE TITLE TO THE LINES SET NOR PURPORT TO SHOW ALL EASEMENTS OF RECORD; NOR IS IT PROOF OF OWNERSHIP.

BY: _____
REGISTERED LAND SURVEYOR
(SEE SEAL BELOW)

DATE: _____

BOUNDARY DESCRIPTION

ALL OF LOT 1 OF THE WATERFORD AT MILL POND PLAT "A", AS RECORDED IN UTAH COUNTY'S RECORDERS OFFICE IN BOOK 55 ON PAGE 828, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 1798.45 FEET AND EAST 1290.69 FEET; THENCE NORTH 86°59'56" EAST 7.02 FEET FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF 850 EAST STREET, LEHI, UTAH; THENCE NORTH 86°59'56" EAST 375.76 FEET; THENCE THE FOLLOWING COURSE ALONG THE SOUTHWESTERLY LINE OF INTERSTATE 15 (I-15) SOUTH BOUND ON RAMP: SOUTH 25°18'23" EAST 93.41 FEET AND SOUTH 27°59'22" EAST 34.96 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE OF I-15, SOUTH 62°00'37" WEST 105.06 FEET; THENCE NORTH 51°42'33" WEST 19.18 FEET; THENCE SOUTH 38°17'27" WEST 180.37 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT WITH A RADIUS OF 254.33 FEET; THENCE ALONG SAID CURVE 86.71 FEET, CHORD BEARS NORTH 82°07'13" WEST 86.29 FEET; THENCE SOUTH 88°06'45" WEST 38.85 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON A NON TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE 33.84 FEET, CHORD BEARS NORTH 53°06'27" WEST 31.32 FEET; THENCE ALONG SAID RIGHT OF WAY NORTH 14°19'38" WEST 253.15 FEET TO THE POINT OF BEGINNING.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS __ DAY OF _____, A.D. 2021.

_____
JONATHAN MYERS

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE ____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME TO SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

_____
NUMBER

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

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 2021. BY THE PLANNING COMMISSION.

_____ _____
DIRECTOR-SECTETARY CHAIRMAN, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2021.

MAYOR: _____

APPROVED: _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

WATERFORD AT MILLPOND PLAT "B"

LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH

A COMMERCIAL SUBDIVISION
LEHI CITY, UTAH COUNTY, UTAH

SCALE 1" = 40' SHEET 1 OF 1

PREPARED BY:
PETERSON ENGINEERING P.C.
7107 SOUTH 400 WEST, STE #2
MIDVALE UT 84047
Phone: 801-255-3503

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER SEAL
REGISTERED LAND SURVEYOR DAVID D. PETERSON 6190222 PRELIMINARY STATE OF UTAH			

WATERFORD AT MILLPOND PLAT "C"

LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH

NORTH 1/4 CORNER SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (NOT FOUND)

N89°48'47"W 2,670.10' (R)
N89°24'13"E 2,690.63' (R)
N89°24'13"E 2,690.34' (M)
(BASIS OF BEARING)

NORTH 1/4 CORNER SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (FOUND)

SOUTH 1798.45'

REFERENCE CORNER
S29°03'17"W 42.00' (R)
S29°03'17"W 42.00' (M)

EAST 1290.69'

(POB)

HATCHED AREA DEDICATED TO LEHI CITY

34.0'

ACCESS

CENTERLINE

S 850 E - 68' PUBLIC RIGHT OF WAY

S 14°19'38" E 253.15'
S 14°20'20" E 257.46'

10' PUE

SET BACK

GRASS/LANDSCAPING

S 86°59'56" W 382.79'
375.76'

CONCRETE PAD

COVERED ENTRNACE

4' WALK

EX. BUILDING
CONTAINS: 19,387 SQ. FT. OR 0.45 ACRES
EXTERIOR: STUCCO/BRICK

AS-SURVEYED CONTAINS: 84,676.01 SQ. FT.
OR 1.94 ACRES

195 S 850 E
TAX ID: 55:828:0001
OWNER: PRESIDIO PACIFIC LLC

N 25°18'23" W 93.41'

EX. FENCE

N 27°59'22" W 34.96'

GRASS/LANDSCAPING

N 51°42'33" W 19.18'

S 62°00'37" W 105.06'

FLOWER BED

CONCRETE PAD

N86° 35' 46" E 146.55'

N51° 42' 33"W 6.65'

N86° 47' 47" E 26.53'

S02° 13' 01"E 11.91'

N86° 47' 47"E 104.78'

N02° 46' 41"W 33.00'

PROPOSED LOT 1A
CONTAINS: 23,897.48 SQ. FT.

S 38°17'27" W 160.37'

247 S MILL POND RD
TAX ID: 55:828:0002
OWNER: PCBP LLC

EXISTING ACCESS

S 88°06'45" W 38.85'
N 88°06'45" E 44.89'

30.0'

MILLPOND DRIVE - 60' PUBLIC RIGHT OF WAY

CENTERLINE

R/W

195 SOUTH 850 EAST - EXISTING

AREA: 84,676.01 SQ. FT. -- 100%
BUILDING: 19,387.41 SQ. FT. -- 22.9%
ASPHALT/CONCRETE: 22,749.56 SQ. FT. -- 26.9%
LANDSCAPING: 42,539.04 SQ. FT. -- 50.2%
NOTE: INCLUDES AREAS WITH GRASS, TREES, AND FLOWER BEDS

PARKING:
ADA: 4 PARKING SPACES
REGULAR: 52 PARKING SPACES
TOTAL: 56 PARKING SPACES

195 SOUTH 850 EAST - PROPOSED

AREA: 60,778.53 SQ. FT. -- 100%
BUILDING: 19,387.41 SQ. FT. -- 31.9%
ASPHALT/CONCRETE: 22,749.56 SQ. FT. -- 37.4%
LANDSCAPING: 18,641.56 SQ. FT. -- 30.7%
NOTE: INCLUDES AREAS WITH GRASS, TREES, AND FLOWER BEDS

PARKING:
ADA: 4 PARKING SPACES
REGULAR: 54 PARKING SPACES
TOTAL: 58 PARKING SPACES

LOT 1 A - PROPOSED

AREA: 23,897.48 SQ. FT. -- 100%

GRAPHIC SCALE
-20 0 10 20 40 120
(IN FEET)
1 INCH = 20 FT.

SURVEYOR'S CERTIFICATION

I, DAVID D. PETERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND OF THE FOLLOWING TRACTS OF LAND. THIS SURVEY WAS MADE IN CONFORMITY WITH GENERALLY ACCEPTED LOCAL SURVEYING PRACTICES. IT DOES NOT GUARANTEE TITLE TO THE LINES SET NOR PURPORT TO SHOW ALL EASEMENTS OF RECORD; NOR IS IT PROOF OF OWNERSHIP.

BY: _____
REGISTERED LAND SURVEYOR

DATE: _____

REGISTERED LAND SURVEYOR
David D. Peterson
DAVID D. PETERSON
5/24/2021
295720
STATE OF UTAH

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
A	254.33'	86.71'	N82°07'13"W	86.29'
B	25.00'	33.84'	S53°06'27"E	31.32'
C	25.00'	33.83'	S53°06'48"E	31.31'

PROJECT #: S-21-012
DRAWN: J. FORGET
CHECKED: D. PETERSON

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047 801-255-3503

PRESIDIO PACIFIC
195 SOUTH 850 EAST LEHI, UT

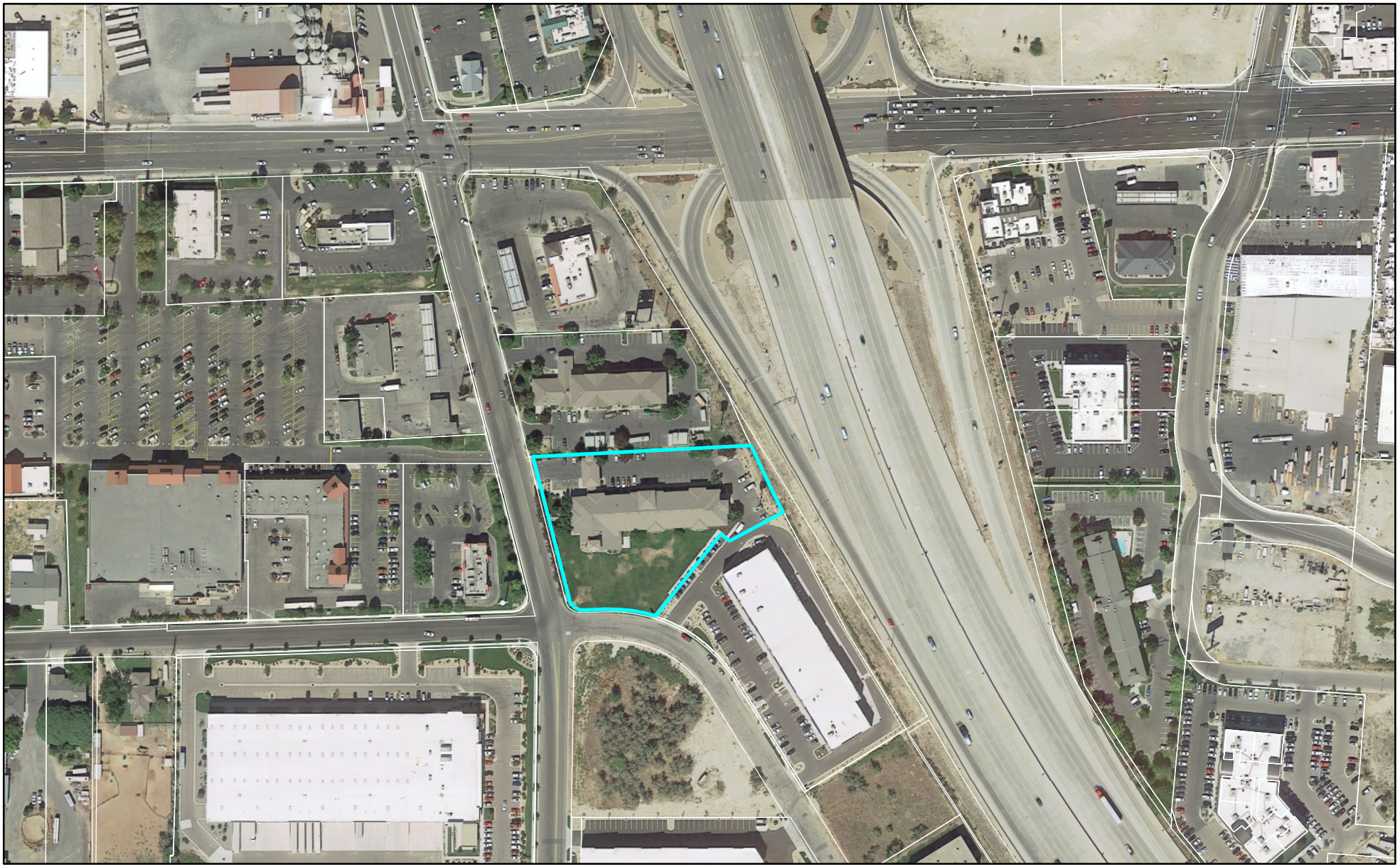
CONCEPTUAL PLAN

PAGE 1 OF 1

C 1.0

Waterford at Millpond Plat Amendment

Aerial

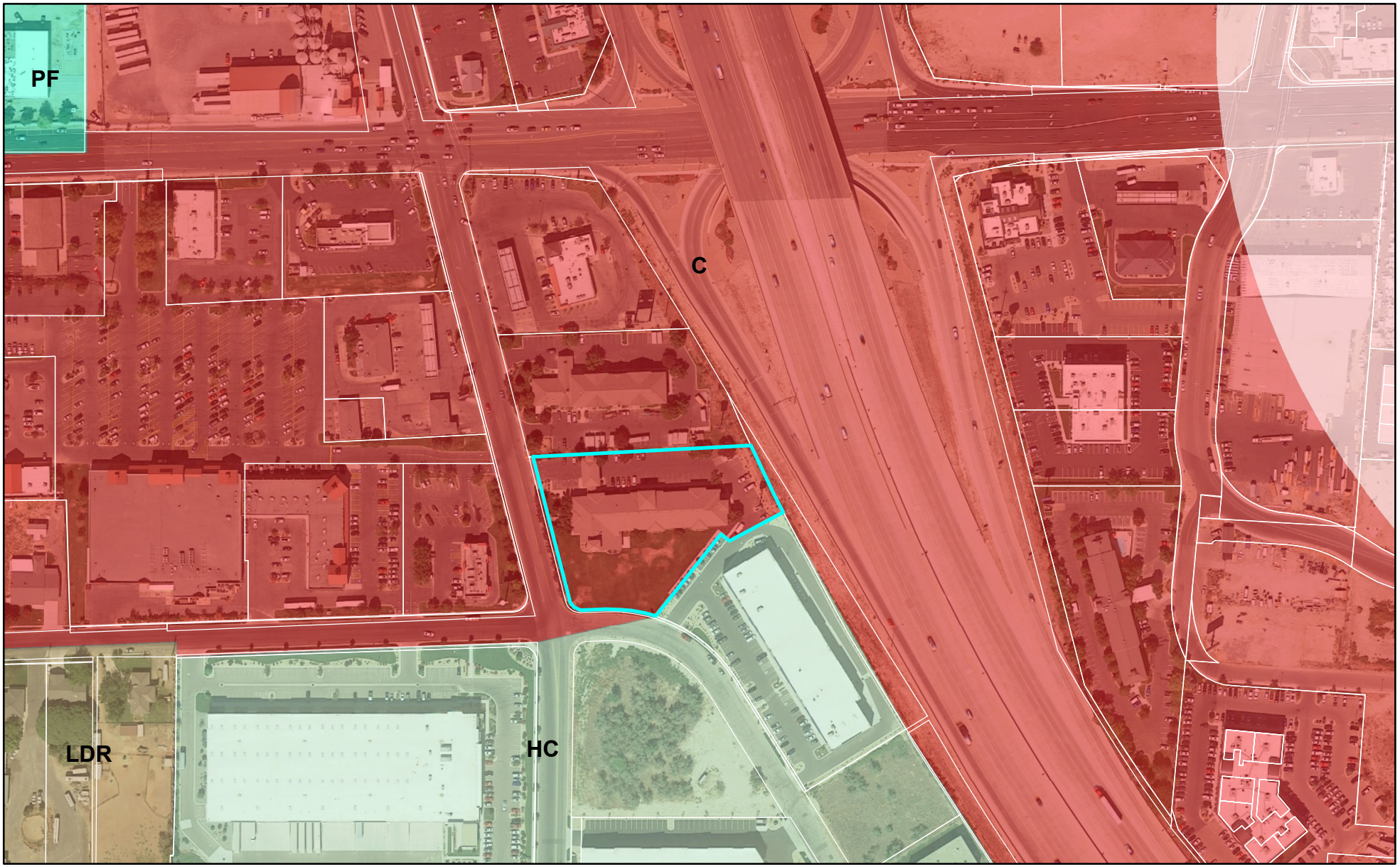


0 280 560 Feet

LEHI CITY

Waterford at Millpond Plat Amendment

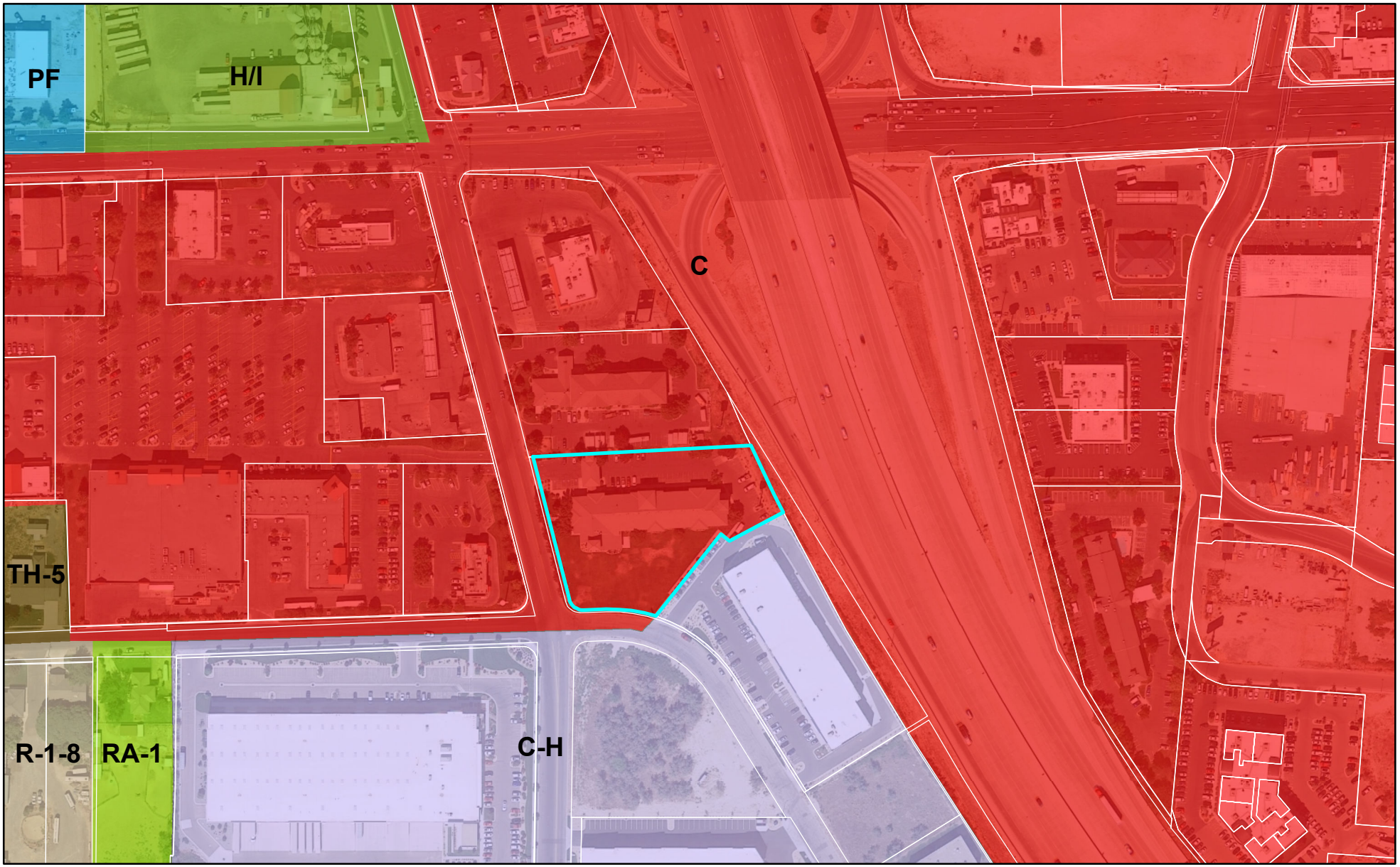
General Plan



LEHI CITY

Waterford at Millpond Plat Amendment

Zoning



0 280 560 Feet

LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Taylor Meadows Plat B, a 22-lot residential subdivision located at 1550 South 500 West.

Suggested Action:

Attachments:

CC Staff Report Taylor Meadows Phase II (Plat B) Preliminary Subdivision 06.29.21.docx

Taylor Meadows Phase II Preliminary DRC 05.26.21.docx

Taylor Meadows Phase 2 Preliminary 3-26-21.pdf

Taylor Meadows Preliminary Subdivision - aerial map.pdf

Taylor Meadows Preliminary Subdivision - general plan map.pdf

Taylor Meadows Preliminary Subdivision - zoning map.pdf

TAYLOR MEADOWS PHASE II (PLAT B)
PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Arive Homes		
Meeting Date	June 29, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	1550 South 500 West		
Existing General Plan Designation	VLDRA (Very Low Density Residential Agriculture)		
Existing Zoning	R-1-22		
Existing Land Use	Undeveloped/Agriculture		
Number of Lots/Units	22 lots		
Adjacent Zoning and Land Use	*North*	R-1-22	Single Family Residential/Undeveloped
	South	R-1-22	Bellon Farms
	East	RA-1	Saddle Ridge/Single Family Residential
	West	R-1-22	Undeveloped
Date of DRC Review	May 26, 2021		
Date of Planning Commission Review	June 10, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

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

PROPERTY HISTORY

September 25, 2007 The City Council approved the J. Wadley Annexation with TH-5 zoning.

January 28, 2020 The City Council approved the Taylor Meadows Annexation with R-1-22 zoning.

REPORT ANALYSIS

The applicant is requesting preliminary subdivision approval of the Taylor Meadows Phase II (Plat B) Subdivision.

The proposed subdivision will include 22 single-family lots in the R-1-22 zone. The proposed subdivision will be a second phase to the Taylor Meadows subdivision. This report will discuss the proposed layout and DRC comments.

Proposed Layout

The proposed subdivision will include 22 single-family lots on 14.55 acres. This results in a density of 1.51 units per acre, which meets the requirement of the R-1-22 zone. The lots range in size from 21,396 square feet to 37,783 square feet. The DRC commented that lot 11, which has less than 22,000 square feet, would need to meet the 22,000 square foot requirement for the zone. Once that change has been made, all the lots will meet the size requirement for the zone. When combined with Taylor Meadows Phase 1, the connectivity requirements are met with this subdivision.

DRC Comments

The DRC had 11 comments including the following:

1. Lot 11 is partially in the R-1-22 Zone and would need to meet the minimum lot size of 22,000 sq. ft. When lots have split zoning, the more restrictive standards apply (see Chapter 2 of the Development Code).
2. Lots 15 and 16 don't meet the 100' frontage requirement at the 25' setback. The lots will need to be adjusted to meet the minimum frontage requirement.

Please consider all DRC comments in the motion.

POTENTIAL FINDINGS/ACTIONS

The City Council may approve, approve with modifications, or deny the proposed Preliminary Subdivision. Please remember to include findings and DRC comments as a part of the motion. Possible findings include:

1. The proposed subdivision is consistent with the VLDRA (Very Low Density Residential Agriculture) General Plan land use designation and R-1-22 zoning.
2. The proposed subdivision meets the requirements of the Lehi City Development Code regarding subdivision approvals.
3. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on June 10, 2021.

Taylor Meadows Phase II Preliminary
DRC Redline Comments

Arive Homes - requests preliminary subdivision review of Taylor Meadows Plat B, a 22-lot residential development located at 1550 South 500 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Scott Peterson, Dave Scoville
Date of Plans Reviewed: 5/18/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion– Fire:
1. Remove this hydrant
2. Is this section of 760 west no longer part of Phase 2?

Greg – Water/Sewer:
3. Construction valves will be required where connecting to all existing water mains installed with a previous phase. Show main line valve symbols and label as construction valves.
4. All culinary service laterals will be 3/4", change all labels referencing 1" culinary laterals.
5. Culinary main on 1460 South must end with a 4" permanent blow off.
6. This storm drain in 620 West will be existing, installed with phase 1. You are showing connecting here and installing with this phase.
7. All fire hydrants and blowoffs outside the intersection radius must be located at a property line.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets:
8. Remove cross-gutter detail

Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
9. Lot 11 is partially in the R-1-22 Zone and would need to meet the minimum lot size of 22,000 sq. ft. When lots have split zoning, the more restrictive standards apply (see Chapter 2 of the Development Code).
10. Lots 15 and 16 don't meet the 100' frontage requirement at the 25' setback. The lots will need to be adjusted to meet the minimum frontage requirement.
11. PUEs are only required along street frontages. Change the plat to show this and to be consistent with the typical lot setback details.

GENERAL COMMENTS:
1. Lehi Power will bond the for the required line extension “loop feed” requirements that are located at 500 W. in a future phase.
2. In accordance with Lehi Power Line Extension Policy Pp VIII; a connection to a 3-phase junction is required.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 10TH

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.

TAYLOR MEADOWS PHASE 2

A RESIDENTIAL COMMUNITY
LEHI, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

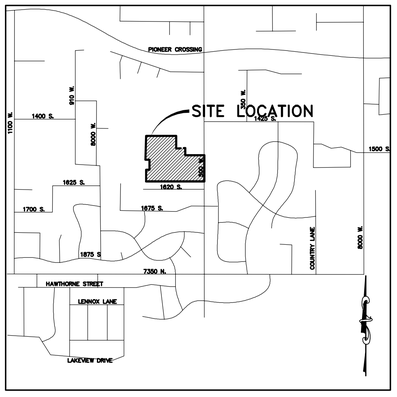
SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	CIRCULATION PLAN
4	OVERALL SITE PLAN
5	EXISTING TOPOGRAPHY
6	DRAINAGE PLAN
7	PHASING PLAN
8	ALTA SURVEY (SHEET 1 OF 2)
9	ALTA SURVEY (SHEET 2 OF 2)
DT-01	DETAIL SHEET

DEVELOPER:
ARIVE HOMES
(801) 798-5485
733 NORTH MAIN
SPANISH FORK, UT 84660

DATA TABLE:
TOTAL ACRES: 14.55
TOTAL # OF LOTS: 22
TOTAL OPEN SPACE: 0.33
DENSITY: 1.51

LEGEND
(APPLIES TO ALL SHEETS)

- SECTION CORNER
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPOSED CLUSTER MAILBOX
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING CULINARY WATERLINE
- EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 6"CUL — PROPOSED CULINARY WATERLINE
- 8"PI — PROPOSED PRESSURIZED IRRIGATION
- PROPOSED 4" SEWER LATERAL
- PROPOSED 3/4" CULINARY WATER LATERAL



VICINITY MAP
-NTS-

GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO LEHI CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER LEHI CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE LEHI CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. HOA TO MAINTAIN ALL COMMON AREAS, DETENTION BASINS, AND PARK STRIPS.
7. ALL WELLS ON THIS PROPERTY MUST BE ELIMINATED BY A PROFESSIONAL WELL DRILLER WITH CERTIFICATION PROVIDED TO LEHI CITY.

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
3/26/21
STATE OF UTAH

TAYLOR MEADOWS PHASE 2

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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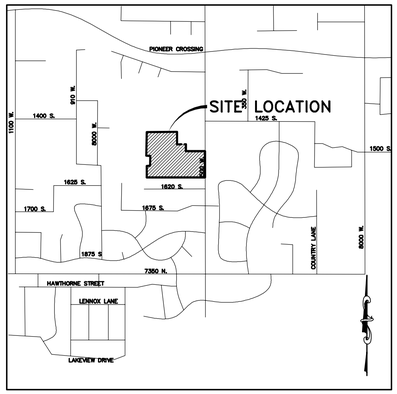

VICINITY MAP

–NTS–

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
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- PROPOSED FIRE HYDRANT
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- SECTION LINE
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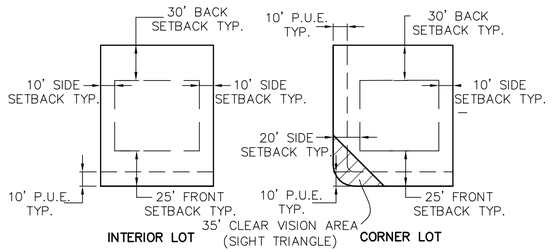
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR–35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION



DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT

1. PROPERTY LINE IS 12' FROM TBC.

SURVEYOR CERTIFICATE

I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

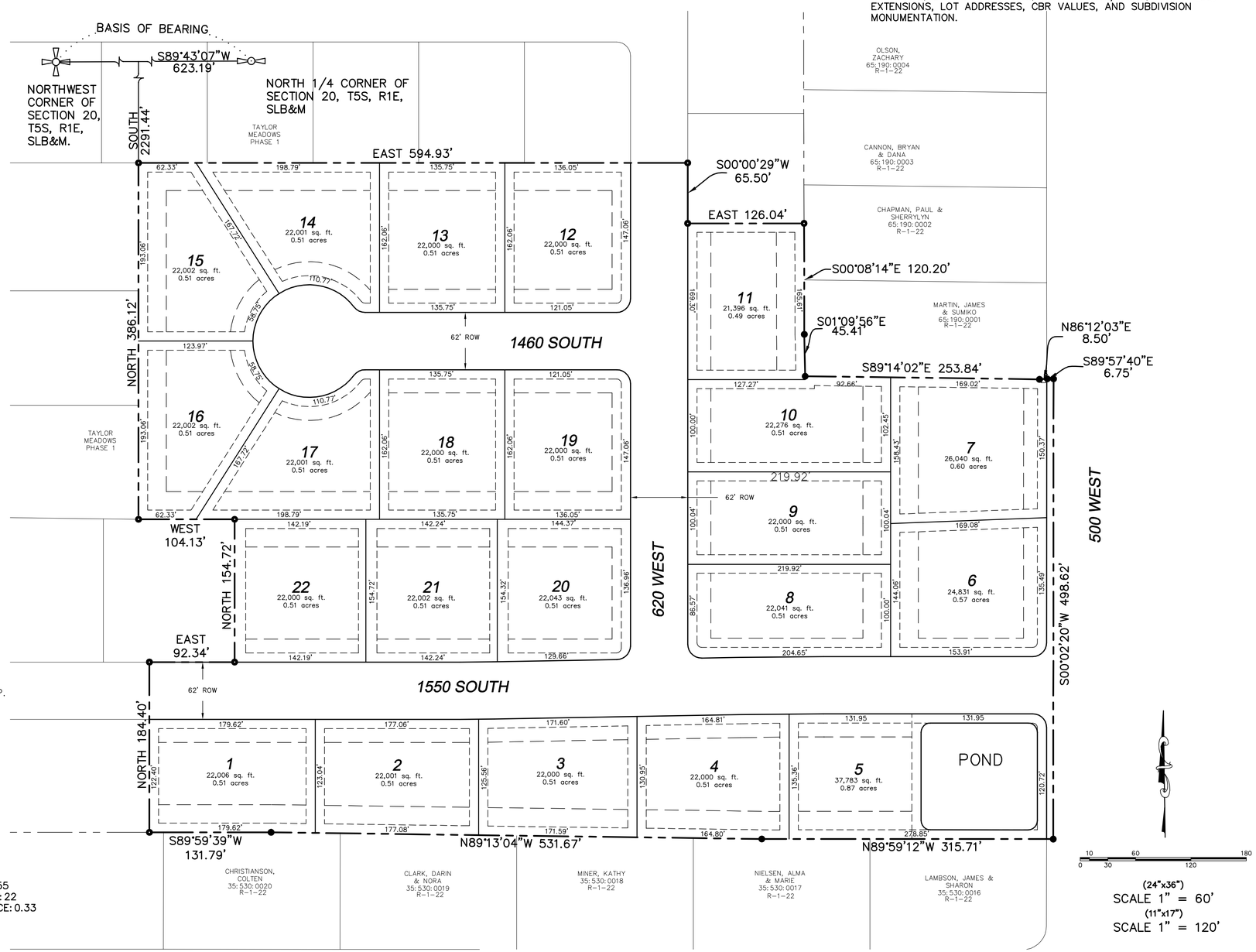
BARRY L. PRETTYMAN DATE

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT WHICH LIES S89°43'07"W 623.19 FEET AND SOUTH 2291.44 FEET FROM THE NORTH 1/4 CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 594.93; THENCE S00°00'29"W 65.50 FEET; TEHNCE EAST 126.04 FEET; THENCE ALONG THE WEST BOUNDARY OF COTTONWOOD ESTATES PLAT "D" THE FOLLOWING SIX (6) COURSES TO WIT: (1) S00°08'14"E 779.74 FEET, (2)S01°09'56"E 45.41 FEET, (3) S89°14'02" 253.84 FEET, (4) N86°12'03"E 8.50 FEET, (5) S89°57'40"E 6.74 FEET, (6) S00°02'20"W 498.62 FEET; THENCE ALONG THE NORTH BOUNDARY OF BELLON FARMS SUBDIVISION THE FOLLOWING THREE (3) COURSES TO WIT: (1) N89°59'12"W 315.71 FEET, (2) N89°13'04"W 531.67 FEET, (3) S89°59'39"W 131.79; THENCE NORTH 184.40 FEET; THENCE EAST 92.34 FEET; THENCE NORTH 154.72 FEET; THENCE WEST 104.13 FEET; THENCE NORTH 386.12 FEET TO THE POINT OF BEGINNING.
CONTAINING 14.55 ACRES.

GENERAL NOTES

1. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENTS.
2. PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENTS ALONG ALL ROAD FRONTAGES.
3. NO PERMANENT STRUCTURES ARE ALLOWED IN PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENTS, INCLUDING BUT NOT LIMITED TO FOOTINGS, PORCHES, WINDOW WELLS, MONUMENT SIGNANGE, RETAINING WALLS, GEO–GRID FOR RETAINING WALLS, LAND DRAINS, DETENTION BASINS, WET UTILITIES – INCLUDING METERS.
4. THE FOLLOW ITEMS WILL BE REVIEWED WITH THE FINAL PLAT: PLAN & PROFILE DRAWINGS, ALL PIPE TYPES, VALVES, BLOWOFFS, MAHOLES/BOXES, WATER & SEWER SERVICE DETAILS, FIRE HYDRANTS, UTILITY EASEMENTS, STEET LIGHTS/SIGNS, POWER LINE EXTENSIONS, LOT ADDRESSES, CBR VALUES, AND SUBDIVISION MONUMENTATION.



SURVEYOR CONTACT INFO:
BARRY PRETTYMAN
PHONE: 801–423–1040
946 E. 800 N. SUITE B
SPANISH FORK, UT 84660

DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

DATA TABLE:
TOTAL ACRES: 14.55
TOTAL # OF LOTS: 22
TOTAL OPEN SPACE: 0.33
DENSITY: 1.51

SHEET NO. 2

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

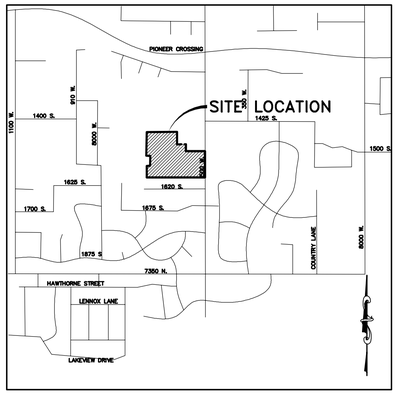
PRELIMINARY PLAT
OVERALL BOUNDARY

LEHI, UTAH

TAYLOR MEADOWS
A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801–655–0566
FAX: 801–655–0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-076 Taylor Meadows\CAD\PRELIMINARY\PHASE 2\02-OVERALL BND recover.dwg 3/26/2021 1:49:58 PM MDT



VICINITY MAP

–NTS–

LEGEND

- SECTION CORNER
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- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
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- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR–35 SEWER W/MH
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DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

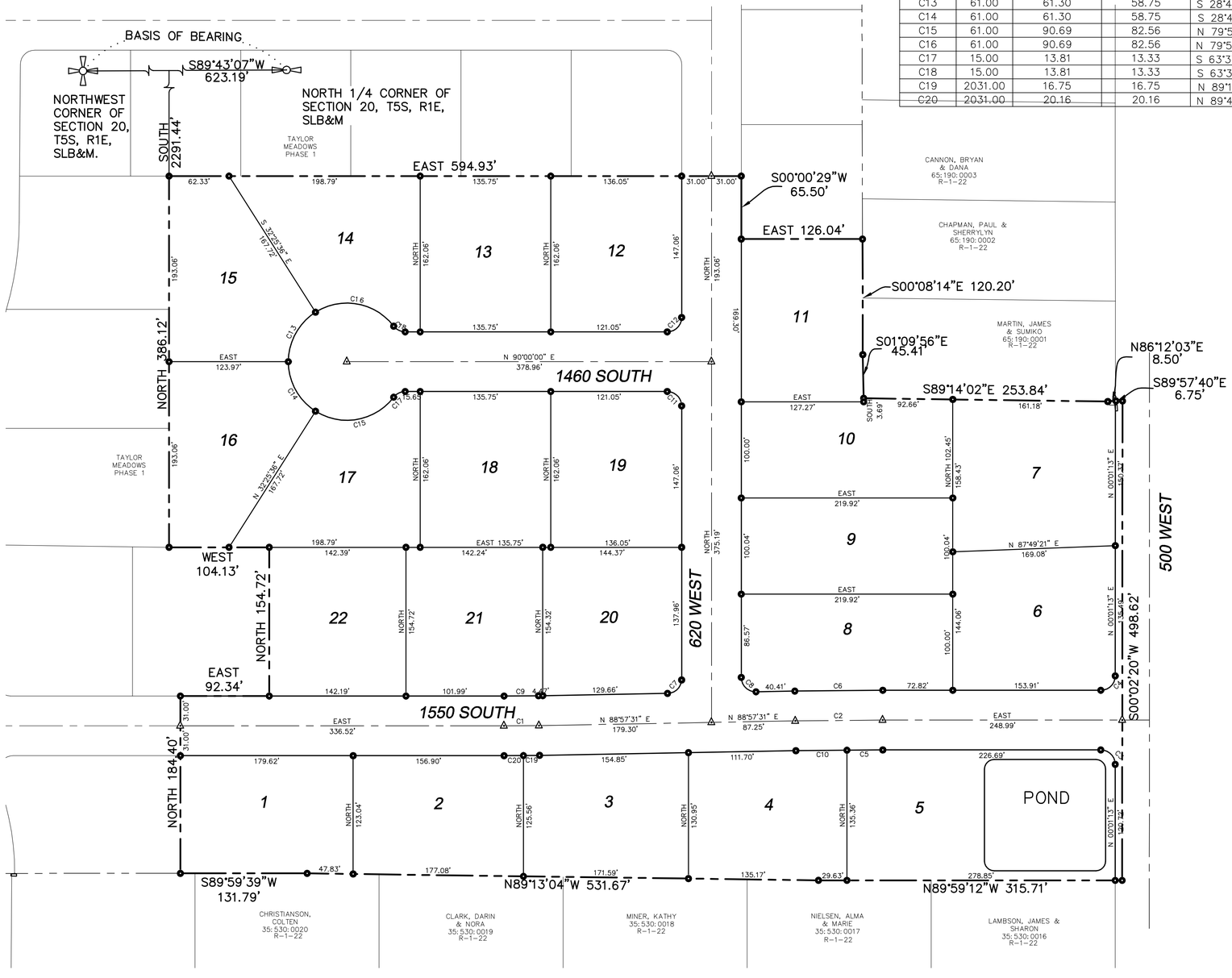
SURVEYOR CONTACT INFO:
BARRY PRETTYMAN
PHONE: 801–423–1040
946 E. 800 N. SUITE B
SPANISH FORK, UT 84660

0 10 30 60 120 180

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

GENERAL NOTES
1. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENTS.
2. PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENTS ALONG ALL ROAD FRONTAGES.
3. NO PERMANENT STRUCTURES ARE ALLOWED IN PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENTS, INCLUDING BUT NOT LIMITED TO FOOTINGS, PORCHES, WINDOW WELLS, MONUMENT SIGNANGE, RETAINING WALLS, GEO–GRID FOR RETAINING WALLS, LAND DRAINS, DETENTION BASINS, WET UTILITIES – INCLUDING METERS.
4. THE FOLLOW ITEMS WILL BE REVIEWED WITH THE FINAL PLAT: PLAN & PROFILE DRAWINGS, ALL PIPE TYPES, VALVES, BLOWOFFS, MAHOLES/BOXES, WATER & SEWER SERVICE DETAILS, FIRE HYDRANTS, UTILITY EASEMENTS, STEET LIGHTS/SIGNS, POWER LINE EXTENSIONS, LOT ADDRESSES, CBR VALUES, AND SUBDIVISION MONUMENTATION.
5. EXCEPTIONS WILL BE REQUIRED TO THE MAXIMUM 1000' BLOCK LENGTH DUE TO EXISTING ADJACENT DEVELOPMENT.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	2000.00	36.35	36.35	N 89°28'46" E	1°02'29"
C2	5000.00	90.87	90.87	S 89°28'46" W	1°02'29"
C3	15.00	23.53	21.19	N 44°55'41" W	89°53'46"
C4	15.00	23.56	21.21	N 45°00'36" E	89°58'47"
C5	4969.00	37.21	37.21	S 89°47'08" W	0°25'44"
C6	5031.00	91.43	91.43	S 89°28'46" W	1°02'29"
C7	15.06	22.30	20.32	N 46°27'20" E	84°50'54"
C8	15.00	23.83	21.41	S 45°31'14" E	91°02'29"
C9	1969.00	35.78	35.78	N 89°28'46" E	1°02'29"
C10	4969.00	53.10	53.10	S 89°15'54" W	0°36'44"
C11	15.00	23.56	21.21	N 45°00'00" W	90°00'00"
C12	15.00	23.56	21.21	N 45°00'00" E	90°00'00"
C13	61.00	61.30	58.75	S 28°47'12" W	57°34'24"
C14	61.00	61.30	58.75	S 28°47'12" E	57°34'24"
C15	61.00	90.69	82.56	N 79°50'14" E	85°10'44"
C16	61.00	90.69	82.56	N 79°50'14" W	85°10'44"
C17	15.00	13.81	13.33	S 63°37'26" W	52°45'08"
C18	15.00	13.81	13.33	S 63°37'26" E	52°45'08"
C19	2031.00	16.75	16.75	N 89°11'42" E	0°28'22"
C20	2031.00	20.16	20.16	N 89°42'56" E	0°34'07"



SHEET NO. 3

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PRELIMINARY PLAT
CIRCULATION PLAN

LEHI, UTAH

TAYLOR MEADOWS
A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE:801–655–0566
FAX:801–655–0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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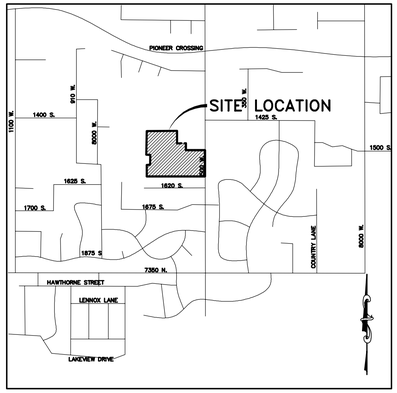
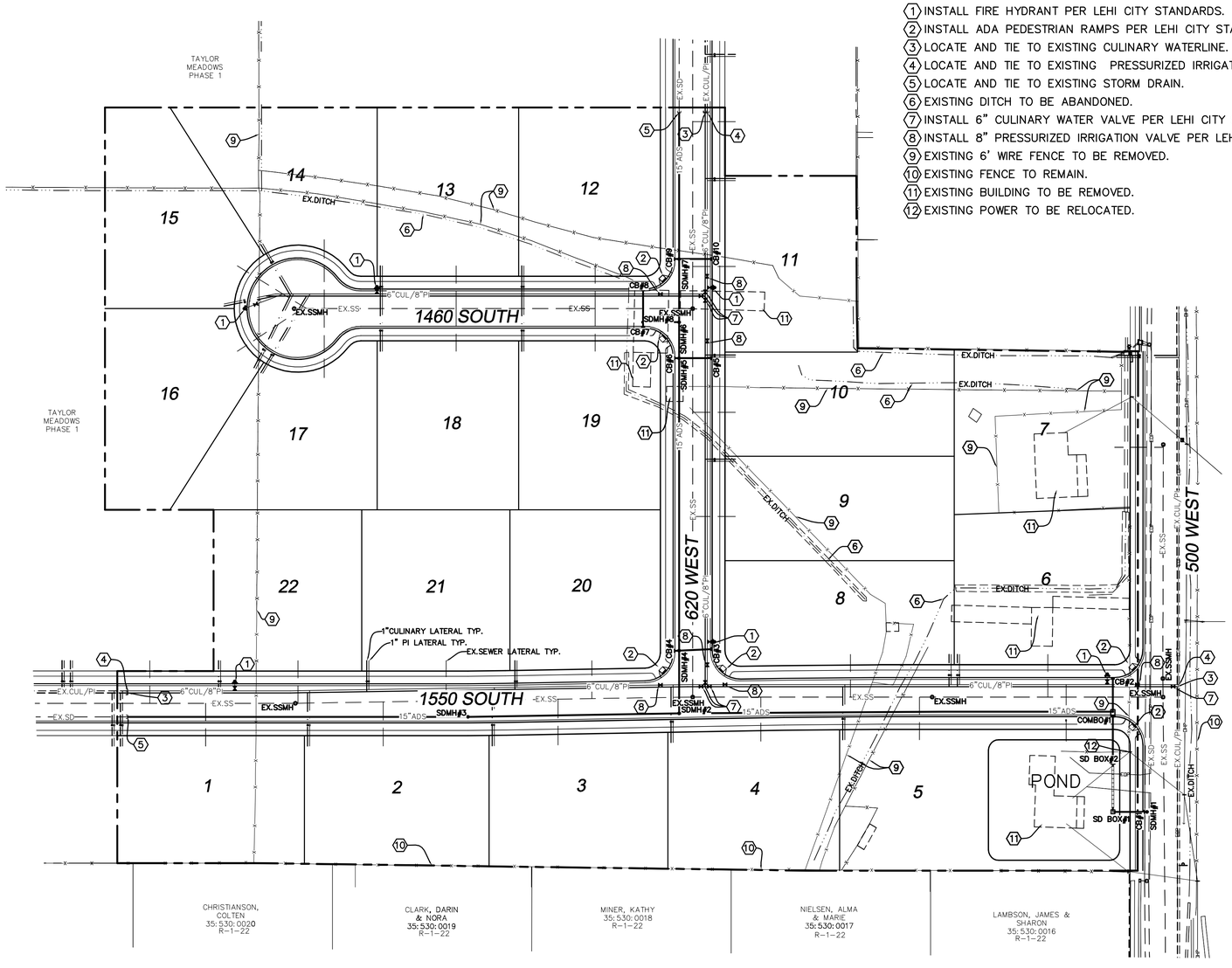


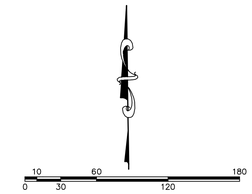
VICINITY MAP
–NTS–

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"ADS — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR–35 SEWER W/MH
- 6"CUL — PROPOSED CULINARY WATERLINE
- 8"PI — PROPOSED PRESSURIZED IRRIGATION

GENERAL NOTES
1. TRANSFORMERS ARE OIL FILLED EQUIPMENT AND REQUIRE 10' CLEAR TO BUILDINGS. ASSURE ADEQUATE SPACE BETWEEN BUILDINGS TO PROVIDE THE CODE REQUIRED CLEARANCE.
2. IRRIGATION DITCH ABANDONMENT SHALL BE ABANDONED AT THE HEAD OF DITCH OR TURNOUT.





