# Lehi City Council Meeting
# Agenda
# November 16, 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

   2.1. Glass Recycling Discussion

   2.2. Update on Recycling Technology Pilot Project.

   2.3. Fire Department ISO Rating Update

   2.4. PARC Tax Update

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Legacy Center Volunteer Recognition

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

4. Consent Agenda

4.1. Approve Minutes from the October 26, 2021 City Council Meeting.
102621CC1.pdf

4.2. Approve Purchase Orders
PO #7033 Premier Truck.pdf

Regular Agenda

5. Consideration of Ordinance #66-2021, dissolving the Millpond Redevelopment Project Area.
Petitioner: Lehi City
Ord 66-2021.docx

6. Consideration of Resolution #2021-62, a Resolution of the Board of Canvassers Certifying the Official Canvassers' Report of the November 2, 2021 General Municipal Elections for Lehi City.
Petitioner: Lehi City
Res 20210-62, Canvass.pdf
Lehi.pdf
Lehi Proposition Summary.pdf
Lehi Proposition Precinct Summary.pdf
Lehi Mayor and Proposition Summary Results.pdf
Lehi City Council Seat 1.png
Lehi City Council Seat 2.png
LE Summary.pdf

7. Consideration of Ordinance #60-2021, Enacting the Parks, Arts, Recreation, and Culture Sales and Use Tax ("PARC Tax")
Petitioner: Lehi City
Ord 60-2021.docx

8. Consideration of Preliminary subdivision approval for the Cold Spring Ranch HD3, a 55-unit residential development located at approximately 4000 West Orinda Drive in a Planned Community zone.
Petitioner: DR Horton
CC Staff Report Cold Spring Ranch HD3 Preliminary Subdivision 11.16.21.docx
Cold Spring Ranch HD3 Preliminary Subdivision DRC 09.15.21.docx
Cold Spring Ranch HD3 Preliminary Subdivision plans.pdf
Cold Spring Ranch HD3 General Plan.pdf
Cold Spring Ranch HD3 zoning.pdf
Cold Spring Ranch HD3 aerial.pdf
IMG_9912.JPG
IMG_9913.JPG
IMG_9911.JPG

9. Consideration of the Micron East Annexation of 111.51-acres located at 1800 East 4800 North with TH-5 zoning.

    1. Public Hearing
    2. Consideration of Resolution #2021-65, approving an annexation agreement.
    3. Consideration of Ordinance #68-2021, approving the Micron East Annexation, with TH-5 zoning.

    Petitioner: DR Horton
    CC Report Micron East Annexation 11.16.21.docx
    Micron East Annexation- DRC 10.12.21.docx
    Res 2021-65.docx
    Micron East AnnexAgreement 11.10.21.docx
    Ord 68-2021.docx
    Micron East Annexation narrative.pdf
    Micron East Annexation Plat.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

10. Consideration of Ordinance #61-2021, approving the Lehi Brownstones zone change located at 396 North 500 West, changing the zoning from R-2 (medium density residential) to R-3 (high density residential) on .42 acres.
    Petitioner: Mark Hampton
    CC Staff Report Lehi Brownstones Zone Change 11.16.21.docx
    Lehi Brownstones Zone Change DRC 09.27.21.docx
    Ord 61-2021.docx
    Lehi Brownstone narrative.pdf
    Lehi Brownstones Zone Change maps.pdf
    2021.10.10 - Lehi Brownstones - Survey.pdf
    Lehi Brownstones Aerial.pdf
    Lehi Brownstones GP.pdf
    Lehi Brownstones Zoning.pdf

11. Consideration of Concept approval for the River Point Concept, a 499-unit residential development located at 1100 North 3600 West.
    Petitioner: Edge Homes
    CC Staff Report River Point Concept 11.16.21.docx
    River Point Concept Plan DRC 09.29.2021.docx
    River Point Concept - plans.pdf
    River Point Concept - landscape plans.pdf
    River Point Concept General Plan.pdf
    River Point Concept Zoning.pdf

River Point Concept Aerial.pdf
IMG_9909.JPG
IMG_9910.JPG
IMG_9908.JPG

12. Consideration of Final subdivision approval for the Sanctuary Commercial Subdivision amending Lot 2 of the Lehi Botanical Subdivision into two commercial lots.
Petitioner: Salt Development
CC Staff Report Sanctuary Final Subdivision 11.16.21.docx
Sanctuary Subdivision DRC 10.27.21.docx
Sanctuary Subdivision.pdf
Aerial.pdf
General Plan.pdf
Zoning.pdf

13. Consideration of Final subdivision approval for the Quick Quack 1200 West Subdivision located at 2550 North 1200 West in a Commercial zone.
Petitioner: Lonestar Builders
CC Staff Report QQ 1200 West Final Subdivision 111.16.21.docx
Quick Quack 1200 West Subdivision DRC 09.08.21.docx
Quick Quack 1200 W Subdivision Plat.pdf
QQ 1200 West- Aerial Map.pdf
QQ 1200 West- Zoning Map.pdf
QQ 1200 West- General Plan Map.pdf

14. Consideration of Resolution #2021-63, approving a development agreement for the Lehi Terrace development located at approximately 1200 West 2900 North.
Petitioner: Symphony Homes
Res 2021-63.docx
Lehi Terrace Development Agreement FINAL DRAFT 11.08.21.docx

15. Consideration of Ordinance #64-2021 approving the Lehi Terrace zone change on 8.44-acres of property changing the zoning from TH-5 (transitional holding) to R-2 (medium density residential) located at approximately 1200 West 2900 North.

Petitioner: Symphony Homes
CC Staff Report Lehi Terrace Zone Change 11.16.21.docx
Lehi Terrace Zone Change DRC 10.20.21.docx
Ord 64-2021.docx
Memo- Zoning Map Amendment.pdf
Lehi Terrace Traffic Study.pdf
Lehi Terrace Approved Concept Plan.pdf

Aerial Map.pdf
Zoning Map.pdf
Lehi Terrace- Aerial Map.pdf
Lehi Terrace- General Plan Map.pdf
Lehi Terrace- Zoning Map.pdf

16. Consideration of Concept approval for the Farm House Lane Concept, a 5-lot residential development located at 2300 West 1200 North.
Petitioner: Shane Peterson
CC Staff Report Farm House Lane Subdivision Concept 11.16.21.docx
Farm House Lane Subdivision Concept DRC 10.06.21.docx
Farm House Lane Subdivision Concept - map, plan, elevations.pdf
Farm House Lane GP.pdf
Farm House Lane Zoning.pdf
Fam House Lane Aerial.pdf
IMG_4319.JPG
IMG_4320.JPG
IMG_4321.JPG
IMG_4318.JPG

17. Consideration of Ordinance #67-2021, approving the Hardman West Zone Change, amending the zoning of the property at 4700 West 2100 North from Commercial to Heavy Commercial.
Petitioner: Gardner Company
CC Staff Report Hardman West Zone Change 11.16.21.docx
Hardman West Zone Change DRC 10.06.21.docx
Ord 67-2021.docx
Hardman West Zone Change - narrative.pdf
Hardman Corner Zone Change Map - general plan.pdf
Hardman Corner Zone Change Map - zoning.pdf
Hardman Corner Zone Change Map - aerial.pdf
Hardman West Zone Change - survey.pdf
IMG_4315.JPG
IMG_4316.JPG
IMG_4317.JPG
IMG_4314.JPG

18. Neldon and Jewel Bullock Annexation, 1.33-acres of property located at 578 West 2100 North with A-1 (agriculture) zoning.

    a. Public Hearing
    b. Consideration of Resolution #2021-64, approving an annexation agreement.
    c. Consideration of Ordinance #65-2021, approving the Neldon and Jewel Bullock

Annexation, with A-1 Agriculture zoning.

Petitioner: Jewel Bullock
CC Staff Report Neldon and Jewel Bullock Annexation 11.16.21.docx
Neldon and Jewel Bullock Annexation DRC 03.03.21.docx
Ordinance -Neldon and Jewel Bullock Annexation Final 11.16.21.docx
Resolution Annexation Agreement - Neldon and Jewel Bullock Annexation 11.16.21.docx
Bullock AnnexAgreement 11.08.2021.docx
Bullock Annexation narrative.pdf
Bullock Annexation Plat.pdf
Applicant's statement of harm.pdf
Bullock Annexation Staff Compensation Proposal.docx
Applicant's request for compensation with signatures.pdf
Bullock Annexation Water Dedication Requirement.pdf
Irrigation Information shared by applicant.pdf
Lorin notes on past Annexation Discussion.pdf
Bullock Annexation-Aerial Map.pdf
Bullock Annexation-General Plan Map.pdf
Bullock Annexation-Zoning Map.pdf

19. Consideration of Ordinance #62-2021, approving the Beck's Landing zone change on 10.48 acres of property changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture) located at 1080 North 2300 West.
Petitioner: Matthew Jorgensen
CC Staff Report Beck's Landing Zone Change 11.16.21.docx
Beck's Landing Zone Change DRC 10.13.21.docx
Ord 62-2021.docx
Beck's Landing Zone Change 10.13.21 narrative, map.pdf
Beck's Landing aerial.pdf
Beck's Landing General Plan.pdf
Beck's Landing Zoning.pdf

20. Consideration of Concept approval for the Beck's Landing concept, a 16-lot residential subdivision project located at 1080 North 2300 West.
Petitioner: Matthew Jorgensen
CC Staff Report Beck's Landing Concept 11.16.21.docx
Beck's Landing Concept DRC 10.13.21.docx
Beck's Landing Concept 10.13.21 narrative.pdf
Beck's Landing Concept Updated with road connection 10.19.21.pdf
Beck's Landing aerial.pdf
Beck's Landing General Plan.pdf
Beck's Landing Zoning.pdf

21. Consideration of Ordinance #63-2021, approving a Development Code amendment to Chapters 1-10 of the Lehi City Development Code.
    Petitioner: Lehi City
    CC Staff Report Chapters 1-10 Dev Code Amendment 11.16.21.docx
    Ord 63-2021.docx
    Chapters 1-10 Development Code Amendment 09.15.21.docx
    Lehi City Development Code Amendments Chapters 1-10 09.15.21.pdf

22. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2254.
- This agenda has been properly posted and a copy provided to the local news media.

**Agenda Item No: 2.1**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

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**Subject:**
Glass Recycling Discussion

**Suggested Action:**

**Attachments:**

**Agenda Item No: 2.2**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

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**Subject:**
Update on Recycling Technology Pilot Project.

**Suggested Action:**

**Attachments:**

**Agenda Item No: 2.3**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

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**Subject:**
Fire Department ISO Rating Update

**Suggested Action:**

**Attachments:**

**Agenda Item No: 2.4**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

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**Subject:**
PARC Tax Update

**Suggested Action:**

**Attachments:**

**Agenda Item No: 2.1**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

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**Subject:**
Legacy Center Volunteer Recognition

**Suggested Action:**

**Attachments:**

**Agenda Item No: 4.1**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

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**Subject:**
Approve Minutes from the October 26, 2021 City Council Meeting.

**Suggested Action:**

**Attachments:**

102621CC1.pdf

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, **October 26, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

**Others Present**: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Deputy City Administrator; Kim Struthers, Community Development Director; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; Dean Lundell, Finance Director; Dave Norman, Public Works Director; Chief Jeremy Craft, Fire Department; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

**Pre-Council, 6:30 p.m.**

**1. Welcome and Invocation**

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

**2. Presentations and Reports**

2.1 Robert's Rules of Order Training

Todd Godfrey with the Utah League of Cities and Towns gave suggestions to the Council on how to conduct meetings in a manner that's more efficient and professional.

**3. Agenda Questions**

None.

**4. Administrative Report**

None.

**5. Mayor and Council Reports**

The Council reported on the various committees they serve on.

The Council recessed at approximately 6:40 p.m.
The meeting reconvened at approximately 7:00 p.m.

**Regular Session, 7:00 p.m.**

**1. Welcome, Roll Call, Pledge of Allegiance**

Mayor Johnson welcomed everyone and n0oted that all Councilmembers were present. Councilor Hancock led the Pledge.

DRAFT

## 2. Presentations and Reports

2.1 Proclaim November 2021 as Epilepsy Awareness Month

Sarah Hansen is an advocate for Epilepsy Awareness and asked the Mayor to sign the proclamation. Mayor Johnson read the proclamation.

## 3. 20 Minute Citizen Input

Jackson Brown, Conner Cooper and Elijah Newall invited the Council to attend the Skyridge production of SpongeBob.

Brian McCuiston asked that the Council consider the development code process and ensure that they are making updates to the City code.

Michelle Stallings expressed concerns with the PARC tax affecting those of a fixed income because a portion of the utility bill will be affected by the tax. She stated that he city committed to reducing power rates to make up the difference and she wanted to know when that will happen.

## 4. Consent Agenda

4.1) Approve Minutes from the October 5, 2021 Work Session Meeting and the October 12, 2021 City Council Meeting.

Councilor Condie suggested a change to the October 12 minutes.

4.2) Re-approval of Resolution #2021-57, Intent to adjust a municipal boundary line between Lehi and Draper City.

**Motion:** Councilor Condie moved to approve the consent agenda items with the suggested changes to the minutes on October 12, 2021. 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. Consideration of Resolution #2021-60, approving an updated Storm Water Management Program.

Dave Norman stated that they made some minor changed to update the Plan.

**Motion:** Councilor Southwick moved to approve Resolution #2021-60, approving an updated Storm Water Management Program. Council 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.

## 6. Consideration of Ordinance #56-2021, approving a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West.

Items 6 and 7 were heard together.

Eric Towner was representing the applicant. He said that they would like to mitigate any cut through traffic as much as possible. He stated that they are also asking for 3 lots in exchange for improvements and construction of the pedestrian trail.

Brian McCuiston suggested that all lots have at least a 20 foot drive. He would also prefer to see the city and school district properties developed in order to provide an additional access to 2300 West.

Aaron Bullen doesn't agree with this being approved as a PUD and feels that the open space requirements have not been met because they are remnants. He feels that the City gets little in return for this.

**Motion:** Councilor Condie moved to approve Ordinance #56-2021, approving a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West; including any Development Review Committee and Planning Commission comments. Councilor Southwick 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.

**7. Consideration of Concept approval for the 2100 North subdivision concept, a 66-lot development located at 2100 North 2300 West.**

This was discussed with item #6

**Motion:** Councilor Southwick moved to grant Concept approval for the 2100 North subdivision concept, a 66-lot development located at 2100 North 2300 West; including any Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

**Roll Call Vote**: Councilor Albrecht, Yes; Councilor Condie, No; Councilor Hancock, Yes; Councilor Koivisto, No; and Councilor Southwick, Yes. The motion passed 3-2.

**8. Salomon Addition to Lehi Annexation**

**a. Public Hearing**

There were no public comments.

Councilors Hancock and Koivisto stated that they would prefer to have the applicant present before they proceed with a vote.

**b. Consideration of Resolution #2021-61, approving an annexation agreement.**

**Motion:** Councilor Albrecht moved to approve Resolution #2021-61, approving an annexation agreement. Councilor Condie seconded the motion.

**Roll Call Vote**: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, No; Councilor Koivisto, No; and Councilor Southwick, Yes. The motion passed 3-2.

**c. Consideration of Ordinance #59-2021, approving the Salomon Addition Annexation, with R-1-22 (residential/agriculture) zoning on 1.05-acres located at 736 South 300 West.**

**Motion:** Councilor Condie moved to approve Ordinance #59-2021, approving the Salomon Addition Annexation, with R-1-22 (residential/agriculture) zoning on 1.05-acres located at 736 South 300 West; including any Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

**Roll Call Vote**: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, No; Councilor Koivisto, No; and Councilor Southwick, Yes. The motion passed 3-2.

**9. Consideration of Final subdivision approval for the Gardner Point Phase 3, a 198-unit residential development located at approximately 1300 North 3600 West.**

Brandon Watson was representing Edge Homes.

**Motion:** Councilor Condie moved to grant Final subdivision approval for the Gardner Point Phase 3, a 198-unit residential development located at approximately 1300 North 3600 West; including any Development Review Committee and Planning Commission comments. 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.

**10. Consideration of Ordinance #39-2021, approving the Carla's Cove Zone Change, changing the zoning from A-5 (agriculture) to R-2 (medium density residential) on 2.82 acres located at 2402 West Main Street.**

**Motion:** Councilor Koivisto moved to approve Ordinance #39-2021, approving the Carla's Cove Zone Change, changing the zoning from A-5 (agriculture) to R-2 (medium density residential) on 2.82 acres located at 2402 West Main Street; including any Development Review Committee and Planning Commission comments. 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.

**11. Consideration of Concept approval for the Carla's Cove Concept Plan, a 13-lot residential development located at 2402 West Main Street.**

Matthew Jorgenson and Jason Rickards were representing the applicant.

There was discussion regarding the type of surface material that should be used on the private drive. There was also discussion regarding the curb design.

**Motion:** Councilor Condie moved to grant Concept approval for the Carla's Cove Concept Plan, a 13-lot residential development located at 2402 West Main Street; including any Development Review Committee comments and Planning Commission Comments and also note that there should be a mountable curb design on the private street. 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.

**12. Consideration of Ordinance #54-2021, amending Title 1 Chapter 9 Section 4, Campaign Finance Disclosure Requirements, to add an additional deadline.**

**Motion:** Councilor Hancock moved to approve Ordinance #54-2021, amending Title 1 Chapter 9 Section 4, Campaign Finance Disclosure Requirements, to add an additional deadline and also include that this deadline apply to the Primary Election. Councilor Condie 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 Resolution #2021-59, approving an agreement with AFCC Limited and CRM Investments for partially terminating a development agreement.**

**Motion:** Councilor Condie moved to approve Resolution #2021-59, approving an agreement with AFCC Limited and CRM Investments for partially terminating a development agreement. Commissioner 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.

**14. Adjournment**

With no further business to come before the City Council at this time, Councilor Southwick moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:30 p.m.