(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

CONSTRUCTION NOTES:
1. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER LEHI CITY STANDARDS.
3. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
4. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
5. LOCATE AND TIE TO EXISTING STORM DRAIN.
6. EXISTING DITCH TO BE ABANDONED.
7. INSTALL 6" CULINARY WATER VALVE PER LEHI CITY STANDARDS.
8. INSTALL 8" PRESSURIZED IRRIGATION VALVE PER LEHI CITY STANDARDS.
9. EXISTING 6' WIRE FENCE TO BE REMOVED.
10. EXISTING FENCE TO REMAIN.
11. EXISTING BUILDING TO BE REMOVED.
12. EXISTING POWER TO BE RELOCATED.

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SHEET NO. 4

OVERALL SITE PLAN

LEHI, UTAH

TAYLOR MEADOWS

ATLAS A RESIDENTIAL SUBDIVISION

ENGINEERING L.L.C.

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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VICINITY MAP
-NTS-

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"ADS — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 6"CUL — PROPOSED CULINARY WATERLINE
- 8"PI — PROPOSED PRESSURIZED IRRIGATION

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SHEET NO. 5

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EXISTING TOPOGRAPHY

LEHI, UTAH

TAYLOR MEADOWS
A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
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946 E. 800 N. SUITE A
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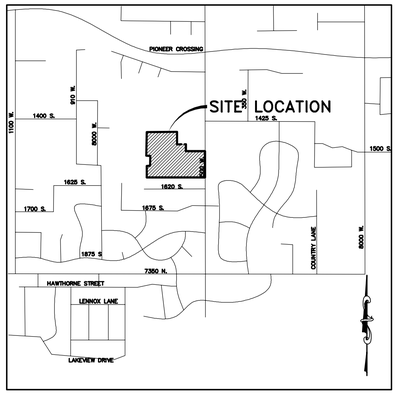

VICINITY MAP
-NTS-

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"ADS — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 6"CUL — PROPOSED CULINARY WATERLINE
- 8"PI — PROPOSED PRESSURIZED IRRIGATION

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SHEET NO. 6

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DRAINAGE PLAN

LEHI, UTAH

TAYLOR MEADOWS
ATLAS A RESIDENTIAL SUBDIVISION

ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
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SPANISH FORK, UT 84660

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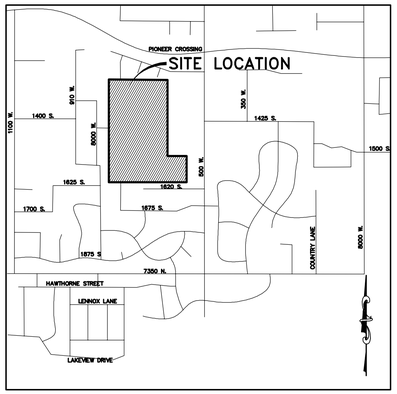
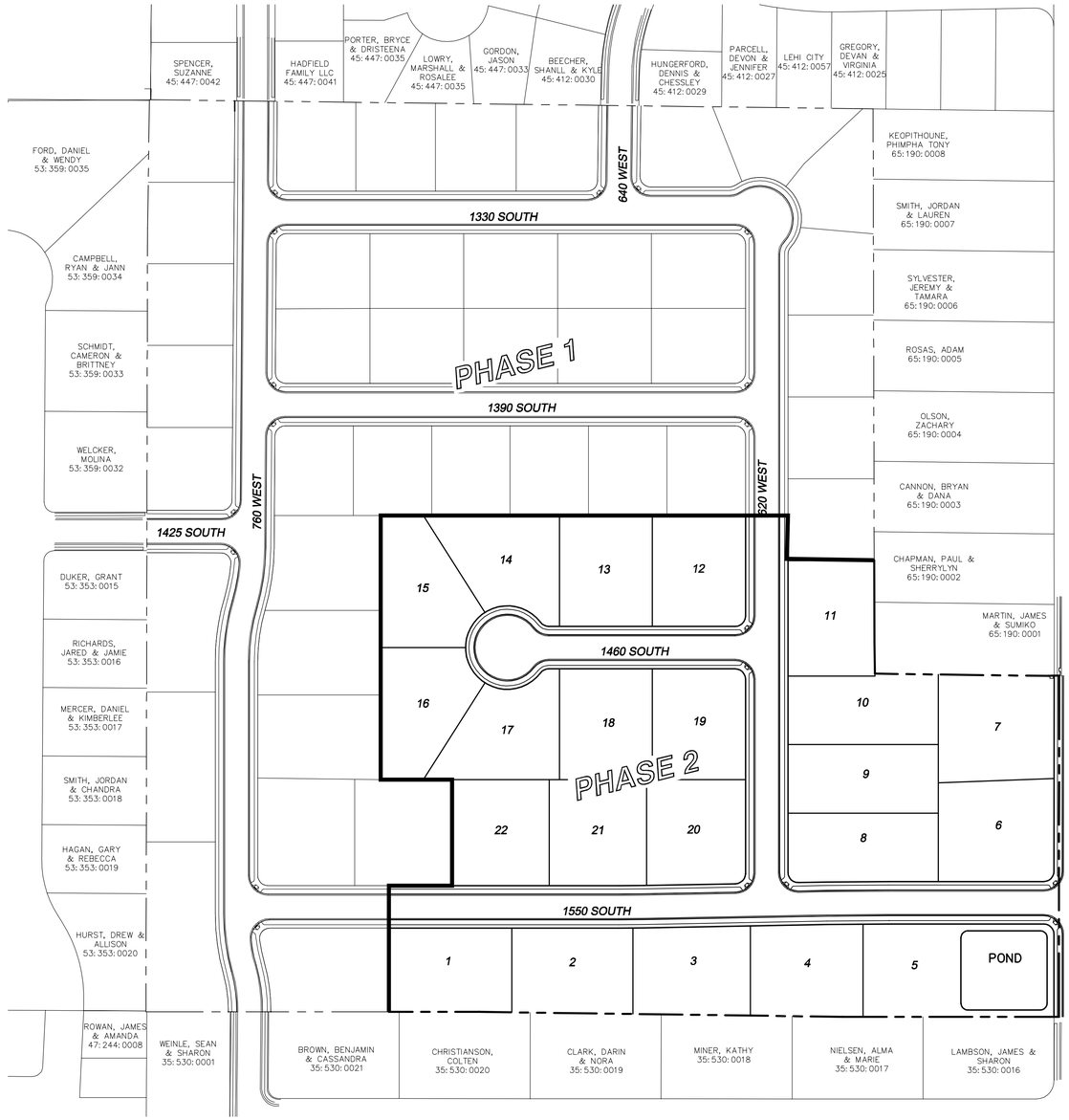
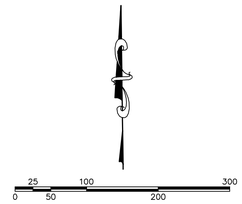


VICINITY MAP
–NTS–

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"ADS — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR–35 SEWER W/MH
- 6"CUL — PROPOSED CULINARY WATERLINE
- 8"PI — PROPOSED PRESSURIZED IRRIGATION





(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO. 7

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PHASING PLAN

LEHI, UTAH

TAYLOR MEADOWS

ATLAS A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
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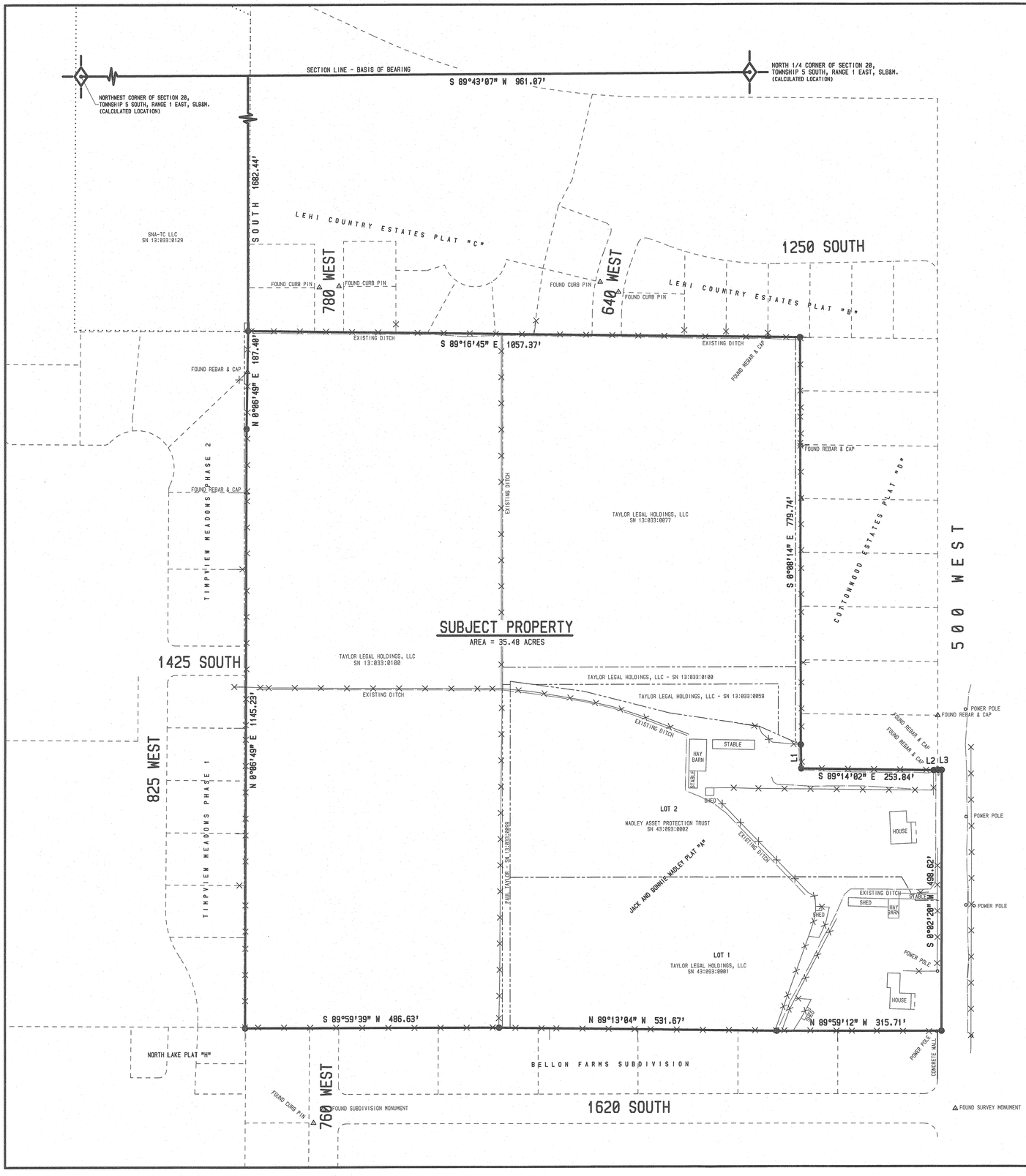


SCALE: 1" = 100'

0 100 200 300

SURVEYED BOUNDARY DESCRIPTION:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH LINE OF LEHI COUNTRY ESTATES PLAT "C" AND THE EAST LINE OF TIMPVIEW MEADOWS PHASE 2, WHICH POINT LIES SOUTH 89°43'07" WEST 961.07 FEET ALONG THE SECTION LINE AND SOUTH 1682.44 FEET FROM THE NORTH 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°16'45" EAST 1057.37 FEET ALONG THE SOUTH LINE OF LEHI COUNTRY ESTATES PLATS C AND B TO THE NORTHWEST CORNER OF COTTONWOOD ESTATES PLAT "D"; THENCE ALONG SAID PLAT "D" THE FOLLOWING FIVE (5) COURSES TO WIT: (1) SOUTH 0°08'14" EAST 779.74 FEET, (2) SOUTH 1°09'56" EAST 45.41 FEET, (3) SOUTH 89°14'02" EAST 253.84 FEET, (4) NORTH 86°12'03" EAST 8.50 FEET, (5) SOUTH 89°57'40" EAST 6.75 FEET; SOUTH 0°02'20" WEST 498.62 FEET ALONG THE EAST LINE OF LOTS 1 AND 2 OF JACK AND BONNIE MADLEY PLAT "A" TO THE EXTENSION OF THE NORTH LINE OF BELLON FARMS SUBDIVISION; THENCE ALONG THE NORTH OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES TO WIT: (1) NORTH 89°59'12" WEST 315.71 FEET, (2) NORTH 89°13'04" WEST 531.67 FEET, (3) SOUTH 89°59'39" WEST 486.63 FEET; THENCE ALONG THE EAST LINE OF TIMPVIEW MEADOWS THE FOLLOWING TWO (2) COURSES TO WIT: (1) NORTH 0°06'49" EAST 1145.23 FEET, (2) NORTH 0°53'14" EAST 187.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 35.48 ACRES.

LINE TABLE

L1	S 1°09'56" E	45.41'
L2	N 86°12'03" E	8.50'
L3	S 89°57'40" E	6.75'

SURVEYORS CERTIFICATE:

TO TAYLOR LEGAL HOLDINGS LLC et al AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,4,8,11, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 1, 2020.

BARRY L. PRETTYMAN - PLS #166406 — DATE 10/23/2020

REGISTERED LAND SURVEYOR — BARRY L PRETTYMAN — #166406 — STATE OF UTAH

NARRATIVE:

BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (S 89°43'07" W BETWEEN THE NORTH 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION, PREPARE A SURVEYED BOUNDARY DESCRIPTION, AND SURVEY TOPOGRAPHY FOR FUTURE DEVELOPMENT.

LEGEND:

- ● = 5/8" REBAR WITH ORANGE CAP MARKED PLS 166406.
- ——— TAYLOR LEGAL HOLDINGS, LLC DEED LINES
- - - - - ADJACENT LAND OWNER DEED LINES
- ×—×—× EXISTING FENCES

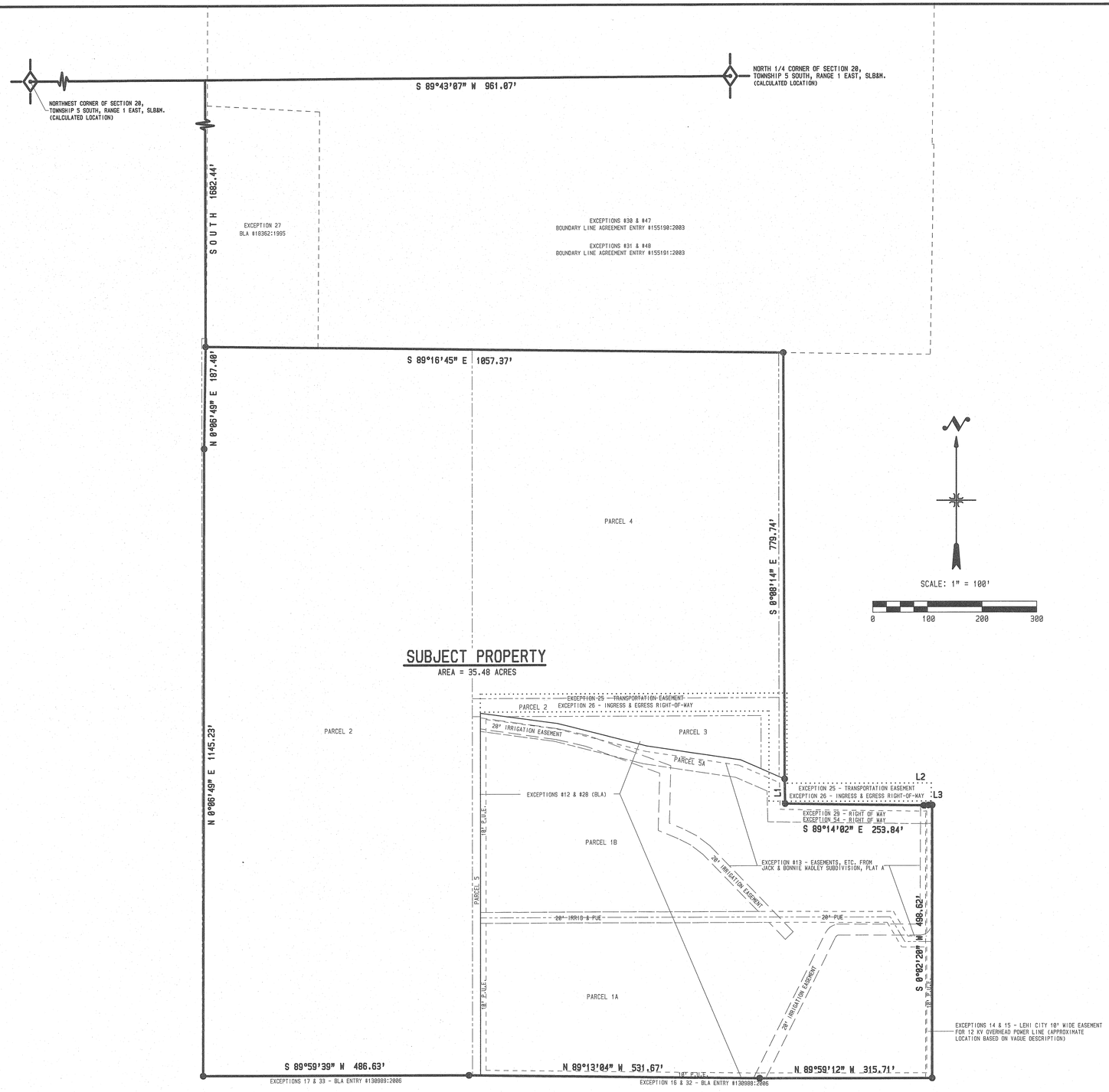
SHEET No. 1 OF 2

DATE: OCT. 21, 2020
DATE REVISED:

DRAWN BY: B.L.P.
APPROVED BY: B.L.P.
SCALE: 1" = 100'

TAYLOR LEGAL HOLDINGS LLC ET AL
ALTA/NSPS LAND TITLE SURVEY
LEHI , UTAH

ATLAS ENGINEERING
946 EAST 800 NORTH - SUITE #A
SPANISH FORK , UTAH - 84660
PHONE: (801) 655 - 0566



TITLE REPORT PROPERTY DESCRIPTIONS:

PARCEL 1:
PLAT "A". JACK AND BONNIE WADLEY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE ANED RECORDED OCTOBER 8, 1999 AS ENTRY NO. 109125 IN MAP NO. 8257 IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

PARCEL 2:
COMMENCING NORTH 966.6 FEET AND EAST FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 85°16'45" EAST 485.65 FEET; THENCE SOUTH 1326.41 FEET; THENCE NORTH 89°13'04" WEST 6.42 FEET; THENCE SOUTH 89°59'39" WEST 488.58 FEET; THENCE NORTH 1348.46 FEET; THENCE EAST 9.48 FEET; THENCE SOUTH 0°19'09" WEST 15.98 FEET TO THE POINT OF BEGINNING.
ALSO COMMENCING NORTH 322.59 FEET AND EAST 2198.17 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 561 FEET; THENCE SOUTH 144.64 FEET; THENCE NORTH 66°16'16" WEST 36.05 FEET; THENCE NORTH 97.13 FEET; THENCE WEST 468.01 FEET; THENCE NORTH 82°13'44" WEST 45.64 FEET; THENCE SOUTH 6.17 FEET; THENCE WEST 14.77 FEET; THENCE NORTH 33 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THEREFROM ANY PORTION LYING WITHIN TIMPVIEW MEADOWS PHASE 1 AND TIMPVIEW MEADOWS PHASE 2, ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

PARCEL 3:
COMMENCING NORTH 289.59 FEET AND EAST 2258.18 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 467.99 FEET; THENCE SOUTH 97.13 FEET; THENCE NORTH 66°16'16" WEST 40.58 FEET; THENCE NORTH 81°22'30" WEST 174.06 FEET; THENCE NORTH 75°40'45" WEST WEST 168.38 FEET; THENCE NORTH 82°13'44" WEST 96.49 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
COMMENCING NORTH 960.49 FEET AND EAST 2198.17 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°16'45" EAST 561.84 FEET; THENCE SOUTH 630.84 FEET; THENCE WEST 561 FEET; THENCE NORTH 637.9 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
COMMENCING SOUTH 365.91 FEET AND EAST 2198.17 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 655.5 FEET; THENCE EAST 14.77 FEET; THENCE SOUTH 0°00'01" EAST 655.71 FEET; THENCE NORTH 89°13'04" WEST 14.77 FEET TO THE POINT OF BEGINNING.

PARCEL 5A:
TOGETHER WITH A RIGHT OF WAY AND EASEMENT AS SET FORTH IN THAT CERTAIN QUIT CLAIM DEED, RECORDED OCTOBER 8, 1999 AS ENTRY NO. 109128 IN BOOK 5239 AT PAGE 306 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
WADLEY R.O.W. DESCRIPTION:
BEGINNING AT A POINT NORTH 0°05'09" EAST ALONG THE SECTION LINE 295.79 FEET AND EAST 2212.47 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN EXISTING FENCE THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 82°13'44" EAST 142.14 FEET; THENCE SOUTH 75°40'45" EAST 168.38 FEET; THENCE SOUTH 81°22'30" EAST 174.06 FEET; THENCE SOUTH 66°16'16" EAST 88.26 FEET; THENCE SOUTH 1°09'56" EAST 45.41 FEET; THENCE SOUTH 89°14'02" EAST 253.84 FEET; THENCE NORTH 86°12'03" EAST 8.58 FEET; THENCE SOUTH 89°57'40" EAST 6.37 FEET; THENCE SOUTH 0°02'20" WEST 33.00 FEET; THENCE NORTH 89°57'40" WEST 5.26 FEET; THENCE SOUTH 86°12'03" WEST 8.71 FEET; THENCE NORTH 89°14'02" WEST 287.86 FEET; THENCE NORTH 1°09'56" WEST 56.25 FEET; THENCE NORTH 66°16'16" WEST 62.82 FEET; THENCE NORTH 81°22'30" WEST 171.33 FEET; THENCE NORTH 75°40'45" WEST 168.13 FEET; THENCE NORTH 82°13'44" WEST 135.75 FEET; THENCE NORTH 33.31 FEET TO THE POINT OF BEGINNING.

TITLE REPORT EXCEPTIONS:

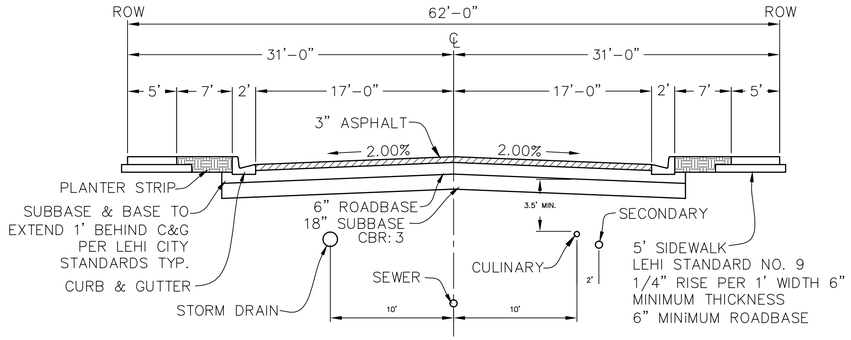
TITLE REPORT BY PROVO LAND TITLE COMPANY COMMITMENT #86559-20.

EX. 12 & 28 - BOUNDARY LINE AGREEMENT THAT MATCHES THE BOUNDARY OF THE JACK AND BONNIE WADLEY SUBDIVISION. ENTRY 70598:1999 SHOWN AND LABELED ON PLAT.
EX. 13 - ALL NON-EXCLUSIVE AND EXCLUSIVE EASEMENTS AND RIGHTS-OF-WAY WHICH AFFECT THE COMMON AREA (IF ANY), AS WELL AS ALL EASEMENTS, RESTRICTIONS, NOTES, SETBACKS, AND CONDITIONS AS SHOWN ON THE PLAT ENTITLED JACK AND BONNIE WADLEY SUBDIVISION, PLAT A, ENTRY #109125:1999. SHOWN AND LABELED ON PLAT.
EX. 14 & 15 - LEHI CITY 10' WIDE EASEMENT FOR 12KV OVERHEAD POWER LINE - ENTRY #64516 & #64517:2003. SHOWN AND LABLED ON PLAT. SHOWN ON THE PLAT ENTITLED JACK AND BONNIE WADLEY SUBDIVISION, PLAT A, ENTRY #109125:1999. SHOWN AND LABELED ON PLAT.
EX. 16 & 32 - BOUNDARY LINE AGREEMENT ENTRY #130988:2006 - SHOWN AND LABELED ON PLAT.
EX. 17 & 33 - BOUNDARY LINE AGREEMENT ENTRY #130989:2006 - SHOWN AND LABELED ON PLAT.
EX. 25 - A RIGHT RESERVED FOR HAZEL MAY BONE FOR TRANSPORTATION ENTRY #5569:1926. SHOWN AND LABELED ON PLAT.
EX. 26 - A RIGHT OF WAY FOR INGRESS AND EGRESS FOR PHYLIS C. TAYLOR - ENTRY #24691:1984. SHOWN AND LABELED ON PLAT.
EX. 27 - BOUNDARY LINE AGREEMENT ENTRY #130989:2006 - SHOWN AND LABELED ON PLAT.
EX. 29 - RIGHT OF WAY TO R. LEE TAYLOR, BONNIE WADLEY, & PAUL E. TAYLOR FOR UNDISCLOSED PURPOSES - ENTRY #109128:1999. SHOWN AND LABELED ON PLAT.
EX. 30 & 47 - BOUNDARY LINE AGREEMENT ENTRY #155190:2003 - SHOWN AND LABELED ON PLAT.
EX. 31 & 48 - BOUNDARY LINE AGREEMENT ENTRY #155191:2003 - SHOWN AND LABELED ON PLAT.

SHEET No. 2 OF 2
DATE: OCT. 21, 2020
DATE REVISED:
DRAWN BY: B.L.P.
APPROVED BY: B.L.P.
SCALE: 1" = 100'

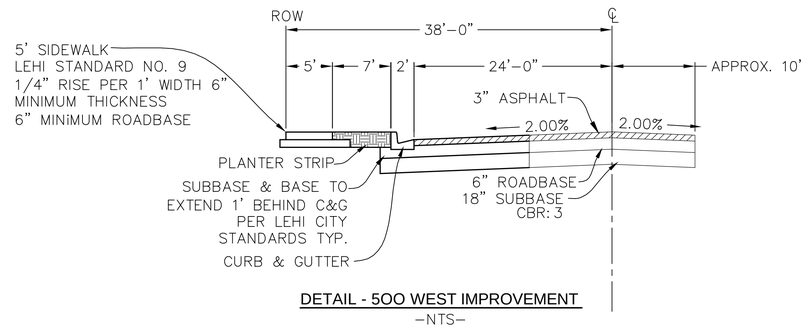
TAYLOR LEGAL HOLDINGS LLC ET AL
ALTA/NSPS LAND TITLE SURVEY
TITLE EXCEPTIONS

ATLAS ENGINEERING
946 EAST 800 NORTH - SUITE #A
SPANISH FORK , UTAH - 84660
PHONE: (801) 655-0566



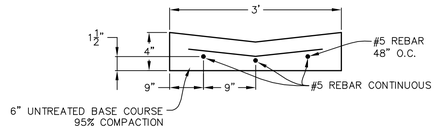
DETAIL - TYPICAL 62' RIGHT-OF-WAY STREET SECTION

–NTS–



DETAIL - 500 WEST IMPROVEMENT

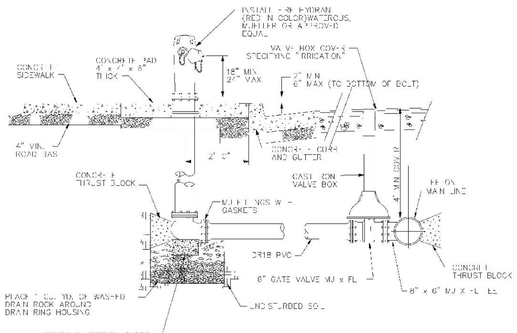
–NTS–



DETAIL - 3' CROSS GUTTER

–NTS–

NOTE: ALL CONSTRUCTION TO FOLLOW GEO TECHNICAL STUDY BY GSH.
GSH JOB NO. 0997–002–16



FIRE HYDRANT WITH VALVE

NOTES:

1. ALL BOLTS SHALL BE KEPT FROM CONCRETE AND FACILITY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2" BELOW THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.

LEHI CITY

STANDARD DETAIL

FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER-2

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi Water.dwg, WATER-2

NO.	REVISIONS	BY	DATE
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SHEET NO. DT-01

DETAIL SHEET

LEHI, UTAH

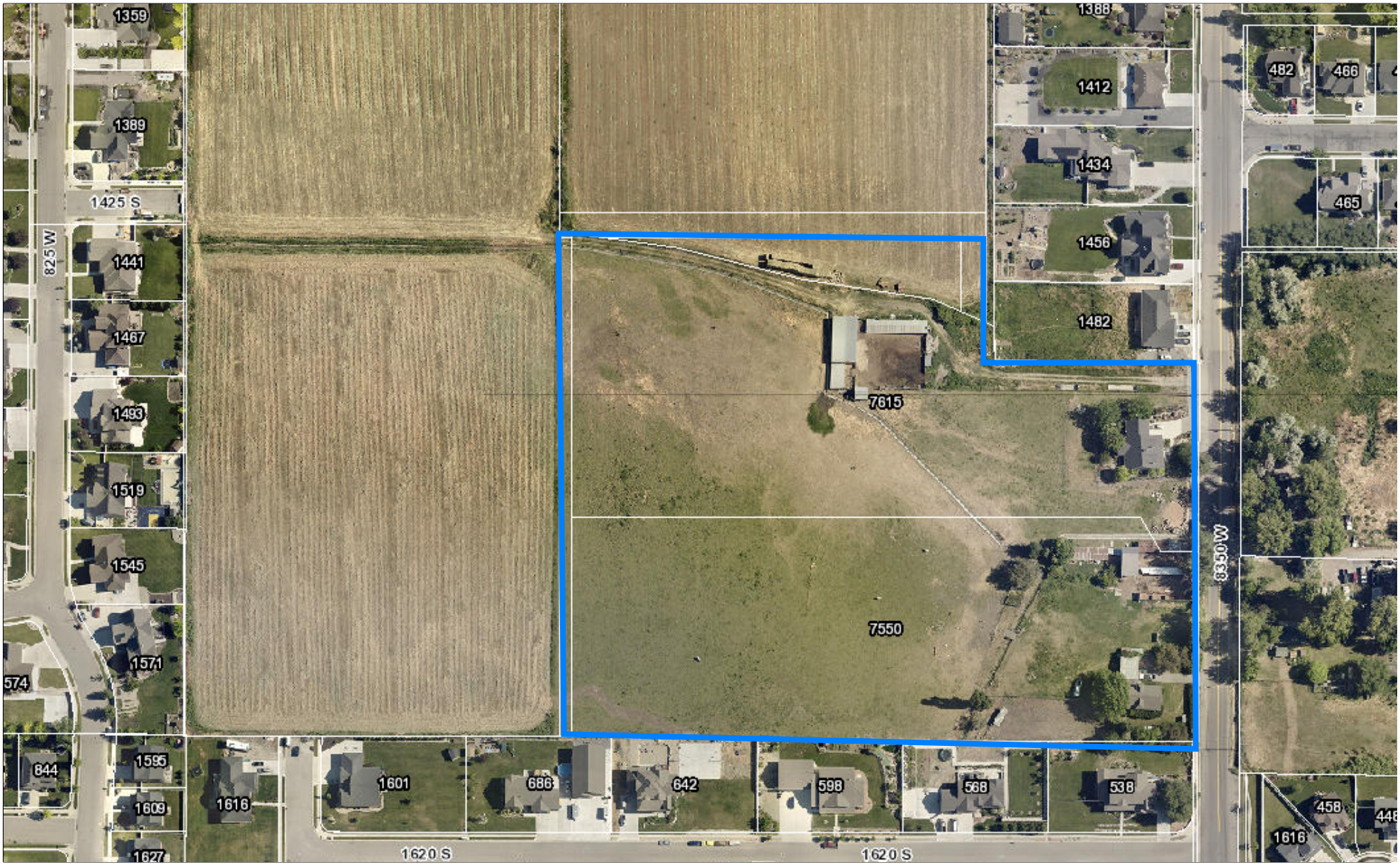
TAYLOR MEADOWS

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-078 Taylor Meadows\CIVIL\PRELIMINARY\PHASE 2\DT-01.dwg 3/25/2021 11:46:47 AM MDT

Taylor Meadows Preliminary Subdivision

Aerial

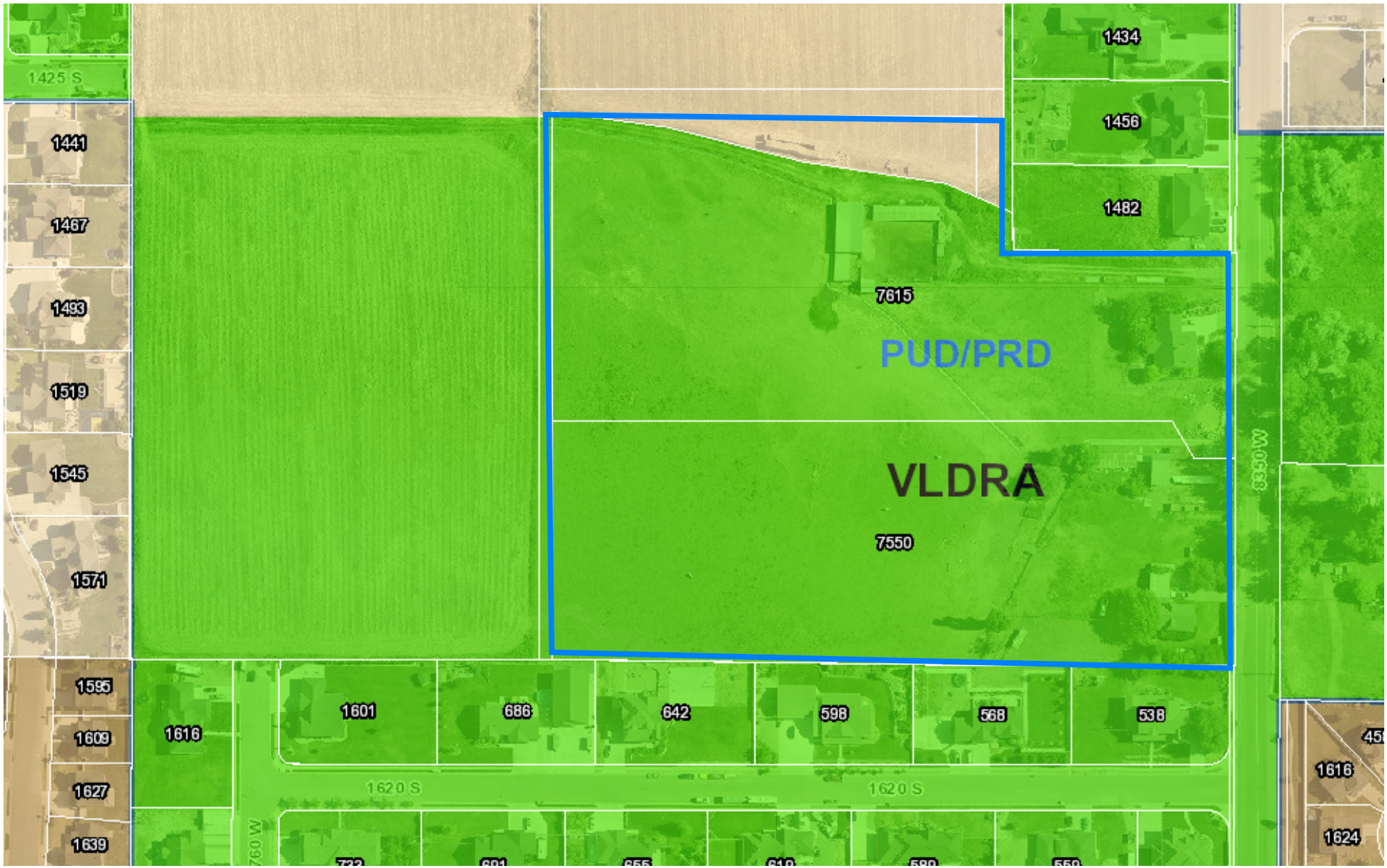


0 420 840 Feet

LEHI CITY

Taylor Meadows Preliminary Subdivision

General Plan



0 420 840 Feet

LEHI CITY

Taylor Meadows Preliminary Subdivision

Zoning

0 420 840 Feet

LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #26-2021, the Lewis Flex Office Zone Change, amending the zoning from Commercial to Heavy Commercial on 10-acres of property located at approximately 4100 West and 2100 North.

Suggested Action:

Attachments:

CC Staff Report Lewis Flex Office Zone Change 06.29.21.docx

Lewis Flex Office Zone Change DRC 05.12.21.docx

Ord 26-2021.docx

Lewis Flex Office Zone Change narrative.pdf

Lewis Flex Office Zone Change plan.pdf

Lewis Flex Office Zone Change - aerial map.pdf

Lewis Flex Office Zone Change - zoning map.pdf

Lewis Flex Office Zone Change - general plan map.pdf

IMG_8041.JPG

IMG_8042.JPG

IMG_8040.JPG

LEWIS FLEX OFFICE ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Howard Cooke/Gardner Company		
Meeting Date	June 29, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	4200 West 2100 North		
Project Area	10 acres		
Existing Zoning	Commercial (C)		
Proposed Zoning	Heavy Commercial (C-H)		
Existing General Plan Land Use Designation	Heavy Commercial (HC)		
Adjacent Zoning and Land Use	*North*	PC	Holbrook Farms
	South	C-H	Undeveloped/2100 North
	East	C/PC	Undeveloped/UT Military Academy
	West	PC	Undeveloped
Date of DRC Review	May 12, 2021		
Date of Planning Commission Review	May 27, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Heavy Commercial (C-H)

The Heavy Commercial land use 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. This district supports opportunities for commercial uses that contribute to the local tax base, and to create high quality areas for businesses that are more impactful to surrounding areas than retail and office uses. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/office.

An estimation of how land may develop in the Heavy Commercial zone is as follows:

Office/employment – 60%
Retail – 25%
Roads & institutional – 15%

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;

5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

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

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from Commercial to Heavy Commercial at approximately 4200 West and 2100 North. This proposed change is consistent with the General Plan designation of Heavy Commercial at this site. The Heavy Commercial zone will allow for additional commercial uses on the site, including flex office/warehouse.

The DRC reviewed the proposed zone change and had one comment regarding water dedication. The water dedication must take place before the zone change is recorded. Please consider including all DRC comments as part of the motion.

POSSIBLE ACTIONS/FINDINGS

The City Council may approve or deny the proposed Zone Change. Please remember to include findings and DRC comments as a part of the motion. Possible findings include:

1. The proposed zone change is consistent with the Heavy Commercial designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan;
3. The proposed zone change will/will not unduly affect the uses or proposed uses for nearby properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on May 27, 2021.

Lewis Flex Office Zone Change
DRC Redline Comments

Howard Cooke – requests review of the Lewis Flex Office Zone Change, amending the zoning from Commercial to Heavy Commercial on 10-acres of property located at approximately 4200 West and 2100 North.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: 4/27/2021

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:

1. Prior to any preconstruction meeting for development on this property, the owner needs to complete the required water dedication for the Heavy Commercial Zone. The amount of culinary water is 1.35 acre feet per acre and irrigation water is 1.25 acre feet per acre.

Consistency with the elements of the Lehi City General Plan.

This area has a **Heavy Commercial** designation on the General Plan.

Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.

From the Lehi City General Plan Land Use Element the following goals and policies related to development should be considered:

1. Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.

2. Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.

3. Promote variety in commercial spaces, densities, and locations.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 27TH

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: 26-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 4200 WEST 2100 NORTH

WHEREAS, Howard Cooke/Gardner Company, authorized agent for the owner of property located at 4200 West 2100 North and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as Heavy Commercial (C-H); and

WHEREAS, following a public hearing on May 27, 2021, 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 June 29, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of May 27, 2021; 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 October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to Heavy Commercial (C-H).

PART II:

A. If a provision of this Ordinance -2021 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 29th day of June 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

LEWIS FLEX OFFICE ZONE CHANGE LEGAL DESCRIPTION

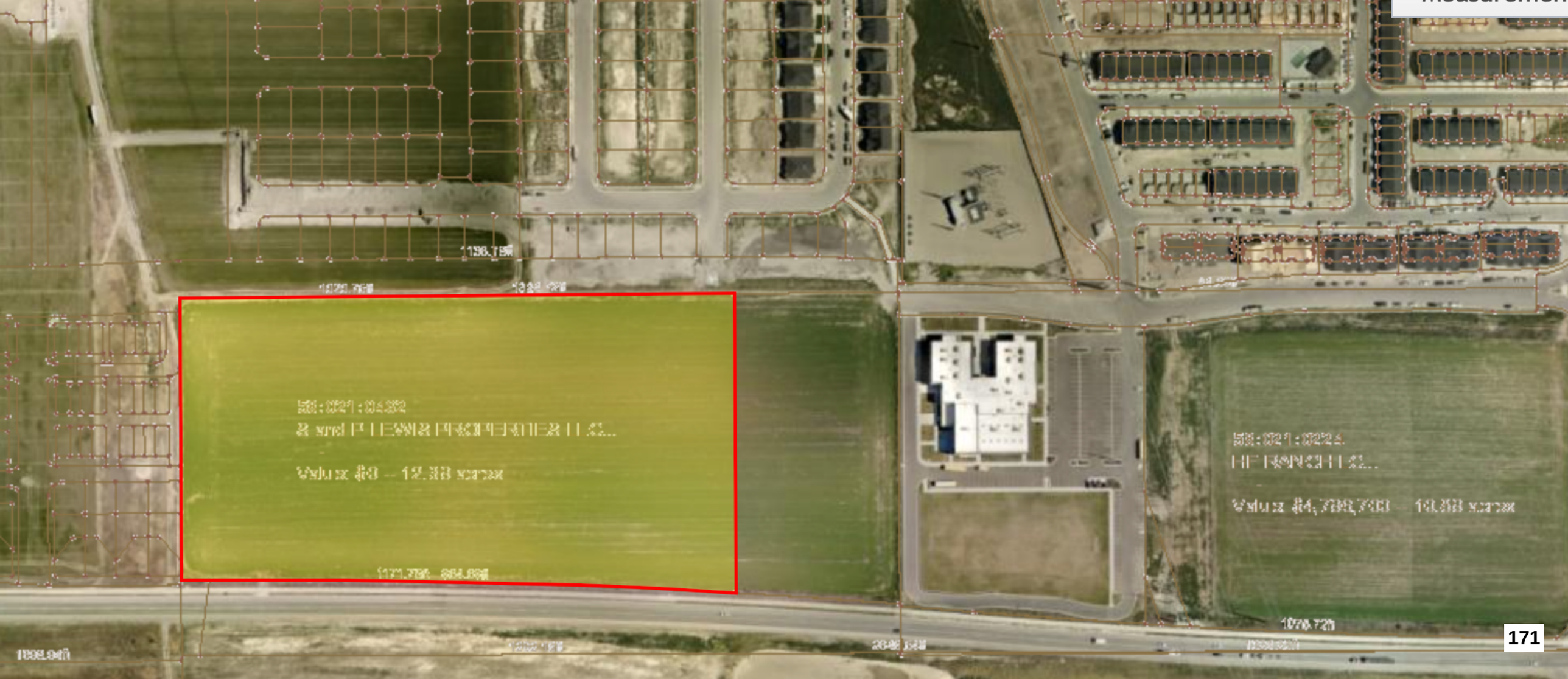
COM N 111.46 FT & W 1627.33 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 88 DEG 10' 41" W 864.68 FT, RADIUS = 15138.83 FT); N 89 DEG 48' 50" W 157.11 FT; N 0 DEG 1' 6" W 518.97 FT; N 89 DEG 51' 7" E 1020.75 FT; S 0 DEG 4' 52" E 549.61 FT TO BEG. AREA 12.390 AC.

Lewis Flex Office Zoning Amendment

We propose amending the 10 acres of the Lewis Property just off of 2100 N in Lehi, Utah from commercial to heavy commercial. We would like to develop the property into a flex office space that consists of two 75,000 SF warehouses and will be constructed with concrete and glass. The Lehi code currently prohibits “Warehousing and Wholesale Distribution with no outside storage,” in a commercial zone, therefore we would like to change this zone to heavy commercial so that our development’s use may be permitted.

This zone change is consistent with Lehi City’s General Plan, which depicts this property in a heavy commercial zone. Based on Lehi City’s General Plan and our survey of the surrounding area, we believe that this use is compatible with the adjoining properties and will not be detrimental to any of the surrounding community’s existing uses.

Due to the nature of the surrounding area and the fact that heavy commercial and commercial zones share characteristics we don’t foresee this zoning amendment having a large effect on the surrounding area other than helping to further its development and add revenue for the city. Additionally, the development would be built in a way that it not only integrates seamlessly with the surrounding area but also enhances it with amenities such as landscaping, sidewalks and access to trails. The development’s landscape design will be xeriscape and use native plantings and rocks to make the property both very appealing to the neighborhood as well as sustainable. The project will also have sidewalks and access to trails



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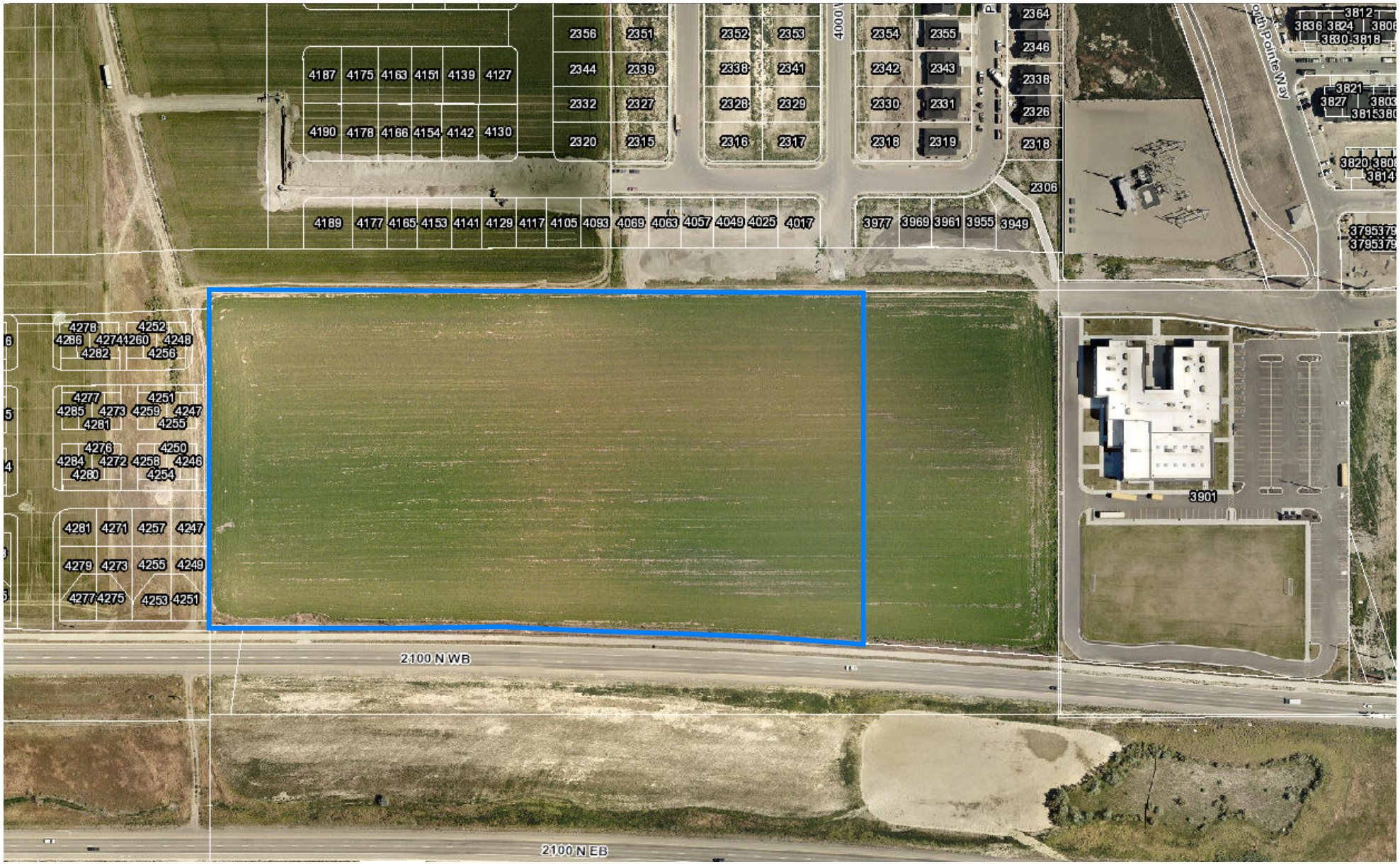
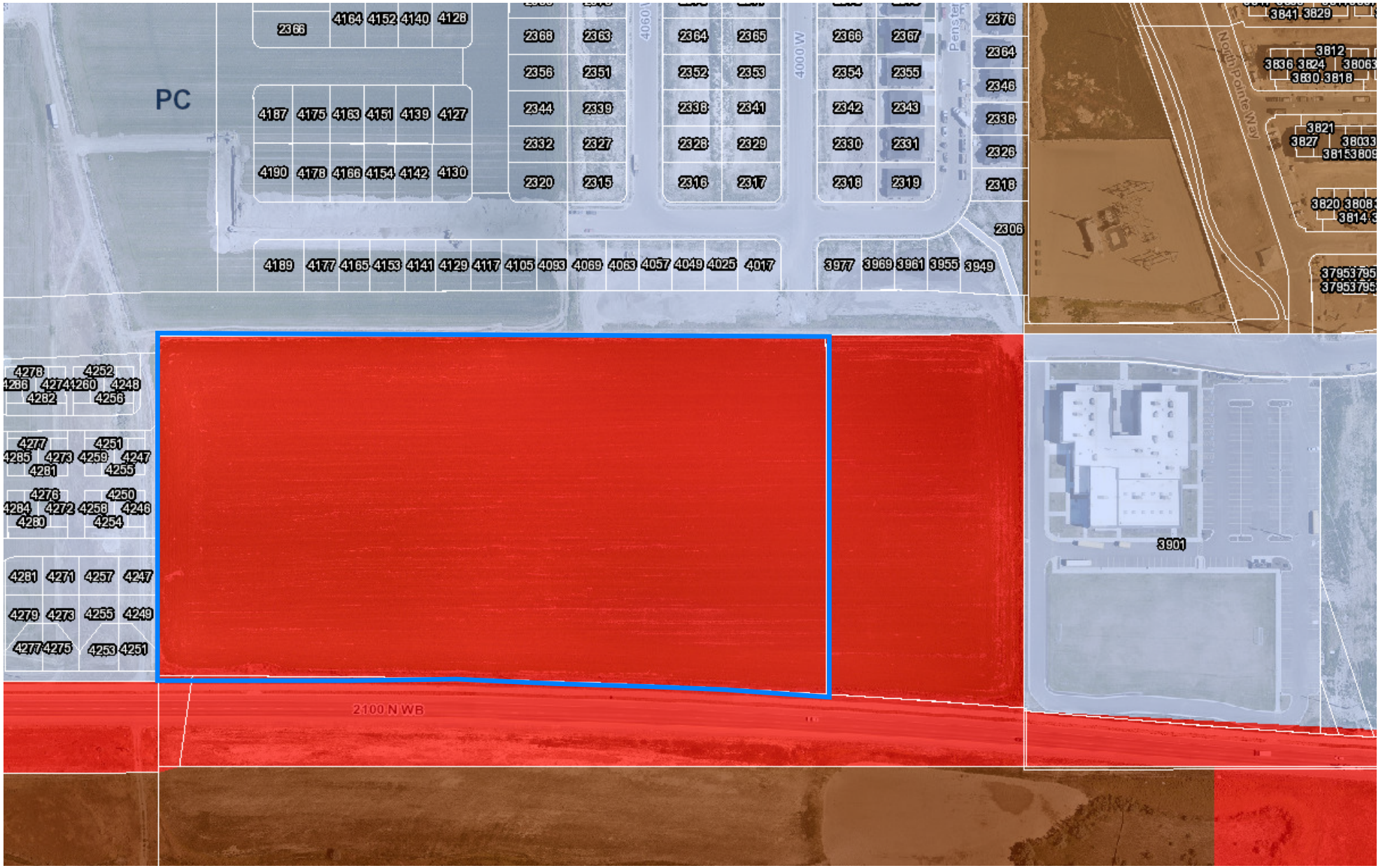
Lewis Flex Office Zone Change

Aerial



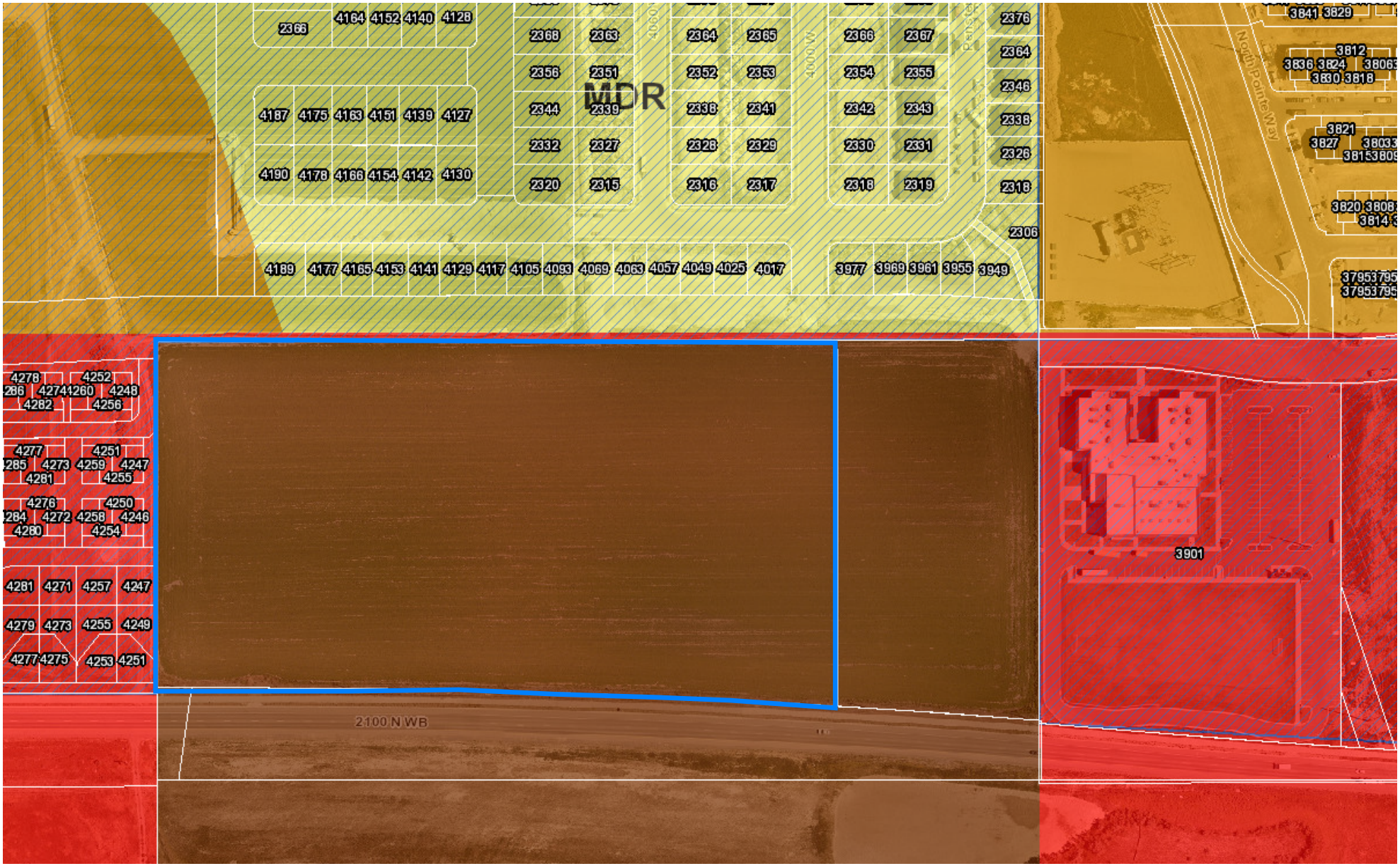
Lewis Flex Office Zone Change

Zoning



Lewis Flex Office Zone Change

General Plan



PUBLIC
HEARING

PUBLIC
HEARING

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary and Final subdivision approval for the SOA Plat 1, a 4-lot commercial subdivision located at Blue Sky Road and Orinda Drive.

Suggested Action:

Attachments:

CC Staff Report SOA Plat 1 Preliminary and Final Subdivision 06.29.21.docx

SOA Plat I Preliminary Subdivision DRC 05.5.21.docx

SOA Investments Plat 1 preliminary & final subdivision - plat.pdf

SOA Investments Plat 1 preliminary & final subdivision- plan and profile.pdf

SOA Plat 1 Preliminary & Final Subdivision - general plan map.pdf

SOA Plat 1 Preliminary & Final Subdivision - zoning map.pdf

SOA Plat 1 Preliminary & Final Subdivision - aerial map.pdf

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IMG_8048.JPG

IMG_8046.JPG

SOA PLAT 1 PRELIMINARY AND FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Gardner Company		
Meeting Date	June 29, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	Blue Sky Road and Orinda Drive		
Existing Land Use	Undeveloped		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	High Density Residential (HDR) and Commercial (C)		
Number of Lots/Units	4 Lots		
Adjacent Zoning and Land Use	*North*	PC	Cold Spring Ranch HD2
	South	None	Saratoga Springs/Residential
	East	A-5	Residential/Agriculture
	West	PC/None	Redwood Road/Saratoga Springs
Date of DRC Review	May 5, 2021		
Date of Planning Commission Review	May 27, 2021 (Preliminary)		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

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

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.

A. Nonresidential Connectivity Standards. All new nonresidential subdivisions containing the dedication of public roads shall meet the following connectivity index and block length standards. Private roads shall meet the requirements of this section; however, a public road may be required to prevent a private road in a subdivision from stubbing into a future or existing public road.

1. Required Connectivity Index. The minimum required connectivity index score shall be a minimum of 1.5 for nonresidential developments and a minimum of 1.75 for stacked and horizontal mixed use and transit-oriented developments.
    a. The required connectivity index may be reduced if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent;
ii. Jordan River;
iii. Utah Lake;
iv. delineated wetlands;
v. other significant natural and historic features;
vi. existing adjacent development;
vii. rail corridors; or
viii. limited access roadways.

b. Reductions in the required connectivity index shall be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

c. The total allowed reduction to the required connectivity index will be based on an analysis of existing conditions that prevent connections. As part of the analysis, City staff will ensure the internal connectivity of the subdivision meets the required connectivity index and that connectivity is provided to adjacent properties where possible.

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

Development Type	Block Length
Regional Retail, Office/Warehouse, Manufacturing, Technical Manufacturing, and Warehouse Distribution	1,000 feet
All other nonresidential uses	800 feet
Mixed use (stacked and horizontal), Urban Tech Mixed Use District, and transit-oriented developments	600 feet

a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:
i. road grades that exceed ten percent;
ii. Jordan River;
iii. Utah Lake;
iv. delineated wetlands;
v. other significant natural and historic features;
vi. existing adjacent development;
vii. rail corridors; or
viii. limited access roadways.

b. Increases in block length will be reviewed on a case-by-case basis and shall require recommendations from the reviewing departments and Planning Commission and approval by the City Council.

PROPERTY HISTORY

November 2, 1998	This property was included in the Lehi Jordan Heights annexation.
August 8, 2017	This property was re-zoned as Planned Community.
August 8, 2017	The Cold Spring Ranch Area Plan was approved by the City Council.

REPORT ANALYSIS

The applicant is requesting approval of the SOA Plat 1 preliminary and final subdivision located at Blue Sky Road and Orinda Drive. This proposed subdivision will include four commercial lots and a road connection to extend Blue Sky Road to Orinda Drive. The extension of Blue Sky Road is consistent with the connectivity and block length requirements listed in Chapter 37 of the Development Code. Blue Sky Road is proposed to include a 5-foot sidewalk and 7-foot planter to meet our City standard.

The DRC had two comment that were applicable to both the preliminary and final subdivision including the following:

1. A 10 ft. PUE & RCE is required at all road frontages.
2. On the final plat, change Chairman to Chair under Planning Commission and City Council signature blocks.

Please include all DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

The City Council may approve, approve with modifications, or deny the proposed SOA Plat 1 Preliminary and Final Subdivision. Please remember to include findings and DRC comments as a part of the motion. Possible findings include:

1. The proposed subdivision is consistent with the land use designation listed in the Cold Spring Ranch Area Plan.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

SOA Plat 1 Preliminary Subdivision
DRC Redline Comments

*Gardner Company – requires preliminary subdivision review of **SOA Plat 1**, a 4-lot commercial subdivision located at Blue Sky Road and Orinda Drive.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: 4/26/21

DRC REDLINE COMMENTS:
Glade – Power:
1. A 10 ft. PUE & RCE is required at all road frontages.

Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
2. On the final plat, change Chairman to Chair under Planning Commission and City Council signature blocks.

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.
5. Reimbursement Agreement for any reimbursable improvement items must be in place.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Irrigation Company signature on the construction drawings for the irrigation piping.
10. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
11. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
12. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
13. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
14. Address any comments or conditions from City Council approval.
15. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.

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

5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. Provide a recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. 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.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 27TH (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.

SOA INVESTMENT PLAT 1

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

"PRELIMINARY PLAT"

NORTH

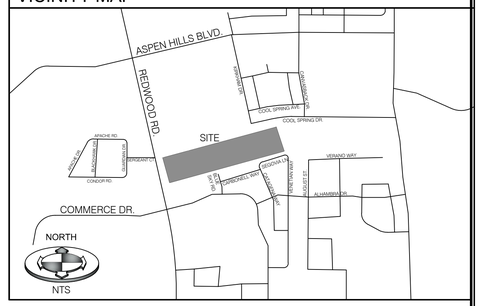
GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60ft.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.53'	21.00'	86°01'58"	N 70°55'20" W	28.65'
C2	48.05'	219.00'	12°34'13"	N 21°37'14" W	47.95'
C3	52.81'	250.00'	12°06'09"	N 21°23'13" W	52.71'
C4	60.86'	281.00'	12°24'33"	N 21°32'24" W	60.74'
C5	31.82'	21.00'	86°48'28"	S 15°39'33" W	28.86'

VICINITY MAP



CSR OWNERS ASSOCIATION
PARCEL# 65-631-0224

KIRKHAM DRIVE
(PUBLIC ROAD)

L=478.60
R=2000.00
Δ=13°42'39"
CH=N 83°08'40" E
CL=477.46

EAST 68.86'

N 76°17'21" E 162.56'
137.06' 25.50'

L=273.39
R=769.00
Δ=20°22'09"
CH=N 66°06'16" E
CL=271.95

SOUTH 310.16'

SHANE B. ALLRED
PARCEL# 58-023-0270

L=295.42
R=831.00
Δ=20°22'08"
CH=N 66°06'16" E
CL=293.87

L=45.59
R=831.00
Δ=3°08'35"
CH=N 57°29'30" E
CL=45.58

L=101.50
R=831.00
Δ=6°59'54"
CH=N 62°33'44" E
CL=101.44

L=8.09
R=19.00
Δ=24°23'56"
CH=N 64°05'41" E
CL=8.03

ORINDA DRIVE
(FUTURE PUBLIC ROAD)

N 76°17'21" E 318.02'
237.37' 80.65'

L=148.34
R=831.00
Δ=10°13'39"
CH=N 71°10'31" E
CL=148.14

C1 C2 C3 C4 C5

LOT 4
184,288 SQ FT
4.231 ACRES
???

LOT 3
184,288 SQ FT
4.231 ACRES
???

N 13°23'39" W 313.21'

POB

MEAGAN & JOHN JR BRESSON
RIVER HEIGHTS PLAT "A"
PARCEL# 51-544-0009

ROBISON & MCKENZIE ROGERS
RIVER HEIGHTS PLAT "A"
PARCEL# 51-544-0008

332.03'

S 75°19'52" W 92.58'

S 86°32'27" W 69.58'

N 27°26'17" W 21.03'

LOT 2
75,782 SQ FT
1.740 ACRES
???

257.68'

N 13°20'08" W 257.68'

N 13°20'07" W 295.01'

447.19'

S 74°39'53" W 1361.12'

31.00' 31.00'

LOT 1
75,782 SQ FT
1.740 ACRES
???

N 13°10'32" W 300.77'

257.37'

NORTH 388.46'
(DEED = 388.95')

SOUTH QUARTER CORNER SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)

262.53'

SOUTHEAST CORNER SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)

S 89°51'47" W 1264.00'

REDWOOD ROAD
(PUBLIC ROAD)

MURPHY USA REAL ESTATE LKE #21 LP
LOT 8A, SARATOGA TOWN CENTER LOT 8
MINOR SUB.
PARCEL# 66-268-0004

COMMON AREA
SARATOGA TOWN CENTER OFFICE
CONDOMINIUM PLAT B
PARCEL# 66-320-0206

BLUE SKY ROAD
(PUBLIC ROAD)

COMMON AREA
GABLES AT SARATOGA SPRINGS PHASE
2C PUD
PARCEL# 40-438-0277

BASIS OF BEARINGS
S 89°51'47" W 2660.35' (MEASURED) 2660.26' (RECORD)

COMMON AREA
GABLES AT SARATOGA SPRINGS PHASE
2B PUD
PARCEL# 40-450-0250

COMMON AREA
GABLES AT SARATOGA SPRINGS PHASE
2A PUD
PARCEL# 40-456-0233

SECTION CORNER AND LINE (FOUND)
PROPERTY CORNER AND LINE (SET 5/8"x24" REBAR AND CAP)
LOT LINE
EASEMENT LINE
ADJOINING DEED LINE
SETBACK LINE
NEW STREET MONUMENT TO BE SET

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY HAS BEEN MADE OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

SOA INVESTMENT PLAT 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET MINIMUM AREA, WIDTH AND FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING ORDINACE.

BOUNDARY DESCRIPTION

LEGAL DESCRIPTION PER TITLE REPORT:
A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LEHI, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF RIVER HEIGHTS SUBDIVISION, SAID POINT BEING LOCATED S89°51'47"W ALONG THE SECTION LINE 1264.00 FEET AND NORTH 388.56 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SUBDIVISION LINE AND THE NORTH LINE OF THE GABLES AT SARATOGA SPRINGS SUBDIVISION AND THE SARATOGA TOWN CENTER SUBDIVISION THE FOLLOWING THREE (3) COURSES: S86°32'27"W 69.67 FEET; THENCE S75°19'55"W 92.58 FEET; THENCE S74°39'55"W 1361.05 FEET TO THE EAST LINE OF REDWOOD ROAD; THENCE N12°01'32"W ALONG SAID LINE 300.64 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S38°05'59"E) 8.09 FEET THROUGH A CENTRAL ANGLE OF 24°23'20" (CHORD: N64°05'41"E 8.03 FEET); THENCE N76°17'21"E 318.02 FEET; THENCE ALONG THE ARC OF A 831.00 FOOT RADIUS CURVE TO THE LEFT 295.43 FEET THROUGH A CENTRAL ANGLE OF 20°22'09" (CHORD: N66°06'16"E 293.87 FEET); THENCE ALONG THE ARC OF A 769.00 FOOT RADIUS CURVE TO THE RIGHT 273.39 FEET THROUGH A CENTRAL ANGLE OF 20°22'09" (CHORD: N66°06'16"E 271.95 FEET); THENCE N76°17'21"E 162.56 FEET; THENCE ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE RIGHT 478.60 FEET THROUGH A CENTRAL ANGLE OF 13°42'39" (CHORD: N83°08'40"E 477.46 FEET); THENCE EAST 68.86 FEET TO THE WEST LINE OF THAT REAL PROPERTY DESCRIBED AT ENTRY NO. 108707:2015 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE SOUTH ALONG SAID LINE 310.06 FEET TO THE POINT OF BEGINNING.

PROFESSIONAL LAND SURVEYOR
4-21-21
7240531
BRIAN A. LINAM
STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

SOA INVESTMENT PLAT 1

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL EASEMENTS AND PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY I HAVE HEREUNTO SET MY HAND THIS _____DAY OF_____A.D., 20___.

_____

_____
BY: _____
ITS: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Utah } S.S.

ON THE____ DAY OF _____A.D., 20___, MATTHEW V. HESS PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF CREEKSIDE FARM DEVELOPMENT, INC., A CORPORATION, AND THAT HE BEING AUTHORIZED TO DO SO, ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

_____
PRINT NAME

MY COMMISSION NUMBER: _____

_____
NOTARY PUBLIC
RESIDING IN UTAH COUNTY

APPROVAL BY LEGISLATIVE BODY

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

_____
CITY MAYOR

_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE LEHI CITY COUNCIL.

_____ _____
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE LEHI CITY COUNCIL.

_____ _____
DIRECTOR - SECRETARY CHAIRMAN, CITY COUNCIL

BENCHMARK CIVIL

BENCHMARK
ENGINEERING &
LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

NOTARY PUBLIC SEAL	RECORDER SEAL	CITY ENGINEER SEAL

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

RECORDED # _____

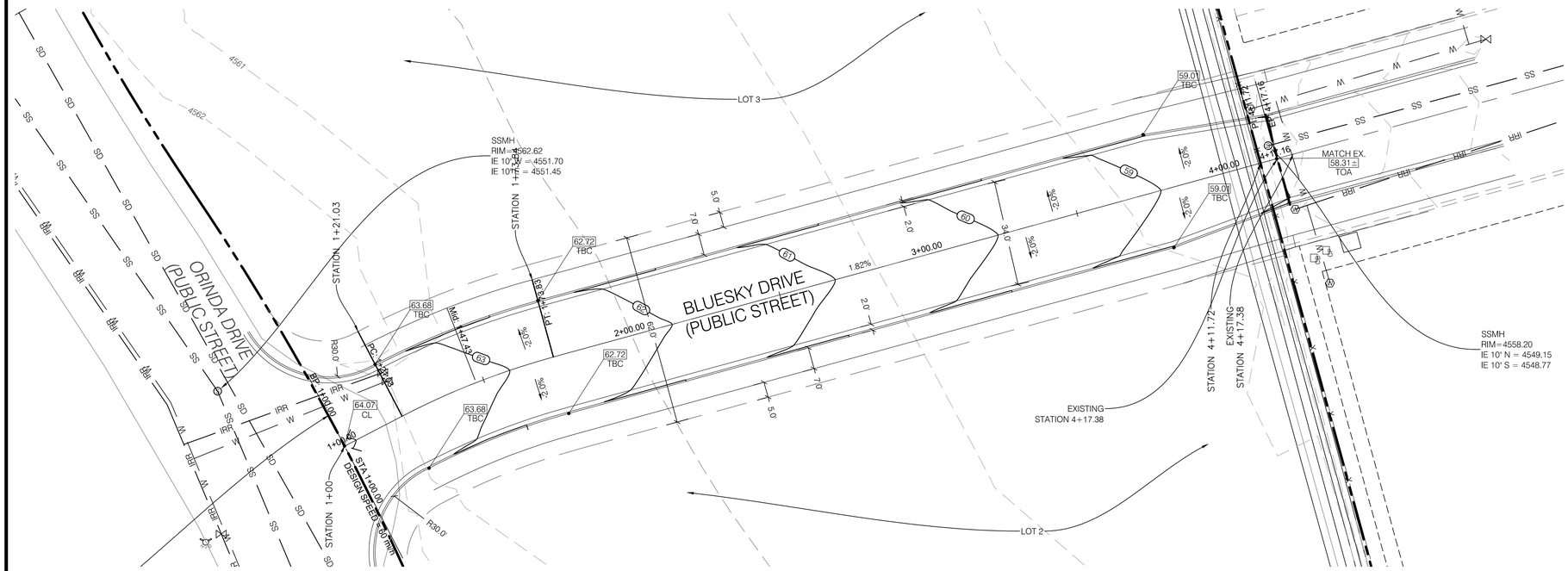
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF_____
DATE_____TIME _____ BOOK _____ PAGE_____

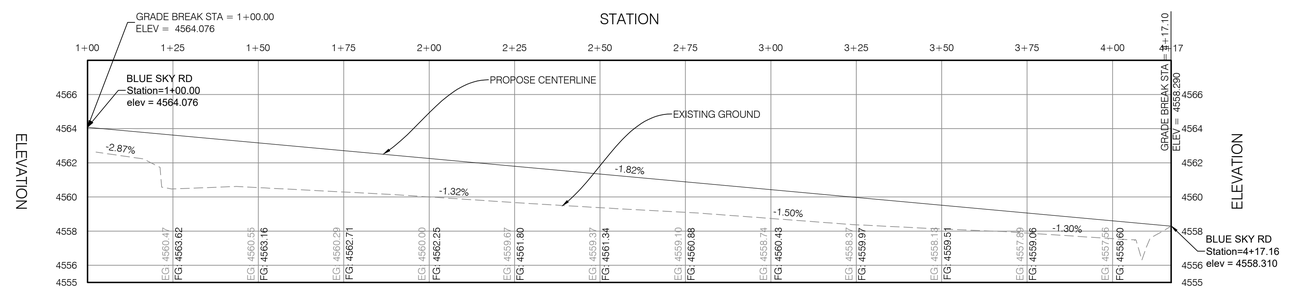
_____ _____
FEE $ UTAH COUNTY RECORDER

2103060sp.dwg

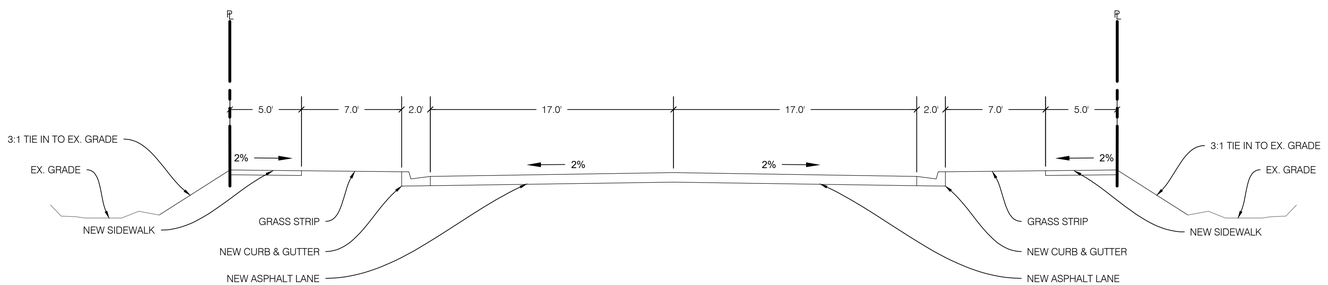
BLUE SKY ROAD PLAN & PROFILE

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





CL-BLUE SKY PROFILE



ROW CROSS SECTION (A)
SCALE: NTS

No.	DESCRIPTION	DATE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

DRAWN BY: PDA
CHECKED BY: DKB
FIELD CREW: JOBT
SURVEYED: 04/21/2021
DWG FILE: 2103060cpp

PROFESSIONAL ENGINEER
No. 103381
DALE K. BENNETT
04/21/2021
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9108 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SOA INVESTMENTS PLAT 1

BLUE SKY ROAD
LEHI CITY, UTAH

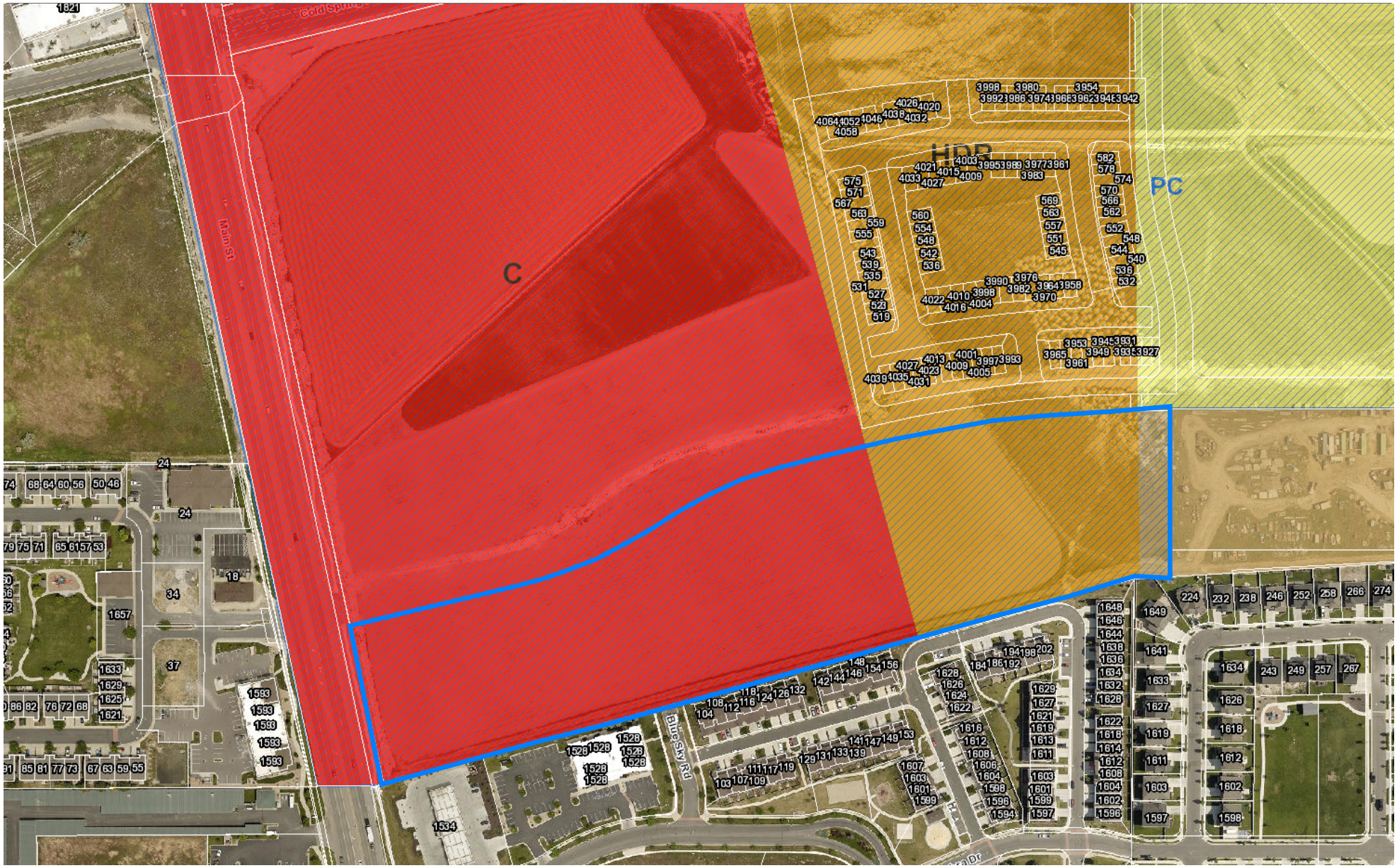
PROJECT NO. 2103060

STREET PROFILE

CPP.01
1 OF 1

SOA Plat 1 Preliminary Subdivision

General Plan



SOA Plat 1 Preliminary Subdivision

Zoning

SOA Plat 1 Preliminary Subdivision

Aerial

PUBLIC
HEARING

PUBLIC
HEARING

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-39, approving a development agreement between JJR Tennis Club and Lehi City

Suggested Action:

Attachments:

Development Agreement-Hansen Tennis Facility.docx

Res 2021-39.docx

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") effective as of the date the last Party signs below ("Effective Date") by and among Lehi City, a political subdivision of the State of Utah ("City") and Jacob Hansen ("Developer"). The City and the Developer are hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

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

B. Developer has a legal interest in certain real property, as described in Exhibit A attached hereto (Exhibit "A") and has an approved concept plan to construct a Tennis and Pickleball Facility ("Approved Use") on the property.

C. On June 8, 2021, the City Council tabled Developer's proposed General Plan Amendment and directed City Staff to prepare a development agreement that would allow the proposed use in the current Very Low Density Residential Agricultural designation to allow an indoor tennis and pickleball facility in the current General Plan designation and A-1 Zone.

AGREEMENT

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

ARTICLE 1

1.1 Use Approval. This Agreement confirms that an indoor tennis and pickleball facility shall be a permitted use on the property described herein on Exhibit A as of the Effective Date of this Agreement, and subject to the terms of this Agreement.

ARTICLE 2

2.1 Developer agrees to the following:

2.1.1 Developer will install a six-foot high sight obscuring fence between the recreational facility and the adjacent residential/agricultural properties to the east and south.

2.1.2 All DRC comments noted in their review of the concept plan and dated May 12, 2021, and Planning Commission requirements from May 27, 2021, will need to be resolved to City Staff's satisfaction at the time of site plan application.

2.1.3 Prior to use approval, Developer will dedicate water for the proposed commercial recreation facility at a rate of 1.35 acre feet of culinary water per acre of property

and 1.25 acre feet of irrigation water per acre of property. If the land use of the property changes, additional water may be required to be dedicated to Lehi City based on the Water Rights Conveyance Requirements in Section 27.070 of the Development Code.

2.1.4 This Agreement shall terminate without further action by either party if Developer has not received a Certificate of Occupancy within two years of the Effective Date of this Agreement ("Termination Date"). If Developer is making reasonable progress toward completion, Developer may request an extension of the Termination Date of up to one additional year. Developer must make the request within 60 days of the Termination Date.

2.1.5 Should Developer abandon the Approved Use for one year any time after receiving a Certificate of Occupancy, the Approved Use shall expire and only those uses allowed in the current A-1 Zone (or the then current zoning of the property) are allowed.

ARTICLE 3

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

ARTICLE 4

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.13 Notices.

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

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

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

If to Developer:
[contact name]
[address]
[address]

4.14 Entire Agreement, Counterparts and Exhibits

Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer

4.15 Non-Assignability. This Agreement shall not be assignable by Developer except upon the express written consent of the City in its sole discretion; provided however, that Developer may fully assign this Agreement to its corporate parent, a corporate affiliate or a subsidiary.

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

LEHI CITY CORPORATION

_____

By: Mark Johnson
Its: Mayor

ATTEST:

_____

Teisha Wilson
City Recorder

JACOB HANSEN

_____

By: _____
Its: _____

STATE OF UTAH)
ss:
COUNTY OF _____)

On this_____ day of _____, 2021 before me, _____ a notary public, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the _____ of _____ and that said document was signed by him in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

_____

Notary Public

(notary seal)

Exhibit "A"

Lehi Tennis and Pickleball Facility Concept Plan

LEHI CITY

RESOLUTION NO. 2021-39

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN JJR TENNIS CLUB LLC, AND LEHI CITY

WHEREAS, JJR Tennis Club LLC ("Developer") has a legal interest in certain real property and desires to develop a tennis and pickleball facility on the property;

WHEREAS, the current general plan and zoning do not allow a tennis and pickleball facility as a permitted use;

WHEREAS, the Lehi City Council is amenable to allowing Developer to develop a tennis and pickleball facility ("Proposed Use") on the property conditioned on the approval of a development agreement that sets forth the terms and conditions upon which the Developer's Proposed Use will be allowed;

WHEREAS, on June 29, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Development Agreement; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 29th day of June, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #22-2022, a General Plan amendment on 3-acres located at 2029 West 900 North, changing the designation from VLDRA (very low density residential agriculture) to Commercial. (Tabled from the June 8th meeting)

Suggested Action:

Attachments:

CC Staff Report Hansen General Plan Amendment 06.29.21.docx

2029 W 900 N Commercial General Plan Amendment DRC 05.12.21.docx

Ordinance - Hansen General Plan amendment 06.08.21.docx

Hansen General Plan Amendment narrative.pdf

Hansen General Plan Amendment maps.pdf

Lehi Tennis Facility Concept A 042021 - Zoning Designations.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

HANSEN GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Jacob Hansen		
Meeting Date	June 29, 2021		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	2029 W 900 N		
Acreage	3 acres		
Existing Zoning	A-1		
Existing General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Proposed Land Use Designation	C (Commercial)		
Existing Land Use	Single Family Residential		
Adjacent Zoning and Land Use	*North*	R-1-22	Chandler's Cove Subdivision
	South	TH-5	Undeveloped
	East	TH-5	Single family residential
	West	A-1	Ascent Academies
Date of DRC Review	May 12, 2021		
Date of Planning Commission Review	May 27, 2021		
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

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 at the periphery of the City in the south and west areas 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, and compatible with, 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. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

Commercial (C)

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to insure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

An estimation of how land may develop in Commercial areas is as follows:

Retail – 65%
Office/employment – 15%
Residential – 5%
Roads & institutional – 15%

PROPERTY HISTORY

June 7, 1985- This property was annexed into Lehi City as the Wilkin Addition.

REPORT ANALYSIS

The applicant is requesting approval of an amendment to the Lehi General Plan Land Use Map to change the designation of approximately 3-acres of property located at 2029 West 900 North from Very Low-Density Residential Agriculture to Commercial. The proposed amendment would change the designation on the southern 3-acres and leave the existing home on the northern 2-acres in the VLDRA designation. The applicant's intended future use is to build an indoor tennis and pickleball facility. This use falls under Commercial Recreational Facility and is allowed in the Commercial zone.

The Commercial District is intended to provide controlled and compatible locations for retail, office and business/commerce activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the strength of the city's tax base, and ensure high quality design and functionality of commercial areas.

Recognizing the location of the proposed amendment in relationship to residential uses, the DRC issued concern about the Commercial land use designation being incompatible with the immediately adjacent very low-density residential agriculture designation. This concern stems from the Lehi City General Plan Goal #7 which calls out for "planned and orderly development with a system of land uses". Zoning and land use designations should be planned to transition residential land uses to other compatible land uses. The current General Plan does show a Neighborhood Commercial overlay on the corner of 2300 W and 900 N, but the designation ends on the Ascent Academies property to the west. Additionally, almost all the properties within the NC overlay have been developed as single-family residential.

While this particular use of a commercial recreational facility may be compatible with the surrounding neighborhood and school, the change to the commercial designation would open the property to any of the permitted or conditional uses in the Commercial zone. This possibility is why the DRC recommended the applicant consider a Development Code amendment to allow Commercial Recreational Facility in the neighborhood commercial zone and a General Plan amendment on the property to Neighborhood Commercial. This would limit some of the more intense commercial uses that could potentially build on the property if the tennis and pickleball facility was not built or did not succeed.

The DRC had four comments on this General Plan Amendment including the following:

1. Include map to clearly show which portion of the lot is proposed to have the General Plan amended.
2. The proposed General Plan amendment to Commercial is not consistent with the surrounding designations and does not serve as a smooth transition to the VLDRA designation. The General Plan states goals to provide diverse economic and employment opportunities, but also encourages appropriate and differing scales of commercial.
3. A neighborhood commercial scale would be better at this location, but the proposed building will be required to meet the 5,000 sq. ft footprint requirement of the NC zone or the Planning Commission could allow an exception to the footprint based on the unique use of the property. A Development Code amendment to allow commercial recreational facilities in the neighborhood commercial zone would be required.
4. The north portion of the property (assuming it's included in the General Plan amendment to Commercial) would be open to any of the permitted or conditional uses in the Commercial Zone.

Please consider the DRC comments in the final recommendation.

POSSIBLE FINDINGS AND ACTIONS

The City Council may approve or deny the General Plan Amendment or may recommend another General Plan Land Use designation. Please remember to include findings as a part of the motion. 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 May 27, 2021.

2029 W 900 N Commercial General Plan Amendment
DRC Redline Comments

Jacob Hansen- requests review of a General Plan amendment on 3-acres located at 2029 West 900 North, changing the designation from VLDRA to Commercial.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 4/27/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
1. Include map to clearly show which portion of the lot is proposed to have the General Plan amended.