Approved: November 16, 2021

Attest:

_____

Mark Johnson, Mayor

_____

Sherrie Benson, Deputy City Recorder

**Agenda Item No: 4.2**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

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**Subject:**
Approve Purchase Orders

**Suggested Action:**

**Attachments:**

PO #7033 Premier Truck.pdf

# PURCHASE ORDER

LEHI CITY

## LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

# 7033

591599

ISSUED TO: PREMIER TRUCK GROUP
P.O. BOX 840827

DALLAS TX 75284

SHIP TO: FLEET
439 W 300 N
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 11/01/2021

| REQ # | QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL | GL ACCOUNT |
|---|---|---|---|---|---|
| 0 | 1.00 | REPLACEMENT CHASSIS FOR E-25 | 74,223.00 | 74,223.00 | 64-40-55-000 |
| 0 | 1.00 | REPLACEMENT CHASSIS FOR E-26 | 74,179.00 | 74,179.00 | 64-40-55-000 |

TOTAL 148,402.00

Authorized By:

Department Head

Jason Walker

Mayor or City Administrator

City Council Approval Date *

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

# Lehi City Purchase Requisition Request

| | | | | | |
|---|---|---|---|---|---|
| **Supplier** | **Name** | Premier Truck Group | | **Vendor#** | |
| | **Street** | 2240 South 5370 West | | **Date** | **10/28/2021** |
| | **City** | SLC | **State** | Ut | |
| | **Zip** | 84120 | **Phone** | 801-870-1917 | |

Dean Lundell

| Fleet | 64-40-55 | Jeremy Estes |
|---|---|---|
| **Requesting Department** | **Dept. Account No.** | **Department Head Signature** |

| Quanity | Unit | Materials and Description | Price | Total |
|---|---|---|---|---|
| | | Replacement Chassis for E-25 | | $74,223.00 |
| | | | | |
| | | | | |
| | | Replacement Chassis for E-26 | | $74,179.00 |
| | | | | |
| | | Both will be leased | | |
| | | This is for the chassis only. | | |
| | | Still waiting on the body price | | |
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| | | | | |
| | | **Total** | | $148,402.00 |

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|---|---|---|
| | | |
| Justification: | Price Determination | |
| State Contract #MA1460 | Verbal Quote | |
| | Informal Bid | |
| | Written Bid | $148,402.00 |
| | State Bid | |
| | Other | |
| | | |

**Agenda Item No: 5**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Ordinance #66-2021, dissolving the Millpond Redevelopment Project Area.

**Suggested Action:**

**Attachments:**

Ord 66-2021.docx

**LEHI CITY ORDINANCE**

**NO. 66-2021**

**AN ORDINANCE DISSOLVING THE MILLPOND REDEVELOPMENT PROJECT AREA**

**WHEREAS**, the Lehi City Redevelopment Agency (the "**Agency**") and Lehi City adopted The Millpond Redevelopment Project Area Plan (the "**Project Area Plan**") for the Millpond Project Area (the "**Project Area**") pursuant to the Utah Limited Purpose Local Government Entities – Community Reinvestment Agency Act, Title 17C of the Utah Code Annotated ("**UCA**") and its predecessor statutes (the "**Act**"), on October 21st, 1986; and

**WHEREAS**, the Agency has adopted a resolution dissolving the Project Area; and

**WHEREAS**, UCA § 17C-1-702(1)(b) of the Act mandates that the Project Area remains in existence until the community legislative body adopts an ordinance dissolving the Project Area; and

**WHEREAS**, the City Council of Lehi City desires to dissolve the Project Area.

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

1. Lehi City hereby dissolves the Millpond Redevelopment Project Area, the respective boundaries of which are shown and described on the legal descriptions and map attachedhereto as **Exhibit A** and incorporated herein by this reference.

2. City and Agency staff are hereby authorized and directed to take all actions necessary to dissolve the Project Area pursuant to UCA § 17C-1-702.

3. This ordinance takes effect upon its publication and recording, but not sooner than 15 days from this date.

**DATED** this 16th day of November, 2021.

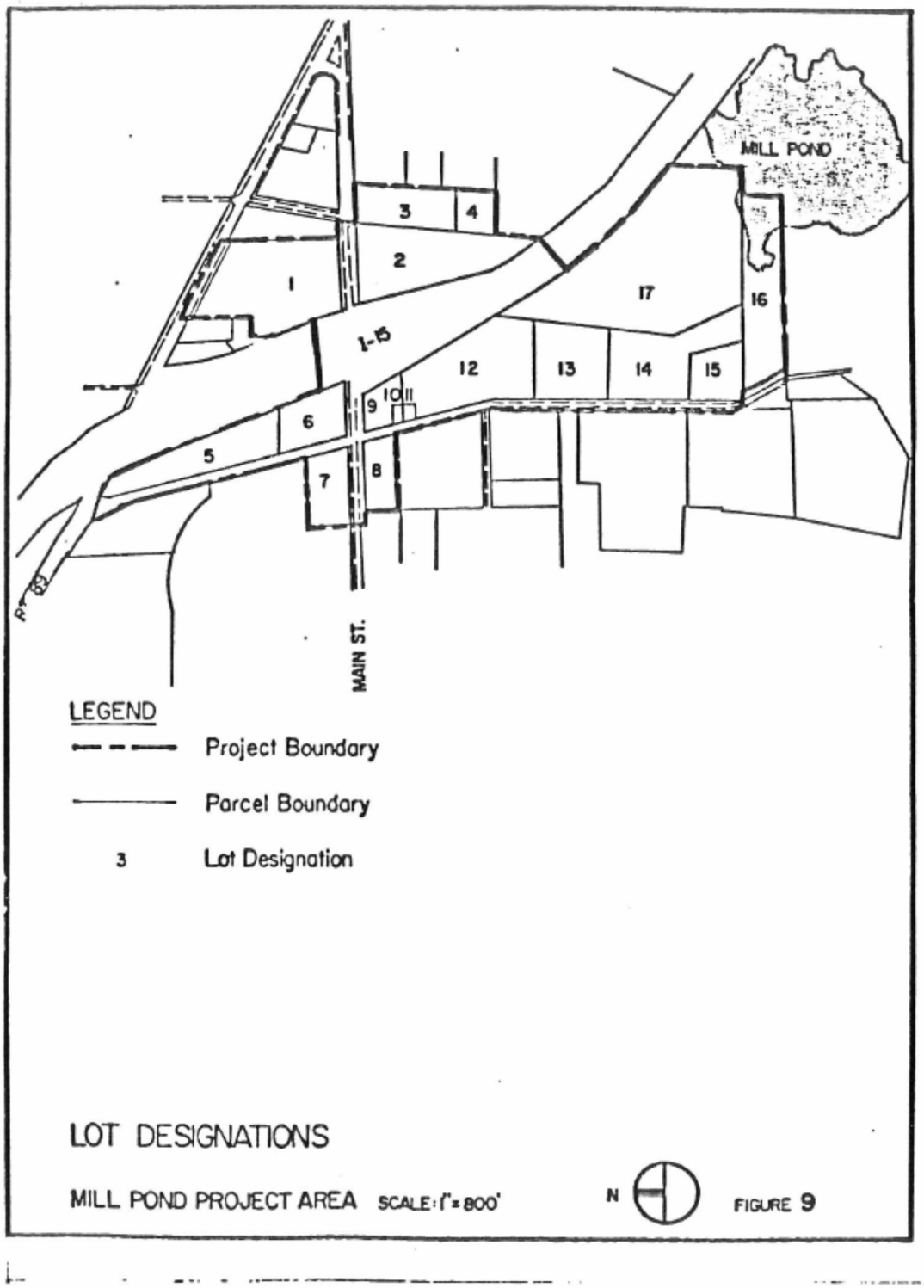
_____
Mark Johnson, Mayor

Attested and recorded:

_____
Teisha Wilson
City Recorder

**EXHIBIT A**

*Project Area Map and Legal Description*



A. Description of the Redevelopment Project Area

The Mill Pond Neighborhood Development Project Area, hereinafter referred to as the project area, is enclosed within the following boundaries:

Beginning at a point which is South 1,223.72 feet and East 564.68 feet from the North Quarter corner, Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along the following courses and distances: North 01°52'32" West 272.70 feet, more or less; thence North 87°55'18" East 434.41 feet more or less; thence North 12°59'55" West 423.32 feet more or less; thence North 13°13'36" West 324.72 feet more or less; thence North 14°20'43" West 419.96 feet more or less; thence North 25°55'44" West 215.98 feet more or less; thence South 33°58'27" East 316.43 feet more or less; thence South 86°23'17" East 20.85 feet more or less; thence South 30°38'17" East 668.17 feet more or less; thence South 24°52'47" East 495.00 feet more or less; thence South 18°23'47" East 14.48 feet more or less; thence South 90°00'00" East 457.26 feet more or less; thence North 13°36'57" West 216.17 feet more or less; thence North 12°25'32" West 69.29 feet more or less; thence South 90°00°00" East 90.42 feet more or less; thence North 02°30'00" East 414.48 feet more or less; thence South 58°07'42" East 610.43 feet more or less; thence South 00°00'00" East 633.27 feet more or less; thence North 87°47'00" East 140.02 feet more or less; thence South 00°00'00" East 90.78 feet more or less; thence South 89°56'56" East 237.57 feet more or less; thence South 04°45'44" West 652.87 feet more or less; thence South 04°45'41" West 261.66 feet more or less; thence North 86°03'33" West 257.39 feet more or less; thence South 04°52'00" West 279.24 feet more or less; thence South 04°52'00" West 387.58 feet more or less; thence South 43°47'48" East 345.84 feet more or less; thence South 49°43'29" East 345.28 feet more or less; thence South 04°56'02" West 439.15 feet more or less; thence South 85°44'32" West 154.65 feet more or less; thence South 00°07'17" East 176.84 feet more or less; thence South 90°00'00" West 1197.75 feet more or less; thence North 28°52'15" West 191.79 feet more or less; thence South 88°35'49" West 79.64 feet more or less; thence North 22°00'00" West 95.15 feet more or less; thence North 00°48'47"

East 1519.43 feet more or less; thence North 04°01'37" West 68.78 feet more or less; thence North 13°43'53" West 562.70 feet more or less; thence North 34°49'28" West 15.97 feet more or less; thence South 87°07'50" West 492.82 feet more or less; thence North 00°19'11" West 214.51 feet more or less; thence South 88°10'58" West 93.82 feet more or less; thence North 04°03'36" West 101.08 feet more or less to the point of beginning.

The above described property consists of:

| | | |
|---|---|---|
| Total acreage | = | 114.44 acres |
| Less public streets and highways | = | 30.80 acres |
| Total area of privately owned property approximately | | 83.64 acres |

**Agenda Item No: 6**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Resolution #2021-62, a Resolution of the Board of Canvassers Certifying the Official Canvassers' Report of the November 2, 2021 General Municipal Elections for Lehi City.

**Suggested Action:**

**Attachments:**

Res 20210-62, Canvass.pdf

Lehi.pdf

Lehi Proposition Summary.pdf

Lehi Proposition Precinct Summary.pdf

Lehi Mayor and Proposition Summary Results.pdf

Lehi City Council Seat 1.png

Lehi City Council Seat 2.png

LE Summary.pdf

LEHI CITY

**RESOLUTION NO: 2021-62**

**A RESOLUTION OF THE BOARD OF CANVASSERS CERTIFYING THE OFFICIAL CANVASSERS' REPORT OF THE NOVEMBER 2, 2021 GENERAL MUNICIPAL ELECTION FOR LEHI CITY, UTAH.**

WHEREAS, on November 2, 2021, a General Municipal Election for Lehi City, Utah was held to elect a Mayor and two City Council candidates with the most votes; and

WHEREAS, this election was conducted by Lehi City through Ranked Choice Vote by Mail and administered by Utah County. Those results pertaining specifically to Lehi City's municipal election are included in this official canvass report.

WHEREAS, UCA 20A-4-301(2) provides as follows:

2(a) The Mayor and the municipal legislative body are the board of municipal canvassers for the municipality.

(b) The board of municipal canvassers shall meet to canvass the returns at the usual place of meeting of the municipal legislative body:

(i) for canvassing of returns from a municipal primary election, no sooner than seven days after the election and no later than 14 days after the election;

(c) Attendance of a simple majority of the municipal legislative body shall constitute a quorum for conducting the canvass.

**The official results are attached as Exhibit A**

Mayor Candidate Mark Johnson received the highest number of votes using the Ranked Choice Voting method in this General Municipal Election, and is hereby declared duly elected for the office of Mayor, for a term of four years.

City Council Candidates Chris Condie and Paul Hancock received the highest number of votes using the Ranked Choice Voting method in this General Municipal Election, and are hereby declared duly elected for the office of City Council, for a term of four years.

Approved and Adopted by the City Council of Lehi City this 16st day of November, 2021.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

LEHI CITY

# EXHIBIT A

## 2021 TABULATION OF GENERAL ELECTION RETURNS

The following information is taken from the returns of the primary election held Tuesday, November 2, 2021 at Lehi City, Utah

| | All Districts |
|---|---|
| Number of registered persons | 37,747 |
| Number of Ballots Counted | 11,471 |
| Percentage of votes Counted | 30.39% |
| By Mail Ballots Not Accepted (not counted) | 243 |

| **FOR MAYOR** | |
|---|---|
| *Mark Johnson | 6,994 |
| Jesse Riddle | 4,295 |

| **PROPOSITION #7 (PARC TAX)** | |
|---|---|
| *FOR | 7,027 |
| AGAINST | 4,058 |

| **FOR CITY COUNCIL** | 1st Seat |
|---|---|
| *Chris Condie | 6,167 (59.5%) |
| Michelle Miles | 4,195 |
| Paul Hancock | 3,204 (7th elimination) |
| Nicole Kunze | 2,302 (6th elimination) |
| Aaron Bullen | 1,581 (5th elimination) |
| Lori McIntosh Le | 1,430 (4th elimination) |
| Cami Purtschert | 1,158 (3rd elimination) |
| Montane C Hamilton | 541 (2nd elimination) |
| Ethan M. Erickson | 355 (1st elimination) |

| **FOR CITY COUNCIL** | 2nd Seat |
|---|---|
| *Paul Hancock | 5,867 (57%) |
| Michelle Miles | 4,434 |
| Nicole Kunze | 3,007 (6th elimination) |
| Lori McIntosh Le | 1,892 (5th elimination) |
| Aaron Bullen | 1,673 (4th elimination) |
| Cami Purtschert | 1,335 (3rd elimination) |
| Montane C Hamilton | 619 (2nd elimination) |
| Ethan M. Erickson | 402 (1st elimination) |
| | |

The Mayor and two (2) candidates for City Council at-large receiving the highest vote totals (denoted by *) are hereby declared as elected. Proposition #7, Lehi PARC Sales and Use Tax passed. The foregoing information has been reviewed by the Lehi Board of Canvassers and is found to be accurate.

Dated this 16st day of November, 2021

Teisha Wilson, City Recorder

Mayor Mark Johnson

Councilor Paul Hancock

Councilor Chris Condie

Councilor Paige Albrecht

Councilor Mike Southwick

Councilor Katie Koivisto

## CERTIFICATION

The Board of Canvassers has reviewed this Resolution as the official Canvassers' report and hereby certifies that the election information contained in it is accurate.

That the Board of Canvassers of Lehi City, Utah, shall issue certificates of election to Mark Johnson as Lehi City Mayor and Chris Condie and Paul Hancock as Lehi City Council members and Proposition #7 (PARC Tax) passed.

Signed by the Mayor on November 16, 2021

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST:

_____

Teisha Wilson, City Recorder

## CERTIFICATION

It is hereby certified as follows:
Results of the canvass will be published in the Provo Daily Herald, a newspaper of general circulation, and a copy of the canvass will be filed with the Office of the Lieutenant Governor, State Capital Complex, Suite E325, Salt Lake City, Utah 84114

_____

Teisha Wilson, Election Officer

# 2021 General Election Statistics

## Lehi

| | | |
|---|---|---|
| **Eligible Registered Voters** | 37747 | |
| **Ballots Counted** | 11471 | 30.39% |
| **By Mail Ballots NOT Accepted (not counted)** | 243 | |
| Returned Unsigned | 38 | |
| Signatures Did Not Match the Voter Record | 52 | |
| Ballots Returned From Past Election | 0 | |
| Empty Envelopes | 0 | |
| Ballot only - no envelope or affidavit | 0 | |
| Postmark Invalid | 153 | |
| **Voted in Person (Early Voting and Election Day)** | 64 | |
| **Emergency Ballots** | 0 | |
| Emergency Absentee Ballots issued | 0 | |
| Emergency Absentee Ballots counted | 0 | |
| **Provisional/Challenged Ballots Issued** | 5 | |
| **Provisional/Challenged Ballots Counted** | 5 | |
| Same Day Registration (No Prior Registration) | 3 | |
| **Provisional Ballots Not Accepted** | 0 | 0.00% |
| Voted an Absentee Ballot or Voted Early | 0 | |
| Incomplete Information on Form | 0 | |
| No Proof of Residency | 0 | |
| **UOCAVA Ballots Mailed** | 93 | |
| By Mail | 9 | |
| Email | 0 | |
| Electronic Delivery | 84 | |
| **UOCAVA Ballots Counted** | 11 | |
| By Mail | 2 | |
| Email | 0 | |
| Electronic Delivery | 9 | |
| **Ballots duplicated because they were damaged** | 14 | 0.04% |
| **Ballots Counted on or Before Election Day** | 6335 | |
| **Valid Ballots Processed and Counted After Election Day** | 5136 | |

## STATISTICS

| | TOTAL |
|---|---|
| Registered Voters - Total | 37,747 |
| Ballots Cast - Total | 11,471 |
| Voter Turnout - Total | 30.39% |


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## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 7,027 | 63.39% |
| AGAINST THE PARC TAX | 4,058 | 36.61% |
| **Total Votes Cast** | **11,085** | 100.00% |


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## LE01

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,308 |
| Ballots Cast - Total | 492 |
| Voter Turnout - Total | 37.61% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 278 | 59.40% |
| AGAINST THE PARC TAX | 190 | 40.60% |
| **Total Votes Cast** | **468** | 100.00% |



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## LE01S

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 75 |
| Ballots Cast - Total | 10 |
| Voter Turnout - Total | 13.33% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 9 | 90.00% |
| AGAINST THE PARC TAX | 1 | 10.00% |
| **Total Votes Cast** | **10** | 100.00% |


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## LE02

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,107 |
| Ballots Cast - Total | 398 |
| Voter Turnout - Total | 35.95% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 238 | 61.03% |
| AGAINST THE PARC TAX | 152 | 38.97% |
| **Total Votes Cast** | **390** | 100.00% |