Luke- Traffic: No comments
Kim – Planning:
2. The proposed General Plan amendment to Commercial is not consistent with the surrounding designations and does not serve as a smooth transition to the VLDRA designation. The General Plan states goals to provide diverse economic and employment opportunities, but also encourages appropriate and differing scales of commercial.
3. A neighborhood commercial scale would be better at this location, but the proposed building will be required to meet the 5,000 sq. ft footprint requirement of the NC zone or the Planning Commission could allow an exception to the footprint based on the unique use of the property. A Development Code amendment to allow commercial recreational facilities in the neighborhood commercial zone would be required.
4. The north portion of the property (assuming it's included in the General Plan amendment to Commercial) would be open to any of the permitted or conditional uses in the Commercial Zone.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 27, 2021

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: 2021-___

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR JACOB HANSEN

WHEREAS, on June 29, 2021, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 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 May 27, 2021, to review and make a recommendation on the General Plan Amendment located at 2029 West 900 North changing the land use designation from Very Low Density Residential Agriculture to Commercial, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on June 29, 2021, 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 to Commercial;

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 properties from Very Low Density Residential Agriculture to Commercial. The total amendment will include 3 acres of property located at 2029 West 900 North, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance -2021 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 29th day of June, 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

HANSEN GENERAL PLAN AMENDMENT LEGAL DESCRIPTION

The following legal description is for the parcel that is in the proposed General Plan Amendment.

Legal Description: COM S 71.445 FT & E 1664.460 FT FR W 1/4 COR SEC 7, T5S, R1E, SLM; S 01-28'41"W 665.689 FT; N 88-55'02"W 328.026 FT; N 01-46'23"E 665.078 FT; S 89-01'51"E 324.607 FT TO BEG. AREA 4.98 ACRES.

Indoor Tennis and Pickleball Facility
Lehi City General Plan Amendment

Applicant: Jacob Hansen

1) **A description of the specific amendment to the General Plan which addresses the following issues:**
   a) **The reason and justification for the proposed amendment**
   The proposed amendment to the Lehi City General Plan is an extension of the Neighborhood Commercial Node (NCN) located at 2300 West 900 North to include the 5 acre parcel at 2029 W. 900 N. This is to allow for a zoning change from a low-density residential agricultural zone to a commercial zone for the construction and operation of an indoor tennis and pickleball facility on 3 acres of the 4.98 acre parcel (APN 12:031:0021). The purpose of this facility is to provide year-round indoor recreational opportunities to residents of Lehi City and surrounding communities. Currently the only indoor tennis facility in North Utah County is Ivory Ridge in northeast Lehi and that facility is at capacity and has limited space for new members to participate. Their ability to admit new members is also limited by their governing HOA. This new facility will provide new indoor tennis court capacity to the city, will introduce designated indoor pickleball courts, and will not have membership restrictions. This facility will provide a much-needed amenity to not only the surrounding neighborhood, but to Lehi City as a whole.

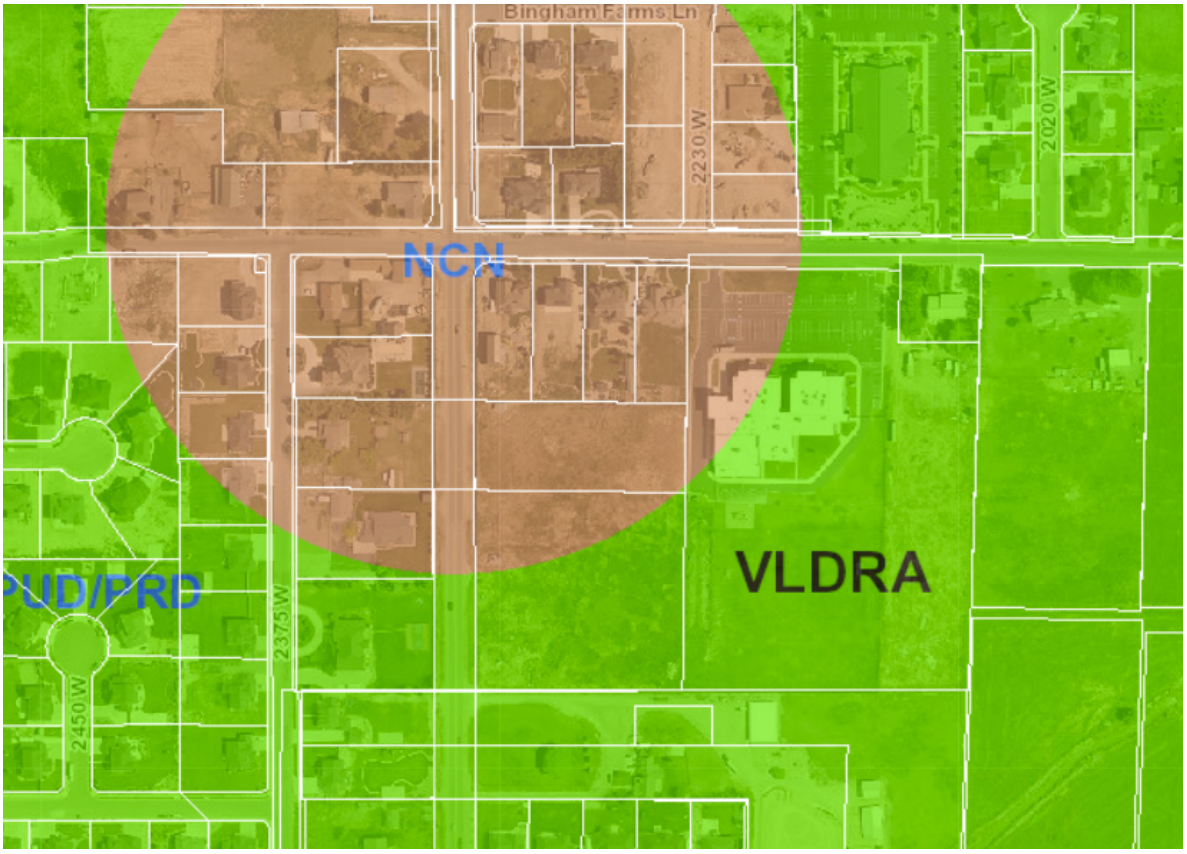
   b) **Consistency of the proposed amendment with the goals and policies of the General Plan.**
   Consistent with the goals and policies of the Lehi General Plan, this proposed property use will “enhance the amenities and services of the community and the quality of life and available opportunities for Lehi City residents.” With this General Plan amendment, this property will be included in the existing Neighborhood Commercial Node in the Lehi General Plan on the corner of 900 North and 2300 West. The property sits only 300 feet outside of the existing NCN area. This use of the land fits in with the city’s general plan of providing some commercial recreational activities in this area.

   c) **Compatibility of the proposed land use with the existing land uses of nearby and adjoining properties.**
   We intend to maintain an agricultural feel on the tennis facility property by utilizing a barn-style structure and maintaining a natural environment on the grounds that will complement the neighboring properties. Further, the facility will include landscaping hedges and other natural barriers to buffer the facility from neighboring properties. Additionally, this Property borders the Ascent Academy property immediately to the West.

d) **The effect of the proposed amendment on the character of the surrounding area, and whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties.**
The proposed General Plan amendment will not negatively affect the surrounding properties. Most of the surrounding property is agricultural or low-density residential zoning, as well as the Ascent Academy immediately to the West. We plan to construct the tennis facility with a barn-style building that will blend in with the surrounding area. Additionally the noise from the indoor courts will be contained within the building and thus the noise impacting the surrounding neighborhood will be minimal. The two outdoor courts on the east side of the property will be next to a large agricultural parcel which will also limit noise disruption to residents.

e) **The gain to the public health, safety and welfare and overall community benefit from the existing classification to the proposed amendment.**
By providing year-round recreational and educational opportunities for Lehi residents, the overall community benefits by the construction of this facility. In winter when it's most difficult to stay active and healthy, residents will have another option for exercise, fitness, and both physical and emotional wellness. Tennis and pickleball courts can become centers of community connection and gathering.

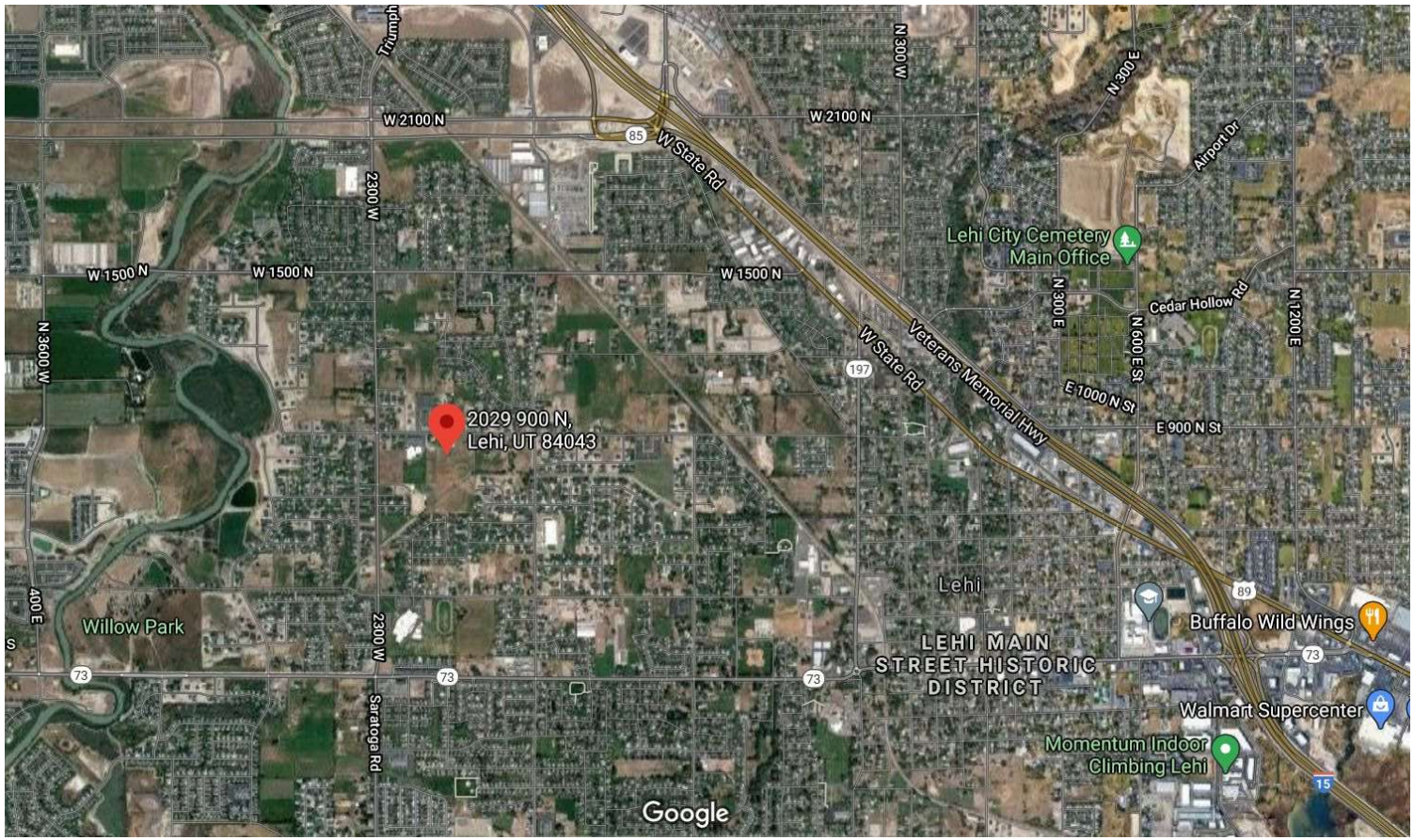
2) **A map showing the location of the subject property and any other pictures (aerial photos etc.), studies, or supporting documentation that would allow the City Council to make a well-informed decision.**
See PowerPoint slides for supporting maps and diagrams.



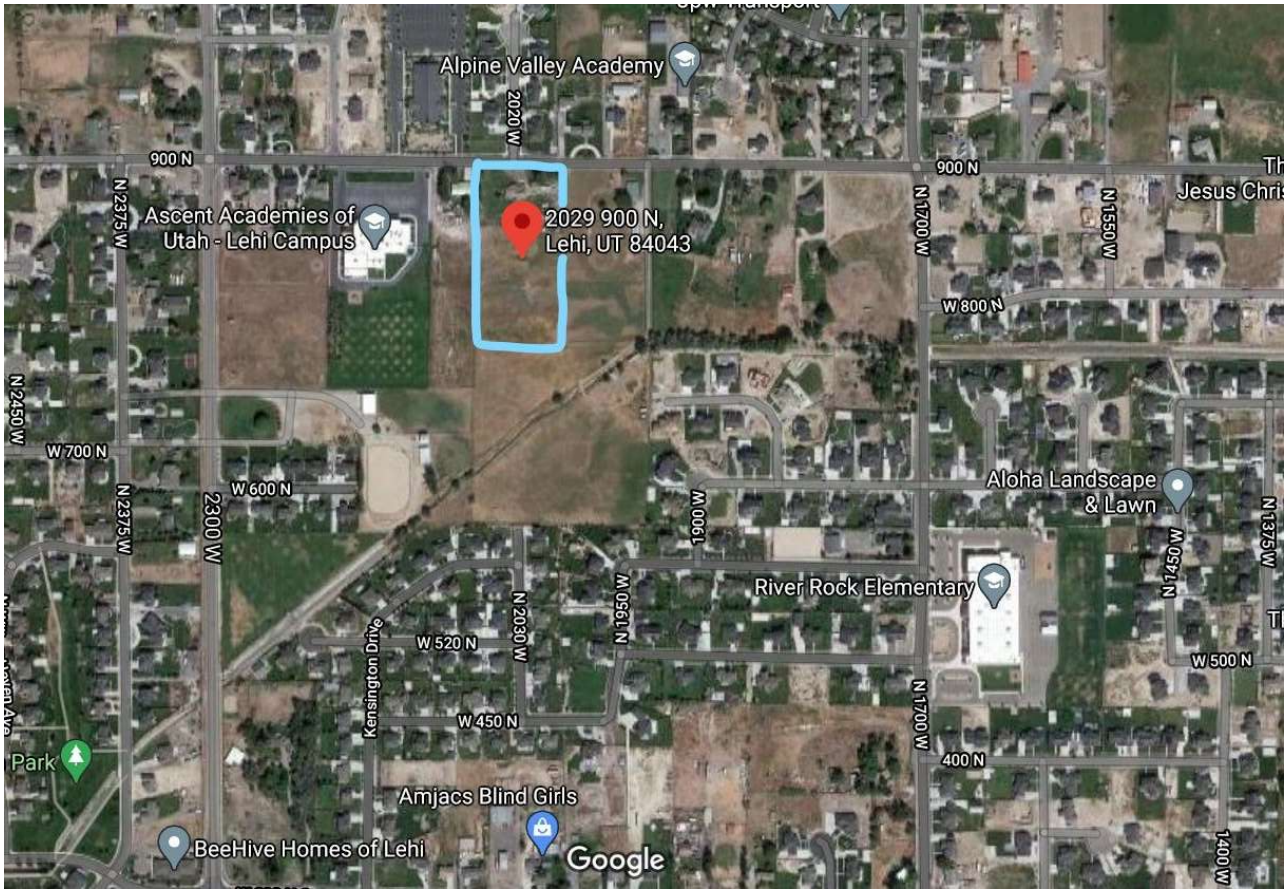
Objective Statement

- Build indoor tennis & pickleball facility in Lehi City
- Provide affordable alternative to other indoor tennis facilities
- Enhance the amenities and services of the community and the quality of life and available opportunities for Lehi City residents
- Provide opportunities for lessons, camps and tournaments for both youth and adults
- Develop tennis teaching academy based in the facility
- Provide superior development of junior players and advancement for adult players

Location of Property in Lehi



Closer View of Property and Surrounding Neighborhood



GRAPHIC SCALE

30 0 15 30 60 120

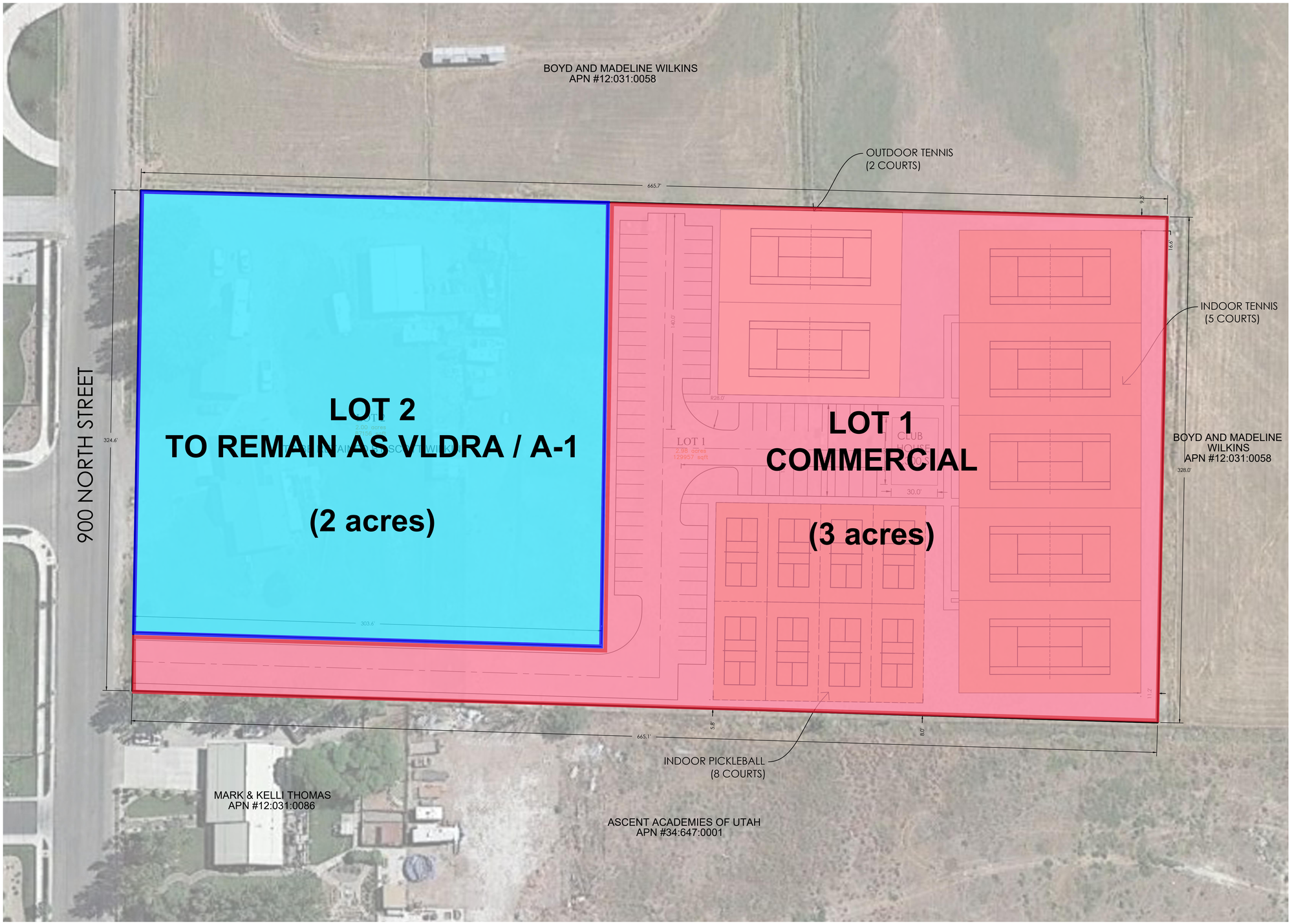
(IN FEET)
1 inch = 30 ft.

PROPERTY OVERVIEW

TOTAL ACREAGE	±4.98 ACRES

PARKING

PROVIDED	68 STALLS



LEHI TENNIS FACILITY concept A

LEHI, UTAH COUNTY
4/20/2021
21-0198

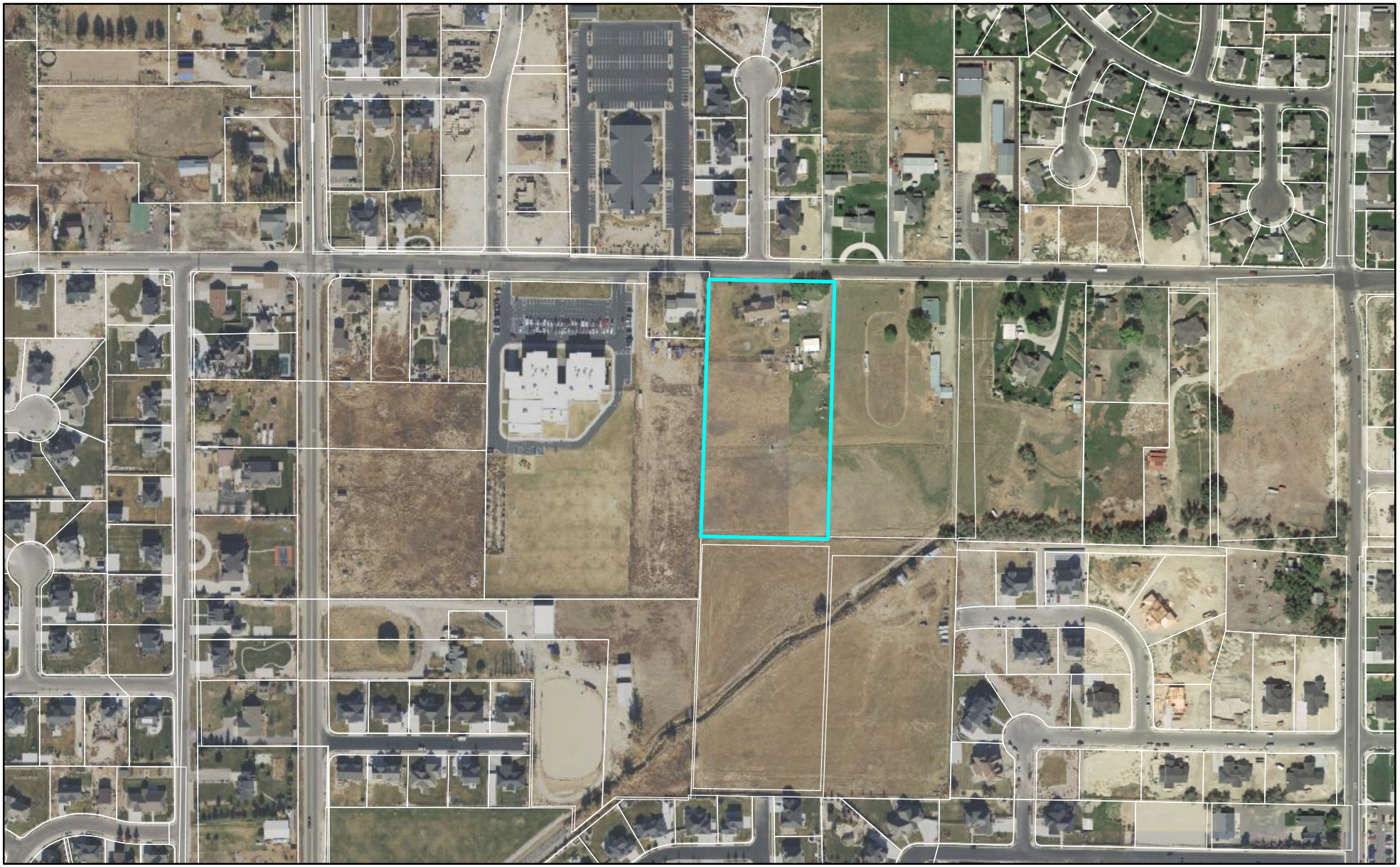
Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2021\21-0198 Lehi Tennis Facility\design 21-0198.dwg\ concepts\Lehi Tennis Facility Concept A 041921.dwg

Lehi Indoor Tennis & Pickleball Facility Concept/General Plan Amendment

Aerial

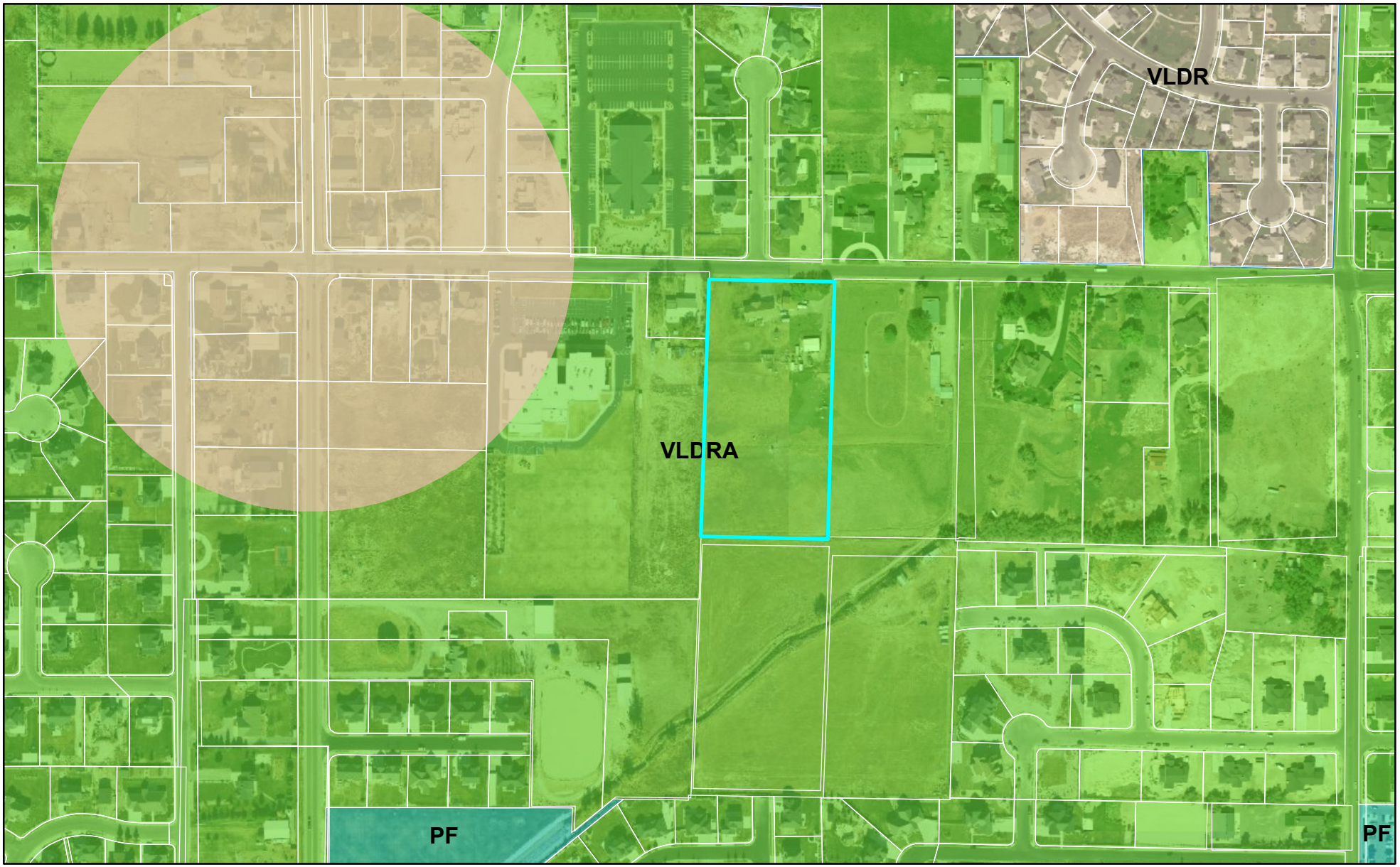


0 425 850 Feet

LEHI CITY

Lehi Indoor Tennis & Pickleball Facility Concept/General Plan Amendment

General Plan

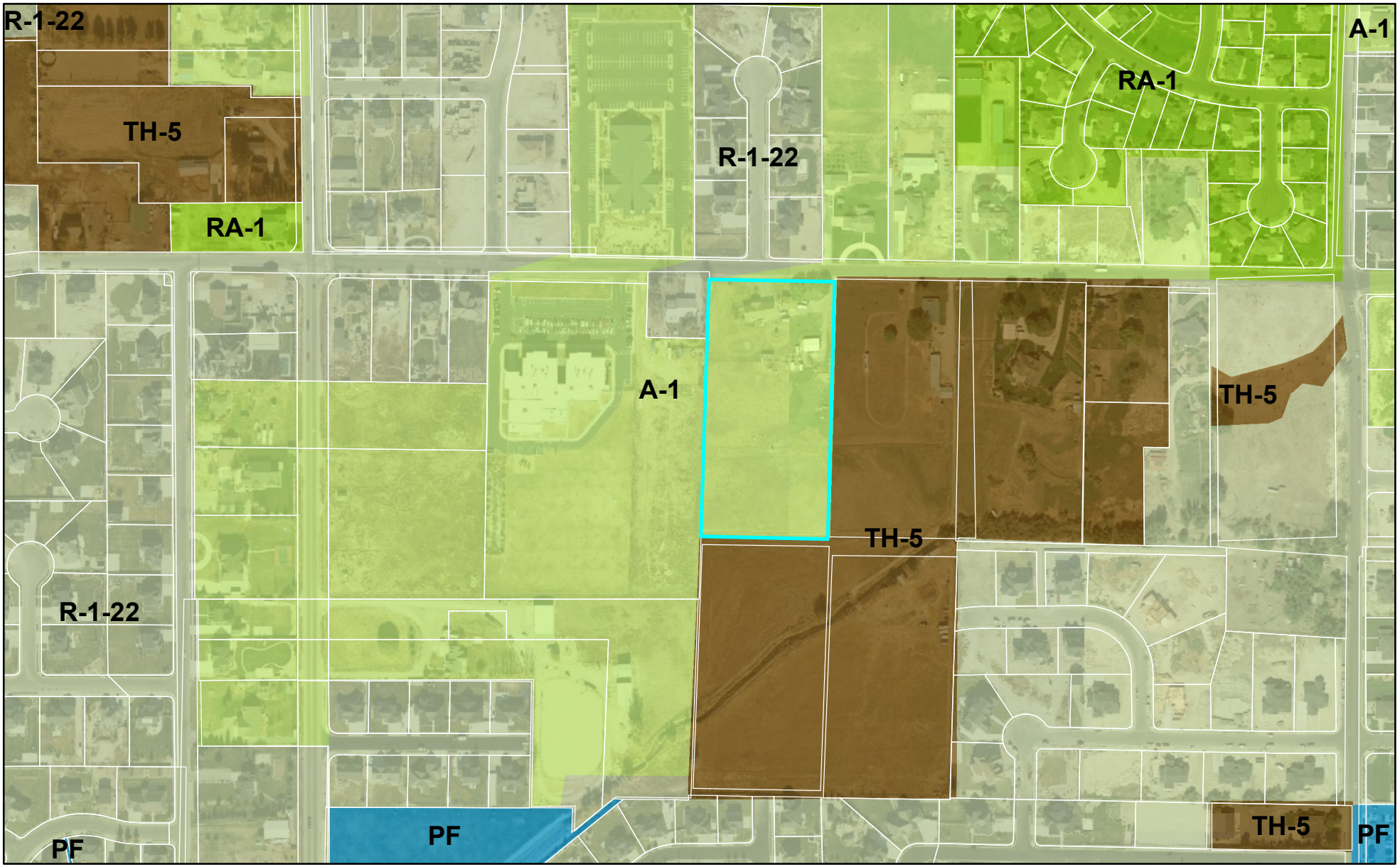


0 425 850 Feet

LEHI CITY

Lehi Indoor Tennis & Pickleball Facility Concept/General Plan Amendment

Zoning



0 425 850 Feet

LEHI CITY

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary and Final subdivision approval for the Clover Leaf Fields subdivision, a 6-lot residential subdivision located at approximately 2300 West 700 North. (Tabled from the June 8th meeting)

Suggested Action:

Attachments:

CC Staff Report Dimock Property Preliminary & Final Subdivision 06.29.21.docx

Dimock Property Preliminary Subdivision DRC 04.21.21.docx

Cloverleaf Fields Final Subdivision DRC 06.16.21.docx

Dimock narrative.pdf

Dimock Property Preliminary Subdivision plans.pdf

Cloverleaf Fields RC 06.16.21 response, plans.pdf

Aerial Dimock Property.pdf

General Plan Dimock Property.pdf

Zoning Dimock Property.pdf

DIMOCK PROPERTY PRELIMINARY SUBDIVISION
CLOVERLEAF FIELDS FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Ivory Development		
Meeting Date	June 29, 2021		
Requested Action/Purpose	Approval of a proposed preliminary and final subdivision		
Location	Approximately 750 North 2300 West		
Existing General Plan Designation	VLDRA (Very Low Density Residential Agriculture)		
Existing Zoning	R-1-22		
Existing Land Use	Undeveloped		
Number of Lots/Units	6 lots		
Adjacent Zoning and Land Use	*North*	A-1	Undeveloped
	South	A-1	Single family residential
	East	A-1	Ascent Academy
	West	A-1	Single family residential
Date of DRC Review	April 21, 2021		
Date of Planning Commission Review	May 13, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

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

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

PROPERTY HISTORY

December 11, 1978- The subject property was annexed into Lehi City as part of the Lehi Meadows Addition.
March 9, 2021- The City Council approved a zone change to R-1-22 for the subject property.

REPORT ANALYSIS

The applicant requests preliminary and final subdivision approval of Cloverleaf Fields, a 6-lot residential development located at approximately 750 North 2300 West in an approved R-1-22 zone. This report will discuss the proposed layout and the DRC comments.

Proposed Layout

The preliminary residential subdivision will consist of a cul-de-sac of six single family lots on a total of 3.6 acres. The lots range in size from 21,479 to 22,662 square feet. Lots 106 and 101 will need to be adjusted to meet the lot size requirement of 22,000 square feet. There is an overall density of approximately 1.66 units per acre for this subdivision which is consistent with the goals of the General Plan designation and current zoning. The R-1-22 zone establishes a maximum density of 1.75 units per acre. The connectivity standards are not met with the proposed layout as it creates an isolated development. An exception could be warranted as the field for the adjacent Ascent Academy and new home just constructed to the south limit connectivity options.

The final residential subdivision resolves the issue that the preliminary subdivision had with lot sizes. Each of the lots is over 22,000 square feet which meets the requirement of the R-1-22 zone.

DRC Comments

The DRC had eleven comments on the preliminary subdivision including the following:
1. Lot 106 and 101 are below the minimum lot size of 22,000 sq. ft. Adjust lot lines so that all lots meet minimum sq. ft.
2. Connectivity requirements are not met as this has a connectivity index of 1.0 (required is 1.5) and it creates an isolated development which does not meet the superblock connectivity requirements.
3. A six-foot non-climb fence will be required along all adjacent property lines.

The DRC had ten comments on the final subdivision including the following:
1. Remove "6 Lot Final Plat" from the plat title. And add "A Residential" to subdivision
2. Verify that the 100' frontages are met at the front yard setback. These could be shown on the plans to help verify.

Please consider all DRC comments in the motion.

POSSIBLE FINDING AND ACTIONS

The City Council may approve, approve with modifications, or deny the proposed Preliminary and Final Subdivision. Please remember to include findings and DRC comments as a part of the motion. Possible findings include:

1. The proposed subdivision is consistent with the VLDRA General Plan land use designation and R-1-22 zoning.
2. The proposed subdivision is/is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on May 13, 2021.

Dimock Property Preliminary Subdivision
DRC Redline Comments

*Ivory Homes – requests preliminary subdivision review of **Dimock Property**, a 6-lot residential subdivision located at approximately 2300 West 700 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Matt Meier
Representatives of the Applicant Present:
Date of Plans Reviewed: 04/13/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. Install a fire hydrant

Greg – Water/Sewer:
2. Lehi City design standards require water mains to be installed on East side of the road.
3. PI main must be installed closest to curb, culinary main closest to center line of road.
4. Extend water mains to North end of project.

Trent – Parks:
5. A six-foot non-climb fence will be required along all adjacent property lines.

Gary – Building/Inspections: No comments
JD – Streets:
6. Change to Dimock
7. Show subbase on both sections

Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
8. Lot 106 and 101 are below the minimum lot size of 22,000 sq. ft. Adjust lot lines so that all lots meet minimum sq. ft.
9. Remove notes 3 and 4 from the plans on plat.
10. Remove title block from the plat since this is a preliminary subdivision.
11. Connectivity requirements are not met as this has a connectivity index of 1.0 (required is 1.5) and it creates an isolated development which does not meet the superblock connectivity requirements.

General Information:
1. Lehi Power pole#2908 is POA. Across 2300 W. on the west.
2. This project will need a SWPPP

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 13, 2021 PENDING STAFF REVIEW OF SURROUNDING DEVELOPMENT AND ROAD LAYOUT

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.

Cloverleaf Fields Final Subdivision
DRC Redline Comments

Ivory Development – requests final subdivision review of Cloverleaf Fields, a 6-lot residential development located at approximately 2300 West 700 North.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: **6/8/21**
Applicant Present:
Start Time: 2:33
End Time:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Move this mainline PI valve South to the opposite side of the fire hydrant tee.
2. There is an existing PI service to Drew Downs pasture that must be connected to the new PI main you are installing on 2300 West. Connection to the PI main in 2375 must be capped at the corp stop.
3. You have one stray run of RCP, all other SD piping is ADS.
4. Adjust storm drain alignment on North end as shown. Eliminate long diagonal crossing of water mains with SD
5. Bottom of orifice hole must match FL out of box.
6. Previous overflow structures we have done have been 5'x7' to accommodate 2 manhole lids for access to both sides of weir wall.

Trent – Parks: No comments
Gary – Building/Inspections:
7. Need letter from Geo-tech on foundation drains. Reference on plat.

JD – Streets:
8. Change to 6" concrete and 6" roadbase

Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
9. Remove "6 Lot Final Plat" from the plat title. And add "A Residential" to subdivision
10. Verify that the 100' frontages are met at the front yard setback. These could be shown on the plans to help verify.

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement Agreement for widening the asphalt on 2300 West.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Show lot addresses on the final plat (must coordinate with Planning Division).
7. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
9. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
10. Address any comments or conditions from City Council approval.
11. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

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

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. 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.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JUNE 29, 2021. (COMBINED PRELIMINARY AND FINAL)

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Memorandum

To: Lehi City

CC: Ivory Homes

From: Focus Engineering and Surveying

Date: 3/16/2021

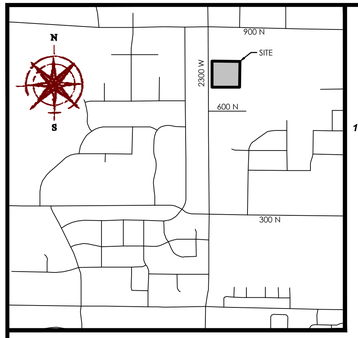
Re: Dimock Property Subdivision Narrative

The proposed development is approximately 3.6 acres located just east of 2300 West and North of 600 North. This development consists a proposed cul-de-sac road with 6 lots as well as offsite roadway improvement to 2300 West along the western boundary line of the property. The proposed residential design meets Lehi City standards.

DIMOCK 6 LOT FINAL PLAT

SUBDIVISION

LOCATED IN THE W 1/4 CORNER OF SECTION 7, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C2	76.80'	61.00'	072°07'55"	44.43'	S73°18'49"W	71.82'
C3	13.81'	15.00'	052°45'08"	7.44'	S63°37'26"W	13.33'
C4	75.19'	61.00'	070°37'13"	43.21'	N35°18'37"W	70.52'
C5	75.19'	61.00'	070°37'13"	43.21'	N35°18'37"E	70.52'
C6	13.81'	15.00'	052°45'08"	7.44'	S63°37'26"E	13.33'
C7	76.80'	61.00'	072°07'55"	44.43'	S73°18'49"E	71.82'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

S

R1W R1E
12 7
WEST 1/4 CORNER
SECTION 7
T5S, R1E, SLB&M
3 INCH FLAT BRASS

503.14' (TIE)

EAST
361.01' (TIE)

POINT OF BEGINNING

GORDON HOLDINGS LLC
55:341:0014
ENTRY# 91924-2017

S89°15'08"E 408.08
132.92' 175.63' 96.53'

101
21479 sqft
0.49 acres

102
22170 sqft
0.51 acres

103
22198 sqft
0.51 acres

104
22120 sqft
0.51 acres

105
22662 sqft
0.52 acres

106
21506 sqft
0.49 acres

138.34'

S0°0'00"E 161.95'

S10°23'57"W 141.11'

189.41'

LOT 1

LEHI CITY
ENTRY#
72389-2005

ASCENT ACADEMIES OF UTAH
LOT 1
ASCENT ACADEMY
LEHI SUBDIVISION
34:647:0001
ENTRY# 29480-2019

2300 WEST

C10 107.62' 48.05' C3 C2 C4

S65°42'00"E 61.00'

ROAD A
(PUBLIC - 62' ROW)
N90°00'00"E 243.95

N90°00'00"W 100.01

S0°14'41"W 384.00

N25°45'08"E 61.00'

107.39' 48.05' C6 C5

C11 C7

N0°07'03"W 389.34

S0°14'41"W 194.59'

BASIS OF BEARING: S0°27'25"W 2671.89'

JONSSON
SUBDIVISION
ENTRY# 138543-2005

LOT 2

138.56'

N0°0'00"E 163.69

N10°23'57"E 92.91'

80' EASEMENT
PER WILLOW CREEK PLAT A
ENTRY NO. 9611 MAP #5935

132.11' 176.99' 89.93'

S89°59'37"W 402.03

LOT 1
WILLOW CREEK ACRES SUBDIVISION PLAT B
ENTRY# 51785 MAP# 7137

12 7
13 18
SOUTHWEST CORNER
SECTION 7
T5S, R1E, SLB&M
3 INCH FLAT BRASS

LEGEND

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

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.

4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.

7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

R-1-22 TYPICAL SETBACK	
FRONT YARD	25'
REAR YARD (INTERIOR LOTS)	30'
REAR YARD (CORNER LOTS)	30'
SIDE YARD (PERIMETER)	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.
SIDE YARD (CORNER LOT)	20'

NOTE: WHERE A PUBLIC UTILITY EASEMENT WITHIN THE BUILD-ABLE AREA OF A LOT EXISTS: THE PUE WILL TAKE PRECEDENCE OVER THE SETBACK

TABULATIONS:

CURRENT ZONE:	R-1-22
TOTAL AREA:	3.60 ACRES
SINGLE FAMILY LOTS:	6
OPEN SPACE:	0.00 ACRES
DENSITY:	1.66 UNITS/ACRE
ROADWAY AREA:	0.54 ACRES
ROADWAY LENGTH:	243.95 FEET
DEVELOPMENT TYPE:	RESIDENTIAL

1 OF 1	03/16/2021

OWNER/DEVELOPER
IVORY
3340 NORTH, CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

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

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

Date

BOUNDARY DESCRIPTION

A portion of LOT 1, WILLOW CREEK ACRES SUBDIVISION PLAT A on file as Entry No. 9611 at the office of the Utah County Recorder, recorded February 15, 1995, located in the Southwest Quarter of Section 7, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at point located on the East line of that Real Property conveyed to Lehi City described in Entry No. 72389:2005 in the office of the Utah County Recorder, recorded July 5, 2005, said point being S00°27'25"W along the Section Line 503.14 feet and East 361.01 feet from the West Quarter Corner of Section 7, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence S89°15'08"E 408.08 feet to the West Line of ASCENT ACADEMY LEHI SUBDIVISION on file as Entry No. 111981:2019 in the office of the Utah County Recorder, recorded October 29, 2019; thence S00°46'41"W along said plat 384.00 feet to the North line of WILLOW CREEK ACRES SUBDIVISION PLAT B on file as Entry No. 51785 in the office of the Utah County Recorder, recorded July 8, 1997; thence S89°59'37"W along said plat 402.03 feet to the East line of that Real Property conveyed to Lehi City described in Entry No. 72389:2005 in the office of the Utah County Recorder, recorded July 5, 2005; thence N00°07'03"W along said deed 389.34 feet to the point of beginning.

Contains: 156,614 square feet or 3.60 acres+/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

BY:_____
(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

_____
APPROVED BY MAYOR

APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

_____ _____
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

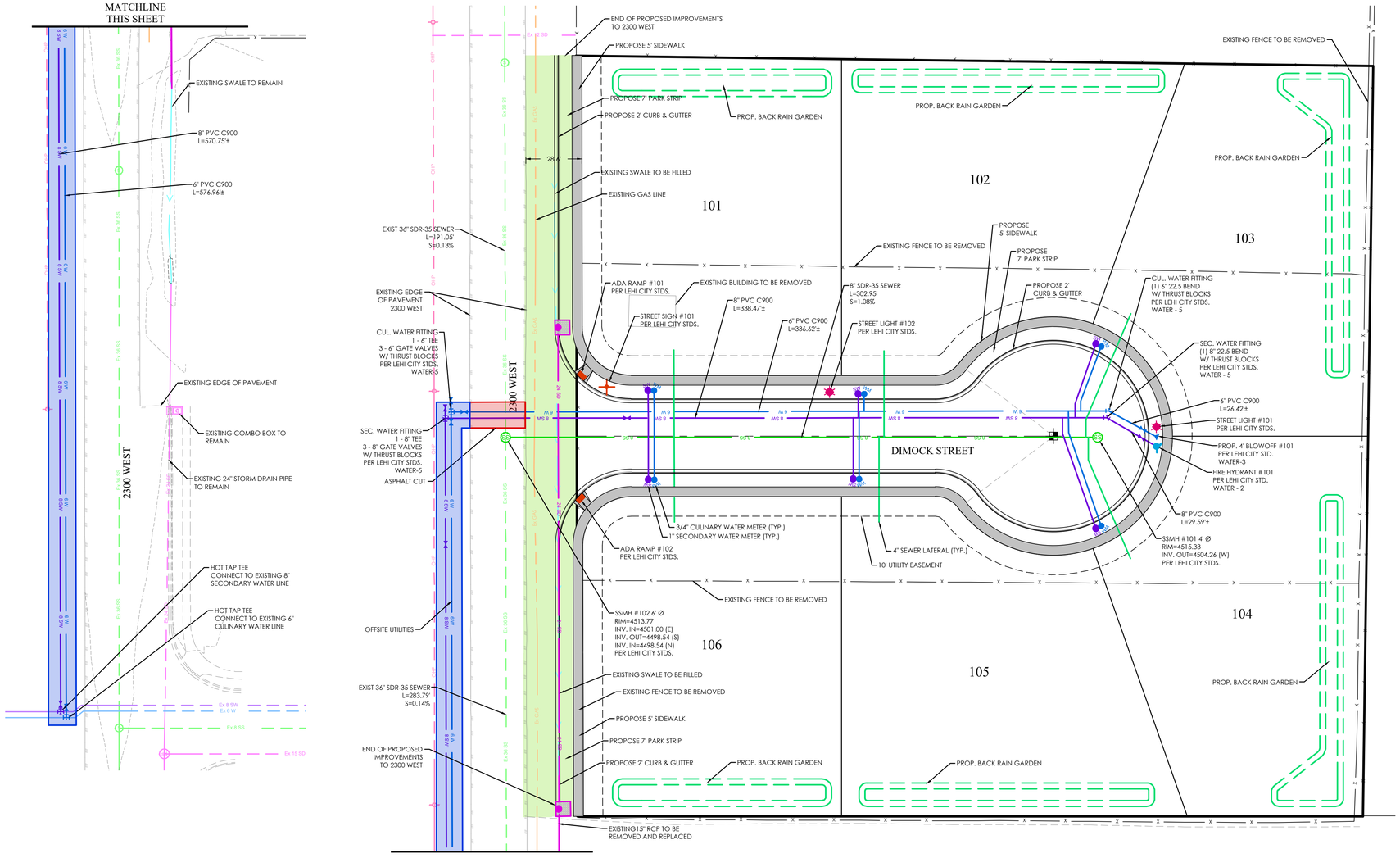
DIMOCK 6 LOT FINAL PLAT

SUBDIVISION

LOCATED IN THE W 1/4 CORNER OF SECTION 7, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

Z:\...2020\20-0586 Dimock Property Lehi\design 20-0586\dwg\sheets\C-2 FINAL PLAT.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- AREA OF OFFSITE IMPROVEMENT
- AREA OF ASPHALT CUT
- AREA OF PROPOSED OFFSITE UTILITIES

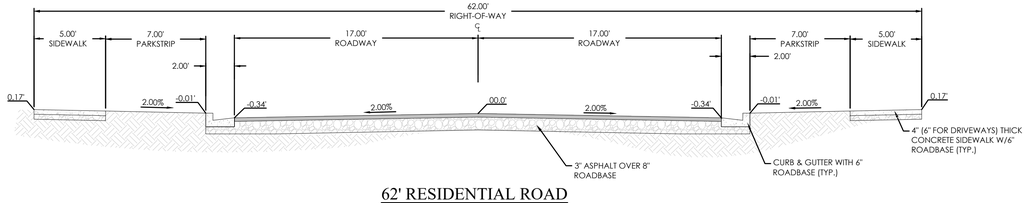
N

S

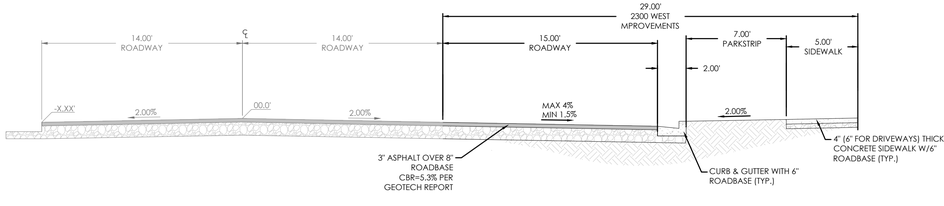
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 30 ft.



62' RESIDENTIAL ROAD
N.T.S.



2300 WEST ROAD IMPROVEMENT
N.T.S.

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

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

FOR REVIEW ONLY

DIMOCK PROPERTY

LEHI, UT

SITE & UTILITY PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE & UTILITY PLAN

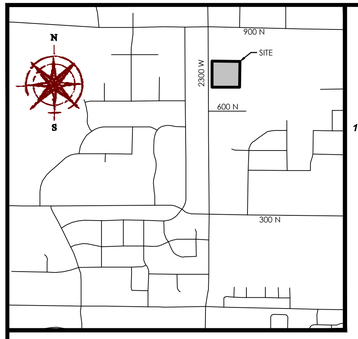
Scale:	1"=30'	Drawn:	RSH
Date:	3/16/2021	Job #:	20-0586
Sheet:	C3		

Z:_2020\20-0586 Dimock Property Lehi\design 20-0586\dwg\sheets\C3 SITE & UTILITY PLAN.dwg

CLOVERLEAF FIELDS PLAT

A RESIDENTIAL SUBDIVISION

LOCATED IN THE W 1/4 CORNER OF SECTION 7, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



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- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
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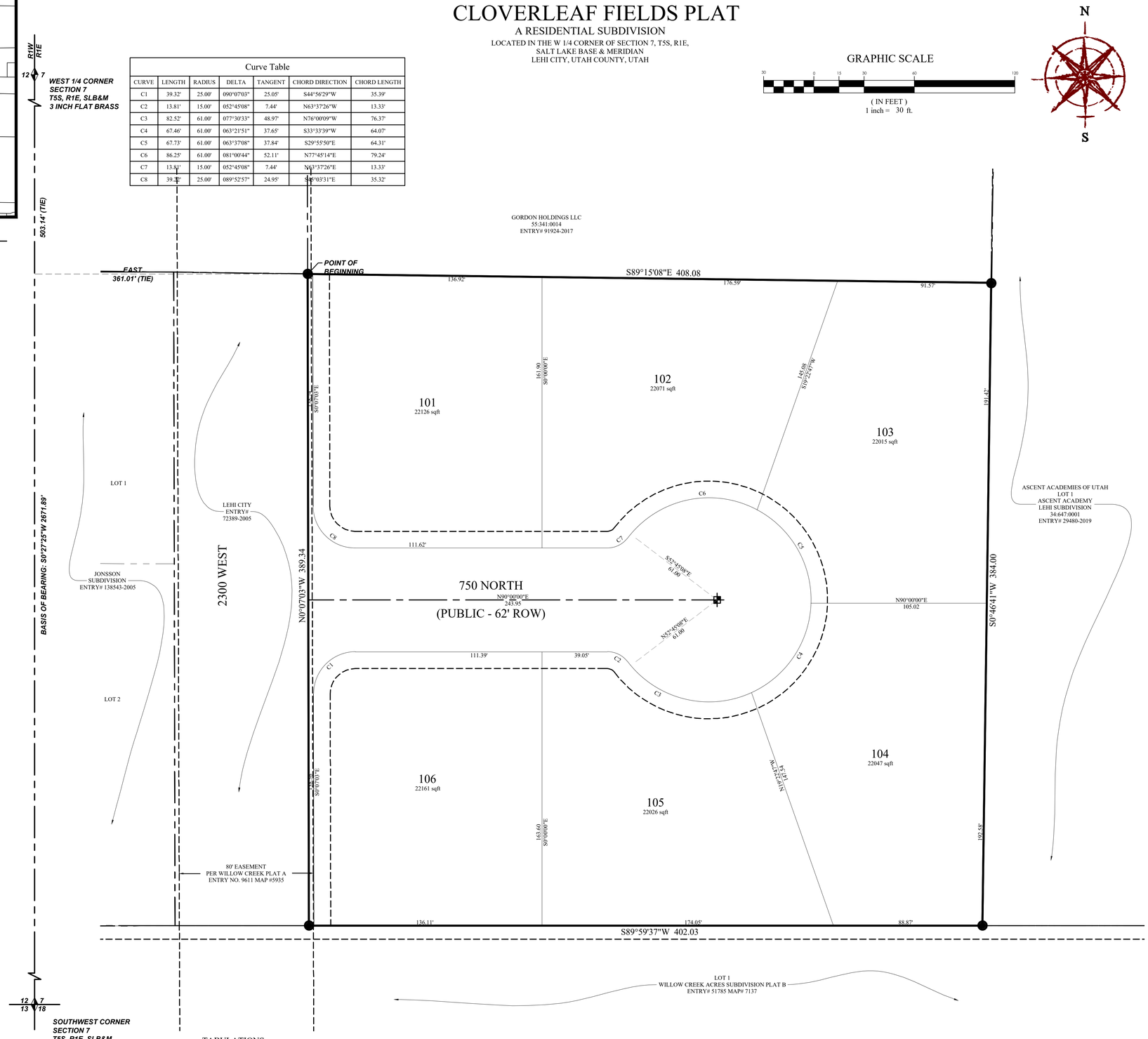

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BY:_____
(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

1 OF 1	03/16/2021

OWNER/DEVELOPER
IVORY
3340 NORTH, CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

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

TABULATIONS:

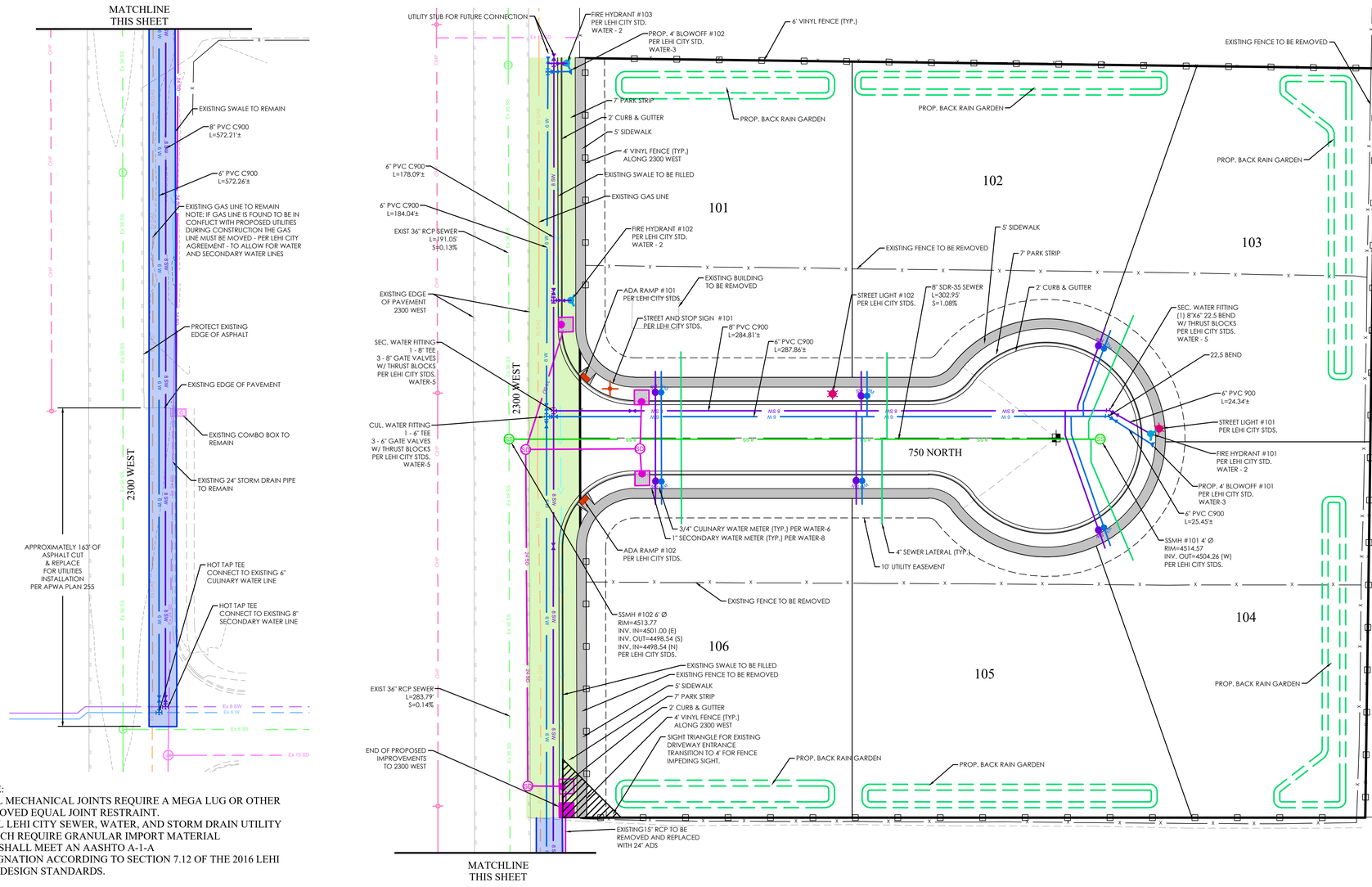
CURRENT ZONE:	R-1-22
TOTAL AREA:	3.60 ACRES
SINGLE FAMILY LOTS:	6
OPEN SPACE:	0.00 ACRES
DENSITY:	1.66 UNITS/ACRE
ROADWAY AREA:	0.54 ACRES
ROADWAY LENGTH:	243.95 FEET
DEVELOPMENT TYPE:	RESIDENTIAL

CLOVERLEAF FIELDS 6 LOT FINAL PLAT

SUBDIVISION

LOCATED IN THE W 1/4 CORNER OF SECTION 7, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

F:\...2020\20-0586 Dimock Property Lehi\Design 20-0586\dwg\sheets\C-2 FINAL PLAT.dwg



NOTE:
1. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
2. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- AREA OF OFFSITE IMPROVEMENT
- AREA OF ASPHALT CUT
- AREA OF PROPOSED OFFSITE UTILITIES

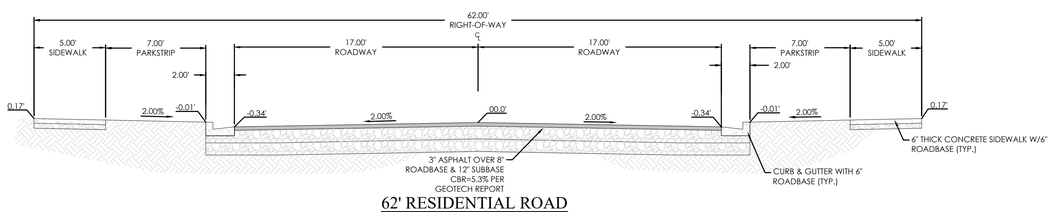
N

S

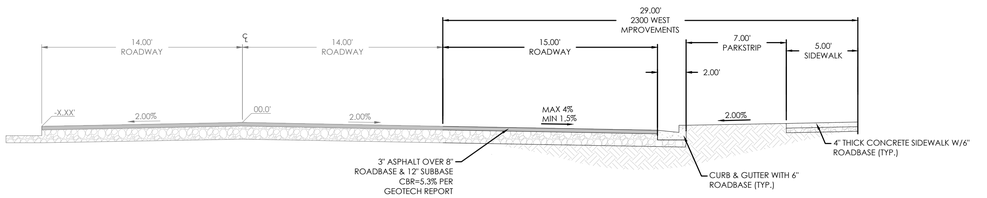
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 30 ft.



62' RESIDENTIAL ROAD
N.T.S.



2300 WEST ROAD IMPROVEMENT
N.T.S.

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

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CLOVERLEAF FIELDS

LEHI, UT

SITE & UTILITY PLAN

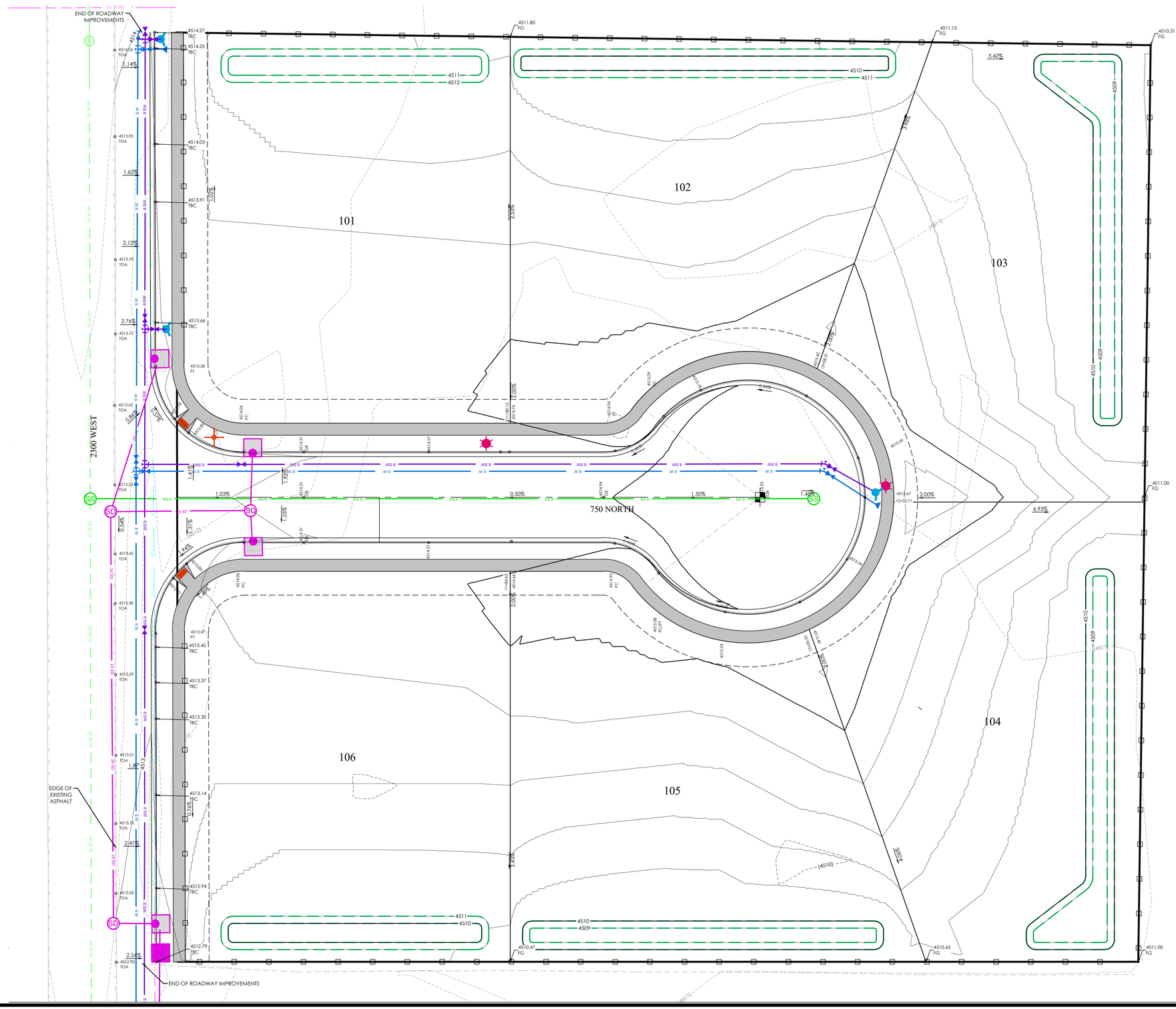
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE & UTILITY PLAN

Scale:	1"=30'	Drawn:	RSH
Date:	6/8/2021	Job #:	20-0586
Sheet:	C3		

Z:_2020\20-0586 Dimock Property Lehi\design 20-0586\dwg\sheet\C3 SITE & UTILITY PLAN.dwg



LEGEND

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- LOT LINE
- EASEMENT
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- 8" CULINARY WATER
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- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- AREA OF OFFSITE IMPROVEMENT
- AREA OF ASPHALT CUT
- BASIN AREA BOUNDARY

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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CLOVERLEAF FIELDS

LEHI, UT

GRADING PLAN

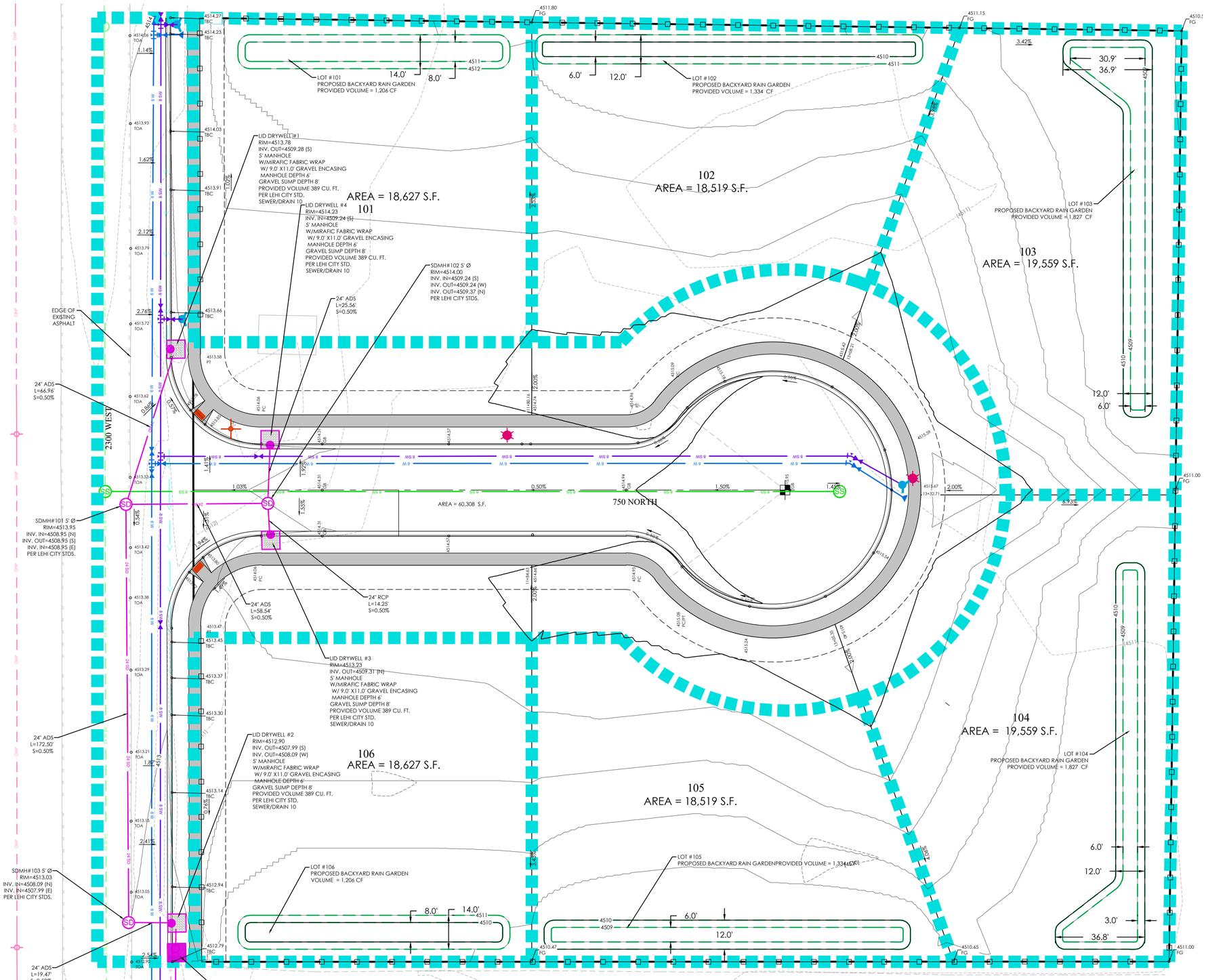
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING PLAN

Scale:	1"=20'	Drawn:	RSH
Date:	6/8/2021	Job #:	20-0586
Sheet:	C4		

Z:\...2020\20-0586 Dirmock Property Lehi\design 20-0586\dwg\sheets\C4 GRADING PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
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- 15" STORM DRAIN
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- BASIN AREA BOUNDARY

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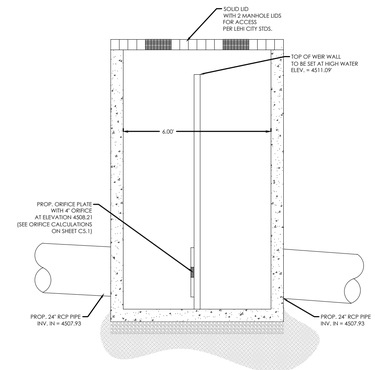

6'x6' OVERFLOW STRUCTURE DETAIL

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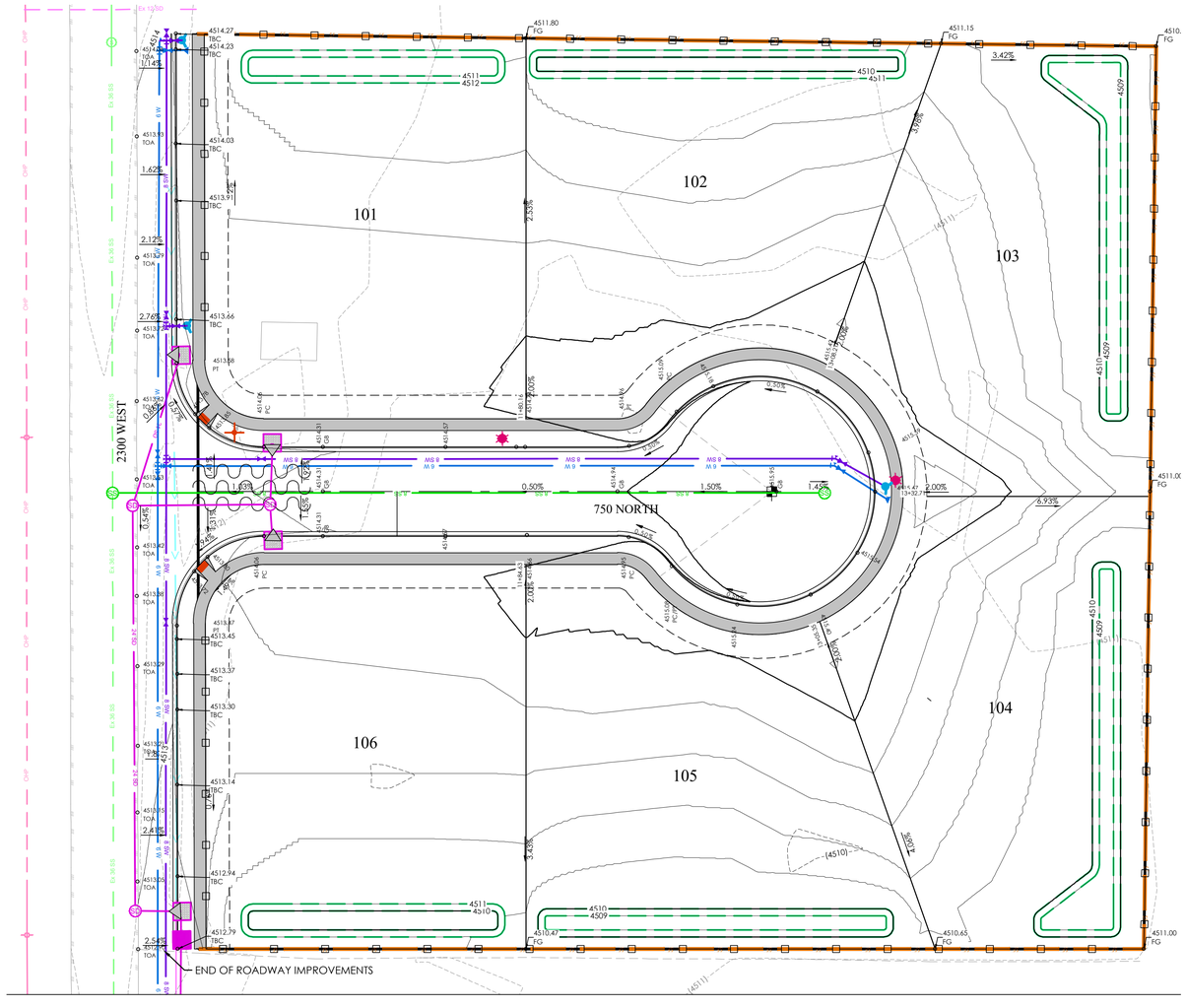
CLOVERLEAF FIELDS
LEHI, UT
DRAINAGE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DRAINAGE PLAN

Scale:	1"=20'	Drawn:	RSH
Date:	6/8/2021	Job #:	20-0586
Sheet:	C5		

Z:_2020\20-0586 Dimock Property Lehi\design 20-0586\dwg\sheets\C5 DRAINAGE PLAN.dwg


2300 WEST
750 NORTH
END OF ROADWAY IMPROVEMENTS
101
102
103
104
105
106
4511.80 FG
4511.15 FG
4510 FG
4511.00 FG
4510.65 FG
4510.47 FG
3.42%
6.93%
2.00%
1.50%
1.45%
0.50%
1.33%
2.12%
1.62%
2.76%
2.40%
2.54%
1.14%
2.53%
4.08%
3.43%
4.00%
4514.27 TBC
4514.23 TBC
4514.03 TBC
4513.91 TBC
4513.66 TBC
4513.58 PT
4513.87 PT
4513.45 TBC
4513.37 TBC
4513.30 TBC
4513.14 TBC
4512.94 TBC
4512.79 TBC
4513.93 TOA
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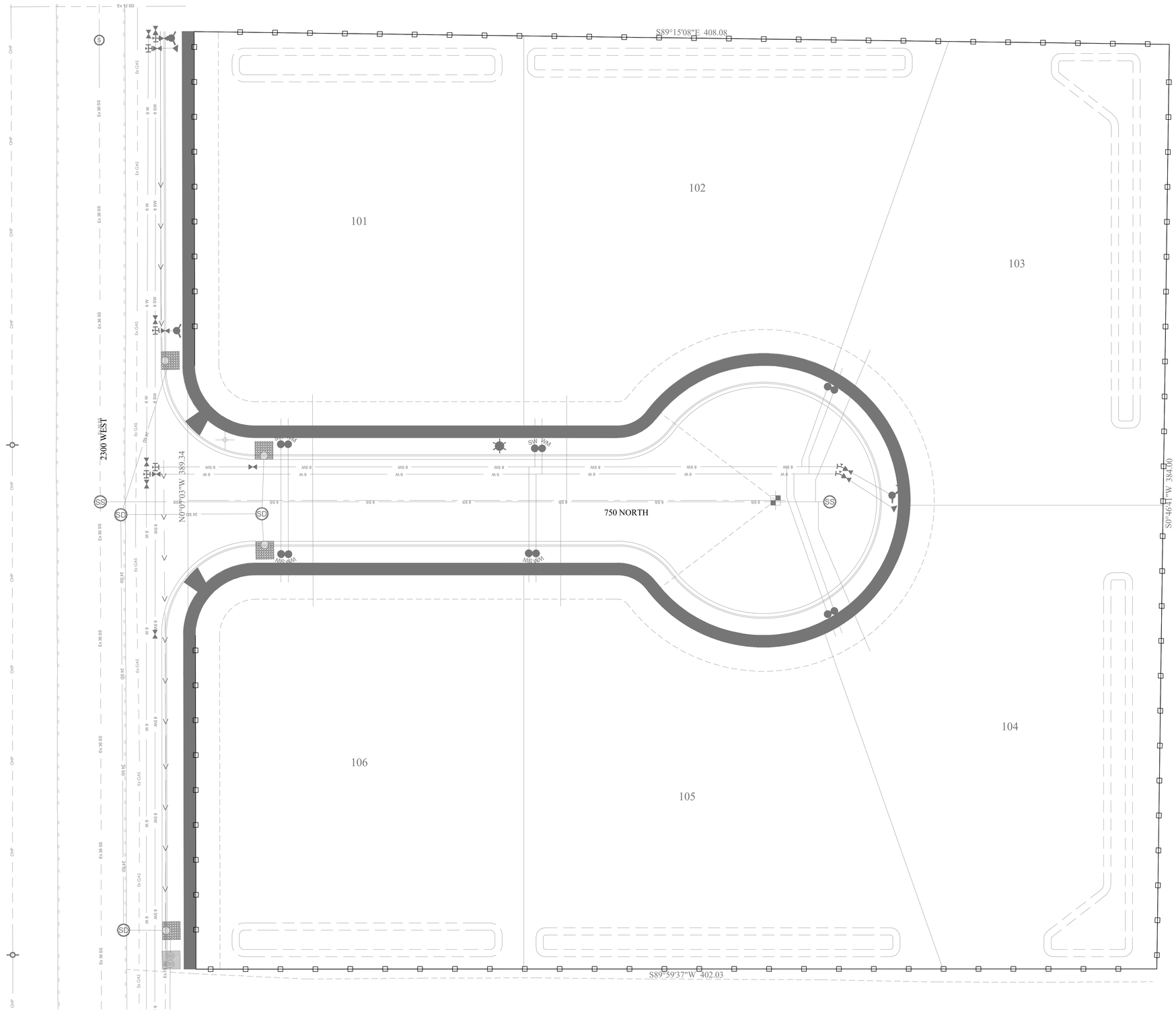
4512.10 TOA



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- AREA OF OFFSITE IMPROVEMENT
- AREA OF ASPHALT CUT

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 30 ft.

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

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CLOVERLEAF FIELDS

LEHI, UT

POWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

POWER PLAN

Scale:	1"=30'	Drawn:	RSH
Date:	6/8/2021	Job #:	20-0586
Sheet:	C7		

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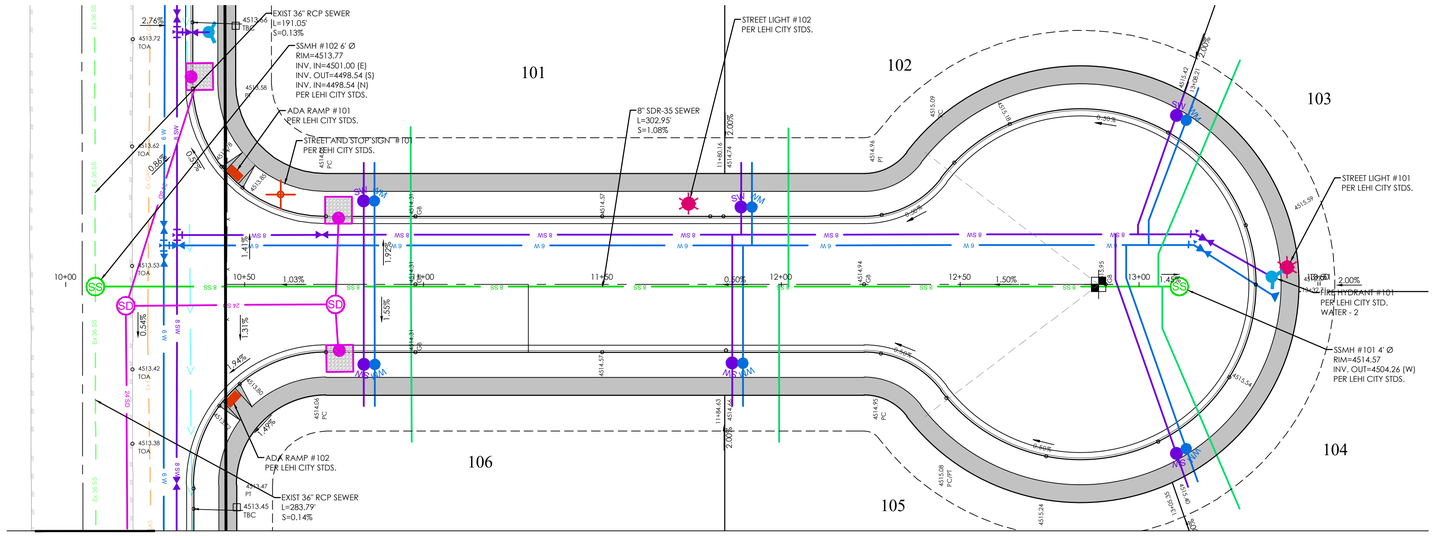
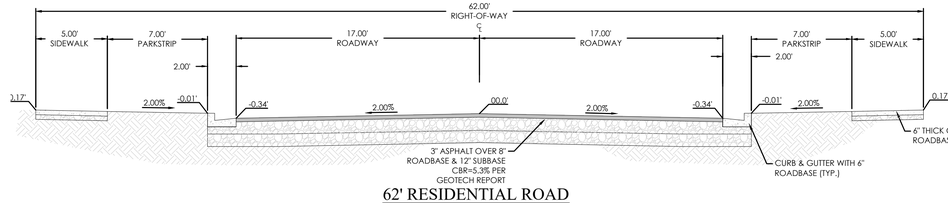


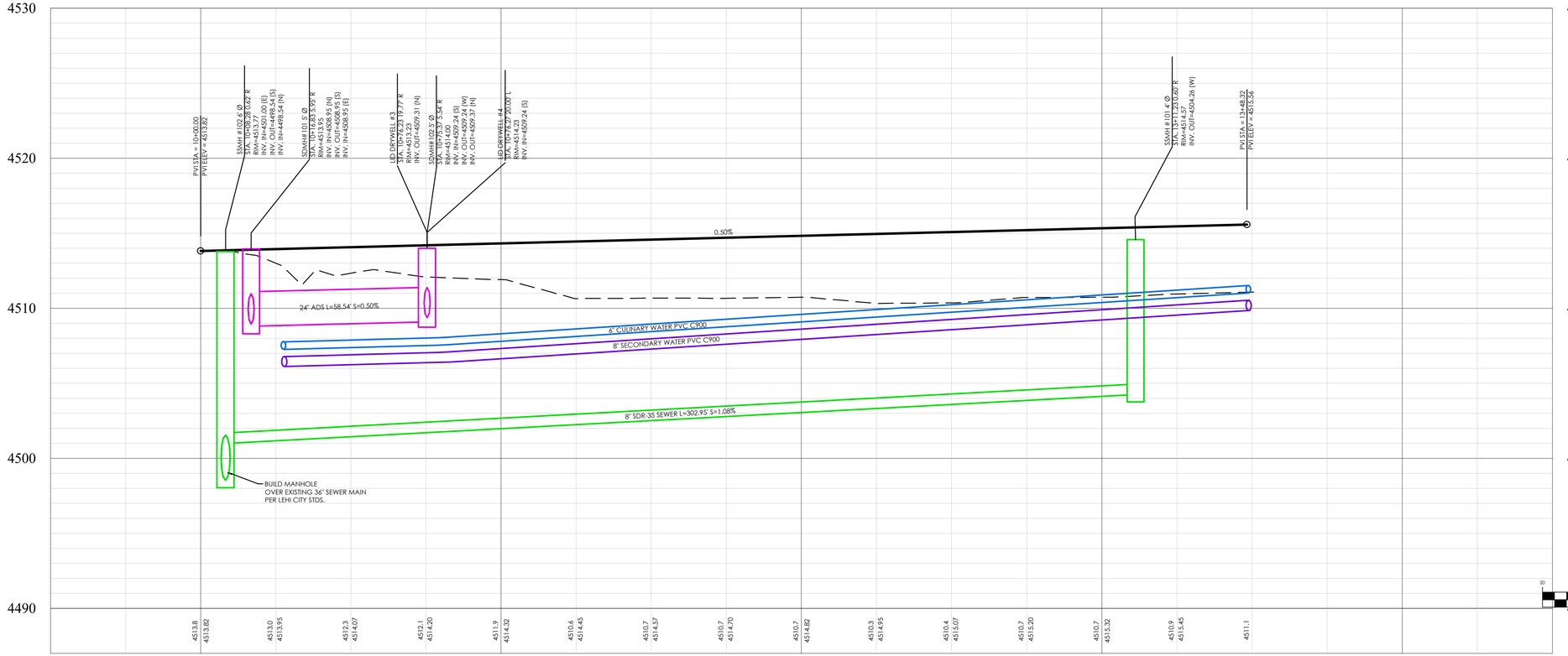
MATCHLINE
SEE SHEET PP02

750 NORTH PLAN



62' RESIDENTIAL ROAD

N.T.S.



750 NORTH PROFILE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
x x x	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
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	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION
	AREA OF OFFSITE IMPROVEMENT
	AREA OF ASPHALT CUT
	AREA OF PROPOSED OFFSITE UTILI

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CLOVERLEAF FIELDS

LEHI, UT

750 NORTH

REVISION BLOCK

#	DATE	DESCRIPTION
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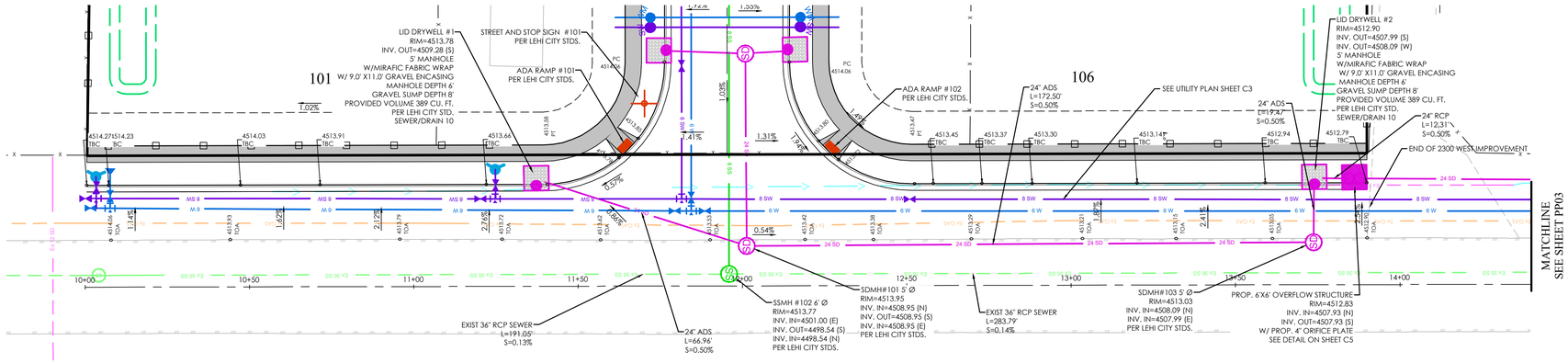
3	----	----
4	----	----
5	----	----
6	----	----

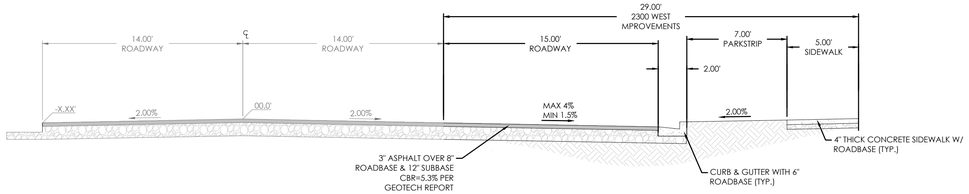
750 NORTH

Scale:	1"=20'	Drawn:	RSH
Date:	6/8/2021	Job #:	20-0586
Sheet:	PP01		

Z:_2020\20-0586 Dimock Property Lehi\design 20-0586\dwg\sheets\PP01 DIMOCK ROAD.dwg

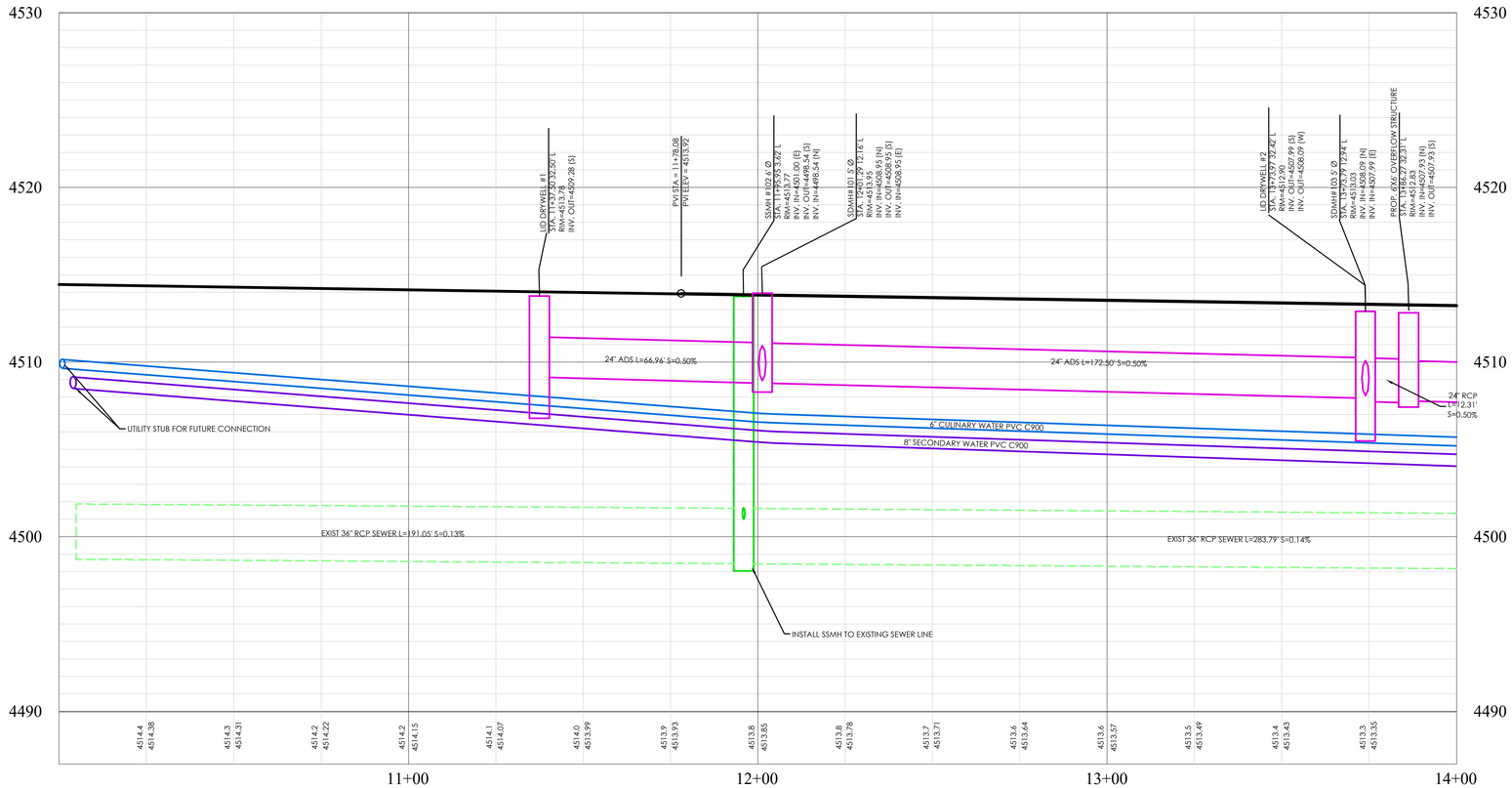


OFFSITE 2300 WEST PLAN



2300 WEST ROAD IMPROVEMENT

N.T.S.