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## LE03

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,363 |
| Ballots Cast - Total | 588 |
| Voter Turnout - Total | 43.14% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 340 | 59.75% |
| AGAINST THE PARC TAX | 229 | 40.25% |
| **Total Votes Cast** | **569** | 100.00% |


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## LE04

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,710 |
| Ballots Cast - Total | 500 |
| Voter Turnout - Total | 29.24% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 319 | 65.77% |
| AGAINST THE PARC TAX | 166 | 34.23% |
| **Total Votes Cast** | **485** | 100.00% |


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## LE05

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,401 |
| Ballots Cast - Total | 480 |
| Voter Turnout - Total | 34.26% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 286 | 62.17% |
| AGAINST THE PARC TAX | 174 | 37.83% |
| **Total Votes Cast** | **460** | 100.00% |


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## LE06

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,624 |
| Ballots Cast - Total | 583 |
| Voter Turnout - Total | 35.90% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 331 | 58.58% |
| AGAINST THE PARC TAX | 234 | 41.42% |
| **Total Votes Cast** | **565** | 100.00% |



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## LE06S

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 0 |
| Ballots Cast - Total | 0 |
| Voter Turnout - Total | 0.00% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 0 | |
| AGAINST THE PARC TAX | 0 | |
| **Total Votes Cast** | **0** | |



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## LE07

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,011 |
| Ballots Cast - Total | 352 |
| Voter Turnout - Total | 34.82% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 180 | 52.33% |
| AGAINST THE PARC TAX | 164 | 47.67% |
| **Total Votes Cast** | **344** | 100.00% |


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## LE08

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,891 |
| Ballots Cast - Total | 588 |
| Voter Turnout - Total | 31.09% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 390 | 67.94% |
| AGAINST THE PARC TAX | 184 | 32.06% |
| **Total Votes Cast** | **574** | 100.00% |



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## LE09

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 961 |
| Ballots Cast - Total | 340 |
| Voter Turnout - Total | 35.38% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 216 | 65.65% |
| AGAINST THE PARC TAX | 113 | 34.35% |
| **Total Votes Cast** | **329** | 100.00% |



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## LE10

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,912 |
| Ballots Cast - Total | 693 |
| Voter Turnout - Total | 36.24% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 405 | 60.99% |
| AGAINST THE PARC TAX | 259 | 39.01% |
| **Total Votes Cast** | **664** | 100.00% |



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## LE11

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,657 |
| Ballots Cast - Total | 546 |
| Voter Turnout - Total | 32.95% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 309 | 58.19% |
| AGAINST THE PARC TAX | 222 | 41.81% |
| **Total Votes Cast** | **531** | 100.00% |



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## LE12

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 2,381 |
| Ballots Cast - Total | 674 |
| Voter Turnout - Total | 28.31% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 444 | 68.41% |
| AGAINST THE PARC TAX | 205 | 31.59% |
| **Total Votes Cast** | **649** | 100.00% |



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## LE13

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 2,858 |
| Ballots Cast - Total | 513 |
| Voter Turnout - Total | 17.95% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 354 | 71.23% |
| AGAINST THE PARC TAX | 143 | 28.77% |
| **Total Votes Cast** | **497** | 100.00% |



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## LE13S

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 0 |
| Ballots Cast - Total | 0 |
| Voter Turnout - Total | 0.00% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 0 | |
| AGAINST THE PARC TAX | 0 | |
| **Total Votes Cast** | **0** | |



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## LE14

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,300 |
| Ballots Cast - Total | 263 |
| Voter Turnout - Total | 20.23% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 175 | 67.83% |
| AGAINST THE PARC TAX | 83 | 32.17% |
| **Total Votes Cast** | **258** | 100.00% |



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## LE15

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,385 |
| Ballots Cast - Total | 335 |
| Voter Turnout - Total | 24.19% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 204 | 63.35% |
| AGAINST THE PARC TAX | 118 | 36.65% |
| **Total Votes Cast** | **322** | 100.00% |



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## LE16

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 872 |
| Ballots Cast - Total | 339 |
| Voter Turnout - Total | 38.88% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 206 | 62.42% |
| AGAINST THE PARC TAX | 124 | 37.58% |
| **Total Votes Cast** | **330** | 100.00% |



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## LE17

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,090 |
| Ballots Cast - Total | 415 |
| Voter Turnout - Total | 38.07% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 263 | 64.15% |
| AGAINST THE PARC TAX | 147 | 35.85% |
| **Total Votes Cast** | **410** | 100.00% |



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## LE18

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,269 |
| Ballots Cast - Total | 270 |
| Voter Turnout - Total | 21.28% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 151 | 57.85% |
| AGAINST THE PARC TAX | 110 | 42.15% |
| **Total Votes Cast** | **261** | 100.00% |



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## LE19

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 2,281 |
| Ballots Cast - Total | 739 |
| Voter Turnout - Total | 32.40% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 451 | 63.88% |
| AGAINST THE PARC TAX | 255 | 36.12% |
| **Total Votes Cast** | **706** | 100.00% |


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## LE20

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,419 |
| Ballots Cast - Total | 356 |
| Voter Turnout - Total | 25.09% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 217 | 64.39% |
| AGAINST THE PARC TAX | 120 | 35.61% |
| **Total Votes Cast** | **337** | 100.00% |



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## LE21

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 0 |
| Ballots Cast - Total | 0 |
| Voter Turnout - Total | 0.00% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 0 | |
| AGAINST THE PARC TAX | 0 | |
| **Total Votes Cast** | **0** | |


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## LE22

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 919 |
| Ballots Cast - Total | 281 |
| Voter Turnout - Total | 30.58% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 166 | 60.58% |
| AGAINST THE PARC TAX | 108 | 39.42% |
| **Total Votes Cast** | **274** | 100.00% |



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## LE23

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,298 |
| Ballots Cast - Total | 344 |
| Voter Turnout - Total | 26.50% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 216 | 65.26% |
| AGAINST THE PARC TAX | 115 | 34.74% |
| **Total Votes Cast** | **331** | 100.00% |



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## LE24

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,382 |
| Ballots Cast - Total | 446 |
| Voter Turnout - Total | 32.27% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 284 | 66.36% |
| AGAINST THE PARC TAX | 144 | 33.64% |
| **Total Votes Cast** | **428** | 100.00% |



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## LE25

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,783 |
| Ballots Cast - Total | 468 |
| Voter Turnout - Total | 26.25% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 324 | 72.00% |
| AGAINST THE PARC TAX | 126 | 28.00% |
| **Total Votes Cast** | **450** | 100.00% |



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## LE26

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 1,490 |
| Ballots Cast - Total | 458 |
| Voter Turnout - Total | 30.74% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 271 | 61.17% |
| AGAINST THE PARC TAX | 172 | 38.83% |
| **Total Votes Cast** | **443** | 100.00% |



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## LE27

**STATISTICS**

| | TOTAL |
|---|---|
| Registered Voters - Total | 0 |
| Ballots Cast - Total | 0 |
| Voter Turnout - Total | 0.00% |

## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 0 | |
| AGAINST THE PARC TAX | 0 | |
| **Total Votes Cast** | **0** | |



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## STATISTICS

| | TOTAL |
|---|---|
| Registered Voters - Total | 37,747 |
| Ballots Cast - Total | 11,471 |
| Voter Turnout - Total | 30.39% |


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## Lehi Mayor

One Seat

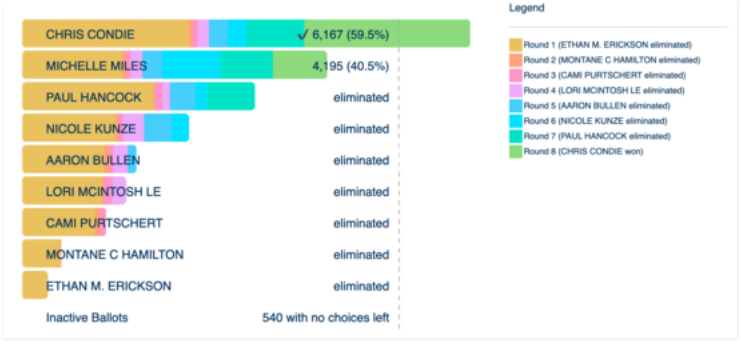
| | TOTAL | VOTE % |
|---|---|---|
| MARK I. JOHNSON | 6,994 | 61.95% |
| JESSE L. RIDDLE | 4,295 | 38.05% |
| **Total Votes Cast** | **11,289** | 100.00% |

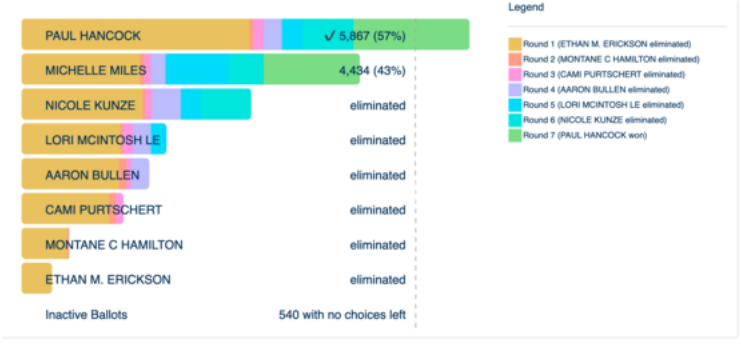
## Proposition #7 Lehi PARC Sales and Use Tax

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| FOR THE PARC TAX | 7,027 | 63.39% |
| AGAINST THE PARC TAX | 4,058 | 36.61% |
| **Total Votes Cast** | **11,085** | 100.00% |


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CHRIS CONDIE
✓ 6,167 (59.5%)
MICHELLE MILES
4,195 (40.5%)
PAUL HANCOCK
eliminated
NICOLE KUNZE
eliminated
AARON BULLEN
eliminated
LORI MCINTOSH LE
eliminated
CAMI PURTSCHERT
eliminated
MONTANE C HAMILTON
eliminated
ETHAN M. ERICKSON
eliminated
Inactive Ballots
540 with no choices left
Legend
Round 1 (ETHAN M. ERICKSON eliminated)
Round 2 (MONTANE C HAMILTON eliminated)
Round 3 (CAMI PURTSCHERT eliminated)
Round 4 (LORI MCINTOSH LE eliminated)
Round 5 (AARON BULLEN eliminated)
Round 6 (NICOLE KUNZE eliminated)
Round 7 (PAUL HANCOCK eliminated)
Round 8 (CHRIS CONDIE won)


PAUL HANCOCK
✓ 5,867 (57%)
MICHELLE MILES
4,434 (43%)
NICOLE KUNZE
eliminated
LORI MCINTOSH LE
eliminated
AARON BULLEN
eliminated
CAMI PURTSCHERT
eliminated
MONTANE C HAMILTON
eliminated
ETHAN M. ERICKSON
eliminated
Inactive Ballots
540 with no choices left
Legend
Round 1 (ETHAN M. ERICKSON eliminated)
Round 2 (MONTANE C HAMILTON eliminated)
Round 3 (CAMI PURTSCHERT eliminated)
Round 4 (AARON BULLEN eliminated)
Round 5 (LORI MCINTOSH LE eliminated)
Round 6 (NICOLE KUNZE eliminated)
Round 7 (PAUL HANCOCK won)

## STATISTICS

| | TOTAL |
|---|---|
| Registered Voters - Total | 37,747 |
| Ballots Cast - Total | 11,471 |
| Voter Turnout - Total | 30.39% |



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## Lehi Mayor 1st Choice

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| MARK I. JOHNSON | 6,994 | 61.95% |
| JESSE L. RIDDLE | 4,295 | 38.05% |
| **Total Votes Cast** | **11,289** | 100.00% |

## Lehi Mayor 2nd Choice

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| JESSE L. RIDDLE | 4,760 | 63.24% |
| MARK I. JOHNSON | 2,767 | 36.76% |
| **Total Votes Cast** | **7,527** | 100.00% |

## Lehi City Council 1st Choice

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| CHRIS CONDIE | 2,300 | 21.10% |
| PAUL HANCOCK | 1,811 | 16.61% |
| MICHELLE MILES | 1,376 | 12.62% |
| NICOLE KUNZE | 1,291 | 11.84% |
| AARON BULLEN | 1,134 | 10.40% |
| LORI MCINTOSH LE | 1,108 | 10.16% |
| CAMI PURTSCHERT | 1,003 | 9.20% |
| MONTANE C HAMILTON | 524 | 4.81% |
| ETHAN M. ERICKSON | 355 | 3.26% |
| **Total Votes Cast** | **10,902** | 100.00% |


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## Lehi City Council 2nd Choice

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| PAUL HANCOCK | 1,922 | 17.95% |
| CHRIS CONDIE | 1,840 | 17.19% |
| MICHELLE MILES | 1,407 | 13.14% |
| NICOLE KUNZE | 1,259 | 11.76% |
| AARON BULLEN | 1,205 | 11.26% |
| LORI MCINTOSH LE | 1,183 | 11.05% |
| CAMI PURTSCHERT | 903 | 8.44% |
| MONTANE C HAMILTON | 634 | 5.92% |
| ETHAN M. ERICKSON | 352 | 3.29% |
| **Total Votes Cast** | **10,705** | 100.00% |

## Lehi City Council 3rd Choice

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| NICOLE KUNZE | 1,603 | 16.30% |
| LORI MCINTOSH LE | 1,454 | 14.79% |
| PAUL HANCOCK | 1,310 | 13.32% |
| CHRIS CONDIE | 1,137 | 11.56% |
| CAMI PURTSCHERT | 1,072 | 10.90% |
| MICHELLE MILES | 1,055 | 10.73% |
| AARON BULLEN | 994 | 10.11% |
| MONTANE C HAMILTON | 773 | 7.86% |
| ETHAN M. ERICKSON | 435 | 4.42% |
| **Total Votes Cast** | **9,833** | 100.00% |


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## Lehi City Council 4th Choice

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| LORI MCINTOSH LE | 1,519 | 16.91% |
| NICOLE KUNZE | 1,450 | 16.14% |
| MICHELLE MILES | 1,006 | 11.20% |
| CAMI PURTSCHERT | 943 | 10.50% |
| AARON BULLEN | 936 | 10.42% |
| CHRIS CONDIE | 930 | 10.35% |
| PAUL HANCOCK | 922 | 10.26% |
| MONTANE C HAMILTON | 844 | 9.40% |
| ETHAN M. ERICKSON | 432 | 4.81% |
| **Total Votes Cast** | **8,982** | 100.00% |

## Lehi City Council 5th Choice

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| MONTANE C HAMILTON | 1,216 | 14.57% |
| LORI MCINTOSH LE | 1,130 | 13.54% |
| AARON BULLEN | 1,049 | 12.57% |
| NICOLE KUNZE | 1,033 | 12.38% |
| MICHELLE MILES | 932 | 11.17% |
| CAMI PURTSCHERT | 877 | 10.51% |
| CHRIS CONDIE | 813 | 9.74% |
| PAUL HANCOCK | 787 | 9.43% |
| ETHAN M. ERICKSON | 510 | 6.11% |
| **Total Votes Cast** | **8,347** | 100.00% |


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## Lehi City Council 6th Choice

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| AARON BULLEN | 1,155 | 14.62% |
| MONTANE C HAMILTON | 1,110 | 14.05% |
| MICHELLE MILES | 1,068 | 13.52% |
| CAMI PURTSCHERT | 907 | 11.48% |
| NICOLE KUNZE | 894 | 11.32% |
| LORI MCINTOSH LE | 886 | 11.22% |
| PAUL HANCOCK | 704 | 8.91% |
| CHRIS CONDIE | 595 | 7.53% |
| ETHAN M. ERICKSON | 580 | 7.34% |
| **Total Votes Cast** | **7,899** | 100.00% |

## Lehi City Council 7th Choice

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| MONTANE C HAMILTON | 1,206 | 15.69% |
| AARON BULLEN | 1,145 | 14.90% |
| MICHELLE MILES | 1,044 | 13.58% |
| CAMI PURTSCHERT | 832 | 10.83% |
| NICOLE KUNZE | 752 | 9.79% |
| PAUL HANCOCK | 718 | 9.34% |
| ETHAN M. ERICKSON | 711 | 9.25% |
| LORI MCINTOSH LE | 710 | 9.24% |
| CHRIS CONDIE | 567 | 7.38% |
| **Total Votes Cast** | **7,685** | 100.00% |


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## Lehi City Council 8th Choice

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| CAMI PURTSCHERT | 1,263 | 16.62% |
| MONTANE C HAMILTON | 1,210 | 15.93% |
| AARON BULLEN | 1,032 | 13.58% |
| ETHAN M. ERICKSON | 943 | 12.41% |
| MICHELLE MILES | 883 | 11.62% |
| PAUL HANCOCK | 703 | 9.25% |
| CHRIS CONDIE | 596 | 7.85% |
| LORI MCINTOSH LE | 493 | 6.49% |
| NICOLE KUNZE | 474 | 6.24% |
| **Total Votes Cast** | **7,597** | 100.00% |

## Lehi City Council 9th Choice

Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| ETHAN M. ERICKSON | 3,644 | 48.20% |
| CAMI PURTSCHERT | 721 | 9.54% |
| MONTANE C HAMILTON | 708 | 9.37% |
| CHRIS CONDIE | 620 | 8.20% |
| LORI MCINTOSH LE | 472 | 6.24% |
| PAUL HANCOCK | 414 | 5.48% |
| AARON BULLEN | 407 | 5.38% |
| MICHELLE MILES | 370 | 4.89% |
| NICOLE KUNZE | 204 | 2.70% |
| **Total Votes Cast** | **7,560** | 100.00% |


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**Agenda Item No: 7**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Ordinance #60-2021, Enacting the Parks, Arts, Recreation, and Culture Sales and Use Tax ("PARC Tax")

**Suggested Action:**

**Attachments:**

Ord 60-2021.docx

**ORDINANCE NO: 60-2021**

# AN ORDINANCE ENACTING THE PARKS, ARTS, RECREATION AND CULTURE SALES AND USE TAX ("PARC" TAX)

WHEREAS, the State of Utah empowers cities to impose a sales and use tax for the purpose of enhancing public financial support of publicly owned and operated recreation and zoological facilities, and botanical, cultural, and zoological organizations owned or operated byinstitutions or private nonprofit organizations.