2300 WEST PROFILE

LEGEND

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CLOVERLEAF FIELDS

LEHI, UT

OFFSITE 2300 WEST IMPROVEMENTS

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRAPHIC SCALE

20 0 10 20 40 80

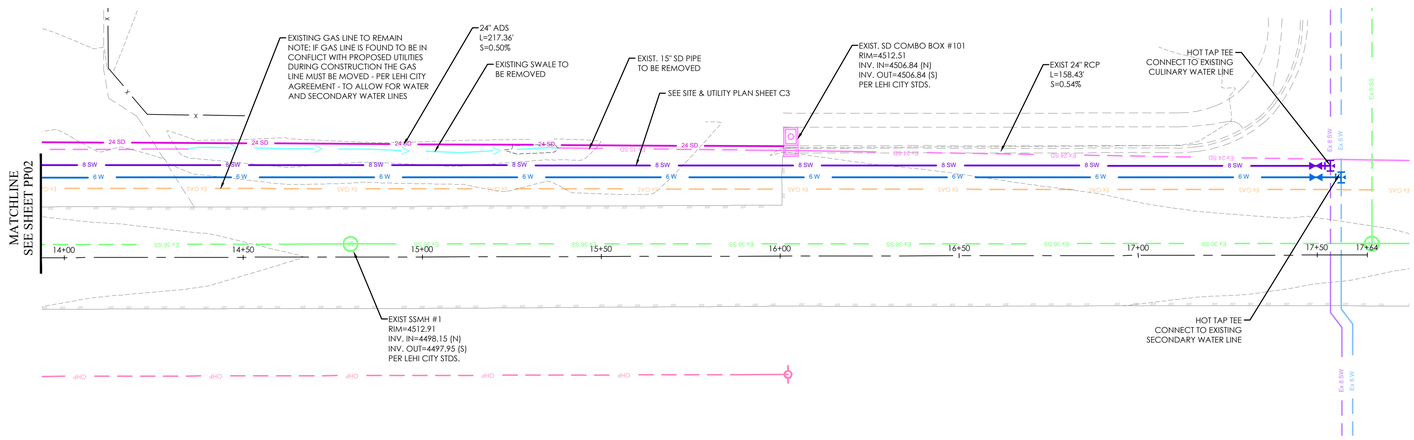
(IN FEET)
1 inch = 20 ft.

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

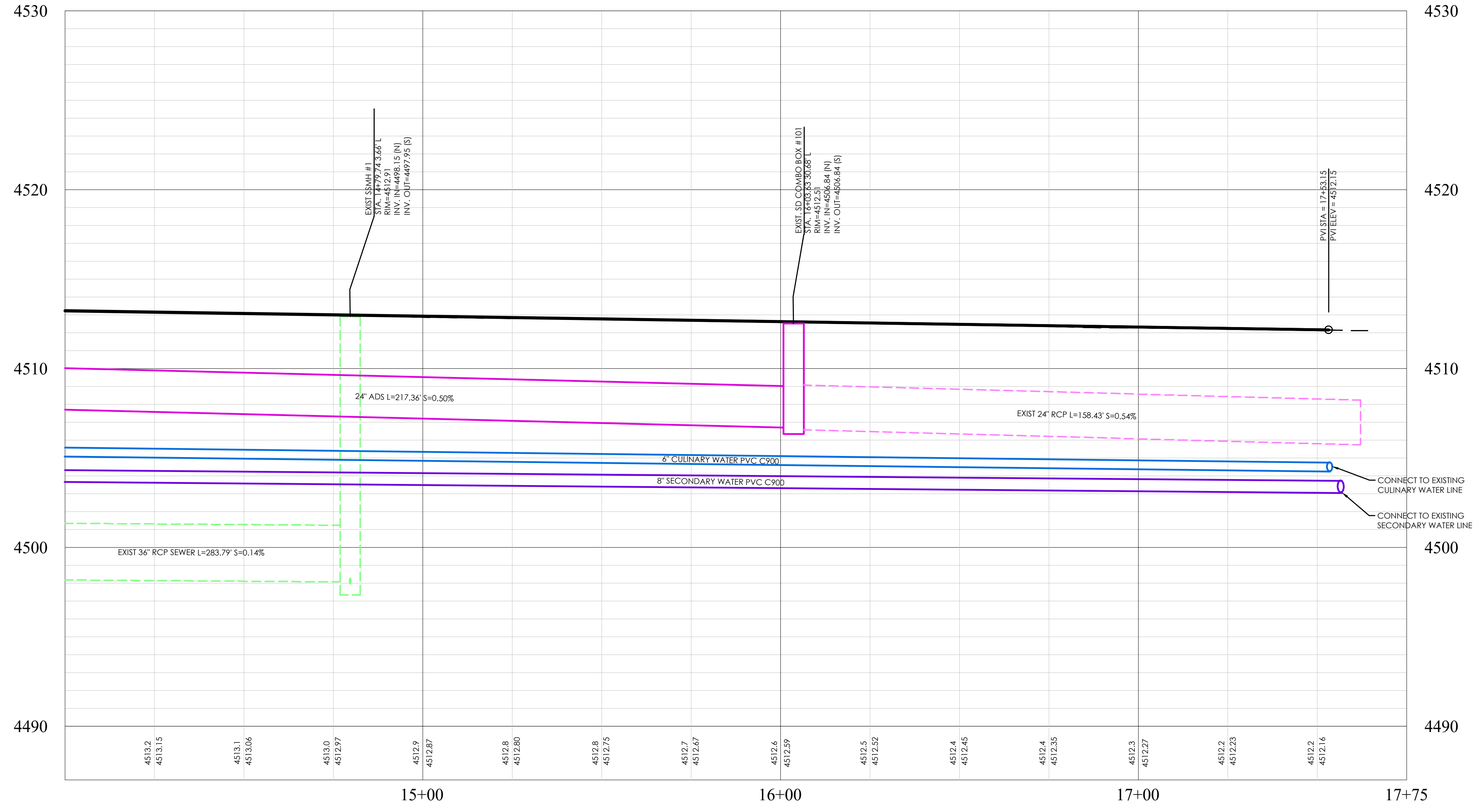
OFFSITE 2300 WEST IMPROVEMENTS

Scale:	1"=20'	Drawn:	RSH
Date:	6/8/2021	Job #:	20-0586
Sheet:	PP02		

Z:_2020\20-0586 Dimock Property Lehi\design 20-0586\dwg\sheets\PP02 OFFSITE 2300 WEST IMPROVEMENTS.dwg



OFFSITE 2300 WEST PLAN



2300 WEST PROFILE

LEGEND

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- SPOT ELEVATION
- AREA OF OFFSITE IMPROVEMENT
- AREA OF ASPHALT CUT
- AREA OF PROPOSED OFFSITE UTILI

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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

FOR REVIEW ONLY

CLOVERLEAF FIELDS

LEHI, UT

OFFSITE 2300 WEST IMPROVEMENTS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

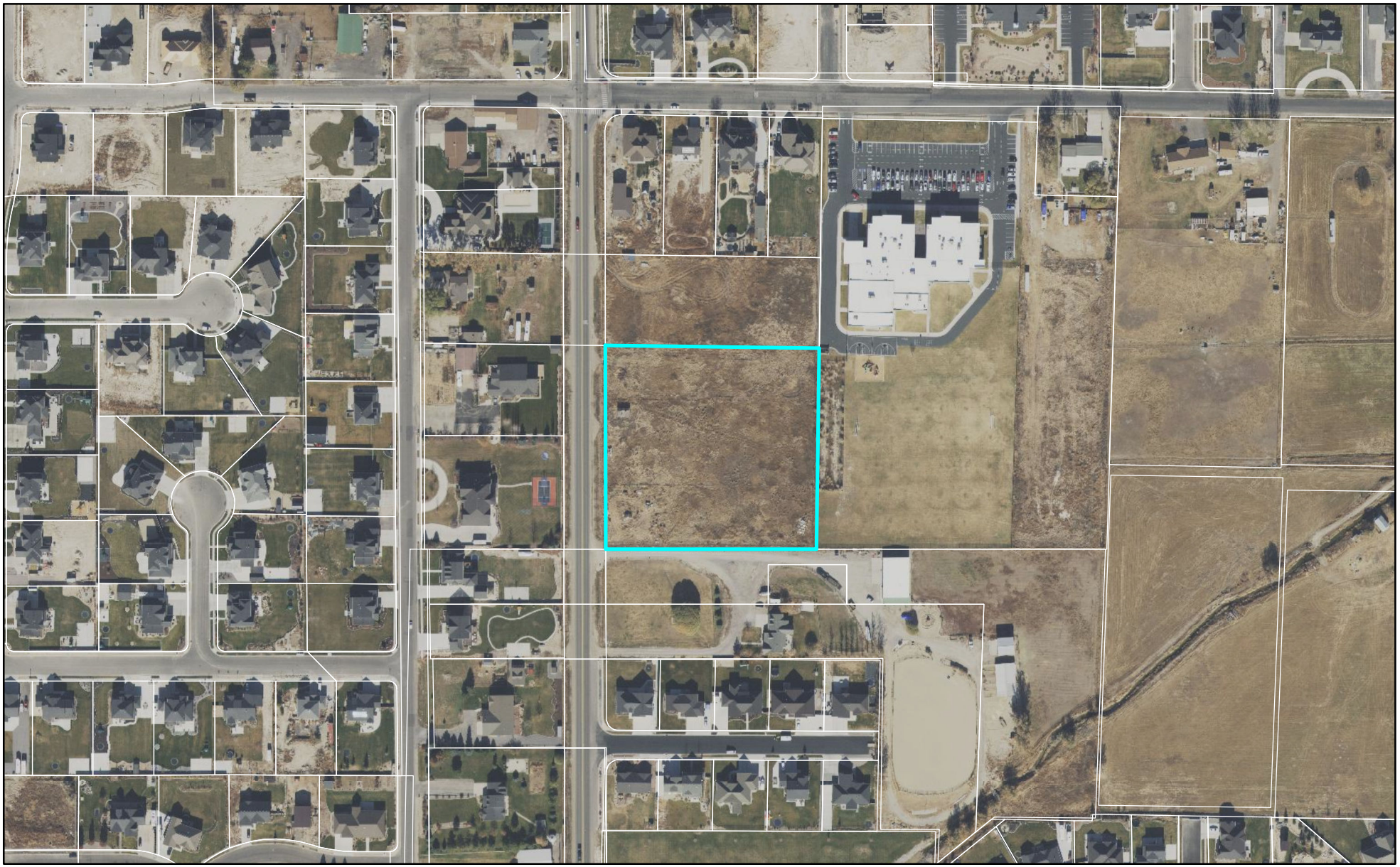
OFFSITE 2300 WEST IMPROVEMENTS

Scale:	1"=20'	Drawn:	RSH
Date:	6/8/2021	Job #:	20-0586
Sheet:	PP03		

Z:_2020\20-0586 Dimock Property Lehi\design 20-0586\dwg\sheets\PP03 OFFSITE 2300 WEST IMPROVEMENTS.dwg

Dimock Property Preliminary Subdivision

Aerial

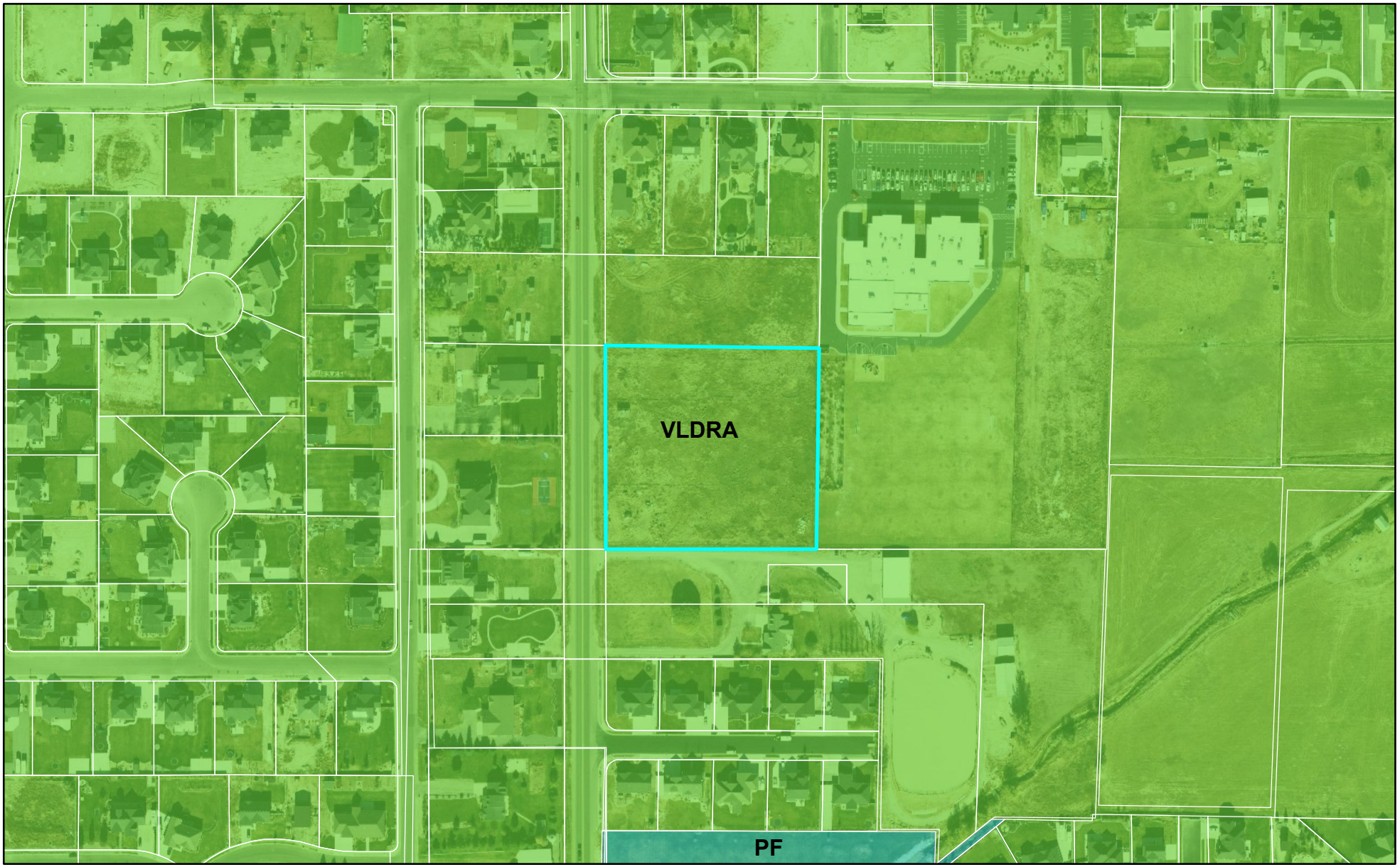


0 310 620 Feet

LEHI CITY

Dimock Property Preliminary Subdivision

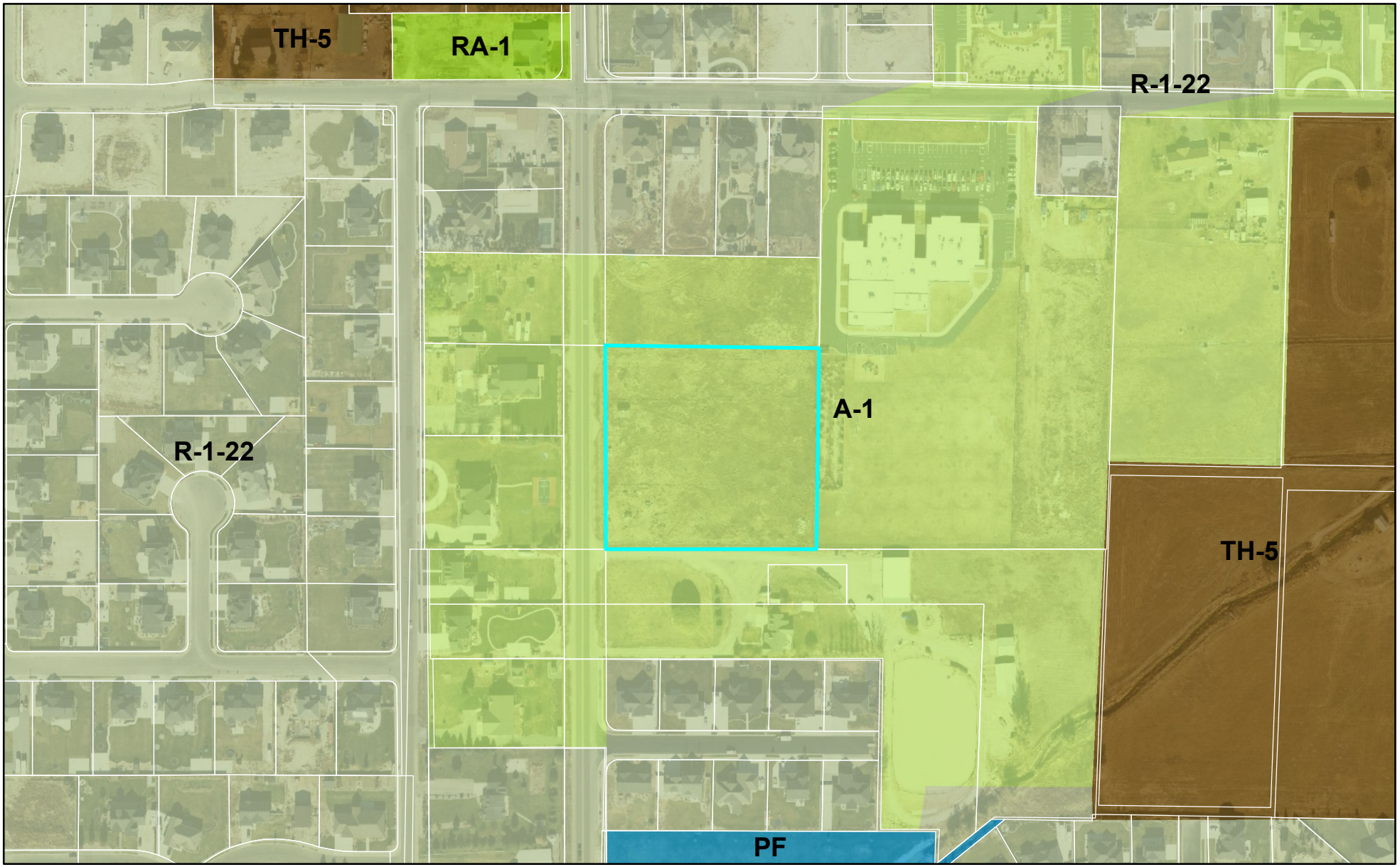
General Plan



LEHI CITY

Dimock Property Preliminary Subdivision

Zoning



0 310 620 Feet

LEHI CITY

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for the Lehi Tech Office Condo Conversion located at 300 South 1350 East.

Suggested Action:

Attachments:

CC Staff Report Lehi Tech Office Condo Conversion 06.29.21.docx

Lehi Tech Office Condo Conversion DRC 5.19.21.docx

Lehi Tech Condo Conversion .pdf

Aerial.pdf

General Plan.pdf

Zoning.pdf

LEHI TECH OFFICE CONDO CONVERSION

CITY COUNCIL REPORT

Applicant	Pete Evans		
Meeting Date	June 29, 2021		
Requested Action/Purpose	Approval of a proposed condo conversion plat		
Location	300 South 1350 East		
Existing General Plan Designation	Transit Oriented Development (TOD)		
Existing Zoning	TOD		
Existing Land Use	Office Building		
Number of Lots/Units	5 Condo Units		
Adjacent Zoning and Land Use	*North*	TOD	Lehi Tech Apartments
	South	I-15	I-15
	East	Commercial	Office Space
	West	Commercial	Undeveloped
Date of DRC Review	May 19, 2021		
Date of Planning Commission	June 10, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.310. Condominium Plats.
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.

All condominium plats shall be filed in the office of the Utah County Recorder following completion of construction and before acceptance of improvements.

PROPERTY HISTORY

March 8, 1985 Property came into the City as part of the East Industrial Annexation

August 25, 2016 Planning Commission approved the Lehi Tech Building 1

August 28, 2018 City Council approved the Lehi Tech Final Subdivision

REPORT ANALYSIS

The applicant requests approval of the Lehi Tech Office Condo Conversion. The Office building contains four levels

of office space, and the applicant would like to make these condominiums. This conversion allows for separate owners to own each floor. The conversion will not change utility usage, traffic, parking, or any other Development Code requirements.

DRC reviewed the proposed condominium conversion and had two redline comments. The first one to update the plat layout to meet the City and County requirements. The second relates to their approved site plan that included landscaping but was put in as parking. The area in question is in UDOT's right of way and ownership. The parking should be replaced with landscaping or receive permission from UDOT for it to continue to be used as parking. Please consider including these comments in your motion.

POSSIBLE ACTIONS AND FINDINGS

The City Council can approve, deny or table. The Council should include findings with any motion. Possible findings include:

1. The proposed condo conversion does not impact utilities, traffic or parking.
2. The proposed condo conversion meets the requirements of the Lehi City Development Code in regard to subdivision approvals.
3. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed condo conversion on June 10, 2021.

Lehi Tech Office Condo Conversion
DRC Redline Comments

Pete Evans- requests review of the Lehi Tech Office Condo Conversion located at 300 South 1350 East.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: 5/10/21
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. Add a spot for Planning Commission Chair to sign the plat and remove the signature spot for Chief Building Official.

Duane- Engineering (bonds):
2. This area is owned by UDOT. The previous plan was not to be part of the parking lot and was to be a planter. If it continues to be parking, they should get permission from UDOT.

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Provide the required condo declaration documents that will be recorded with the plat.

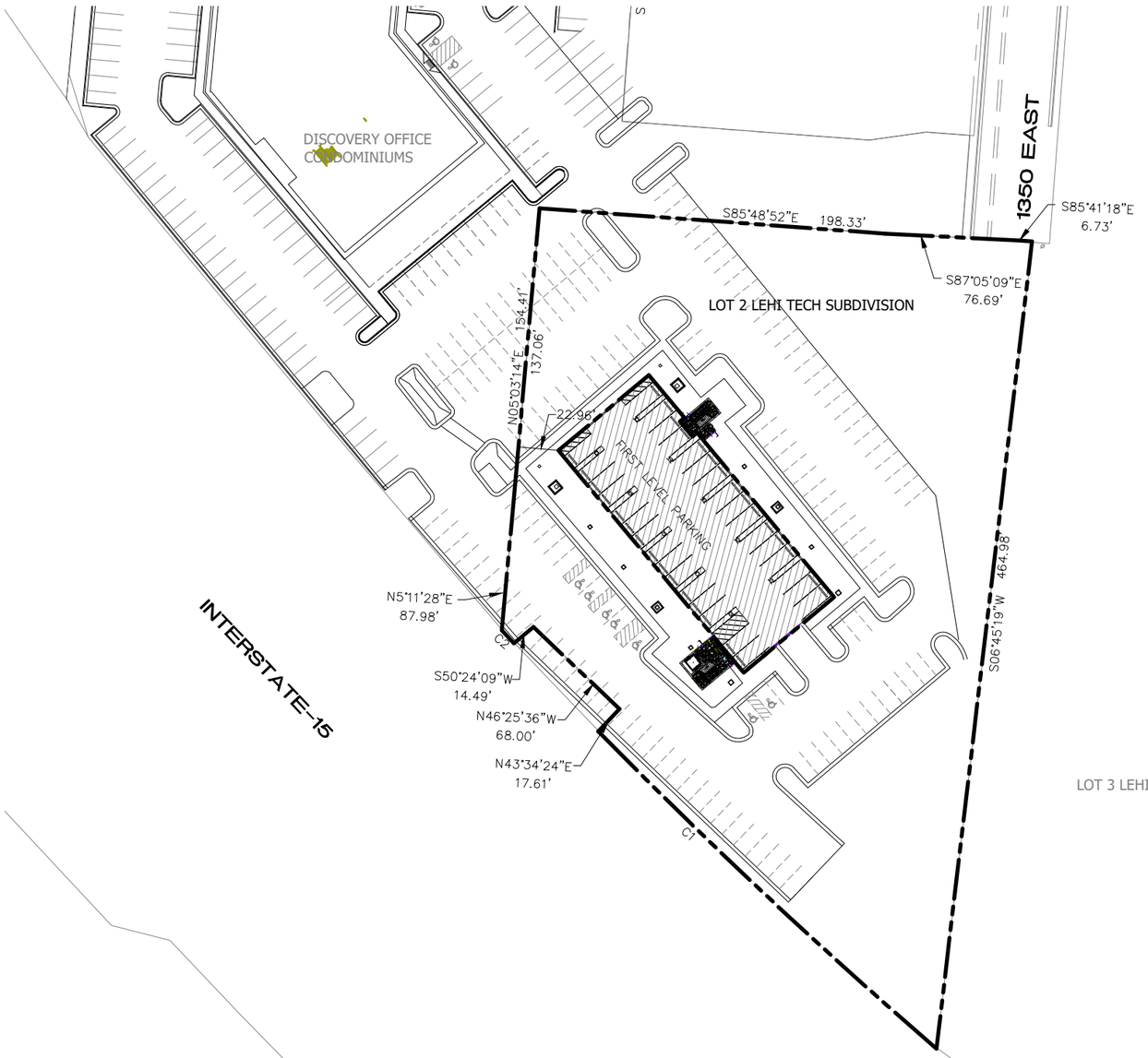
DRC GENERAL COMMENTS:
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. 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.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.

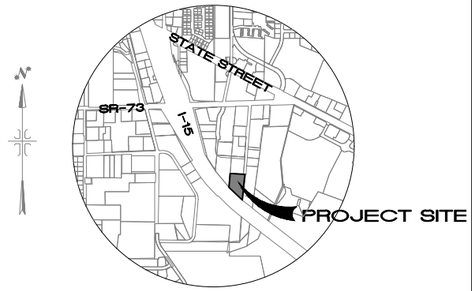
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

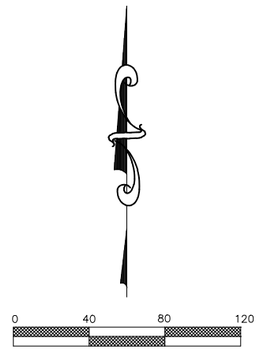
THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 10th

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





VICINITY MAP
NTS



(24"x36")
SCALE: 1" = 40'
(11"x17")
SCALE: 1" = 80'

LEGEND

- SECTION CORNER (BRASS CAP)
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- SECTION LINE
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA (PUBLIC UTILITY AND LEHI CITY EASEMENT)

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	265.35	3145.8	265.27	N46°49'26"W	4°49'58"
C2	10.12	3145.8	10.12	N43°02'38"W	0°11'04"

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152741 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH IS CONSTRUCTED LEHI TECH CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AND PHASE "1" OF THIS RECORD OF SURVEY MAP. CONSISTING OF TWO(2) PAGES ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

LOT 2 OF LEHI TECH SUBDIVISION PLAT 'A'

PARCEL CONTAINS: 2.25 ACRES MORE OR LESS.

_____ DATE

_____ SURVEYOR (See Seal Below)

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION.

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (a) THAT THEY ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP. (b) THAT THEY HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP. CONSISTING OF TWO (2) PAGES, TO BE PREPARED:
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON.
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES, PUBLIC UTILITY AGENCIES, AND LEHI CITY PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE NOT COVERED BY BUILDINGS FOR THE CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS.
4. CONVEY TO THE CITY OF LEHI THE AREAS DESIGNATED AS PUBLIC STREETS FOR PERPETUAL USE OF THE PUBLIC AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HERE UNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20 ___

_____ _____

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

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

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC (See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR: _____ ATTEST: _____ CLERK-RECORDER (SEE SEAL BELOW)

SHEET 1 OF 2

PHASE "1"

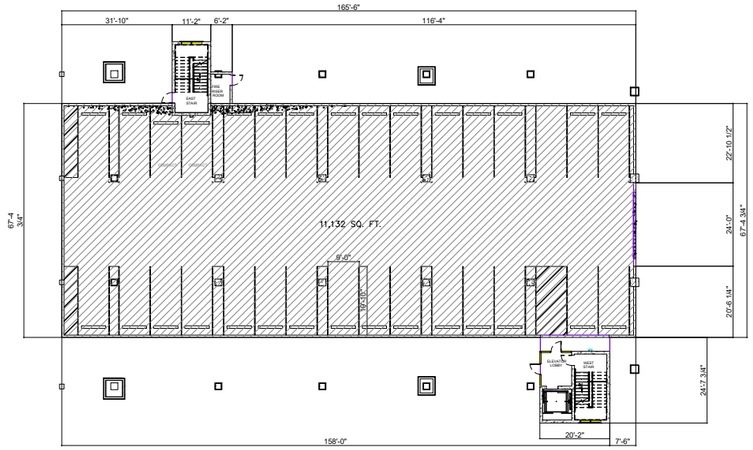
LEHI TECH CONDOMINIUMS

OFFICE CONDOMINIUMS

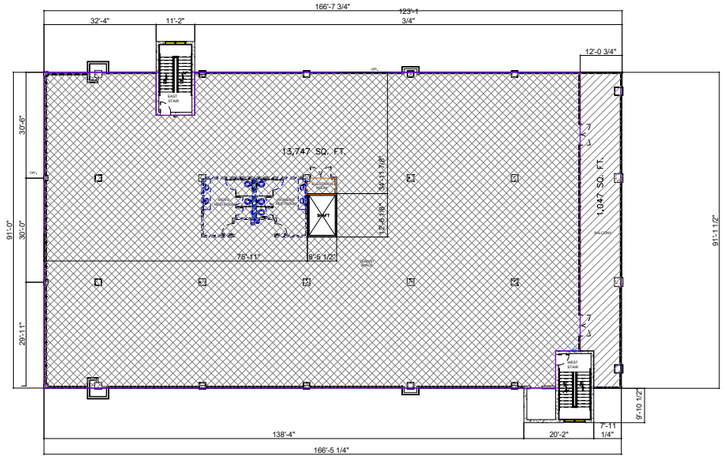
LEHI UTAH COUNTY, UTAH

SCALE: 1"= 40 FEET

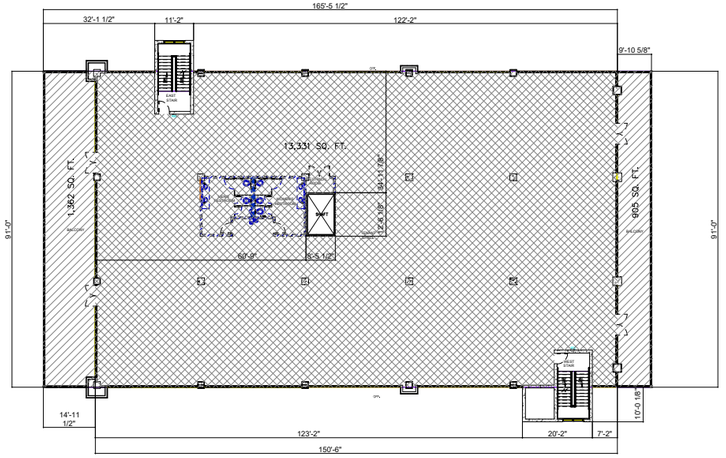
SURVEYOR SEAL	NOTARY PUBLIC SEAL	CHIEF BUILDING OFFICIAL SEAL	CLERK-RECORDED SEAL



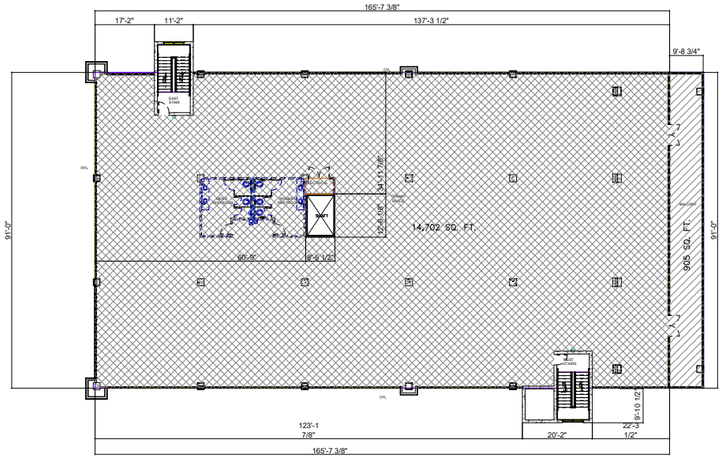
FIRST LEVEL



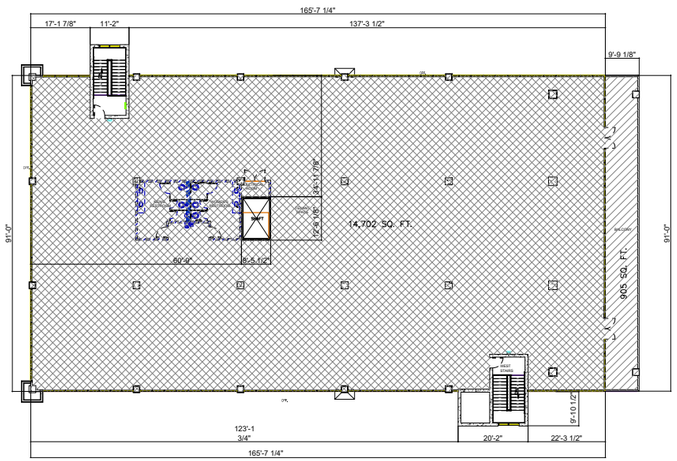
SECOND LEVEL



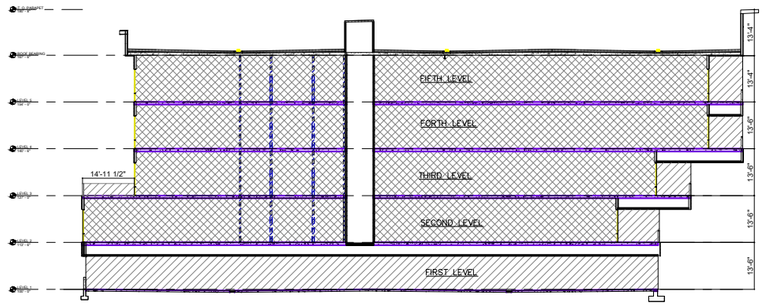
THIRD LEVEL



FORTH LEVEL



FIFTH LEVEL



SECTION

LIMITED COMMON AREA

PRIVATE OWNERSHIP

COMMON AREA
(PUBLIC UTILITY AND LEHI CITY EASEMENT)

SHEET 2 OF 2

PHASE "1"

LEHI TECH CONDOMINIUM

OFFICE CONDOMINIUMS

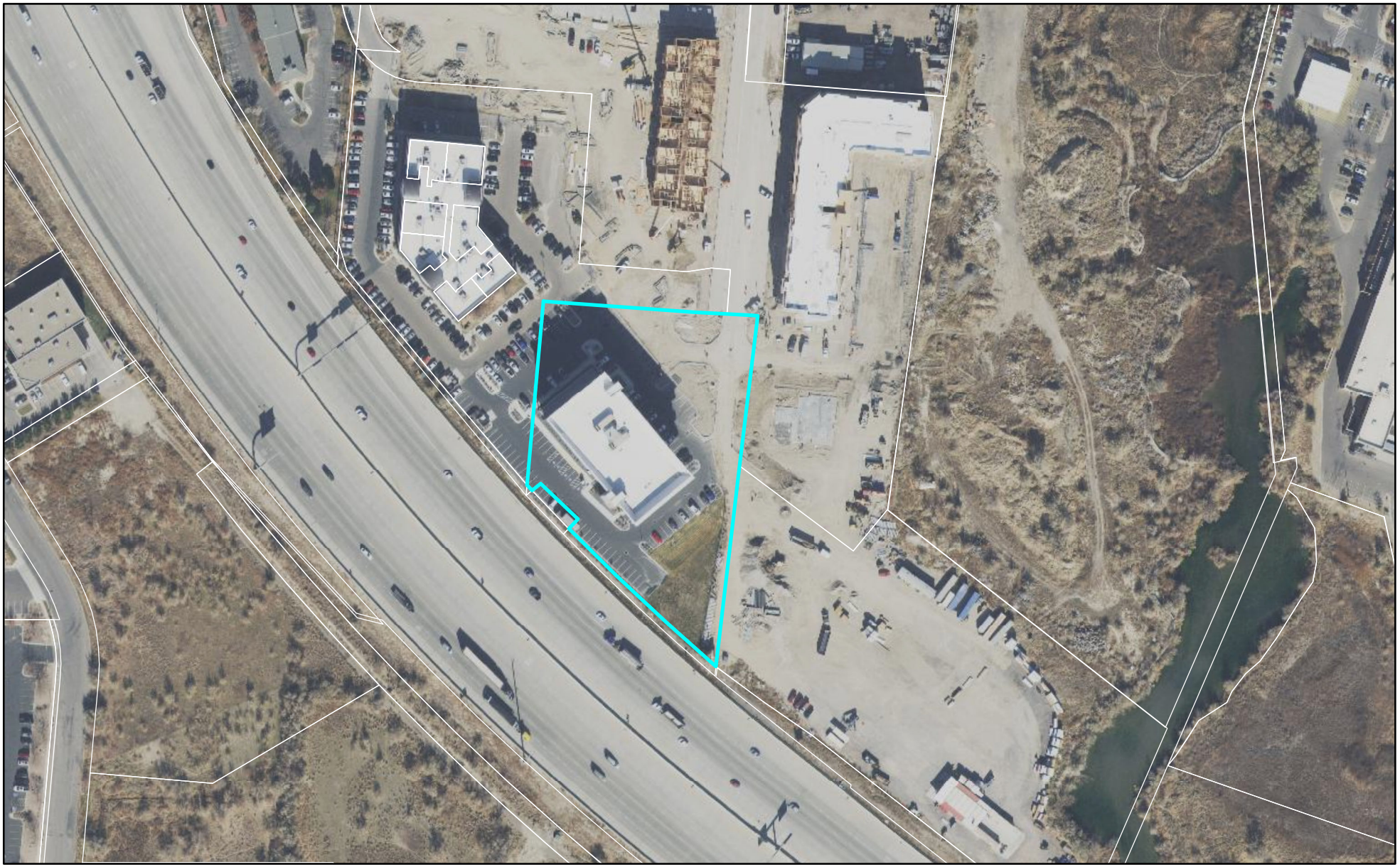
LEHI — UTAH COUNTY, UTAH

SCALE: 1"= 20 FEET

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CHIEF BUILDING OFFICIAL SEAL	CLERK-RECORDED SEAL

Lehi Tech Office Condo Conversion

Aerial

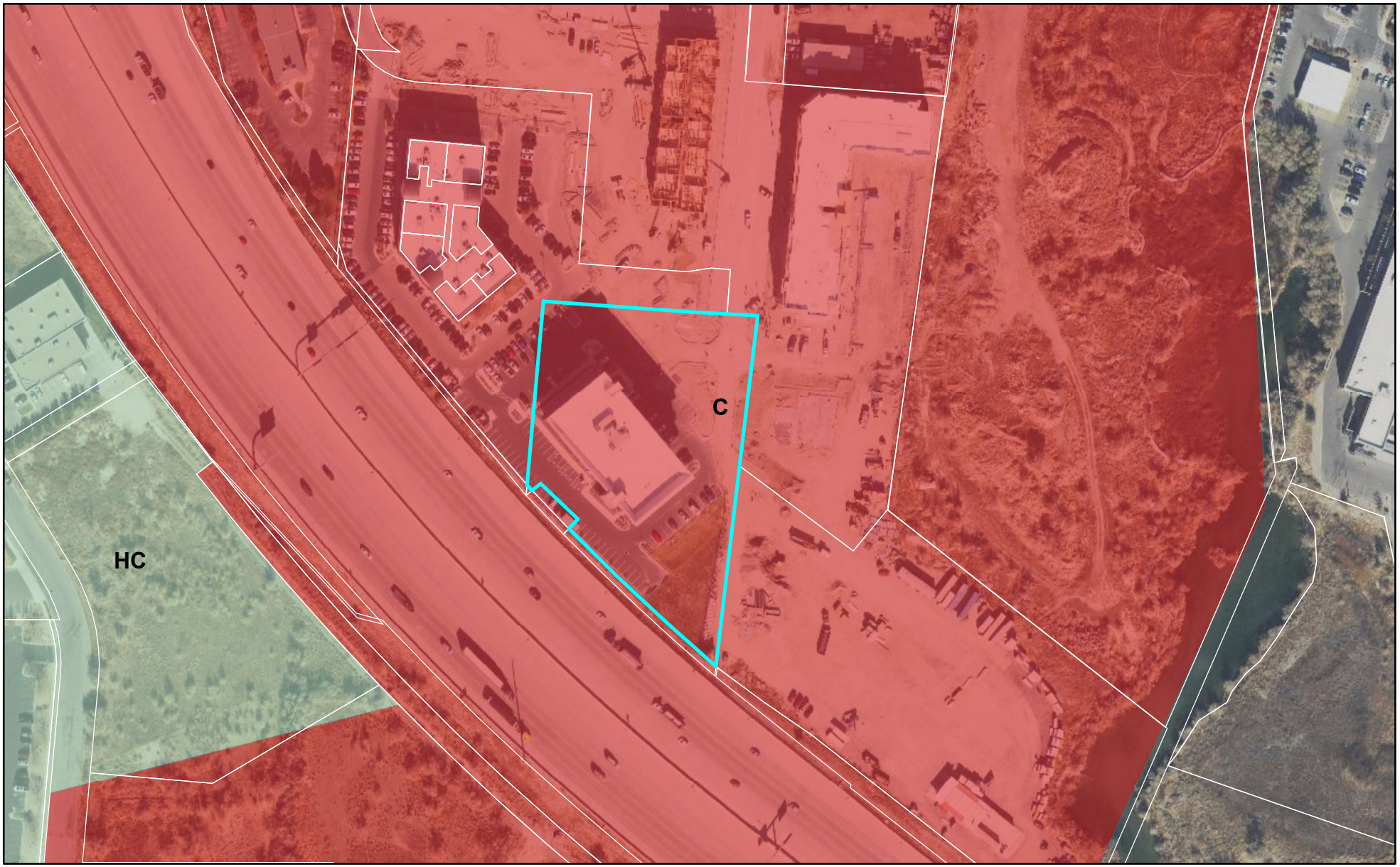


0 210 420 Feet

LEHI CITY

Lehi Tech Office Condo Conversion

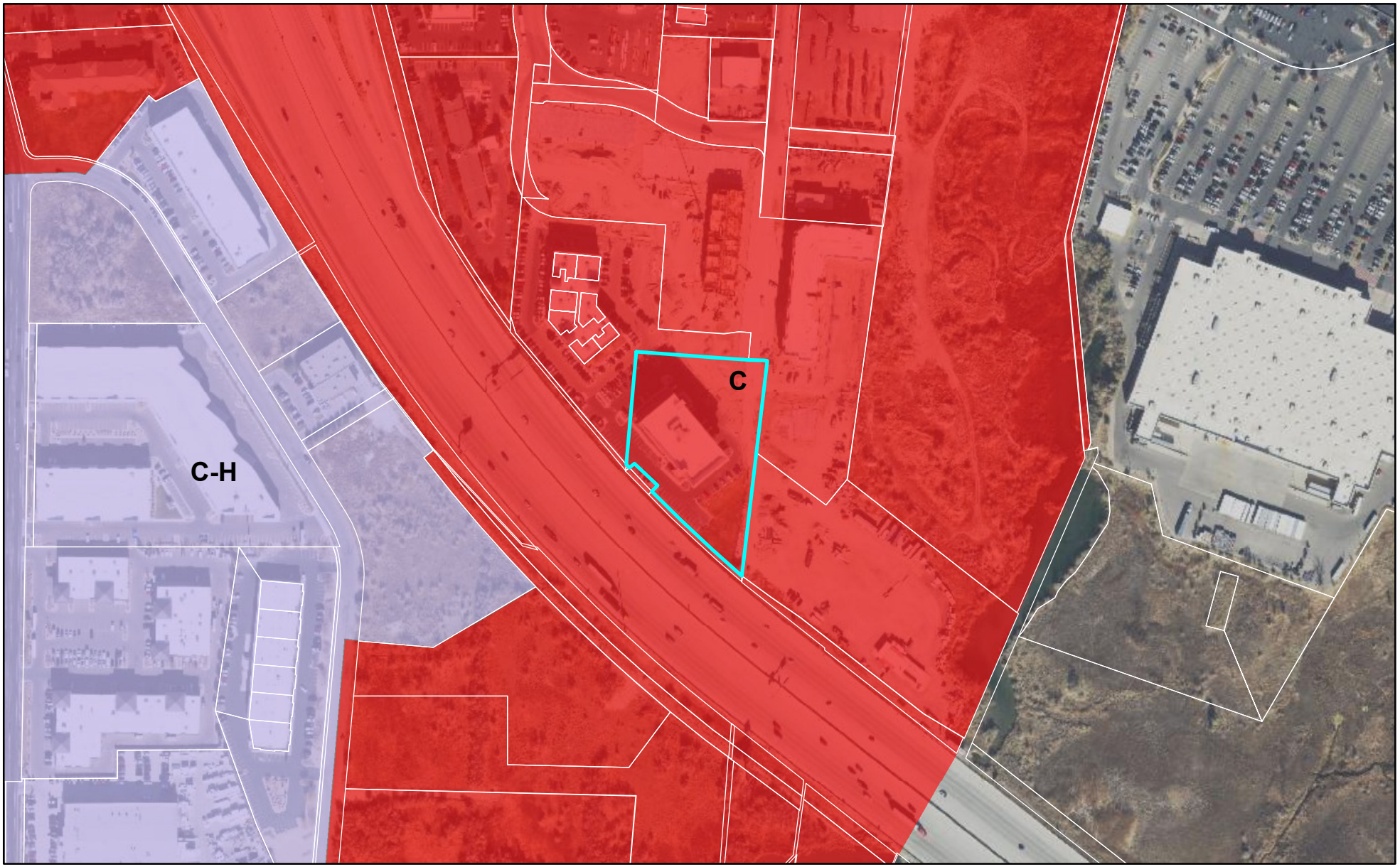
General Plan



LEHI CITY

Lehi Tech Condo Conversion

Zoning



LEHI CITY

Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #28-2021, the Lamb Property General Plan Amendment, changing the designation from MDR (medium density residential) & Mixed Use to just Mixed Use for 0.54-acres located at 1190 North 500 West.