WHEREAS, a sales and use tax pursuant to UTAH CODE ANN. §59-12-1402 may be imposed if it is determined by the legislative body that a majority of the city's registered voters voting on the imposition of the tax have voted in favor of the imposition.

WHEREAS, the County Board of Canvassers has determined, and Lehi City Council has certified, that a majority of the City's registered voters voting on the imposition of the Parks, Arts, Recreation and Culture Sales and Use Tax have voted in favor of the imposition.

NOW, THEREFORE, IT IS ORDAINED by the City Council of Lehi City, Utah, that the Lehi City Code be amended as follows:

**Title.**

This chapter shall be known as the "Parks, Arts, Recreation and Culture Sales and Use Tax".

**Purpose.**

It is the purpose of this chapter to establish, enact, impose, and levy a Parks, Arts, Recreation and Culture Sales and Use Tax in accordance with UTAH CODE ANN. §59-12-1401 et. seq. for the purpose of funding cultural arts facilities and organizations and recreational facilitiesin the City of Lehi.

**Imposition-Amount.**

There is levied for collection a sales and use tax at the rate of one-tenth of one percent(.1%) on all transactions described in UTAH CODE ANN. §59-12-103(1), as amended, that are located within the City of Lehi.

**Distribution and Use of Revenue.**

The revenue shall be distributed in accordance with UTAH CODE ANN. §59-12-1403 andfor the purpose of funding eligible cultural ai1s facilities and organizations and recreational facilities in the City of Lehi, pursuant to UTAH CODE ANN. §59-12-1401 et. seq.

**Effective Date.**

The ordinance codified in this chapter shall become effective at 12:01 a.m. April 1, 2022. For transactions subject to the Parks, Arts, Recreation and Culture Tax pursuant to UTAH CODE ANN. §59-12-103(1) that are located within the City of Lehi, the effective date shall be the first day of the first billing period on or after April 1, 2022, if the billing period for the transaction begins before April 1, 2022. For catalogue sales (as defined by the Utah State Tax Commission) where the amount of the tax due is computed on the basis of sales and use tax rates published in the catalogue, the tax shall begin June 1, 2022.

**Duration.**

The Parks, Arts, Recreation and Culture Sales and Use Tax shall be in effect for a period of ten (10) years.

This ordinance shall take effect immediately upon its passage and publication as prescribed by law.

Passed by the Lehi City Council on this 16th day of November, 2021.

ATTEST

MARK JOHNSON, Mayor

Teisha Wilson, City Recorder

**Agenda Item No: 8**

# City Council Agenda Item Report

Meeting Date: November 16, 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 Cold Spring Ranch HD3, a 55-unit residential development located at approximately 4000 West Orinda Drive in a Planned Community zone.

**Suggested Action:**

**Attachments:**

CC Staff Report Cold Spring Ranch HD3 Preliminary Subdivision 11.16.21.docx

Cold Spring Ranch HD3 Preliminary Subdivision DRC 09.15.21.docx

Cold Spring Ranch HD3 Preliminary Subdivision plans.pdf

Cold Spring Ranch HD3 General Plan.pdf

Cold Spring Ranch HD3 zoning.pdf

Cold Spring Ranch HD3 aerial.pdf

IMG_9912.JPG

IMG_9913.JPG

IMG_9911.JPG

# COLD SPRING RANCH HD3 PRELIMINARY SUBDIVISION
## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | DR Horton | | |
| **Meeting Date** | November 16, 2021 | | |
| **Requested Action/Purpose** | Approval of a proposed preliminary subdivision | | |
| **Location** | Approximately 4000 West Orinda Drive | | |
| **Existing General Plan Designation** | HDR (High Density Residential) | | |
| **Existing Zoning** | PC (Planned Community) | | |
| **Existing Land Use** | Undeveloped | | |
| **Number of Lots/Units** | 38 townhome units and 11 single-family lots (49 total) | | |
| **Adjacent Zoning and Land Use** | *North* | PC | Cold Spring Ranch HD2 |
| | *South* | N/A | Saratoga Springs- Townhomes |
| | *East* | A-5 | Single family residential |
| | *West* | PC | Future Commercial |
| **Date of DRC Review** | September 15, 2021 | | |
| **Date of Planning Commission Review** | October 14, 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

| | |
|---|---|
| **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 review and approval of the Cold Spring Ranch HD3 Preliminary Subdivision located at approximately 4000 West Orinda Drive. This subdivision consists of 38 rear-load townhomes, 11 single-family homes, and open space. The proposed subdivision meets the allowed density designated for this property within the area plan which is a maximum of 55 units. The single-family homes are located on the south side of Rock Island

Ave and range in size from 4,183 to 4,442 square feet.

In addition, the Rock Island Ave road and sidewalk are proposed to stub into the property to the east to provide connectivity to future development. Connectivity requirements would require stubbing a road to the west, but the recently approved Cold Spring Ranch Storage facility will be built there and does not show a road stubbing to this property. Understanding this, an exception could be warranted. The applicant met with and worked with staff to arrive on this layout. Guest parking, consisting of 13 stalls, has been distributed throughout the subdivision to service all the townhomes.

The DRC had nine comments, including the following:

1. Provide the townhome elevations with the subdivision drawings.
2. Assuming the town homes all rear load, they should be showing sidewalks leading to every home.
3. A minimum of 35 percent of the total landscape area shall be water-wise
4. landscaping as defined by the Development Code. Current plan does not meet percentage or water-wise landscape requirements.
5. Add no parking signs on both sides or roads less than 26' and show them on the cross section and site plan.

Please consider all DRC comments in the motion.

## POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed preliminary subdivision. Any motion should include findings. 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/does not meet 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. Other findings based upon information presented at the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on October 14, 2021. The minutes and motion from this meeting are as follows:

**3.4) Public hearing and recommendation of DR Horton's request for preliminary subdivision review of Cold Spring Ranch HD3, a 55-unit residential development located at approximately 4000 West Orinda Drive in a Planned Community zone.**

Brittney Harris presented information on the agenda item.

Staff and Commission members discussed the parking concerns that surround the development.

The applicant, Jeff Stevenson, was present. He stated all the front entries will have sidewalks and they will meet all the water-wise requirements for landscaping.

Commissioner Nielsen opened the public hearing.

Jody Meredith asked why high density housing keeps being approved when there is high traffic that is already a prob-

lem.

Commissioner Nielsen closed the public hearing.

Mike West addressed the public comment about high density and encouraged her to contact the City with questions.

> **Motion:** Commissioner Bunker moved to send a positive recommendation of **DR Horton's request for preliminary subdivision review of Cold Spring Ranch HD3, a 55-unit residential development located at approximately 4000 West Orinda Drive in a Planned Community zone**; including DRC and findings stated in the report, noting the road connection exception. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Bunker, yes; Commissioner Eyre; yes; Commissioner Newall, yes; Commissioner Britton, yes. The vote passed unanimously.

**Cold Spring Ranch HD3 Preliminary Subdivision**
**DRC Redline Comments**

*DR Horton – requests preliminary subdivision review of **Cold Spring Ranch HD3,** a 55-unit residential development located at approximately 4000 West Orinda Drive in a Planned Community zone.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trenton Dyer, Kim Struthers
Representatives of the Applicant Present: Ben Tuckett, Jeff Stephenson
Date of Plans Reviewed: **9/7/21**
Time Start: 4:05 PM
Time End: 4:20 PM

**DRC REDLINE COMMENTS:**
**Glade – Power:**
1. Provide show and label 10' minimum PUE at all roads public and private, on plat and site/utilities plan.

**Garion – Fire:**
2. Add no parking signs on both sides or roads less than 26' and show them on the cross section and site plan.

**Greg – Water/Sewer:**
3. ULDC canal company, or irrigation ditch owner approval will be required for piping of the open ditch.
4. An easement for the piped irrigation ditch will be required. Lehi City minimum easement width is 20'. Irrigation Co may have a different requirement.

**Trent – Parks:**
5. Show landscaping in blank areas on sheet LS100
6. Park strip tree shown on plan is not in the legend
7. A minimum of 35 percent of the total landscape area shall be water-wise landscaping as defined by the Development Code. Current plan does not meet percentage or water-wise landscape requirements.

**Gary – Building/Inspections: No comment**
**JD – Streets: No comment**
**Ross – Engineering: No comment**
**Kim – Planning:**
8. Provide the townhome elevations with the subdivision drawings.
9. Assuming the town homes all rear load, they should be showing sidewalks leading to every home.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 14TH (PENDING RESOLUTION OF POWER ISSUE AND 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.**

# COLD SPRING RANCH

## HD 3 PRELIMINARY PLAN

### A PLANNED COMMUNITY IN LEHI, UTAH

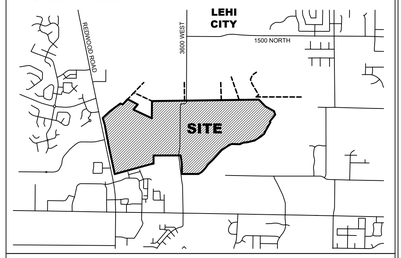
NORTH

SCALE: 1"=40'

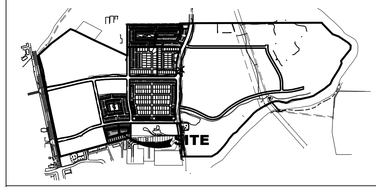
40 20 0 40




## VICINITY MAP




## PROJECT MAP




## TABLE OF CONTENTS


| | |
|---|---|
| 1 | COVER |
| 2 | UTILITY LAYOUT |
| 3 | LOT LAYOUT |
| 4 | CIRCULATION PLAN |
| LS100 | LANDSCAPE PLAN |


## TABULATIONS

| | | | |
|---|---|---|---|
| TOTAL AREA: | 4.21 ACRES | PARKING REQUIRED: | 13 |
| OPEN SPACE: | 1.05 ACRES | PARKING PROVIDED: | 13 |
| ROADWAY: | 1.04 ACRES | | |
| # OF TOWNHOME UNITS: | 38 | | |
| # OF SINGLE FAMILY LOTS: | 11 | | |
| DENSITY: | 11.64 UNITS/ACRE | | |
| ZONE: | PC | | |

## NOTES

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

## LEGEND

EXISTING

| | |
|---|---|
| WATER METER | WM |
| WATER | EX-W |
| WATER VALVE | |
| FIRE HYDRANT | |
| SEWER | EX-SS |
| SEWER MANHOLE | |
| STORM DRAIN | EX-SD |
| STORM DRAIN MANHOLE | |
| STORM DRAIN CURB INLET | |
| PI | EX-PI |
| PI VALVE | |
| FENCE | X |

PROPOSED

| | |
|---|---|
| WATER | W |
| WATER VALVE | |
| WATER METER | |
| FIRE HYDRANT | |
| SEWER | SS |
| SEWER MANHOLE | |
| STORM DRAIN | SD |
| STORM DRAIN MANHOLE | |
| STORM DRAIN CURB INLET | |
| PI | PI |
| PI VALVE | |

## DEVELOPER

DR HORTON
12351 S. GATEWAY PARK PL #D-100
DRAPER, UTAH 84020

## OWNER

SOA INVESTMENTS LTD
166 W. 100 S.
LEHI, UTAH 84043

## ENGINEER

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

## PROJECT NAME

COLD SPRING RANCH - HD3


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


NOT FOR CONSTRUCTION

COLD SPRING RANCH - HD 3
LEHI, UTAH
COVER

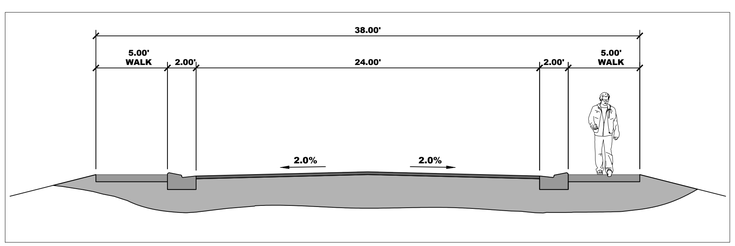
REVISIONS
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2 -
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LEI PROJECT #: 2015-0125
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=40'
DATE: 9/07/2021

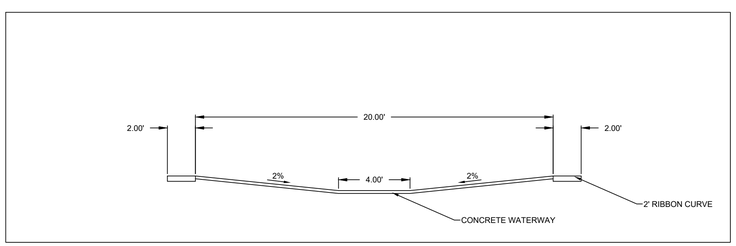
SHEET 1

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A **38' PRIVATE DR. CROSS SECTION**
NO PARKING WILL BE ALLOWED ALONG PRIVATE DRIVES




B **24' PRIVATE DR. CROSS SECTION**
NO PARKING WILL BE ALLOWED ALONG PRIVATE DRIVES

**LEGEND**

FLOW ARROWS

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

NOT FOR CONSTRUCTION

# COLD SPRING RANCH - HD 3

LEHI, UTAH

UTILITY LAYOUT

| REVISIONS |
|---|
| 1 - |
| 2 - |
| 3 - |
| 4 - |
| 5 - |

LEI PROJECT #: 2015-0125
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=30'
DATE: 9/07/2021

SHEET 2

ORINDA DRIVE
(PUBLIC 62' ROW)

R=2000.00
Δ=13°42'39"
L=478.60
CH=N83°08'40"E 477.46

N90°00'00"E 68.86

N76°17'21"E 27.11

450 N
(PRIVATE 24' ROW)

3980 W
(PRIVATE 24' ROW)

3930 W
(PRIVATE 24' ROW)

ARTESIAN WAY
(PRIVATE 24' ROW)

ROCK ISLAND AVE
(PRIVATE 38' ROW)

S0°00'00"E 310.06

N15°04'11"W 372.99

S74°39'55"W 324.72

S75°19'55"W 92.58

S86°32'27"W 69.67

S74°39'55"W 296.49

S75°19'55"W 83.69

N90°00'00"E 52.96

N90°00'00"E 40.96

N90°00'00"W 13.96

S86°32'27"W 72.87

N75°19'55"E 93.81

N86°32'27"E 19.62

SOA INVESTMENTS

SHANE B, ALLRED

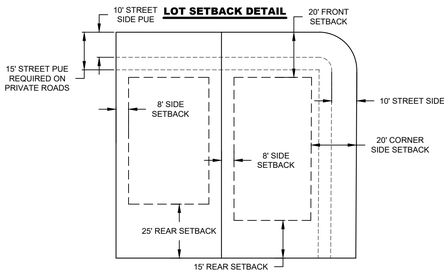
RIVER HEIGHTS

GABLES AT SARATOGA SPRINGS

| LINE TABLE | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1 | N6°09'40"W | 5.00 |
| L2 | N76°17'21"E | 2.40 |
| L3 | S74°55'49"W | 4.00 |
| L4 | N4°26'54"W | 5.00 |
| L5 | S6°11'33"E | 5.00 |
| L6 | S77°12'14"W | 9.81 |
| L7 | N74°55'49"E | 5.00 |
| L8 | S5°03'41"E | 54.70 |
| L9 | N4°25'51"W | 5.00 |
| L10 | N90°00'00"E | 5.00 |
| L11 | N0°00'00"E | 57.62 |
| L12 | S6°11'33"E | 5.00 |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 10.00 | 88°54'01" | 15.52 | N39°23'20"E 14.01 |
| C2 | 1925.50 | 7°59'12" | 268.41 | S79°50'44"W 268.19 |
| C3 | 11.00 | 66°43'30" | 12.81 | S18°17'34"W 12.10 |
| C4 | 981.00 | 0°40'00" | 11.41 | S74°59'55"W 11.41 |
| C5 | 131.00 | 11°12'32" | 25.63 | S80°56'11"W 25.59 |
| C6 | 15.00 | 93°27'33" | 24.47 | S46°43'46"E 21.84 |
| C7 | 1925.50 | 4°26'54" | 149.50 | N87°46'33"E 149.46 |
| C8 | 10.00 | 89°23'14" | 15.60 | S49°45'18"E 14.07 |
| C9 | 2201.52 | 4°19'04" | 165.91 | S87°37'24"W 165.87 |
| C10 | 2117.97 | 7°25'49" | 274.66 | N80°13'25"E 274.47 |
| C11 | 10.00 | 91°07'52" | 15.91 | N50°37'37"W 14.28 |
| C12 | 1901.50 | 4°12'10" | 139.48 | S81°42'22"W 139.45 |
| C13 | 1901.50 | 2°15'11" | 74.77 | S78°28'41"W 74.76 |
| C14 | 15.00 | 92°07'33" | 24.12 | S30°59'36"W 21.60 |
| C15 | 10.00 | 90°15'54" | 15.75 | S60°12'08"E 14.17 |
| C16 | 15.00 | 88°30'20" | 23.17 | N30°24'45"E 20.93 |
| C17 | 219.00 | 8°46'45" | 33.56 | S9°27'03"E 33.52 |
| C18 | 10.00 | 90°37'49" | 15.82 | S40°15'14"W 14.22 |
| C19 | 181.00 | 8°09'01" | 25.75 | S9°08'11"E 25.73 |
| C20 | 15.00 | 91°27'23" | 23.94 | S58°56'23"E 21.48 |
| C21 | 169.00 | 11°12'32" | 33.06 | S80°56'11"W 33.01 |
| C22 | 10.00 | 86°32'27" | 15.10 | N43°16'14"E 13.71 |
| C23 | 15.00 | 90°00'00" | 23.56 | N45°00'00"W 21.21 |
| C24 | 1905.89 | 4°25'15" | 147.05 | S87°47'04"W 147.01 |
| C25 | 1913.50 | 13°42'39" | 457.90 | N83°08'40"E 456.81 |
| C26 | 1913.50 | 5°18'29" | 177.28 | N87°20'45"E 177.21 |
| C27 | 1913.50 | 8°24'10" | 280.63 | N80°29'26"E 280.38 |
| C28 | 1000.00 | 0°40'00" | 11.64 | S74°59'55"W 11.64 |
| C29 | 150.00 | 11°12'32" | 29.34 | S80°56'11"W 29.30 |
| C30 | 200.00 | 10°16'24" | 35.86 | S10°11'53"E 35.81 |