Suggested Action:

Attachments:

CC Staff Report Lamb Property General Plan Amendment 06.29.21.docx

Lamb Property General Plan Amendment DRC 05.12.21.docx

Ord 28-2021.docx

Lamb Property General Plan narrative.pdf

Lamb Property General Plan amendment maps.pdf

Lamb Property Aerial Map.pdf

Lamb Property General Plan Map.pdf

Lamb Property Zoning Map.pdf

LAMB PROPERTY GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Jami Ray		
Meeting Date	June 29, 2021		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	1190 North 500 West		
Acreage	0.54 acres		
Existing Zoning	R-2		
Existing General Plan Land Use Designation	MDR (Medium Density Residential) & MU (Mixed Use)		
Proposed Land Use Designation	MU (Mixed Use)		
Existing Land Use	Historic Church		
Adjacent Zoning and Land Use	*North*	MU	Office Park
	South	R-2	Single family residential
	East	R-2	Single family residential
	West	R-2	Greenfield Estates Subdivision
Date of DRC Review	May 12, 2021		
Date of Planning Commission Review	May 27, 2021		
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:

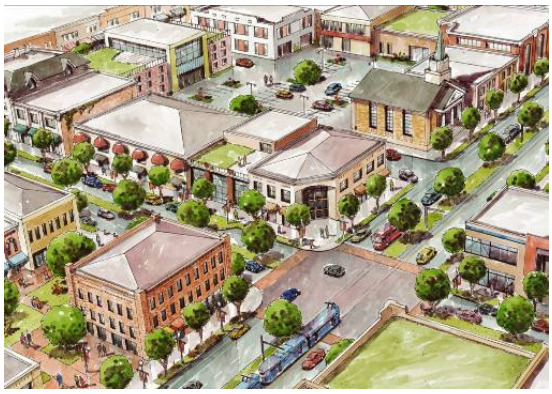
1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties 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/Residential (MU)

The Commercial/Residential (Mixed Use) classification combines a number of land uses within a specific

geographic area. These may be higher density zones and may also serve as destinations or corridors of activity. They may build on the existing fabric, such as along State Street or Main Street, or may occur as new nodes of activity.



This classification will have a concentration of employment and business centers and may contain a mix ranging from office, governmental, higher education, and high density housing to specialty retail, restaurants, and cultural spaces such as museums, entertainment, theaters, and sporting venues. Maintaining a substantial residential population within these areas is critical to their long-term success. Ensuring that the area is populated in the evenings and on weekends will support a lively, active, and vibrant core. An estimation of how land may develop in Mixed Use areas is as follows:

Retail – 30%
Office/employment – 30%
Residential (mostly high density) – 25%
Roads & institutional – 15%

Medium Density Residential (MDR)

The Medium Density Residential (MDR) classification is used to identify and encourage the development of a variety of moderate density housing types, including single family dwellings and two-family dwellings, with an overall density not to exceed 6 dwelling units per acre. The applicable Zoning District classification for MDR is R-2.

PROPERTY HISTORY

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.

REPORT ANALYSIS

The applicant is requesting approval of an amendment to the Lehi General Plan Land Use Map to change the designation of 0.54 acres of property located at 1190 North 500 West from Medium Density Residential and Mixed Use to all Mixed Use. The applicant's intended future use is to leave all existing structures and just do cosmetic upgrades to the existing garage and storehouse in the back. They also intend to update a few doors to make them historically correct and make some necessary repairs to upkeep the property. The property will function as a retail space for an antique and home décor store which is an allowed use in the Mixed-Use designation.

From the Lehi City Development Code, the purpose of the Mixed Use (MU) District is to foster and provide an area of mixed, compatible residential, commercial and office uses in certain areas of the City. The proposed change is compatible with the existing residential and commercial uses within close proximity.

The DRC had one comment on this General Plan Amendment:

1. Assuming the General Plan amendment is approved, the applicant will need to file an application for a zone change to MU. After the approval of the zone change, the applicant will need to apply for a site plan in an existing building.

Please consider the DRC comment in the final recommendation.

POSSIBLE FINDING AND ACTIONS

The City Council may approve or deny the General Plan Amendment or may recommend another General Plan Land Use designation. Please remember to include findings as a part of the motion. Possible findings include:

1. The proposed amendment to the Lehi City General Plan is/is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
4. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
5. 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.
6. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on May 27, 2021.

Lamb Property General Plan Amendment
DRC Redline Comments

Jami Ray- requests review of the Lamb Property General Plan Amendment, changing the designation from MDR & MU to just MU for 0.54 acres located at 1190 N 500 W.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 5/4/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
Existing water and PI services are in the corner of propose parking, these service meters cannot be located in the parking lot. We can address this at site plan. (Not a red line for the general plan amendment)
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. Assuming the General Plan amendment is approved, the applicant will need to file an application for a zone change to MU. After the approval of the zone change, the applicant will need to apply for a site plan in an existing building.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 27, 2021.
(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: 28-2021

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR THE LAMB PROPERTY

WHEREAS, on June 29, 2021, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 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 May 27, 2021, to review and make a recommendation on the General Plan Amendment located at 1190 North 500 West changing the land use designation from MDR (Medium Density Residential) & MU (Mixed Use) to just Mixed Use, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on June 29, 2021, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from MDR (Medium Density Residential) & MU (Mixed Use) to just Mixed Use;

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 properties from MDR (Medium Density Residential) & MU (Mixed Use) to just Mixed Use. The total amendment will include 0.54 acres of property located at 1190 North 500 West, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance -2021 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.

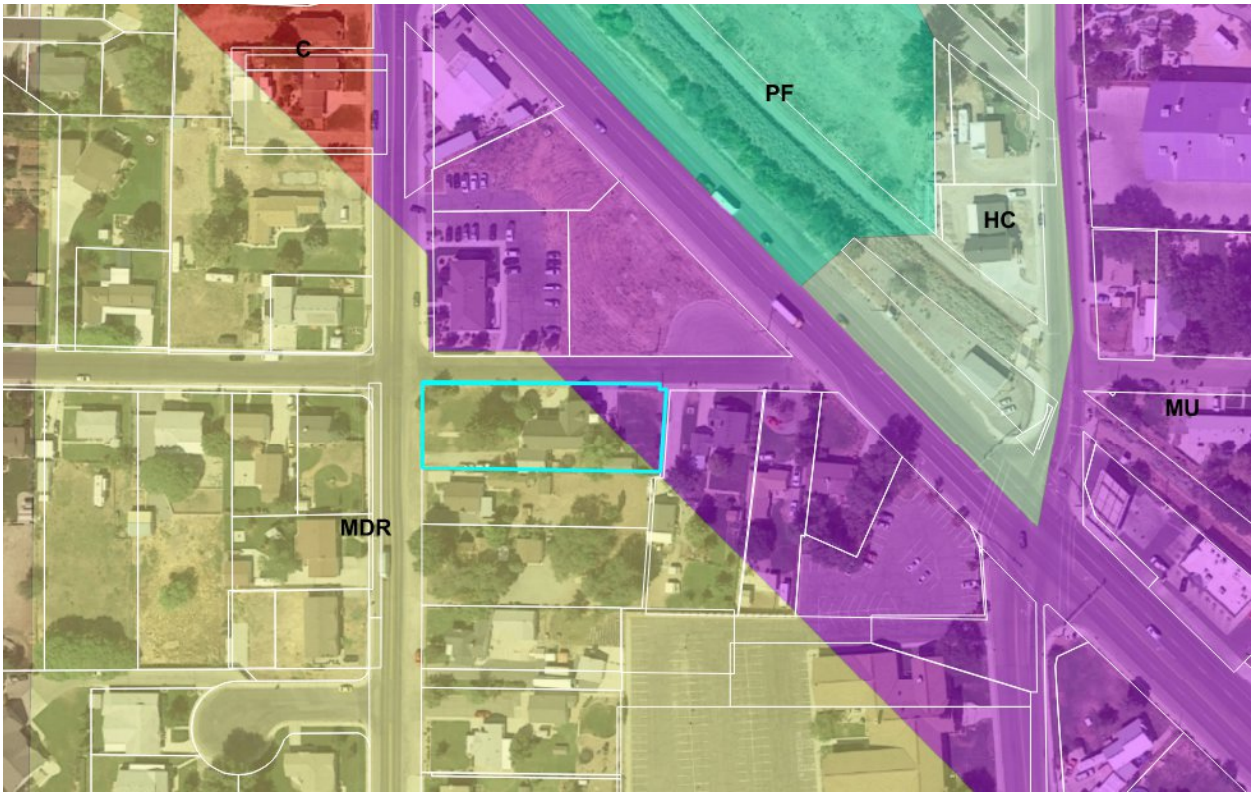
D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 29th day of June, 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

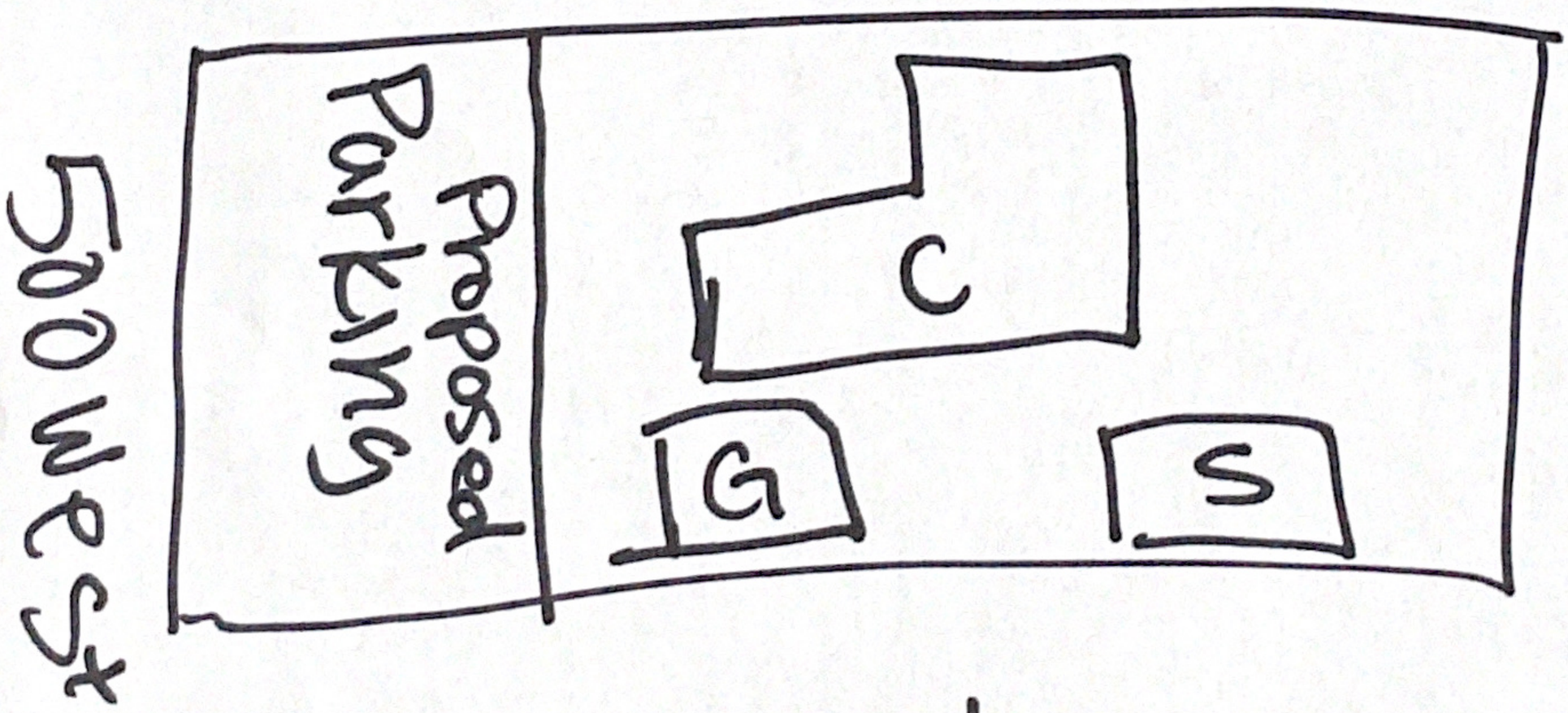
Exhibit A



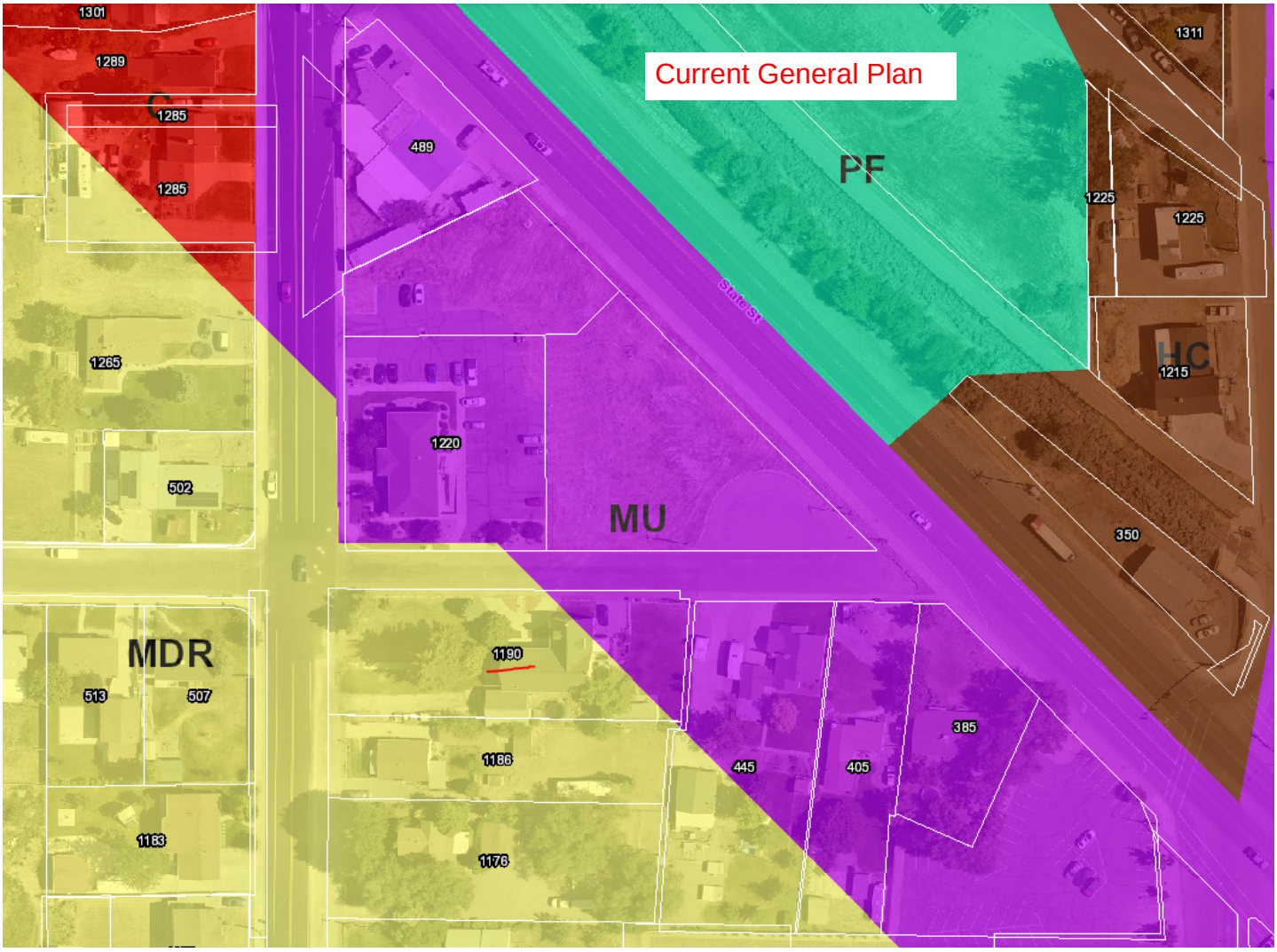
Legal Description: COM N 1110.60 FT & E 611.67 FT FROM MONUMENT AT CEN SEC 8, T5S, R1E, SLM; N 90.90 FT; S 89 DEG 38'E 253.97 FT; S 4 DEG 49'W 6.251 FT; S 89 DEG 40'34"E 7.212 FT; S 4 DEG 04'56"W 87.965 FT; N 88 DEG 56'W 254.433 FT TO BEG. AREA .54 ACRE.

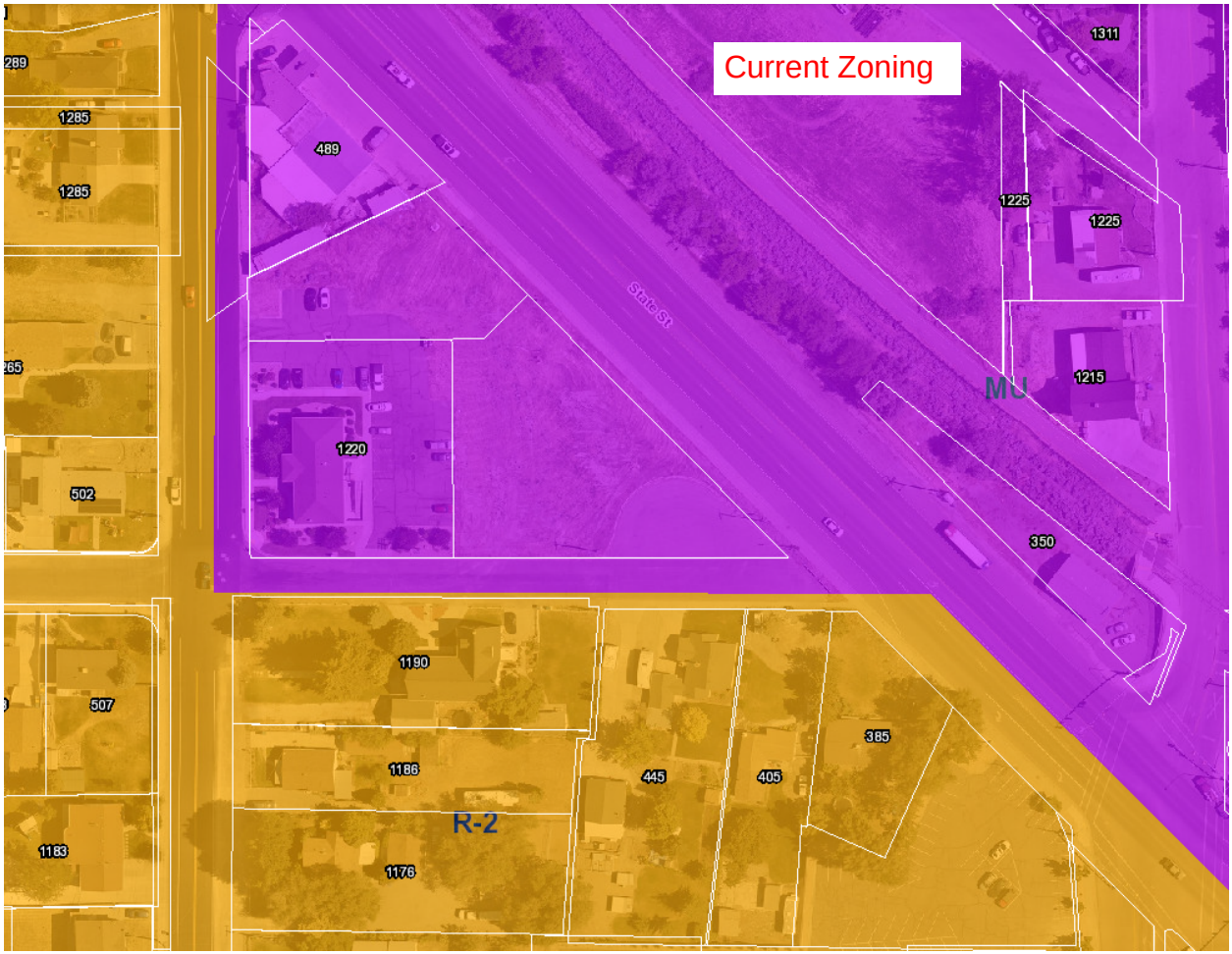
1190 N 500 West Lehi Utah

We would like to amend the general plan to change the entire property to mixed use. Currently the back part of the property is already mixed use. Two sides of the property already touch parcels zoned as mixed use so it fits what is currently being used in that area. Our plan is to leave all existing structures and just do cosmetic upgrades to the existing Garage and Storehouse in back. We would also like to update a few doors to make them historically correct and do any necessary repairs to upkeep the property and protect the structural integrity of the existing historical building. We would need to convert the grass part of the property on the 500 West side to accommodate 6-8 parking spaces to keep people from parking on the street. We would also need to redo the cement sidewalk to make it safe. The building will be used as a retail space for our store. We sell vintage, antique, home decor and boutique type items. Ultimately we would like to keep the property looking as much like it does now as possible and restore and protect the historical integrity of the building.



C- Old Chapel
G- Garage
S- Storehouse


Current General Plan
PF
MU
MDR
HC
1301
1289
1285
1285
489
1265
1220
502
1311
1225
1225
1215
350
1190
1186
1183
1176
513
507
445
405
385


Current Zoning
MU
R-2
289
1285
1285
489
1220
502
1311
1225
1225
1215
350
1190
1186
1183
1176
507
445
405
385

Lamb Property General Plan Amendment

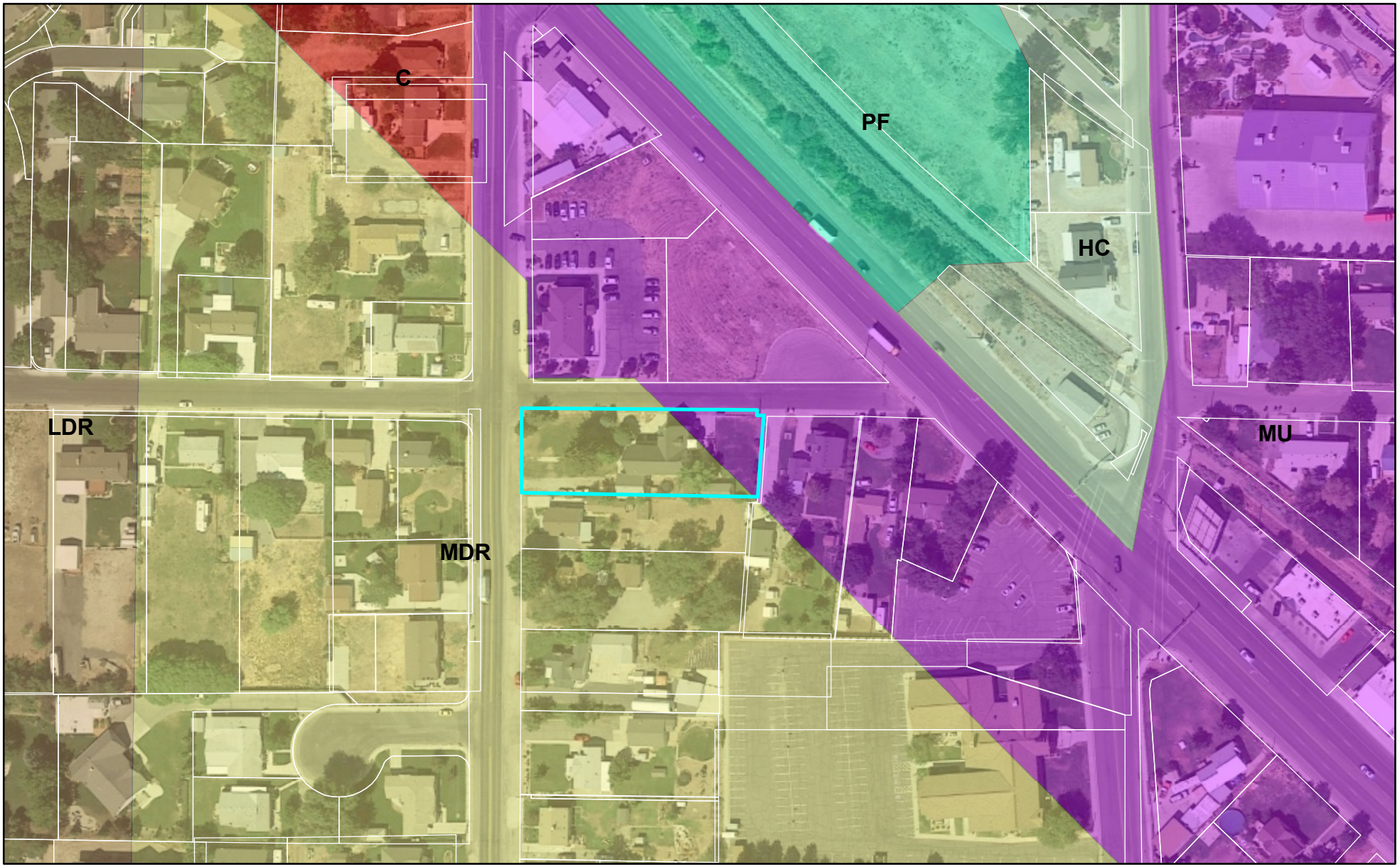
Aerial

0 175 350 Feet

LEHI CITY

Lamb Property General Plan Amendment

General Plan

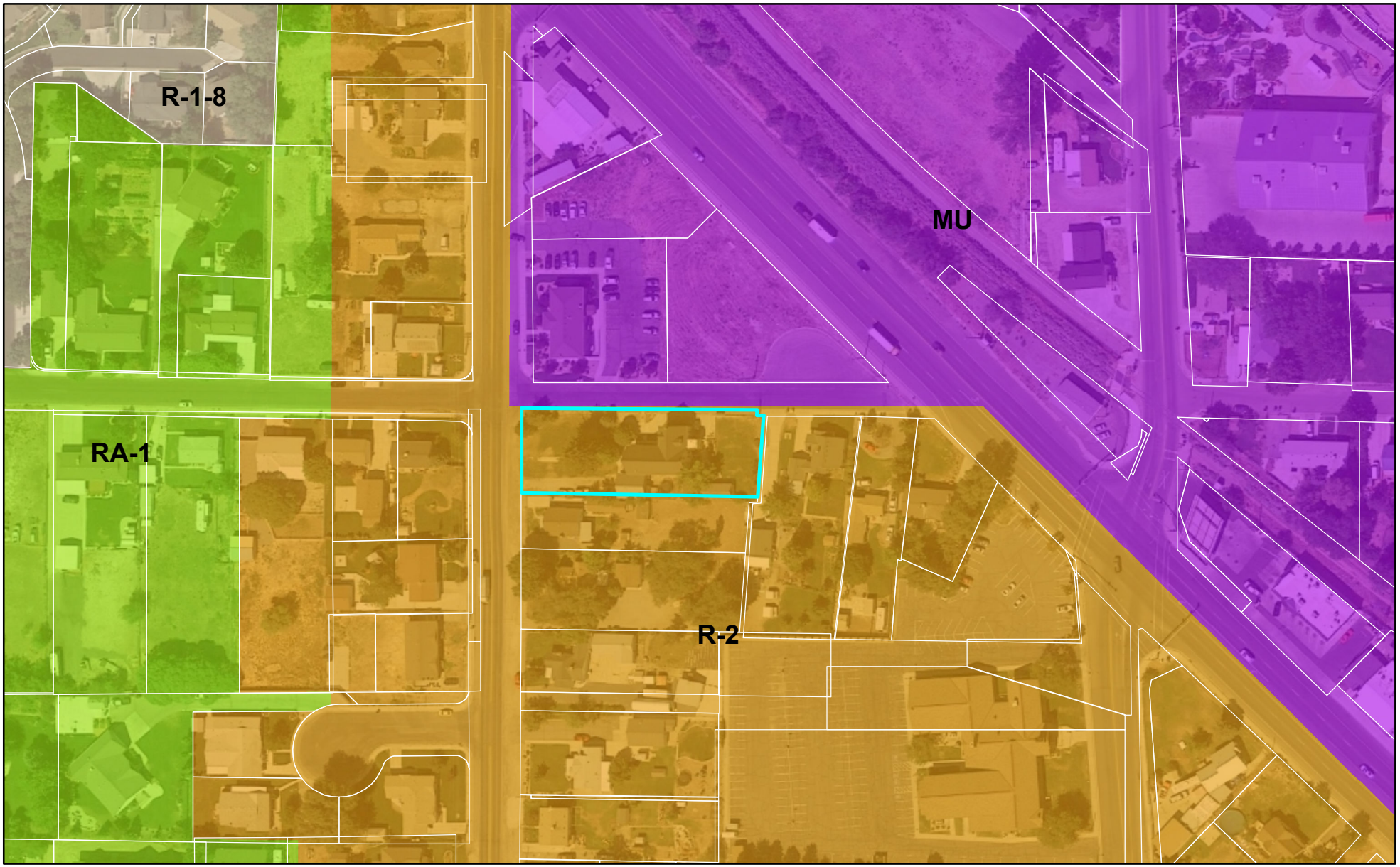


0 175 350 Feet

LEHI CITY

Lamb Property General Plan Amendment

Zoning



0 175 350 Feet

LEHI CITY

Agenda Item No: 17

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:

Consideration of Ordinance #27-2021, a General Plan Amendment for Public Facilities in various locations of the City.

Suggested Action:

Attachments:

CC Staff Report Lehi City Public Facilities General Plan Amendment 06.29.21.docx

Lehi City Public Facilities GPA narrative 04.22.21.docx

Ord 27-2021.docx

PF_to_be_added_to_GP map.pdf

LEHI CITY PUBLIC FACILITIES GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	June 29, 2021
Requested Action/Purpose	Approval of a proposed general plan amendment
Location	Citywide (See map)
Existing General Plan Land Use Designation	Various
Proposed Land Use Designation	PF (Public Facility)
Existing Land Use	Various (schools, parks, utilities, etc.)
Date of DRC Review	Multiple dates of review
Date of Planning Commission Review	May 27, 2021
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.

Section 05.020. Zoning Districts Purpose.

Z. The **Public Facilities (PF) District** is established to provide areas for publicly owned buildings and facilities.

1. Lehi City recognizes that, in attempting to serve the general public, there are unique needs that are difficult to address through standard residential or commercial zoning regulations. Therefore, the intent of this zone is to create a balance between the needs of the City and other governmental or public entities and the interests of adjacent property owners, who should be aware of the potential use of neighboring publicly owned lands and have assurance of continued public use.

2. Some uses in the PF District will be allowed in other zones to initially accommodate public facilities in appropriate areas without undue difficulty; however it is intended that the PF District would then be applied by the City to all such facilities for ease of recognition on the Lehi City Planning Zone Map and accurate statistical indexing of

land uses.

3. The establishment of a PF District may only be initiated by Lehi City; however, changes from a PF District to another district may be initiated by any party.

4. When a property in the PF zone changes from one land use to another (as defined in the Table of Uses for the PF zone), Lehi City will hold a public hearing and send a notice to all property owners whose holdings are located partly or entirely within three hundred feet of the PF-zoned property.

5. Uses typical to the PF District may include:
   (a) Public parks, playgrounds, swimming pools, trails and similar public recreation facilities.
   (b) Public schools.
   (c) Public cemeteries.
   (d) Public buildings such as administrative buildings, libraries, courthouse, museums, public safety buildings, and similar structures.
   (e) Municipal reservoirs, well sites, pump stations, maintenance shops, storage areas and similar public utility buildings and structures.
   (f) Municipal parking lots and parking areas to serve a public use.

REPORT ANALYSIS

Lehi City seeks approval of a proposed General Plan amendment to Public Facilities for multiple public properties within the city. These properties include Exchange Park, Dairy View Park, Lehi Fire Station 83, Littlefield Substation, and others and a full map is available in the Planning Commission packet. This was a comprehensive effort from City Departments to change all publicly owned property in the City to the Public Facility zone. Staff anticipates the eventual zone change of these properties in the near future to finish the Public Facility update, with subsequent rezones as needed to accommodate new public parks and facilities.

City Staff proposes this General Plan amendment to ensure the long-term public use of these properties. Every listed property is currently a designation other than Public Facility and rezoning these properties to Public Facility adds another layer of protection to their public use. The PF designation also helps public properties to be easily identified on the Zoning and General Plan maps.

The DRC had no comments for this project and multiple City Departments worked to add all needed public facilities to the map.

POSSIBLE FINDING AND ACTIONS

The City Council may approve or deny the General Plan Amendment or may recommend another General Plan Land Use designation. Please remember to include findings as a part of the motion. Possible findings include:

1. The proposed amendment to the Lehi City General Plan is/is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
4. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on May 27, 2021.

Lehi City proposes to change the following parcels from their current General Plan designations to the Public Facilities designation.

38:604:0001, 38:604:0002- Exchange Park – Lehi City – C to PF
11:031:0179- Lehi Fire Station 83 – Lehi City – HDR to PF
01:037:0008- Lehi City Historic Society/Archives- Lehi City – MU to PF
01:046:0014, 01:046:0011- Legacy Center Overflow Parking- Lehi City – MDR to PF
01:037:0009, 01:037:0012, 01:037:0015, 01:037:0010, 01:037:0011, 01:037:0016- City Hall Parking Lot (additional)- Lehi City- MU to PF
11:034:0056 -Littlefield Substation- Lehi City- C to PF
45:388:0034, 45:493:0216- ParkView Park- Lehi City- VLDR & VLDRA to PF
37:244:0041- Dairy View Park- Lehi City- VLDR to PF
66:566:0003, 13:030:0100, 13:030:0062- Forest Mellor Park Additions- Lehi City- VLDR & VLDRA to PF
12:010:0114, 51:503:0023, 51:503:0024- Water Tank – Lehi City- VLDR to PF
11:030:0166- Water Tank- Lehi City- ESA to PF
58:002:0084, 58:002:0181- Utilities- Lehi City- BP to PF
58:021:0356- Utilities- Lehi City- HDR to PF
55:810:0050- Wetland/Wildlife Preservation- VLDRA & ESA to PF
01:027:0010, 01:027:0007, 01:027:0006, 01:027:0007, 01:027:0011- Literacy Center- Lehi City- MU to PF
42:088:0001- Triumph Park- Lehi City- HDR to PF
11:035:0138, 11:035:0264, 11:035:0106- Pond- Lehi City- C to PF
12:021:0074- Substation- Lehi City- CR to PF
52:706:0338- Summercrest Park- Lehi City- LDR & PF to PF
12:015:0084, 12:016:0173, 12:016:0175, 12:016:0179- Family Park- Lehi City- VLDR to PF
58:021:0357- Pond- Lehi City- HDR to PF
41:984:01040, 41:984:0105- Lehi City- LDR to PF
58:025:0032, 58:025:0004- Lehi City- NC & LDR to PF
58:028:0030- Pelican Park- Lehi City- VLDR to PF
43:161:0376, 43:161:0375-Utilities- Lehi City- VLDR to PF
43:131:0053, 43:131:0054- Jordan Willows Trail/Wetland- Lehi City- VLDR to PF
67:060:0048- Meadows at Lakeside Trail-Lehi City- VLDRA to PF
55:810:0047- Willis Crossing Subdivision- Lehi City- VLDRA to PF
66:389:0007, 13:039:0087, 13:072:0023- Spring Creek Park- Lehi City- ESA/PC to PF
66:396:0064, 66:396:0061- Spring Creek Park Trail- Lehi City- LDR/ESA/PC to PF
01:037:0007, 01:037:0014- Lehi City- MU to PF
13:013:0024- Lehi City- C to PF
66:565:0096, 45:500:0002, 40:498:0004, 49:827:0039, 53:518:0012, 42:086:0023- Dry Creek Channel (Sage Vista)- Lehi City- VLDRA to PF
11:036:0070- Utilities- Lehi City- N/A to PF
11:013:0188- Water & Power- Geneva Rock/Lehi City?- ESA to PF
12:054:0075- Utilities- Lehi City- LDR to PF
40:383:0140, 40:377:0017- Utilities- Lehi City- LDR to PF
12:018:0042- Utilities- Lehi City- LDR to PF
44:154:0254- Pilgrim's Landing Park- Lehi City- MDR to PF
12:039:0005, 36:554:0030, 41:446:0095, 55:725:0009, 41:447:0096- Dry Creek Park- Lehi City- ESA to PF
66:371:0005- Snow Springs Park- Lehi City- VLDRA to PF
13:033:0090- Substation- Lehi City- VLDRA to PF
12:041:0009- Lehi Power Department- Lehi City- MDR to PF

11:032:0106- Open space- Lehi City- HDR to PF

11:036:0263, 11:036:0262, 11:036:0259, 11:036:0250, 11:036:0274, 11:036:0275, 11:036:0270- Dry Creek Reservoir- North Utah County Water Conservancy District- C & ESA to PF

58:020:0042, 58:020:0041, 58:020:0077, 58:020:0105, 58:020:0034, 58:020:0146, 58:020:0035, 58:020:0062- Alpine School District- MDR & HDR to PF
11:035:0277- Skyridge High School- Alpine School District- VLDR to PF
34:668:0003- Micron School- Alpine School District- MDR, ESA, MU & BP to PF
12:048:0240- Lehi Junior High School- Alpine School District- LDR to PF

ORDINANCE NO: 27-2021

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR SEVERAL CITY PROPERTIES TO PUBLIC FACILITY

WHEREAS, on June 29, 2021, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 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 May 27, 2021, to review and make a recommendation on the General Plan Amendment located citywide changing the various land use designations to Public Facility, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on June 29, 2021, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from various designations to Public Facility;

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 properties from various designations to Public Facility. The total amendment will include several acres of property located citywide, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance -2021 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

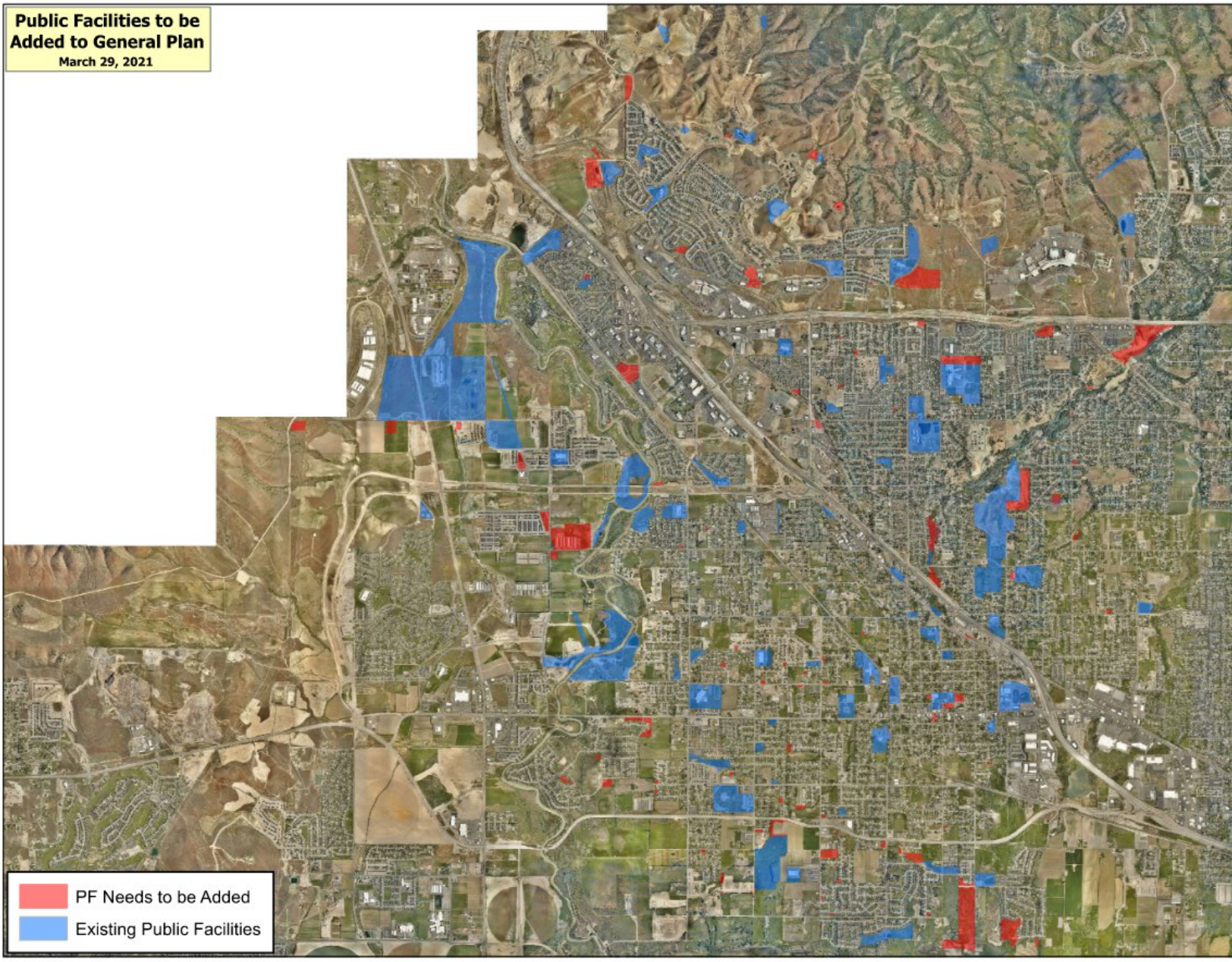
required by law.