**LOT SETBACK DETAIL**

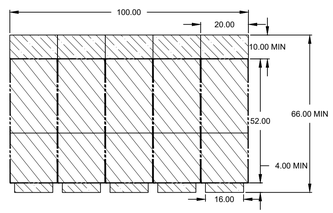



**TABULATIONS**

| | |
|---|---|
| TOTAL AREA: | 4.21 ACRES |
| PRIVATE AREA: | 1.98 ACRES |
| LIMITED COMMON AREA: | 0.14 ACRES |
| OPEN SPACE AREA: | 1.05 ACRES |
| ROADWAY: | 1.04 ACRES |
| # OF UNITS: | 49 |
| DENSITY: | 11.64 UNITS/ACRE |
| ZONE: | PC |

PRIVATE AREA
LIMITED COMMON AREA
COMMON AREA

**NOTE:**
ALL COMMON AREAS, LIMITED COMMON AREA, AND STREETS OR DRIVES TO SERVE AS PUE'S.




**BUILDING DETAILS (TYP.)**

SCALE: 1"=30'
30 15 0 30

LEI
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# COLD SPRING RANCH - HD 3

LEHI, UTAH

LOT LAYOUT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0125
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SHEET 3

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NORTH

SCALE: 1"=30'

30 15 0 30

LEGEND

NODES
LINKS
BLOCK LENGTH

TOTAL NODES: 6
TOTAL LINKS: 10
TOTAL TRAIL CONNECTIONS: 0
CONNECTIVITY INDEX: 1.67

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# COLD SPRING RANCH - HD 3

LEHI, UTAH

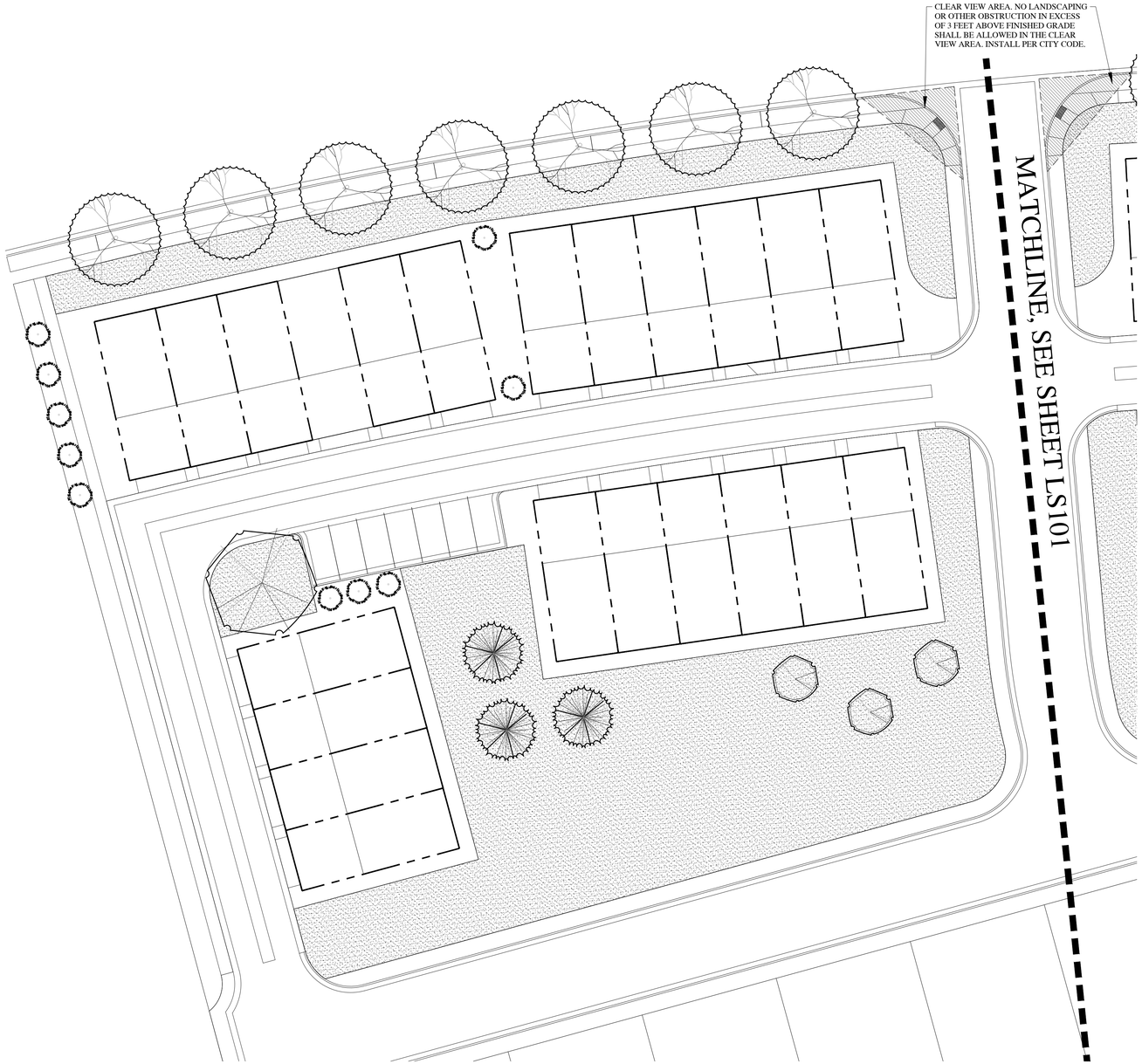
CIRCULATION LAYOUT

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1 -
2 -
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4 -
5 -

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SHEET 4

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## LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. SEE CIVIL PLANS FOR ALL BUILDING FOOTPRINTS, SIDEWALKS, CURB, GUTTER, ROADWAYS, PARKING LOTS, FIRE HYDRANTS, LIGHT POLES, ETC.
3. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
4. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS.
5. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION
6. AMEND TOPSOIL PER OWNER DIRECTIVE OR AS FOLLOWS: 4" TOPSOIL MIX TO BE INSTALLED IN ALL NEW LAWN AREAS AND UP TO 12" DEPTH OF TOPSOIL MIX TO BE INSTALLED IN ALL PLANTER AREAS. TOPSOIL MIX FOR LAWN AREAS SHALL CONSIST OF 80% IMPORTED SANDY LOAM TOPSOIL WITH 10% SOIL PREP AND 10% UTELITE. TOPSOIL MIX FOR PLANTER AREAS SHALL CONSIST OF 60% IMPORTED SANDY LOAM TOPSOIL WITH 20% SOIL PREP AND 20% UTELITE. IF THE SAND CONTENT IN THE IMPORTED TOPSOIL IS GREATER THAN 60% THEN THE UTELITE. IF UTELITE IS DELETED, THE SOIL PEP OR SOIL PREP SHALL BE INCREASED TO 15% IN LAWN AREAS AND 25% IN PLANTER AREAS.
7. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
8. INSTALL PRE-EMERGENT HERBICIDE TO SOIL PRIOR TO INSTALLING PLANTS AND MULCH. AFTER INSTALLATION OF ALL PLANTS AND MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
9. TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF COLORED WOOD MULCH. THE GRASS FREE RING FOR FLOWERING AND EVERGREEN TREES SHALL BE 4' DIAMETER AND UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE. PULL MULCH MIN. 6" AWAY FROM THE BASE OF ALL TREES.
10. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
11. INSTALL 3" DEPTH OF $\frac{3}{4}$" TO 1" CRUSHED AND SCREENED DECORATIVE ROCK MULCH WITH WEED FABRIC IN ALL PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS, GRASSES AND SHRUBS AND MIN. 6" AWAY FROM THE BASE OF ALL TREES. SEE GROUNDCOVER LEGEND FOR ROCK TYPES.

## SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SOD OR 1" BELOW ADJACENT PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

## CALCULATIONS

| | REQUIRED | PROVIDED |
|---|---|---|
| STREET TREES. NO CANOPY WITHIN SIGHT TRIANGLE PER CITY DIRECTIVE | 40' O.C. | 13 |
| TREES 50% DECIDUOUS & EVERGREEN (1 PER 2 UNITS) | 38 TREES (38UNITS) | 38 |
| SHRUBS (2 PER 1 UNIT) | 76 SHRUBS (38 UNITS) | -- SHRUBS |

TOTAL LANDSCAPE AREA = ~47,826 S.F.
- GRASS AREA = ~34,095 S.F. (~71%)
- XERISCAPE AREA = ~13,731 S.F. (~29%)

*CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.*

## TREE LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE | | 2" CAL |
| | CERCIS CANADENSIS EASTERN REDBUD | | 1 1/2" CAL. |
| | PICEA PUNGENS GLAUCA 'BAKERI' BLUE SPRUCE | | 6' HEIGHT |
| | PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL PINE | | 6' HEIGHT |

## SHRUB LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | FORSYTHIA X 'COURTACOUR' GOLD CLUSTER COMPACT BORDER FORSYTHIA | | 5 GAL. |
| | PHYSOCARPUS OPULUS 'LITTLE DEVIL' TM DWARF NINEBARK | | 5 GAL. |
| | PINUS MUGO MUGUS 'SLOWMOUND' SLOWMOUND MUGO PINE | | 5 GAL. |
| | ROSA MEIDILAND SERIES 'WHITE' WHITE MEIDILAND ROSE | | 5 GAL. |
| | SPIREA X BUMALDA 'GOLDFLAME GOLDFLAME SPIREA | | 5 GAL. |

## PERENNIALS LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | HEMEROCALLIS X 'ROSY RETURNS' ROSY RETURNS DAYLILY | | 2 GAL. |
| | LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE LAVENDER | | 1 GAL. |

## GROUND COVER LEGEND

| SYMBOL | COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | KENTUCKY BLUE GRASS BLEND MINIMUM 3 VARIETIES. | PER PLAN | SOD ROLLS |
| | 'SOUTHTOWN' CRUSHED ROCK FROM NEPHI SANDSTONE (OR OWNER APPROVED EQUAL) @ 3" DEPTH | PER PLAN | 1 1/2" TO 3" |
| | 'SOMA' CRUSHED ROCK FROM NEPHI SANDSTONE (OR OWNER APPROVED EQUAL) @ 3" DEPTH | PER PLAN | 1 1/2" TO 3" |

N

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 22X34 SHEET


InSite DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com


CONSULTANTS:

STAMP: LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 09-07-2021 STATE OF UTAH

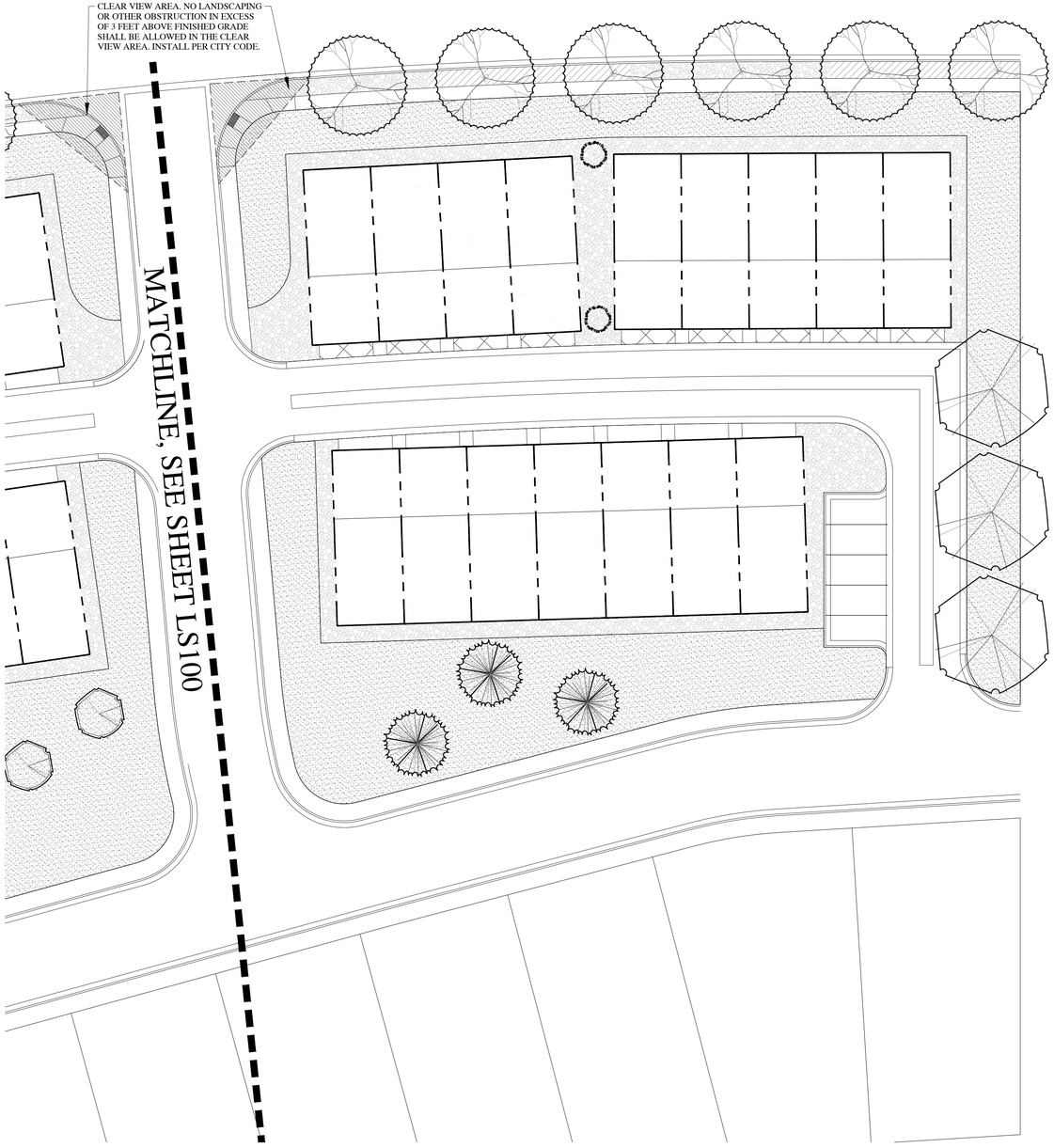
PROJECT:
COLD SPRING HD-3
PREPARED FOR: DR HORTON
LEHI - UTAH - 84043
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

SHEET TITLE:
HD-3
PLANTING
PLAN

DRAWN BY: EPS
CHECKED: CBW
DATE: 09-07-2021
REVISIONS:
JOB NO. 21-144

SHEET: LS100

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## SHRUB LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | FORSYTHIA X 'COURTACOUR' GOLD CLUSTER COMPACT BORDER FORSYTHIA | | 5 GAL. |
| | PHYSOCARPUS OPULUS 'LITTLE DEVIL' TM DWARF NINEBARK | | 5 GAL. |
| | PINUS MUGO MUGUS 'SLOWMOUND' SLOWMOUND MUGO PINE | | 5 GAL. |
| | ROSA MEIDILAND SERIES 'WHITE' WHITE MEIDILAND ROSE | | 5 GAL. |
| | SPIREA X BUMALDA 'GOLDFLAME GOLDFLAME SPIREA | | 5 GAL. |

## PERENNIALS LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | HEMEROCALLIS X 'ROSY RETURNS' ROSY RETURNS DAYLILY | | 2 GAL. |
| | LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE LAVENDER | | 1 GAL. |

## GROUND COVER LEGEND

| SYMBOL | COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | KENTUCKY BLUE GRASS BLEND MINIMUM 3 VARIETIES. | PER PLAN | SOD ROLLS |
| | 'SOUTHTOWN' CRUSHED ROCK FROM NEPHI SANDSTONE (OR OWNER APPROVED EQUAL) @ 3" DEPTH | PER PLAN | 1 1/2" TO 3" |
| | 'SOMA' CRUSHED ROCK FROM NEPHI SANDSTONE (OR OWNER APPROVED EQUAL) @ 3" DEPTH | PER PLAN | 1 1/2" TO 3" |

N

CALL BEFORE YOU DIG IT'S THE LAW BLUE STAKES 1 800 662 4111

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 22X34 SHEET

InSite DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

CONSULTANTS:

STAMP:
LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting STATE OF UTAH

PROJECT:
COLD SPRING HD-3
PREPARED FOR: DR HORTON
LEHI - UTAH - 84043
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

SHEET TITLE:
HD-3
PLANTING
PLAN

DRAWN BY: EPS
CHECKED: CBW
DATE: 09-07-2021
REVISIONS:
JOB NO. 21-144

SHEET:
LS101

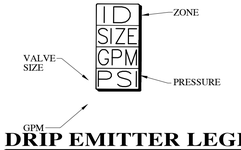
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## IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
6. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
7. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
8. MAIN LINE SHALL BE 3" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 3/4" PIPE MAX. 8GPM, 1" PIPE MAX. 13GPM, 1-1/4" PIPE MAX. 23GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
9. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
10. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
11. AT OWNERS REQUEST AND FOR AN ADDITIONAL FEE, LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
12. ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
13. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
14. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
15. INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
16. DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY. INSTALL IN-LINE NETAFIM OR HUNTER DRIPLINE FOR TREES (WITH ADDITIONAL EMITTER) - SEE DETAILS FOR MORE INFORMATION. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
17. POWER TO CONTROLLER(S) TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLERS. IF MOUNTED OUTSIDE, CONTROLLERS TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
18. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 110 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE FILTER PER MANUFACTURER SPECS. INSTALL THE FILER AND PRESSURE REDUCER IN A LOCKING VALVE BOX. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
19. THE SYSTEM HAS BEEN DESIGNED WITH A STATIC PRESSURE OF 81 PSI AT THE POC. THE CONTRACTOR SHALL VERIFY THE EXISTING PRESSURE AND NOTIFY IN-SITE DESIGN GROUP/IN WRITING PRIOR TO BEGINNING WORK ON THE SYSTEM) IF THE PRESSURE IS LOWER THAN 81 AS SOME REDESIGN MAY BE REQUIRED.

## VALVE ID TAG




## DRIP EMITTER LEGEND

| PLANT TYPE | EMITTER QTY | EMITTER TYPE |
|---|---|---|
| PERENNIALS/GRASSES | 1 | GPSTCV2M (2GPH) |
| ALL SHRUBS | 2 | GPSTCV2M (2GPH) |
| TREES IN PLANTERS | 2 | HE-40-T (4GPH) |

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND HUNTER.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL NETAFIM TLCV IN ADDITION TO HE-40-T EMITTERS PER DETAILS ON SHEET LS502.
4. INSTALL HE-DIFF DIFFUSER CAP ON ALL HE-40-T EMITTERS.

## IRRIGATION LEGEND

| SYMBOL | MANUFACTURER-MODEL NUMBER | PAT. | RD. | PSI | GPM Q | GPM T | GPM H | GPM TT | GPM TQ | GPM F | DRIP GPH | DETAILS SEE SHEETS LS501-LS502 | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| NOT SHOWN | GPH INC. GPSCB2M DRIP EMITTER | FULL | -- | 30 | -- | -- | -- | -- | -- | -- | 2.0 | 16 | INSTALL DIFFUSER CAP |
| NOT SHOWN | HUNTER HE-40-T | FULL | -- | 30 | -- | -- | -- | -- | -- | -- | 4.0 | 16 | INSTALL DIFFUSER CAP |
| | HUNTER PROS-06-PRS30 - 8 SERIES POP-UP | Q,H,F,V | 8' | 30 | .24 | .32 | .47 | -- | -- | .97 | | 12 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-06-PRS30 - 10 SERIES POP-UP | Q,T,H,F,V | 10' | 30 | .42 | .57 | .88 | -- | -- | 1.59 | | 12 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-06-PRS30 - 12 SERIES POP-UP | Q,H,TQ,F,V | 12' | 30 | .67 | -- | 1.3 | -- | 2.0 | 2.7 | | 12 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-06-PRS30 - 15 SERIES POP-UP | Q,H,TQ,F,V | 15' | 30 | .97 | -- | 1.86 | -- | -- | 3.75 | | 12 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-06-PRS30 - 17 SERIES POP-UP | Q,H,V | 17' | 30 | 1.15 | -- | 2.30 | -- | -- | 4.60 | | 12 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-04-PRS30 - MP2000 ARC 90-210 | 90-210 | 20' | 40 | .43 | -- | .77 | -- | -- | -- | | 11 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-04-PRS30 - MP2000 ARC 360 | 90-210 | 20' | 40 | .43 | -- | .77 | -- | -- | -- | | 11 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-04-PRS30 - MP2000 ARC 90-210 | 90-210 | 20' | 40 | .43 | -- | .77 | -- | -- | -- | | 11 | ADJUST ARC AS NEEDED |
| | HUNTER I-20-06-MPR-25 ROTOR | Q,T,H,F | 25' | 45 | 1.00 | 1.38 | 1.98 | -- | -- | 3.82 | | 11 | ADJUST ARC AS NEEDED |
| | HUNTER I-20-06-MPR-30 ROTOR | Q,T,H,F | 30' | 45 | 1.40 | 1.85 | 2.96 | -- | -- | 5.78 | | 11 | ADJUST ARC AS NEEDED |
| | HUNTER I-20-06-MPR-35 ROTOR | Q,T,H,F | 35' | 45 | 1.92 | 2.46 | 3.81 | -- | -- | 7.58 | | 11 | ADJUST ARC AS NEEDED |
| | HUNTER CONTROLLER: I-CORE OR ACC CONTROLLER (SIZE CONTROLLER AS REQUIRED). LOCATION T.B.D. BY OWNER. INSTALL HUNTER RAIN SENSOR OR SOLAR SYNC SENSOR PER OWNERS REQUEST. | | | | | | | | | | | 1 | COORDINATE LOCATION WITH OWNER |
| | 1" HUNTER QUICK COUPLER VALVE, MODEL HQ44LRC-NP-AW WITH ANTI-ROTATION WING(S) | | | | | | | | | | | 5 | IN 10" RND. VALVE BOX |
| | REMOTE CONTROL VALVE: HUNTER 1 1/2" ICV VALVE GLOBE VALVE WITH FLOW CONTROL, FILTER SENTRY | | | | | | | | | | | 6-8 | JUMBO VALVE BOX |
| | 1" HUNTER DRIP CONTROL ZONE KIT: ICZ-101-LF-R-40 | | | | | | | | | | | 6-8 | JUMBO VALVE BOX |
| | (OPTIONAL - INSTALL UPON REQUEST OF OWNER) 2" LEEMCO MAINLINE ISOLATION VALVE | | | | | | | | | | | | |
| | 2" FILTER. HYDROMETER AND QUICK COUPLER - SEE CIVIL PLANS FOR EXACT LOCATION OF TIE IN TO CITY P.I. LINE. | | | | | | | | | | | 2 | REFERENCE DETAILS |
| | MAINLINE: 2" (OR AS NOTED) SCH. 40 PVC W/ SCH. 80 FITTINGS. | | | | | | | | | | | 7-8 | REFERENCE DETAILS |
| | LATERAL LINE FOR ROTORS AND SPRAYS: SCHEDULE 40 PVC | | | | | | | | | | | 7-8 | REFERENCE DETAILS |
| | DRIP LATERAL: PVCSCH40, OR STICKY-STRIP PVC HOSE BY GPH. CONTRACTOR SHALL SIZE PIPE PER DETAILS & SPECS. | | | | | | | | | | | 14-15 | REFERENCE DETAILS |
| | SCH. 40 OR CLASS 200 SLEEVE (TBD BY OWNER). SIZE TO MIN. 2X DIA. OF PIPE WITHIN SLEEVE OR AS NOTED ON PLANS. | | | | | | | | | | | 9 | ADD SLEEVES AS REQUIRED |
| | FLUSH VALVE: 1/2" PVC BALL VALVE AND INDICATOR HEAD. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX | | | | | | | | | | | 17 | REFERENCE DETAILS |
| NOT SHOWN | 14 GAUGE SINGLE STRAND COPPER WIRE | | | | | | | | | | | 7 | REFERENCE DETAILS |







20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 22X34 SHEET

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801-756-5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

CONSULTANTS:

STAMP

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 09-07-21 STATE OF UTAH

PROJECT:

COLD SPRINGS HD-3
PREPARED FOR: DR HORTON
LEHI - UTAH - 84043

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

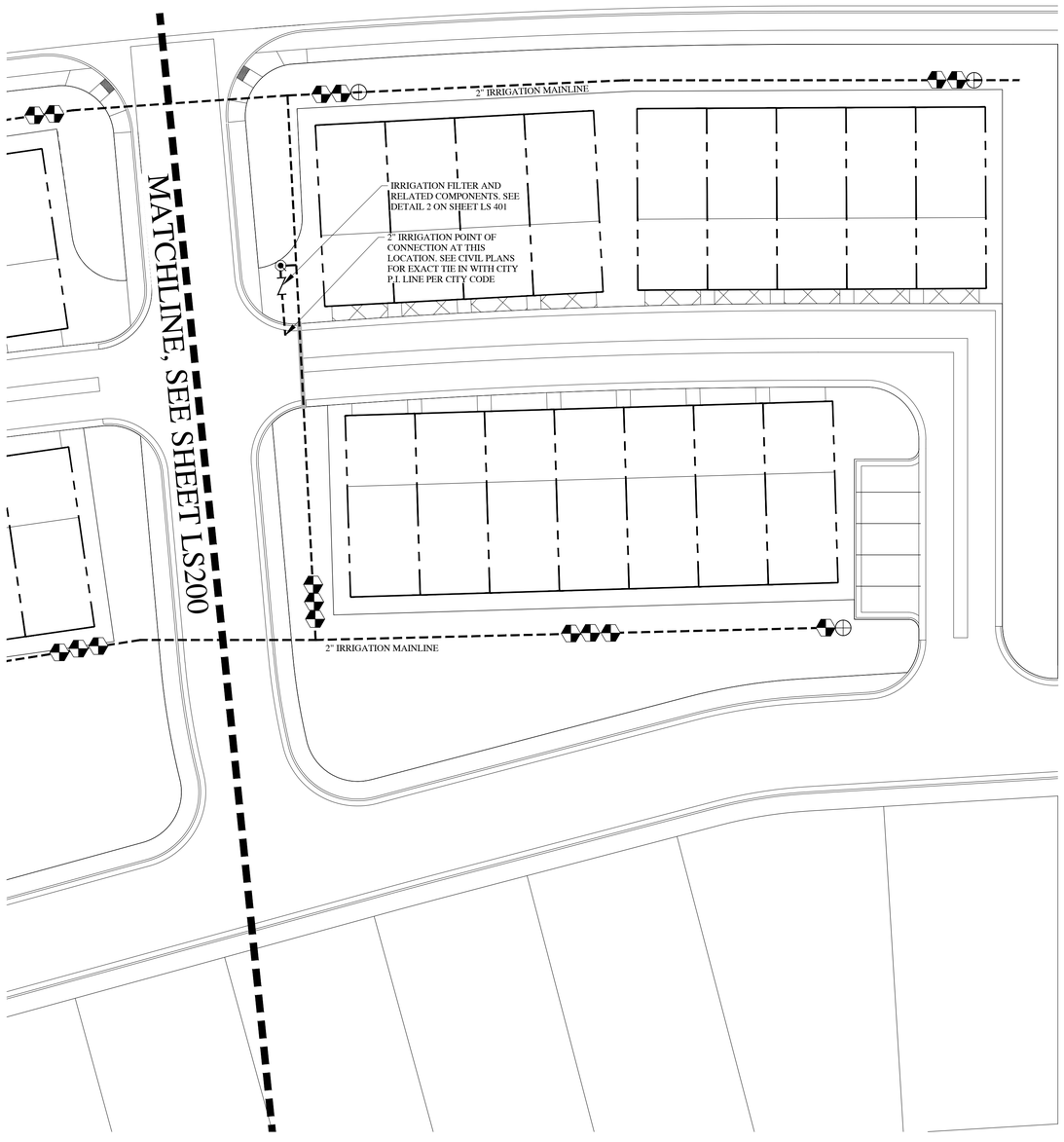
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HD-3
IRRIGATION
PLAN

DRAWN BY: EPS
CHECKED: CBW
DATE: 09-07-2021
REVISIONS:
JOB NO. 21-144

SHEET:
LS200

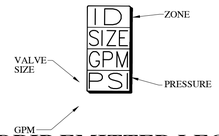
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## VALVE ID TAG




## DRIP EMITTER LEGEND

| PLANT TYPE | EMITTER QTY | EMITTER TYPE |
|---|---|---|
| PERENNIALS/GRASSES | 1 | GPSTCV2M (2GPH) |
| ALL SHRUBS | 2 | GPSTCV2M (2GPH) |
| TREES IN PLANTERS | 2 | HE-40-T (4GPH) |

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND HUNTER.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL NETAFIM TLCV IN ADDITION TO HE-40-T EMITTERS PER DETAILS ON SHEET LS502.
4. INSTALL HE-DIFF DIFFUSER CAP ON ALL HE-40-T EMITTERS.

## IRRIGATION LEGEND

| SYMBOL | MANUFACTURER-MODEL NUMBER | PAT. | RD. | PSI | GPM Q | T | H | TT | TQ | F | DRIP GPH | DETAILS SEE SHEETS LS501-LS502 | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| NOT SHOWN | GPH INC. GPSCB2M DRIP EMITTER | FULL | -- | 30 | -- | -- | -- | -- | -- | -- | 2.0 | 16 | INSTALL DIFFUSER CAP |
| NOT SHOWN | HUNTER HE-40-T | FULL | -- | 30 | -- | -- | -- | -- | -- | -- | 4.0 | 16 | INSTALL DIFFUSER CAP |
| | HUNTER PROS-06-PRS30 - 8 SERIES POP-UP | Q,H,F,V | 8' | 30 | .24 | .32 | .47 | -- | -- | .97 | | 12 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-06-PRS30 - 10 SERIES POP-UP | Q,T,H,F,V | 10' | 30 | .42 | .57 | .88 | -- | -- | 1.59 | | 12 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-06-PRS30 - 12 SERIES POP-UP | Q,H,TQ,F,V | 12' | 30 | .67 | -- | 1.3 | -- | 2.0 | 2.7 | | 12 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-06-PRS30 - 15 SERIES POP-UP | Q,H,TQ,F,V | 15' | 30 | .97 | -- | 1.86 | -- | -- | 3.75 | | 12 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-06-PRS30 - 17 SERIES POP-UP | Q,H,V | 17' | 30 | 1.15 | -- | 2.30 | -- | -- | 4.60 | | 12 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-04-PRS30 - MP2000 ARC 90-210 | 90-210 | 20' | 40 | .43 | -- | .77 | -- | -- | -- | | 11 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-04-PRS30 - MP2000 ARC 360 | 90-210 | 20' | 40 | .43 | -- | .77 | -- | -- | -- | | 11 | ADJUST ARC AS NEEDED |
| | HUNTER PROS-04-PRS30 - MP2000 ARC 90-210 | 90-210 | 20' | 40 | .43 | -- | .77 | -- | -- | -- | | 11 | ADJUST ARC AS NEEDED |
| | HUNTER I-20-06-MPR-25 ROTOR | Q,T,H,F | 25' | 45 | 1.00 | 1.38 | 1.98 | -- | -- | 3.82 | | 11 | ADJUST ARC AS NEEDED |
| | HUNTER I-20-06-MPR-30 ROTOR | Q,T,H,F | 30' | 45 | 1.40 | 1.85 | 2.96 | -- | -- | 5.78 | | 11 | ADJUST ARC AS NEEDED |
| | HUNTER I-20-06-MPR-35 ROTOR | Q,T,H,F | 35' | 45 | 1.92 | 2.46 | 3.81 | -- | -- | 7.58 | | 11 | ADJUST ARC AS NEEDED |
| A | HUNTER CONTROLLER: I-CORE OR ACC CONTROLLER (SIZE CONTROLLER AS REQUIRED). LOCATION T.B.D. BY OWNER. INSTALL HUNTER RAIN SENSOR OR SOLAR SYNC SENSOR PER OWNERS REQUEST. | | | | | | | | | | | 1 | COORDINATE LOCATION WITH OWNER |
| | 1" HUNTER QUICK COUPLER VALVE, MODEL HQ44LRC-NP-AW (WITH ANTI-ROTATION WINGS) | | | | | | | | | | | 5 | IN 10" RND. VALVE BOX |
| | REMOTE CONTROL VALVE: HUNTER 1 1/2" ICV VALVE GLOBE VALVE WITH FLOW CONTROL, FILTER SENTRY | | | | | | | | | | | 6-8 | JUMBO VALVE BOX |
| | 1" HUNTER DRIP CONTROL ZONE KIT: ICZ-101-LF-R-40 (OPTIONAL - INSTALL UPON REQUEST OF OWNER) 2" LEEMCO MAINLINE ISOLATION VALVE | | | | | | | | | | | 6-8 | JUMBO VALVE BOX |
| | 2" FILTER, HYDROMETER AND QUICK COUPLER - SEE CIVIL PLANS FOR EXACT LOCATION OF TIE IN TO CITY P.I. LINE. | | | | | | | | | | | 2 | REFERENCE DETAILS |
| | MAINLINE: 2" (OR AS NOTED) SCH. 40 PVC W/ SCH. 80 FITTINGS. | | | | | | | | | | | 7-8 | REFERENCE DETAILS |
| | LATERAL LINE FOR ROTORS AND SPRAYS: SCHEDULE 40 PVC | | | | | | | | | | | 7-8 | REFERENCE DETAILS |
| | DRIP LATERAL: PVCSCH40, OR STICKY-STRIP PVC HOSE BY GPH. CONTRACTOR SHALL SIZE PIPE PER DETAILS & SPECS. | | | | | | | | | | | 14-15 | REFERENCE DETAILS |
| | SCH. 40 OR CLASS 200 SLEEVE (TBD BY OWNER), SIZE TO MIN. 2X DIA. OF PIPE WITHIN SLEEVE OR AS NOTED ON PLANS. | | | | | | | | | | | 9 | ADD SLEEVES AS REQUIRED |
| ◆ | FLUSH VALVE: 1/2" PVC BALL VALVE AND INDICATOR HEAD. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX | | | | | | | | | | | 17 | REFERENCE DETAILS |
| NOT SHOWN | 14 GAUGE SINGLE STRAND COPPER WIRE | | | | | | | | | | | 7 | REFERENCE DETAILS |







20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 22X34 SHEET


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architects@in-sitedesigngroup.com


CONSULTANTS:

STAMP

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 09-07-21 STATE OF UTAH

PROJECT:

COLD SPRING HD-3
PREPARED FOR: DR HORTON
LEHI - UTAH - 84043

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

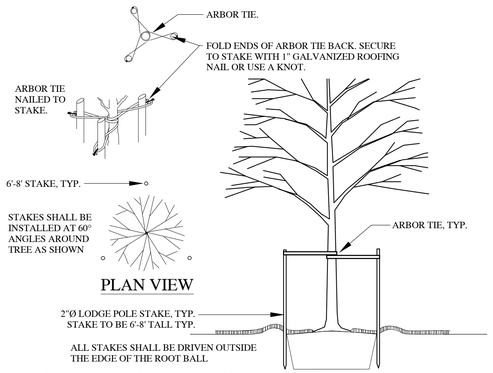
SHEET TITLE:

HD-3
IRRIGATION
PLAN

DRAWN BY: EPS
CHECKED: CBW
DATE: 09-07-2021
REVISIONS:
JOB NO. 21-144

SHEET:
LS201


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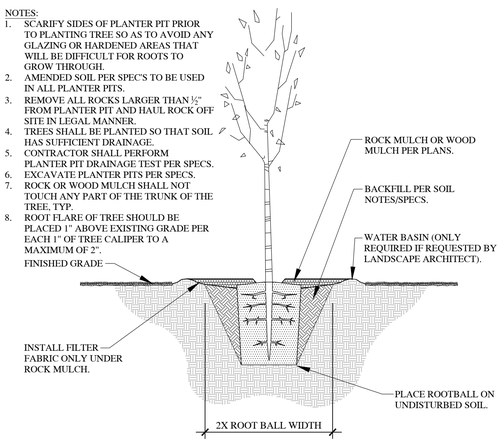



NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE TREE IS STABLE.
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS PART OF BASE BID.
6. CONTRACTOR TO REMOVE NURSERY TREE STAKE FROM ROOTBALL AT TIME OF PLANTING (TYP.).