Approved and Adopted by the City Council of Lehi City this 29th day of June 2021.

ATTEST

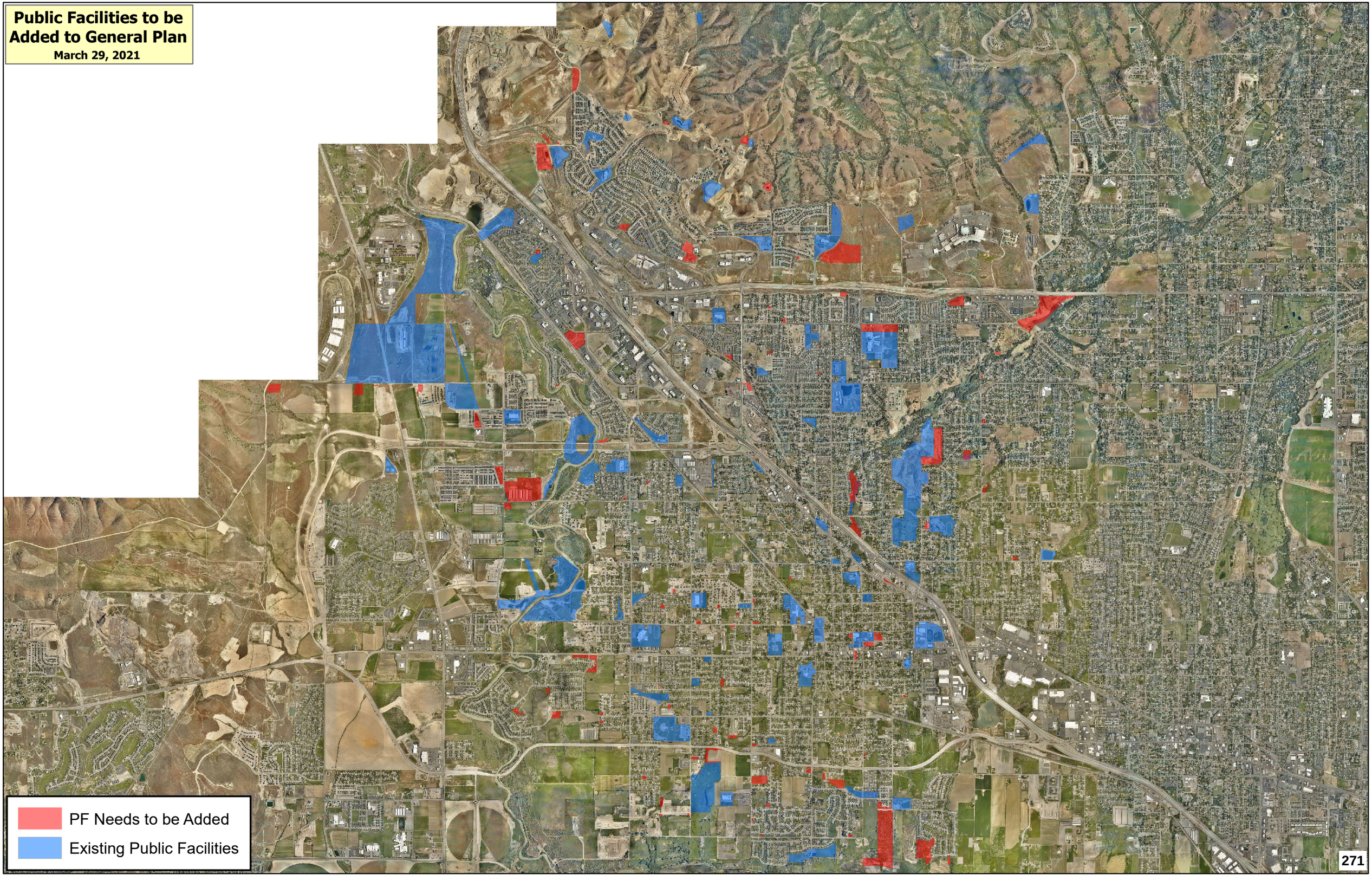
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A


Public Facilities to be Added to General Plan
March 29, 2021
PF Needs to be Added
Existing Public Facilities

Public Facilities to be Added to General Plan

March 29, 2021



Agenda Item No: 18

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-38, approving a mutual aid mobile field force agreement with various city and county entities.

Suggested Action:

Attachments:

Res 2021-38.docx

Mobile Field Force MOU.docx

LEHI CITY

RESOLUTION NO. 2021-??

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A MUTUAL AID MOBILE FIELD FORCE AGREEMENT WITH VARIOUS CITY AND COUNTY ENTITIES

WHEREAS, the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens;

WHEREAS, the parties to the Agreement share a common interest in supporting each other during an event of civil unrest or other major incident to protect life and property when the event is beyond the capabilities of an affected entity;

WHEREAS, the MOU provides that when a chief of police, sheriff, or designee determines that when an event of civil unrest or other major incident may become or is already beyond the control of an entity's resources a request for mutual aid from the Utah County Mobile Field Force Commander may be made;

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Mutual Aid Mobile Field Force Agreement; 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 Mutual Aid Mobile Field Force Agreement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 29th day of June, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

INTRODUCTION:

This agreement allows signatory agencies to support each other within the operational area during civil unrest to protect life and property when the event is beyond the capabilities of the affected entity. This agreement supports the mechanism for an immediate response to the requesting agency.

When faced with a disaster or emergency, law enforcement agencies have a responsibility to maintain service and recover in the most expedient way. This can best be accomplished by preparation, coordination, and cooperation with other law enforcement agencies.

When the Chief of Police, Sheriff, or their designee determines that an emergency situation in their jurisdiction may become or is already beyond the control of their department's resources, they may request mutual aid from the Utah County Mobile Field Force Commander selected by the Board of Directors.

This agreement is not intended to create mandatory obligations on the part of a responding agency or to replace or supersede the utilization of day-to-day mutual aid protocols or local agency agreements.

SECTION 1 – MUTUAL AID MOBILE FIELD FORCE

PURPOSE

The Mutual Aid Mobile Field Force was developed to create an organized response by allied agencies to mutual aid requests. The term Mutual Aid Mobile Field Force (MAMFF) throughout this section describes this mutual aid element. The MAMFF is an organized, trained, and equipped force of officers and supervisors from allied law enforcement agencies within Utah County and Wasatch County. The operational concept is to deploy a force with sufficient personnel and equipment to mitigate potential or real problems resulting from a formal request for mutual aid.

MAMFF- ADMINISTRATIVE ORGANIZATION

The Board of Directors shall consist of one representative from each party to this Agreement and the Utah County Attorney.

The Executive Board will include six appointed Chiefs of police, designated by the Board of Directors by Majority vote, both Utah and Wasatch County Sheriffs, and a designee from the Utah County Attorney Office. The Executive Board will meet annually at a minimum. The duties of the Executive Board shall be to execute and carry out policies established by the Board of Directors and to establish policies and procedures for the day-to-day operations of the MAMFF.

The Executive Board shall adopt such rules and procedures regarding the orderly conduct of its meetings and discussions, including the frequency and location of meetings, as it shall deem necessary and appropriate.

The Executive Board shall report to the Board of Directors at least annually. The appointed members of the Executive Board may be removed at any time by a majority vote of the Board of Directors.

The CITY OF OREM is appointed by the parties to this Agreement as the financial department for the MAMFF. The CITY OF OREM shall oversee the accounting of the MAMFF, including the budget. Monies paid to the MAMFF shall be deposited with and accounted for by the CITY OF OREM. Funds shall be audited in accordance with standard financial procedures and regularly established laws relating to audit and management of public funds. The CITY OF OREM shall facilitate and make available checking accounts and procurement procedures.

In addition to the above administration, the Utah County Attorney's Office is designated as the entity which will provide legal advice on civil matters related to MAMFF operations. Since a separate entity is not created pursuant to this Agreement, in the event a member law enforcement officer or their employing agency becomes the subject of a claim or lawsuit arising out of a MAMFF operation, the individual law

enforcement officer or his/her employing agency will be required to defend itself. If two or more member law enforcement officers or their employing agencies become the subject of the same claim or lawsuit arising out of MAMFF operations (hereinafter defendant/s), no defendant will enter into a settlement of all or a portion of the claim or lawsuit without first promptly, and at least two weeks prior to entering into the settlement of all or a portion of the claim or lawsuit, notifying all other defendant/s (including their employing law enforcement agencies if the agency is not a named party) of the terms and conditions of the proposed settlement. All notified defendant/s (including their employing law enforcement agencies if the agency is not a named party) shall keep the proposed settlement confidential and will not disclose the terms and conditions thereof except to the notified defendant/s' attorneys, insurers and officials necessary to evaluate the proposed settlement.

OPERATING GUIDELINES

Activation – The MAMFF will be made available for response pursuant to requests for mutual aid in the event of civil unrest or other major incidents following the guidelines as specified in the State of Utah Guidelines for Law Enforcement Mutual Aid Response Act 53-2a-301.

Upon receipt of a mutual aid request:

1. The Chief of Police or Sheriff or designee will notify the Mutual Aid Mobile Field Force Officer in Charge (MAMFF OIC) selected by the Board of Directors, Executive Board.

2. The Mobile Field Force Officer in Charge will notify the individual members of the MAMFF via the Everbridge system. This will include the location of the assembly point for the MAMFF as well as event information as needed.

National Incident Management System (NIMS) Incident command System (ICS) – When Activated, the MAMFF will follow the NIMS/ICS protocol outlined in the Law Enforcement Guide for Emergency Operations.

Personnel – The MAMFF will be comprised of personnel from participating Utah County law enforcement agencies, along with UVU, BYU, Wasatch County Sheriff, and Heber City. Each agency is responsible to ensure that appropriate members of the MAMFF are available for deployment in an emergency.

Equipment – MAMFF members will be equipped with the following equipment by their assigned agency and/or from the MAMFF for response to MAMFF activation:

- Duty Uniform
- Duty Belt
- Eye Protection
- Gloves
- Soft Body Armor
- Ballistic Helmet
- Baton - 36" riot
- Department issued Patrol Baton/ASP
- Flashlight
- Riot Shield
- Elbow and Knee Pads
- Shin Guards
- Turtle Shell Chest Protector
- Personal Water System
- Respirator Mask
- Deployment Bag

Communications – To ensure common communications capability, communications equipment will be provided to members of the MAMFF by the MAMFF OIC using the Utah County cached radio system if their home agencies are not currently on the interoperable radio system and they do not have compatible radios.

Training – Appropriate training is crucial to the maintenance of an effective MAMFF. MAMFF training will consist of an initial 24-hour training session and supplemented with quarterly 8-hour MAMFF update training sessions as needed. Each home agency will fund their own officers for training. The initial 24-hour training will be certified through the MAMFF Board, or Utah Peace Officer Standards and Training (POST), or FEMA.

After Action Reports – AARs will be completed by the MAMFF OIC and forwarded to the Incident commander immediately following the event that initiated the MAMFF activation. AARs will be forwarded to the Chief Executive of each agency. AARs will include a synopsis of the event, personnel deployed, hours worked, arrests made, expenditures and reimbursements, problems encountered and recommendations for improvements to the MAMFF program.

Fiscal Guidelines –

- Payroll. All officers, when assigned to the MAMFF will be paid by their respective agencies.
- Illness. If a MAMFF member becomes ill while assigned to the MAMFF, the MAMFF member's agency sick leave policy will be used. The MAMFF OIC will report any illness to the MAMFF member's agency representative.
- Overtime. All overtime for members of the MAMFF will be the responsibility of their home agency.
- Injury on duty. Any injury to an officer on duty during a MAMFF operation is the responsibility of the home agency.

SECTION 2 – ADMINISTRATIVE GUIDELINES

1. Peace Officer Authority Consent: When police authority is being exercised in another jurisdiction, the jurisdiction sheriff or police chief shall be notified as a professional law enforcement courtesy.

2. Chain of Command: In a MAMFF deployment, the MAMFF will be assigned to support the Incident Commander of the mutual aid event. When operating as part of the MAMFF, assigned officers will be placed under the operational control of the MAMFF OIC. *The MAMFF OIC is subordinate to the incident command but should advise on tactics and operations based on the specialized training and experience gained as the MAMFF OIC*.

3. Public Order Unit (POU): The POU is a 30-member team within the body of the MAMFF, selected by leadership of the MAMFF, trained according to the MAMFF Training Manual, and equipped by all participating agencies and funded proportionately according to census. This team is deployed under the direction of the MAMFF leadership. Members of the POU shall be designated for a term of no less than three years.

4. Use of Force: Responding officers will adhere to their agency's Use of Force policies when deployed to MAMFF events.

5. Officer-Involved Critical Incident: The investigation of officer-involved critical incident shall be under the existing Officer Involved Critical Incident (OICI) protocol. In the case of a MAMFF event, the MAMFF OIC would immediately notify the involved officers' agencies.

6. Arrests: It shall be the primary responsibility of the police agency having immediate jurisdiction of the incident to furnish arrest teams or other arresting personnel. In instances where the requesting agency by reason of size does not have an arrest team, at least one uniformed member of that agency shall participate as a member of a responding arrest team, when practical.

- A Field Booking Team may be established to facilitate the booking process and transportation of those arrested. The size of the team depends on the nature of the incident and the number of arrests expected. Arrestees in need of medical treatment or who are rejected by the Utah County Jail for medical reasons shall be transported by the requesting agency for medical treatment and clearance if possible. The requesting agency shall hold the responding agencies harmless for arrestee medical expenses incurred to obtain jail medical clearance.
- In all types of disturbances, in addition to arrest teams, jurisdictions should utilize special teams for photography and video recordings. Liaison should be established to obtain and/or view photographs and videotapes taken by news media, television stations and amateur photographers.
- Officers equipped with body worn cameras (BWC) should activate their cameras during a MAMFF operation according to their agency policy.
- Particularly in a mass arrest scenario, all arrestees should be photographed with the arresting officer (the officer who witnessed the arrestee commit violations). The photo should include a written placard with the arrestee's identifiers. The arresting officer will document the arrest in a police report written and submitted in their home agency report system.

7. Detention: The requesting agency will be responsible for all field-booking procedures, including photography, fingerprinting, and booking sheets. The Sheriff will aid as needed, if requested.

8. Transportation of Arrestees: If the requesting agency cannot handle the transportation of arrestees or its resources are taxed, the Sheriff will assist in transportation from the scene to the County Jail or other designated holding facilities.

9. On-Duty Motor Vehicle Collisions: Responding agency members who are involved in on-duty motor vehicle collisions while working as a part of the MAMFF will report the incident to their immediate supervisor as well as the MAMFF OIC. The MAMFF OIC will ensure the collision is reported and investigated by the jurisdictional police agency or request a parallel investigation if the officer is in his/her own jurisdiction. Copies of the completed collision report will be forwarded to the MAMFF OIC, along with the officer's agency. The involved officer will be responsible for meeting specific requirements detailed within their agency's vehicle accident reporting policy.

10. On-Duty Injuries: When a responding agency officer is injured on-duty while assisting as part of the MAMFF, the requesting agency OIC will ensure the immediate medical attention is administered to the officer. The injured officer's agency will be notified as soon as possible. During a MAMFF training or deployment, the MAMFF OIC will ensure those responsibilities are addressed.

11. Citizen Complaints: Complaints regarding misconduct of officers who are assisting in the capacity of MAMFF, will be directed to the agency of the officer against whom the complaint is filed. Completion of any required investigation will be the responsibility of the subject officer's agency. The MAMFF OIC, if aware of a complaint during deployment, shall document the facts surrounding the complaint and any other relevant information, and forward to the involved officer's agency to investigate.

12. Food, Lodging: The requesting agency is responsible for the provision of food and lodging support to all officers assigned to provide mutual aid through this agreement.

SECTION 3 – INDEMNIFICATION AND LIMITATION OF LIABILITY

Requesting and responding agencies will indemnify, save, and hold harmless all other requesting and responding agencies and their officers and employees from any and all claims, demands, losses, costs, expenses, and liabilities for any damages, fines, sickness, death, or injury to persons or property, including but not limited to any and all administrative fines, penalties or costs imposed as a result of an administrative or quasi-judicial proceeding, arising directly or indirectly from or connected with the mutual aid provided hereunder to the extent caused, in whole or in part, by the negligence or willful misconduct of the requesting or responding agency, and its employees, agents, contractors, subcontractors, volunteers, or any persons under their direction or control in the performance of this agreement.

- Conformance with Federal and State Regulations and Laws: Should Federal or State regulations or laws touching upon the subject of this agreement be adopted or revised during the term hereof, this agreement will be deemed amended to assure conformance with such federal or state requirements.

- Each party agrees to be adequately self-insured or maintain adequate insurance coverage for its own equipment and personnel, including liability, worker's compensation, and property damage.

- All parties to this agreement shall have equal access to the records created by any of the agencies involved in a request for assistance so they can have the appropriate information to defend themselves in lawsuits, subject to Utah Code 63G-2-206.

- If a party to this agreement is served with a notice of claim, demand letter, or formal legal complaint arising out of a MAMFF operation, that party shall notify every other party who responded to a request for assistance arising out of or connected with the same incident or emergency.

SECTION 4 – PERSONNEL AND EQUIPMENT

The requesting agency will be responsible for supplying and/or replacing supplies needed and/or used by officers from responding agencies. These supplies shall include food, fuels, lodging, or any other consumable supplies including ammunition that are reasonably needed to sustain the officers in enforcing the law and maintaining order. Responding agencies will be responsible for any repairs and/or damages done to its own vehicles and their member personal equipment including radios furnished by the member's agency because of participation in a MAMFF event.

SECTION 5 – TERM, MODIFICATION, TERMINATION AND REVIEW

Term – This agreement shall be in effect for a period of 50 years for its commencement or until it is replaced or discontinued following the provisions contained in this section and commences among signatory parties when this agreement has been approved by at least 5 signatory Parties.

Modification – No changes or modification to this agreement shall be valid or binding upon parties to this agreement unless such changes or modification are in writing and executed by the parties.

Termination – This agreement may be terminated as to any single party when that party gives notice to all the other participating parties in writing at least 90 days prior to its intended withdrawal from this agreement.

Review - This agreement shall be reviewed at least annually and submit the agreement to the Board of Directors for review as provided in Section 5. Except as reasonably necessary, no amendment to this agreement shall take effect sooner than 90 days after notice of said amendment to all MAMFF members.

SECTION 6 – Agreement Review and Updates

The Mutual Aid Mobile Field Force Executive Board shall review this Agreement and submit the Agreement to the Board of Directors for updating, as necessary.

IN WITNESS WHEREOF, the parties have signed and executed this Interlocal Mutual Aid Agreement, after resolutions duly and lawfully passed on the dates listed below:

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

UTAH COUNTY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

_____
Chairman

Utah County Clerk/Auditor

Reviewed as to form and compatibility with the laws of the State of Utah

By: _____
Deputy Clerk/Auditor

_____
COUNTY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

PROVO CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

CITY OF OREM

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

PLEASANT GROVE CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

AMERICAN FORK CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

ALPINE CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

SPANISH FORK CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

SANTAQUIN CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

LEHI CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

SPRINGVILLE CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

PAYSON CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

MAPLETON CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

SALEM CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

HIGHLAND CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

SARATOGA SPRINGS CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

LINDON CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

LONE PEAK PUBLIC SAFETY DISTRICT

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
ITS:

ATTEST:

Reviewed as to form and compatibility with
the laws of the State of Utah

_____
DISTRICT SECRETARY

_____
DISTRICT ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

CITY OF CEDAR HILLS

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

CITY OF HEBER

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

_____
MAYOR

ATTEST:
with
the laws of the State of Utah

_____
CITY RECORDER

Reviewed as to form and compatibility

_____
CITY ATTORNEY

Multi-Agency

MUTUAL AID MOBILE FIELD FORCE AGREEMENT

WASATCH COUNTY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2021.

BOARD OF COUNTY COMMISSIONERS
WASATCH COUNTY, UTAH

_____
Chairman

ATTEST: Marcy Murray
Utah County Clerk/Auditor

By: _____
Deputy Clerk/Auditor

Reviewed as to form and compatibility with the laws of the State of Utah

_____
COUNTY ATTORNEY

Agenda Item No: 19

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #29-2021, expanding firework restrictions in Lehi City due to existing drought conditions.

Suggested Action:

Attachments:

Ord 29-2021.docx

LEHI CITY

ORDINANCE NO. 29-2021

AN ORDINANCE EXPANDING FIREWORK RESTRICTIONS IN LEHI CITY DUE TO EXISTING DROUGHT CONDITIONS

WHEREAS, Governor Spencer J. Cox has issued Executive Orders 2021-07, 2021-10, and 2021-13 declaring a state of emergency and requiring increased water conservation due to drought conditions for the State of Utah; and

WHEREAS, the Lehi City Council has reduced the watering of grass on its property in compliance with Governor Cox's Executive Order 2021-13 and have asked Lehi residents to do the same; and

WHEREAS, Utah Code Ann. §15A-5-202.5, provides that a municipality may restrict ignition sources if its legislative body finds that existing conditions necessitate controlled use of any ignition source, including fireworks; and

WHEREAS, the Lehi City Council finds, that within Lehi City, the current drought conditions and water conservation efforts have caused extremely hazardous environmental conditions, impacting the combustibility of trees, grasses, and the like; and

WHEREAS, based on information from the Lehi City Fire Marshall, the Lehi City Council finds that Lehi City has a number of dry grass-covered areas, waterways, trails, washes or similar areas throughout the city that present dangerous conditions relating to fire danger; and

WHEREAS, this recommendation complies with the requirements of Utah Code Ann. §15A-5-202.5 as it only restricts fireworks around defined hazardous areas, designates the restricted area along readily identifiable features, ensures that the boundary of the designated restricted area is as close as is practical to the defined hazardous area, and identifies the restricted area through a map readily available to the public; and

WHEREAS, the Lehi City Council has determined that the minimal restriction on public convenience which would occur through a restriction on the use of personal fireworks is significantly outweighed by the need to protect public health and safety and to take precautions to guard against the existing extraordinary fire danger.

WHEREAS, on June 29, 2021, 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) existing hazardous environmental conditions exists within Lehi City; ii) fireworks restrictions within Lehi City should be expanded; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

A. Restriction on Class C Fireworks. Pursuant to the provisions of Utah Code Ann. §15A-5-202.5, and based on the findings as noted above, the use of Class C fireworks is hereby prohibited within the areas designated on the map attached hereto as Exhibit "A" except for the following areas notwithstanding the restrictions described in Lehi City Code 6-2-2:

- Olympic Park (designated area)
- Sage Vista Park
- Vets Memorial Park
- Sports Park

This restriction shall not apply to permitted public fireworks displays authorized by the City and approved by the City's fire code official.

All current restrictions on dates and times described in Utah Code shall still apply.

B. Penalty. Violation of this Ordinance will constitute a Class B Misdemeanor.

PART II:

A. If a provision of this Ordinance No. ??-2021 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, Utah this 29th day of June, 2021.

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

Exhibit “A”

Agenda Item No: 20

City Council Agenda Item Report

Meeting Date: June 29, 2021
Submitted By: Mike West
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #24-2021, amending the Lehi Bike and Pedestrian Master Plan map.

Suggested Action:

Attachments:

CC Staff Report Lehi Bike-Ped Plan Update - 06.29.21.docx

Lehi Bike Ped Plan DRC - 03.03.21.docx

Ord 24-2021.docx

Proposed Bike Facilities Map - Phase 1 Overall.pdf

Proposed Bike Facilities Map - Phase 1 Type Map.pdf

Proposed Bike Facilities Map - Phase 1 Status Map.pdf

Proposed Bike Facilities Map - Phase 1 Spot Improvements.pdf

LEHI BIKE AND PEDESTRIAN MASTER PLAN PHASE 1 UPDATE
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	June 29, 2021
Requested Action/Purpose	Approval on proposed amendments to the Lehi City Bike and Pedestrian Master Plan - Phase 1 update
Decision Type	Legislative
Date of DRC Review	March 3, 2021
Date of Planning Commission Review	May 13, 2021

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

REPORT ANALYSIS

Lehi City is requesting approval of the Phase 1 update of the bike facilities map in the Bike and Pedestrian Master Plan. The amendment is proposed to keep up with the rapid development of west Lehi to ensure that a safe and connected network of bike paths are planned and constructed with new development. The Planning Division anticipates a comprehensive update to the Bike and Pedestrian plan later this year (concurrent with the update to the Master Transportation Plan) to consider changes city-wide. Input for the comprehensive update is already being collected on the new Engage Lehi webpage and other outreach efforts for public engagement are anticipated.

Included in the packet are three maps. The first map highlights where the changes in this update are occurring by showing additions to the plan in red and where facilities are being removed in yellow. The second map shows facility types specifically in the area where the changes are proposed. The final map shows the overall plan for the city including the proposed updates. The proposed amendment includes the following facilities:

- Continuing shared use paths on both sides of 3600 West (south of 2100 N)
- Extending the 3600 N shared use path north of Holbrook Farms (previously agreed to by Ivory Homes with the addition of the Turpin property into the Holbrook Farms area plan)
- Shared use path on the west side of the Jordan River
- Shared use path along the south side of 2100 North
- Bike lanes along 3400 W
- Shared use path along the south side of 1500 N
- Shared use path connection spurs
- Relocation of a segment of the Powerline Trail to utilize the proposed 3600 W shared use path
- Removal of on-street bike lanes on Hardman Way west of 3600 West

The anticipated comprehensive update to the bike and pedestrian master plan will consider spot improvements (such as intersection treatments, trail bridges, etc.) and other corridors city-wide.

Many of the shared use paths proposed with this update are currently planned to be built with development. Edge Homes has agreed to construct portions of the shared use paths along 2100 North, 1500 North, and 3600 West to contribute towards required amenities and to help resolve parking issues along Hardman Way by removing the planned on-street bike lanes and providing an off-street shared use path along 2100 North.

Funding for the proposed shared use path facilities must be considered with this update. The shared use paths proposed along roads could be constructed in lieu of a five-foot sidewalk. The cost difference between a 10-foot asphalt path and a five-foot sidewalk is minimal, but it does add cost for additional needed property or easements. Many of the trails constructed in Lehi come from funding sources that do not draw on impact fees paid to the City. Many of the

regional trails have been funded through sources such as the Transportation Improvement Program (TIP) through Mountainland Association of Governments, UDOT, and other State and Federal sources. Many other local trail segments have been funded through incentives such as density, meeting amenity criteria, or through other agreements with development. Overall in the last five years, only 6.3 percent of the nearly 23 miles of trails constructed in that time have been funded through typical impact fee reimbursements outside of an area plan. These funding mechanisms will continue to be utilized and impact fees may need to be studied again at a future time with the comprehensive update to the Bike and Pedestrian Master Plan. Other creative options for protected bike infrastructure are currently being analyzed as part of the comprehensive update that may save costs in other parts of the city.

The DRC reviewed the proposed updates and had three comments. The first two comments have been addressed through providing a map showing facility types in west Lehi and with a separate map showing all of Lehi with the proposed updates. The last DRC comment was addressed and a trail connection on the south side of Lehi is shown along the Jordan River to indicate a connection to the Saratoga Springs trail network. Please consider the DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

The City Council may approve, approve with modifications, or deny the proposed amendment to the Lehi Bicycle and Pedestrian Master Plan. Any motion should include findings. Possible findings include:

1. The proposed amendment provides safe, comfortable, and connected facilities to support active transportation opportunities in west areas of Lehi.
2. The proposed amendment contributes to a more sustainable future for the City.
3. The proposed amendment will help reduce vehicle miles travelled and traffic congestion.
4. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
5. Additional findings based upon information presented during the public meeting.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment to the Lehi Bicycle and Pedestrian Master Plan on May 13, 2021. The minutes and motion from that meeting follow:

Lehi Bike/Ped Plan Update
DRC Redline Comments

Lehi City – requests review of an update to the Lehi Bike/Ped Plan Phase 1.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 03.03.21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
1. Show or label if trails are on-street or off-street.

Luke- Traffic: No comments
Kim – Planning:
2. Can we also add to the legend what the different types of trail facilities are based on color & pattern (bike lanes, paved trails, existing vs. proposed, etc.)?
3. Did anything from the meeting with Saratoga on their trails need to be updated on this map?

THIS ITEM WILL BE SCHEDULED FOR THE NEXT AVAILABLE PLANNING COMMISSION MEETING

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

ORDINANCE NO: 24-2021

AN ORDINANCE AMENDING THE LEHI BIKE AND PEDESTRIAN MASTER PLAN

WHEREAS, it has become necessary to amend the Lehi Bike and Pedestrian Master Plan, to include bike and trail facilities to the rapidly growing west side of Lehi; and

WHEREAS, this amendment seeks to ensure a safe and well-connected network of trails and bike lanes on the west side of Lehi to keep pace with the high rate of current growth; and

WHEREAS, following a public hearing on May 13, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on June 8, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of May 13, 2021, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: the Lehi Bike and Pedestrian Master Plan should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

The Lehi Bike and Pedestrian Master Plan is hereby amended.

PART II:

A. If a provision of this Ordinance 24 -2021 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.

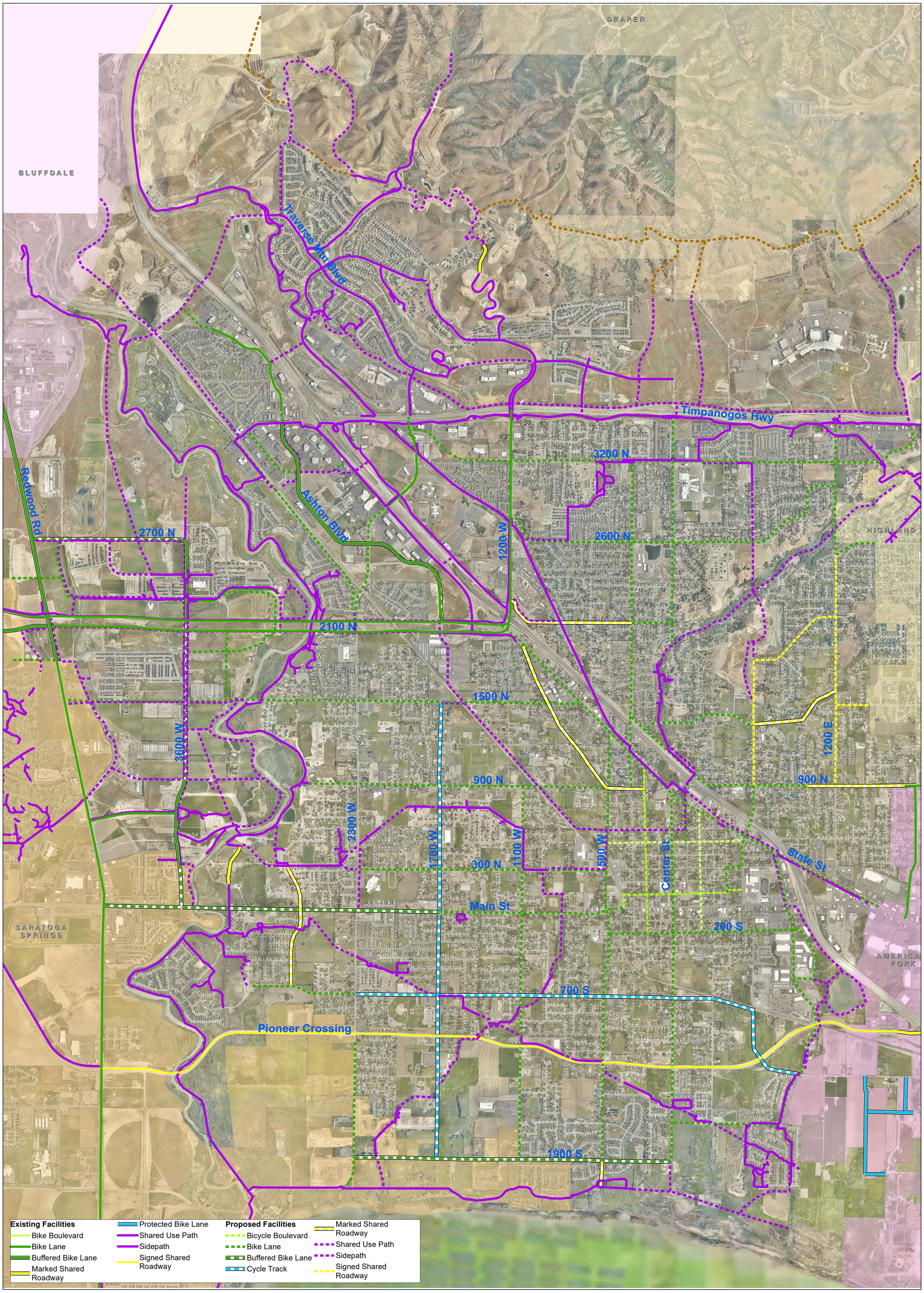
C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

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 8th day of June, 2021.

ATTEST

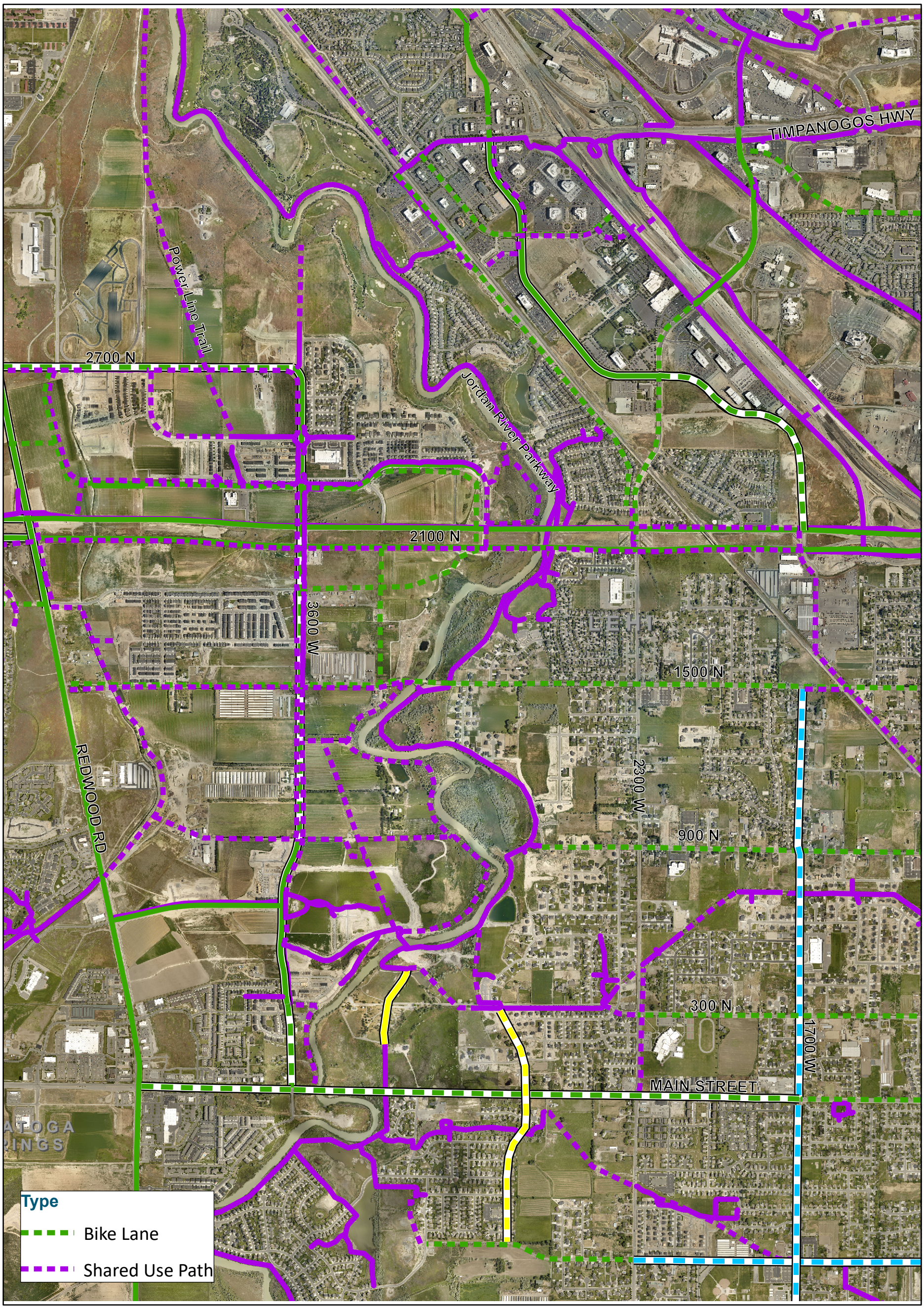
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder



Recommended Bikeways Phase 1 Update - Overall Plan

0 0.10.2 0.4 0.6 0.8 Miles

LEHI CITY

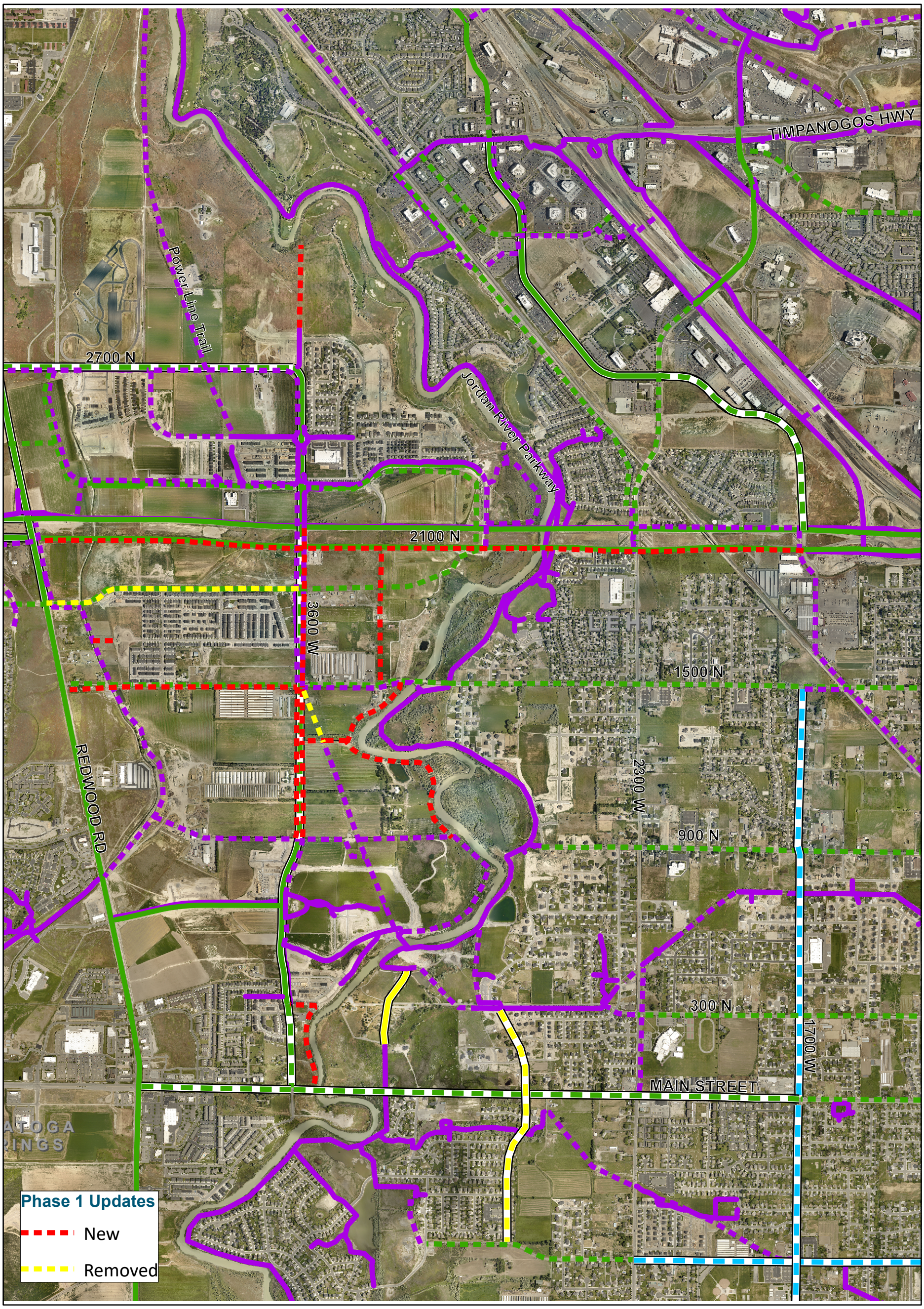


Recommended Bikeways Phase 1 Update

N

0 0.1 0.2 0.4 0.6 0.8 Miles

LEHI CITY

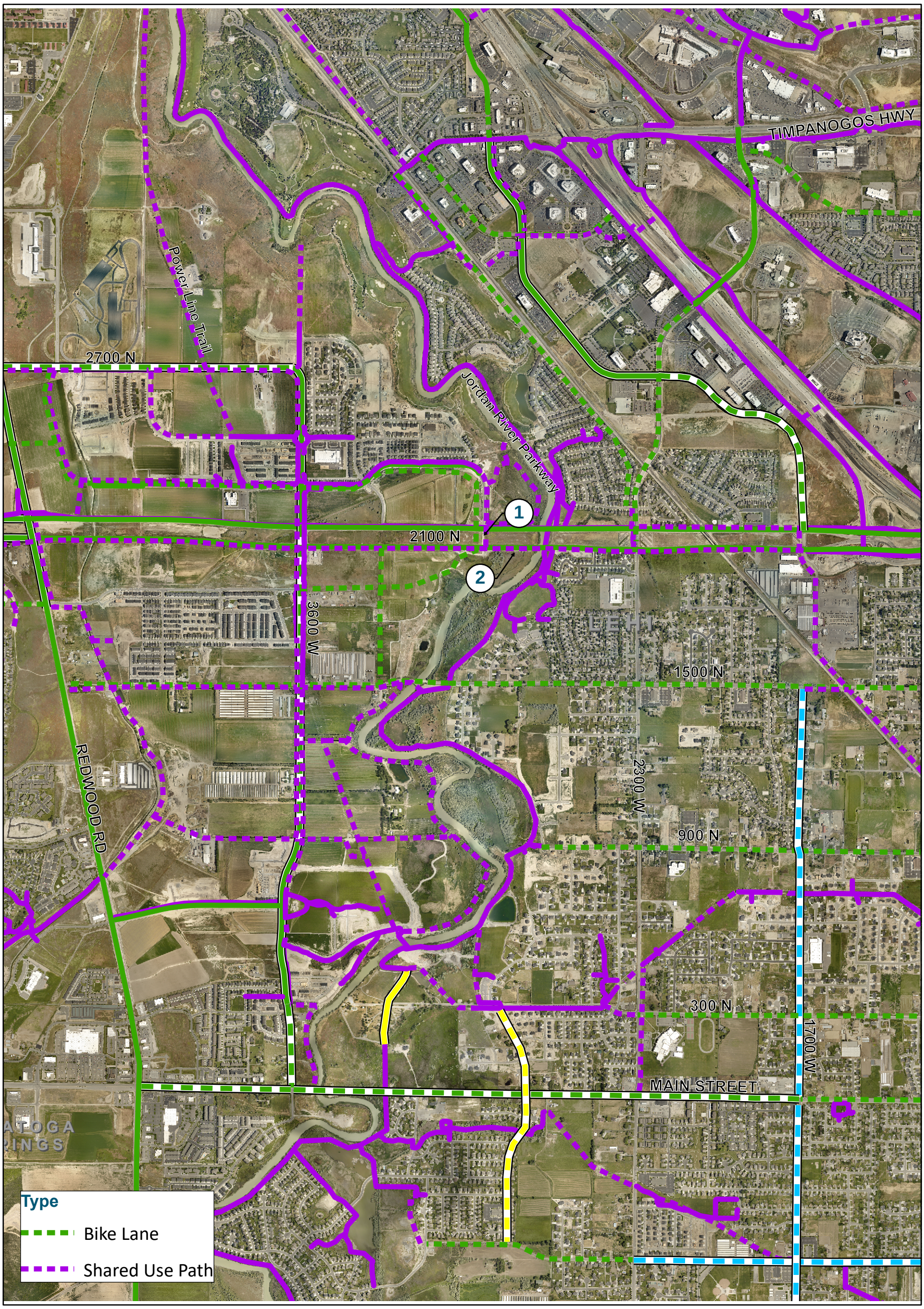


Recommended Bikeways Phase 1 Update

N

0 0.1 0.2 0.4 0.6 0.8 Miles

LEHI CITY



Recommended Bikeways Phase 1 Update

N

0 0.1 0.2 0.4 0.6 0.8 Miles

1. Parking must be removed from the road to narrow it to fit the trail section under the structure.
2. The 2100 N structure currently only has a 6-foot sidewalk and it is not anticipated that that road structure will be widened to accommodate additional width for the trail due to the prohibitive cost.

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