## 1 DECIDUOUS TREE STAKING

SCALE: NTS

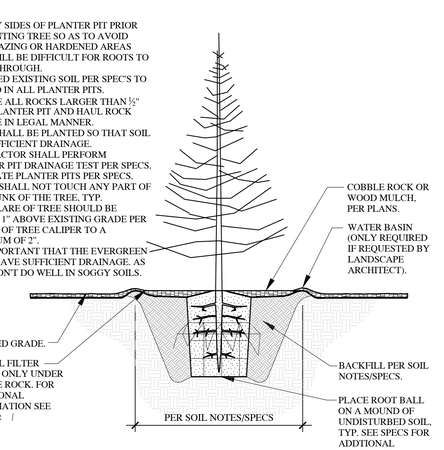
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. ROCK OR WOOD MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".




## 2 DECIDUOUS TREE PLANTING

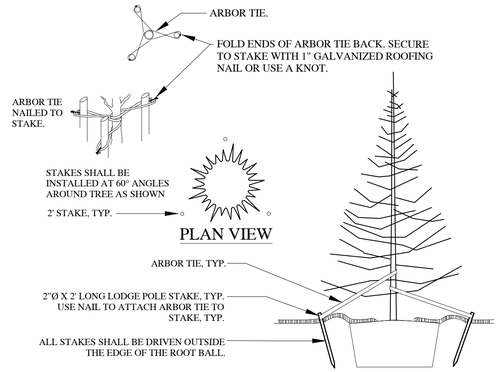
SCALE: NTS

NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED EXISTING SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".
9. IT IS IMPORTANT THAT THE EVERGREEN TREES HAVE SUFFICIENT DRAINAGE. AS THEY DON'T DO WELL IN SOGGY SOILS.




## 3 EVERGREEN PLANTING

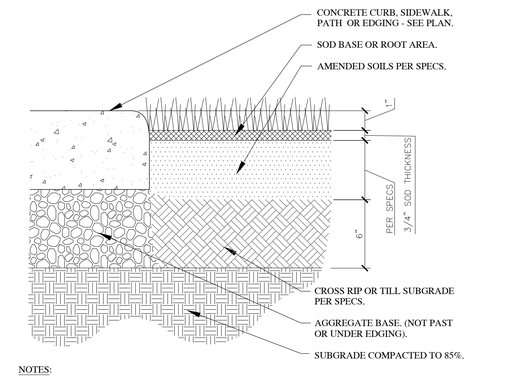
SCALE: NTS




NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE TREE IS STABLE
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS BASE BID.

## 4 EVERGREEN TREE STAKING

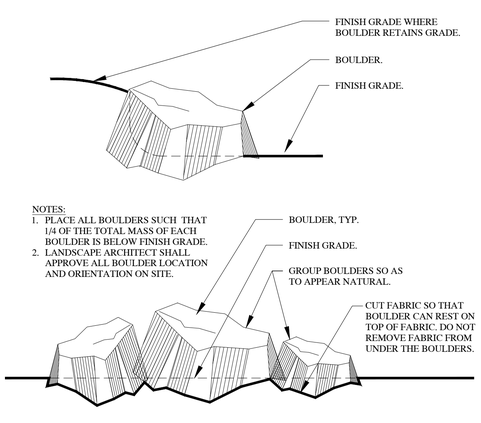
SCALE: NTS




NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS AND HAUL OFF SITE IN A LEGAL MANNER.
4. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
5. EXCAVATE PLANTER PITS PER SPECS.
6. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN A LEGAL MANNER.

## 5 SHRUB & ORNAMENTAL GRASS PLANTING

SCALE: NTS




NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING PERENNIALS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN LEGAL MANNER.
3. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
4. EXCAVATE PLANTER PITS PER SPECS.

## 6 PERENNIAL PLANTING

SCALE: NTS




NOTES:
1. SPACING WILL DEPEND ON PLANTING PLAN SPECS.
2. LAYOUT AND FIELD VERIFY WITH LANDSCAPE ARCHITECT.

## 7 GROUNDCOVER & PERENNIAL LAYOUT

SCALE: NTS




## 8 CUSTOM STEEL EDGING

SCALE: NTS




NOTES:
1. ENSURE FINISH GRADE IS 1" BELOW TOP OF CURB, WALK, OR EDGING. CONSULT WITH OWNER FOR PROPER DEPTH.
2. SEE SOD SPEC'S FOR ADDITIONAL INFORMATION ON SODDING AND SEEDING REQUIREMENTS
3. EDGING OF SOD TO BE SHOVEL CUT WHEN NOT NEXT TO CONCRETE SIDEWALK OR PATH.
4. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2½" - 3".

## 9 SOD LAYING AND EDGE

SCALE: NTS




NOTES:
1. PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.
2. LANDSCAPE ARCHITECT SHALL APPROVE ALL BOULDER LOCATION AND ORIENTATION ON SITE.

## 10 BOULDER PLACEMENT

SCALE: NTS




NOTES:
1. CRUSHED ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR DOUBLE WASHING ALL CRUSHED ROCK AND BOULDERS PRIOR TO INSTALLATION.
2. BEFORE PLACING WEED BARRIER FABRIC AND CRUSHED ROCK, APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING WEED BARRIER, PLANTS AND CRUSHED ROCK, RAKE CRUSHED ROCK SMOOTH, WET CRUSHED ROCK TO ENTIRE DEPTH, ALLOW TO DRY, THEN APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF CRUSHED ROCK. KEEP TOP OF CRUSHED ROCK 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW CRUSHED ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL CRUSHED ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
3. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING COBBLE ROCK.
4. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.

WEED FABRIC NOTE:
INSTALL 6' SOIL STAPLE IN WEED BARRIER FABRIC AT 5' O.C. TRIANGULAR SPACING. INSTALL 6" SOIL STAPLE AT 12" O.C. ALONG ALL WEED BARRIER FABRIC SEAMS. OVERLAP FABRIC MIN. OF 6" AT ALL SEAMS AS SHOWN BELOW. INSTALL SOIL STAPLE 6' O.C. ALONG EDGES & 2 AT EACH CORNER.




## 11 CRUSHED ROCK AND WEED BARRIER FABRIC

SCALE: NTS

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CONSULTANTS:

STAMP: LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 09-07-2021 STATE OF UTAH

PROJECT:

COLD SPRING HD-3
PREPARED FOR: DR HORTON
LEHI - UTAH - 84043

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

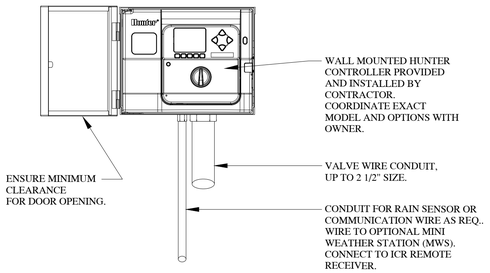
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PLANTING DETAILS

DRAWN BY: EPS
CHECKED: CBW
DATE: 09-07-2021
REVISIONS:
JOB NO. 21-144

SHEET: LS300

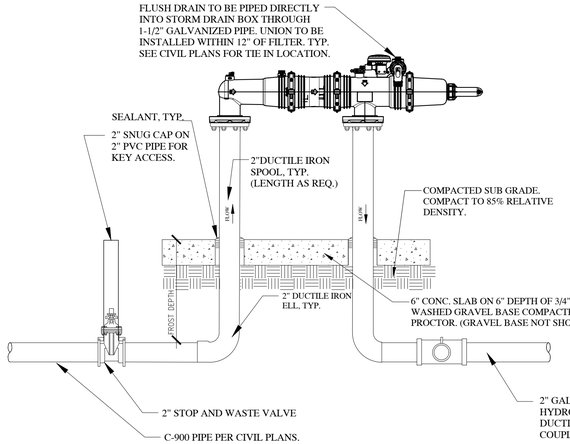

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NOTE:
1. HARDWIRE CONTROLLER IF POSSIBLE (NOT SHOWN). COORDINATE WITH OWNER AS REQ.

## 1 CONTROLLER DETAIL

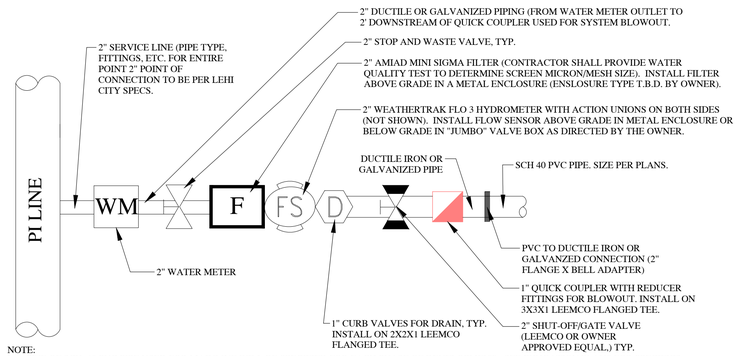
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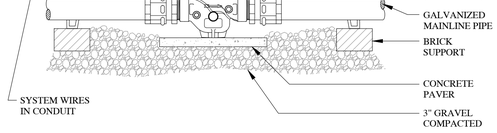

NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT ONLY. CONTRACTOR TO INSTALL FILTER PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR SHALL ADD ADDITIONAL PIPING, FITTINGS, DRAINS, ISOLATION VALVES, ETC. AS NEEDED DEPENDING ON ACTUAL SITE LAYOUT.
2. CONTRACTOR SHALL ENSURE PIPES, FILTER, HYDROMETER, ETC. CAN BE DRAINED/WINTERIZED.
3. CONTRACTOR SHALL INSURE THE HYDROMETER CAN BE WINTERIZED WITHOUT ANY DAMAGE INCURRING DURING WINTERIZATION.
4. CONTRACTOR TO DEMONSTRATE AND PROVIDE WRITTEN INSTRUCTIONS TO MAINTENANCE CONTRACTOR OF WINTERIZATION/BLOWOUT PROCESSES.

## 2 POINT OF CONNECTION WITH 2" MINI SIGMA FLANGED FILTER, 200 MICRON, DC. CONTROLLER (INSTALL 4 AA BATTERIES EACH YEAR)

SCALE: NTS




NOTE:
1. SIZE OF SCH. 40 PVC PIPE USED FOR MAINLINE WILL BE SPECIFIED FOR EACH PHASE OF DEVELOPMENT - SEE IRRIGATION PLANS FOR SPECIFICS.
2. MODIFY POINT OF CONNECTION AS NECESSARY FOR EACH PHASE OF WORK.
3. CONTRACTOR SHALL PROVIDE SUMP OR DRAINLINE FROM FILTER FLUSH POINT TO STORM DRAIN OR SEWER AS RECOMMENDED BY AMIAD. DEPENDING OF FREQUENCY OF FLUSHING AND HOW DIRTY THE WATER IS, A GRAVEL SUMP MAY NOT BE SUFFICIENT TO HOLD THE VOLUME OF WATER NEEDING TO BE FLUSHED. AS SUCH, IN-SITE DESIGN GROUP RECOMMENDS INSTALLING A DRAIN LINE FROM THE FLUSH POINT DIRECTLY TO THE STORM DRAIN OR SEWER AS APPROVED BY LEHI CITY.
4. INSTALL A DIELECTRIC UNIONS WHERE COPPER BASED METALS ARE CONNECTED TO IRON BASED METALS BELOW GRADE. INSTALL PER MANUFACTURERS SPECS.
5. INSTALL MISC. FITTINGS AND WIRING (NOT SHOWN) AS NECESSARY FOR PROPER INSTALLATION. INSTALL PER MANUFACTURERS SPECS.

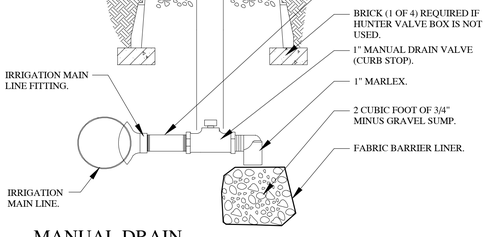



NOTE:
1. CONNECT FLOW 3 HYDROMETER TO CONTROLLER.
2. IF HUNTER CONTROLLER IS USED CONTRACTOR SHALL INSTALL THE 2" NETAFIM HYDROMTER WITH THE ER REGISTER HEAD - THE WEATHERTRAK FLO3 IS NOT COMPATIBLE WITH A HUNTER CONTROLLER.
3. CONTRACTOR TO VERIFY THAT HYDROMETER WILL CONNECT TO HUNTER CONTROLLER.

## 3 FLO 3 HYDROMETER (WTF3-200-RS)

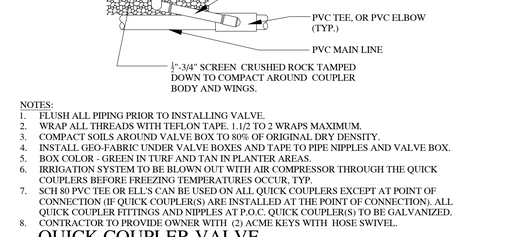
SCALE: NTS

NOTES:
1. INSTALL MANUAL DRAINS AT P.O.C. AND AT ALL ISOLATION VALVE LOCATIONS.
2. PROVIDE OWNER WITH (2) VALVE KEYS.
3. AT CONTRACTORS DISCRETION, THE MANUAL DRAIN AS WELL AS THE GATE VALVES MAY BE INSTALLED IN (1) 24" DIAMETER PVC PIPE WITH A CAST IRON LID. INSTALL MIN. 12" DEPTH OF GRAVEL IN BASE OF 24" DIAMETER SLEEVE
4. CONTRACTOR SHALL ENSURE THAT THE MANUAL DRAINS ARE INSTALLED AT THE LOW POINT ENSURE PROPER DRAINAGE.




## 4 MANUAL DRAIN

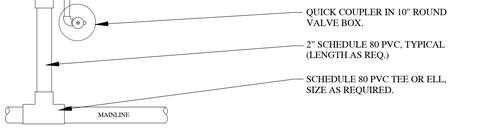
SCALE: NTS




NOTES:
1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
2. WRAP ALL THREADS WITH TEFLON TAPE. 1.1/2 TO 2 WRAPS MAXIMUM.
3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
4. INSTALL GEO-FABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.
5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.
6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH THE QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR, TYP.
7. SCH 80 PVC TEE OR ELL'S CAN BE USED ON ALL QUICK COUPLERS EXCEPT AT POINT OF CONNECTION (IF QUICK COUPLER(S) ARE INSTALLED AT THE POINT OF CONNECTION). ALL QUICK COUPLER FITTINGS AND NIPPLES AT P.O.C. QUICK COUPLER(S) TO BE GALVANIZED.
8. CONTRACTOR TO PROVIDE OWNER WITH (2) ACME KEYS WITH HOSE SWIVEL.

## 5 QUICK COUPLER VALVE

SCALE: NTS

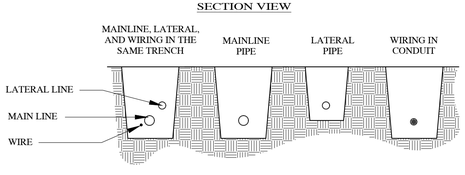



NOTES:
1. ALL VALVE MANIFOLD PIPING AND FITTINGS TO BE LINE SIZED FOR LARGEST ZONE IN VALVE CLUSTER SCH. 80 FITTINGS.
2. MODIFY MANIFOLD AS NECESSARY DEPENDING ON HOW MANY VALVES ARE IN A CLUSTER.
3. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.

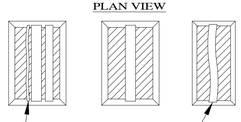
## 6 VALVE MANIFOLD

SCALE: NTS

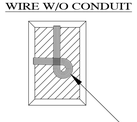
SECTION VIEW




PLAN VIEW



WIRE W/O CONDUIT



RUN WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10-FOOT INTERVALS.

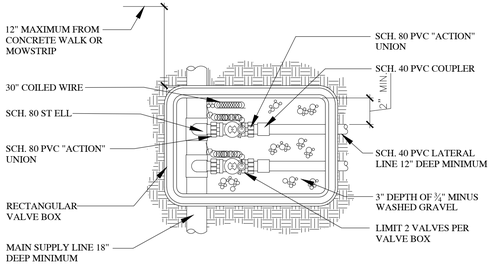
ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN.

TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS (WITH CLASS 200 OR SCH. 40 OR SCH. 80 PER SPECS.) TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE NOTES AND SPECS.
3. NO LINE VOLTAGE WIRING SHALL BE ALLOWED IN IRRIGATION TRENCHES.

## 7 PIPE, WIRE, AND TRENCH

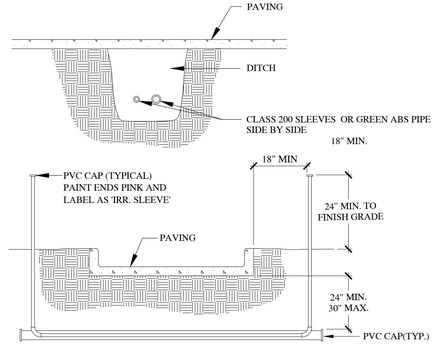
SCALE: NTS




NOTE:
1. ADD PRE-PRINTED CHRISTY I.D. TAGS TO ALL NEW CONTROL VALVES AND CONTROL ZONE KITS. COORDINATE AND LABEL ALL CONTROL WIRE AT CONTROLLER WITH EACH VALVE IN THE FIELD, TYP.

## 8 VALVE ASSEMBLY

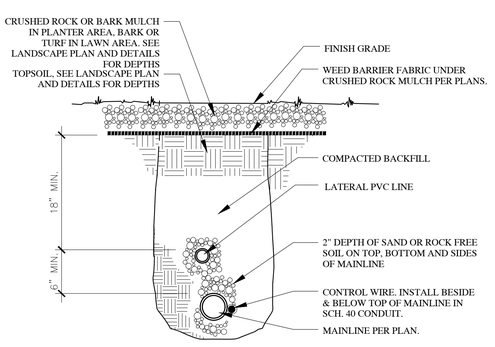
SCALE: NTS




NOTE:
1. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
2. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.

## 9 SLEEVING

SCALE: NTS




NOTES:
1. PROVIDE SLACK IN CONTROL WIRES AT ALL CHANGES IN DIRECTION.
2. MAINLINE DEPTH SHALL BE 24" DEEP EXCEPT UNDER ASPHALT & CONCRETE PAVING AND AT P.O.C.. 8" PIPING TO BE INSTALLED WITH 30" OF COVER. 3"-6" MAINLINE SHALL HAVE 24" DEPTH OF COVER. INSTALL ADDITIONAL FITTINGS & RESTRAINTS AS REQUIRED.
2. LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.

## 10 TRENCH SECTION

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STAMP: LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 09/07/2021 STATE OF UTAH

PROJECT:

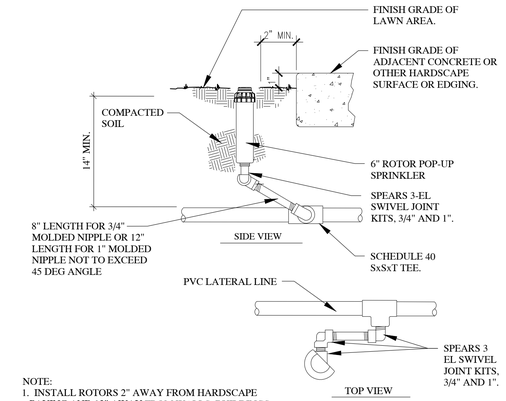
COLD SPRING HD-3
PREPARED FOR: DR HORTON
LEHI - UTAH - 84043
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

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SHEET TITLE: IRRIGATION DETAILS

DRAWN BY: EPS
CHECKED: CBW
DATE: 09-07-2021
REVISIONS:
JOB NO. 21-144

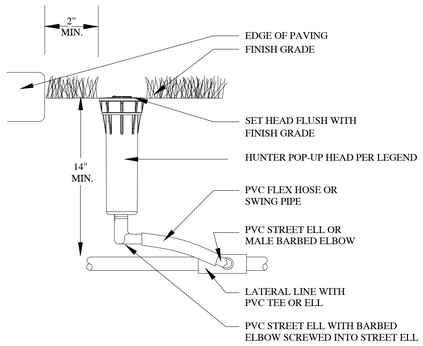
SHEET: LS400




NOTE:
1. INSTALL ROTORS 2" AWAY FROM HARDSCAPE PAVING AND 12" AWAY FROM WALLS, BUILDINGS, FENCES OR OTHER STRUCTURES.
2. FLOWS FOR SWING JOINTS: 0-8 GPM USE ¾", 8-13 USE 1" AND 13-22 USE 1-1/4".

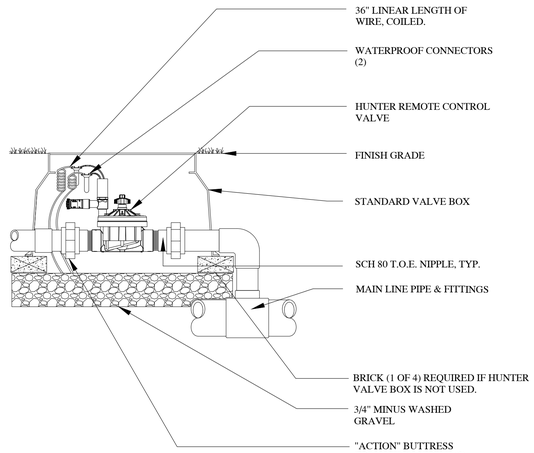
## 11 ROTOR HEAD DETAIL

SCALE: NTS



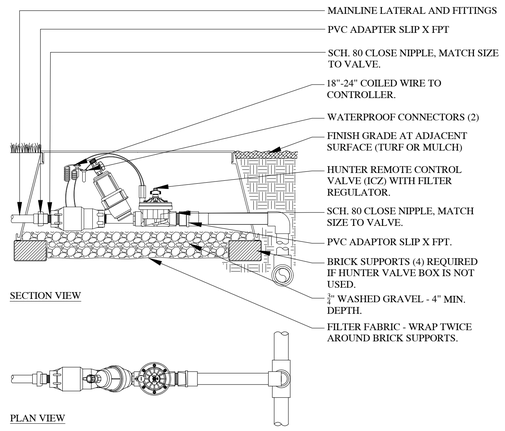

## 12 POP-UP SPRAY AND ROTARY HEAD

SCALE: NTS



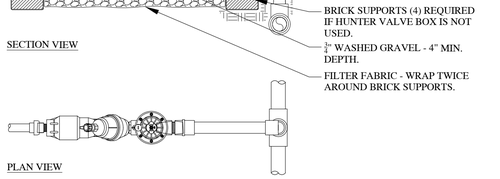

## 13 HUNTER ICV CONTROL VALVE

SCALE: NTS




## 14 1" DRIP CONTROL ZONE KIT (ICZ-151)

SCALE: NTS




## 15 1 1/2" DRIP CONTROL ZONE KIT (ICZ-151)

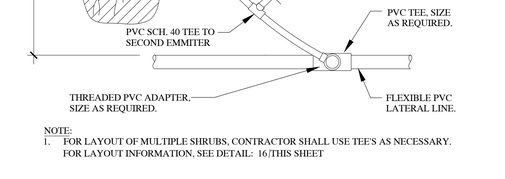
SCALE: NTS




NOTES:
1. EMITTER SPACING SHALL BE BASED ON PLANT SPACING. INSTALL ALL IRRIGATION USING THE COMPONENTS DESCRIBED ABOVE.
2. IRRIGATION EQUIPMENT SHALL BE COMPLETELY INSTALLED PRIOR TO PLANT LAYOUTS.
3. ADJUST IRRIGATION SPACING TO ACCOMMODATE FINAL PLANT LAYOUT.
4. 1/2" PVC FLEX HOSE SHALL NOT EXCEED 4GPM, 3/4" PVC FLEX HOSE SHALL NOT EXCEED 8GPM AND 1" PVC FLEX HOSE SHALL NOT EXCEED 13GPM.
5. AT OWNERS DISCRETION, A LESS EXPENSIVE DRIP SYSTEM MAY BE INSTALLED. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, SUBMITTAL CUT SHEETS AND POTENTIAL COST SAVINGS TO OWNER. HOWEVER, THE OWNER AND LANDSCAPE ARCHITECT MUST APPROVE ALL CHANGES IN MATERIALS AND CONSTRUCTION PRACTICES IF DIFFERENT FROM THE PLAN.
6. SMALL EVERGREEN TREES MAY NEED FEWER EMITTERS. CONSULT WITH THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLING IRRIGATION TO DETERMINE QUANTITY OF EMITTERS.
7. SEE IRRIGATION SHEET FOR DRIP EMITTER LEGEND.
8. USE IPS WELDON 795 GLUE AND P70 PRIMER PER GPH INC. SPECIFICATIONS.
9. DO NOT INSTALL PIPE, FITTINGS, OR GLUE IN TEMPERATURES BELOW 40 DEGREES. SEE MANUFACTURER SPECIFICATIONS FROM MORE INFORMATION.

## 16 GPH DRIP EMITTER PLAN VIEW

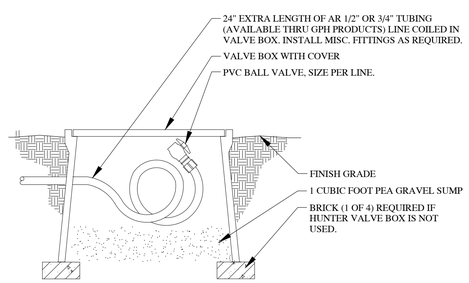
SCALE: NTS




NOTE:
1. FOR LAYOUT OF MULTIPLE SHRUBS, CONTRACTOR SHALL USE TEE'S AS NECESSARY. FOR LAYOUT INFORMATION, SEE DETAIL: 16/THIS SHEET

## 17 DRIP EMITTER

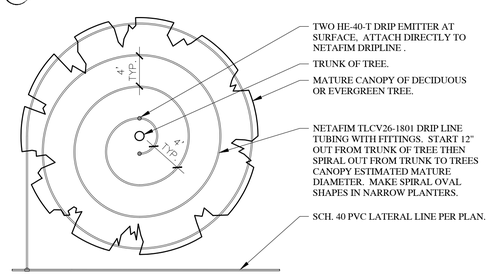
SCALE: NTS




NOTES:
1. USE IPS WELDON 795 GLUE AND P70 PRIMER PER GPH INC. SPECIFICATIONS.
2. DO NOT INSTALL PIPE, FITTINGS, OR GLUE IN TEMPERATURES BELOW 40 DEGREES. SEE MANUFACTURER SPECIFICATIONS FROM MORE INFORMATION.
3. INSTALL HUNTER ECO-INDICATOR HEAD ADJACENT TO ALL FLUSH CAP VALVE BOXES.

## 18 DRIP LINE FLUSH CAP

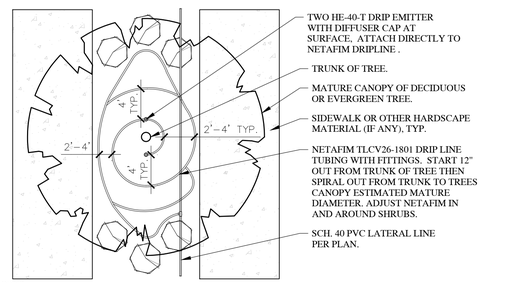
SCALE: NTS




NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

## 15 TREE DRIP WITHOUT PLANTS UNDER FULL CANOPY

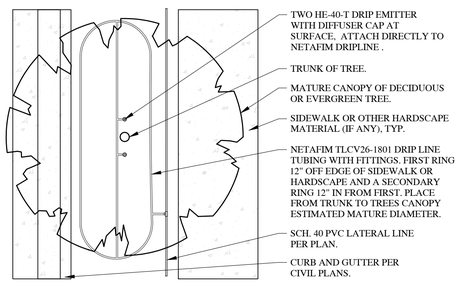
SCALE: NTS




NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
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6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

## 16 TREE DRIP WITH PARTIAL PLANTING UNDER CANOPY

SCALE: NTS




NOTES:
1. LAYOUT SHOWN IS TYPICAL FOR ALL STREET TREES IN PARK STRIP WITHOUT PLANTINGS. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PARK STRIP. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS WITHIN PARK STRIP. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

## 17 TREE DRIP WITHIN 5' WIDTH PARK STRIP

SCALE: NTS

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

InSite DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com
architects@insitedesigngroup.com

CONSULTANTS:

STAMP: LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 09-07-21 STATE OF UTAH

PROJECT:

COLD SPRING HD-3
PREPARED FOR: DR HORTON
LEHI - UTAH - 84043

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

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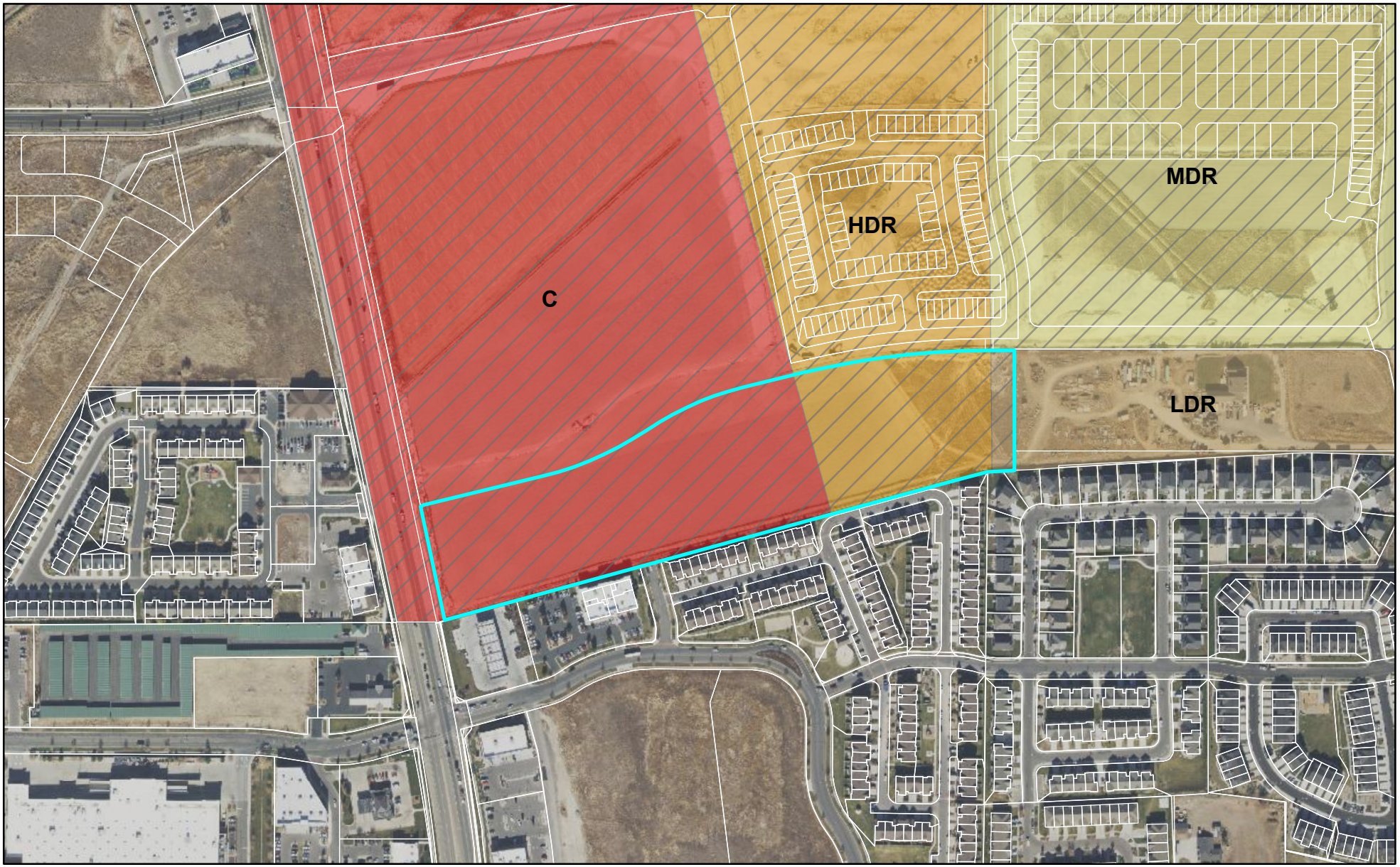
SHEET TITLE: IRRIGATION DETAILS

DRAWN BY: EPS
CHECKED: CBW
DATE: 09-07-2021
REVISIONS:
JOB NO. 21-144

SHEET: LS401

# Cold Spring Ranch HD3 Preliminary Subdivision

General Plan

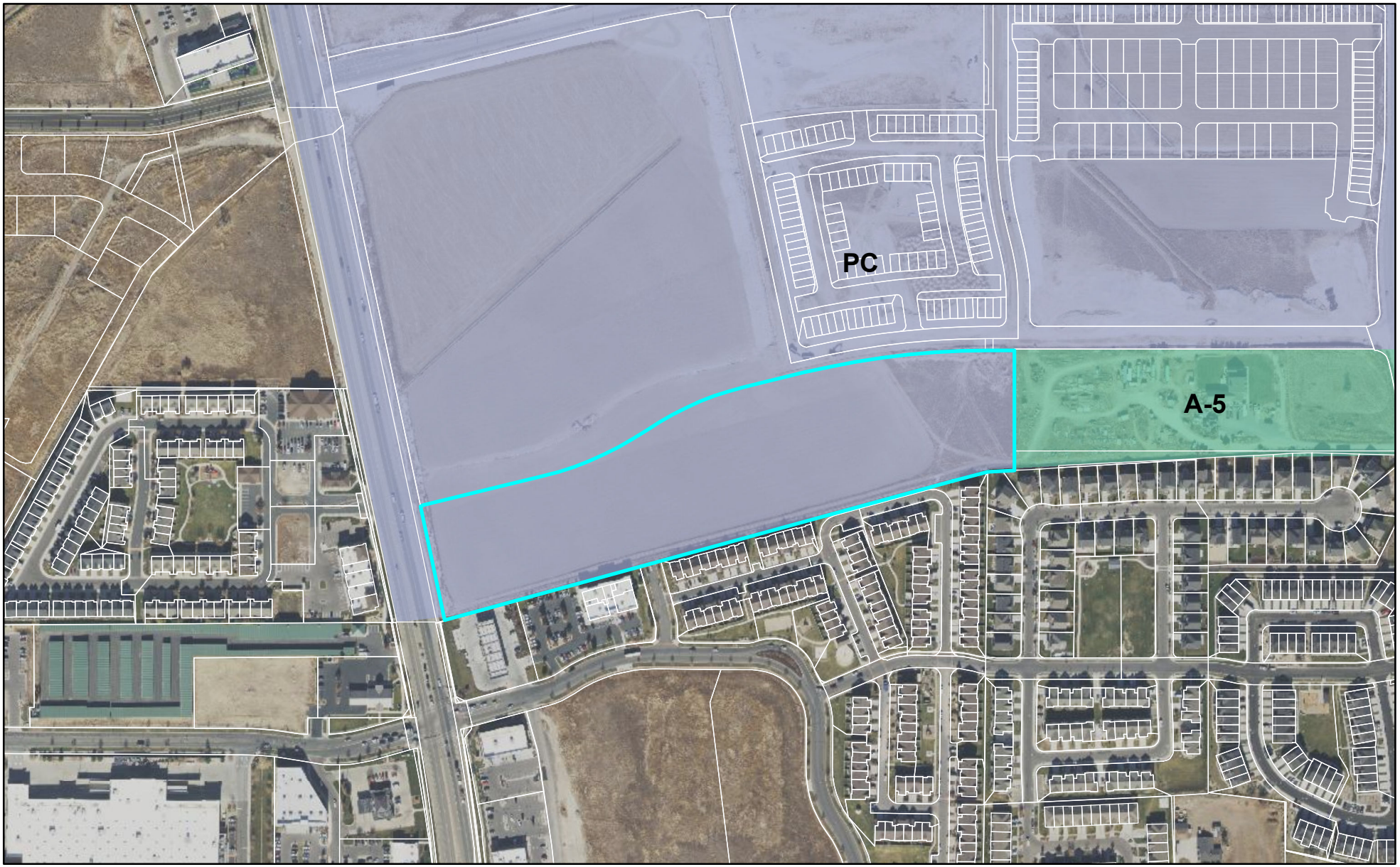



0 425 850 Feet

LEHI CITY

# Cold Spring Ranch HD3 Preliminary Subdivision

Zoning




0 425 850 Feet

LEHI CITY

# Cold Spring Ranch HD3 Preliminary Subdivision

Aerial



0 425 850 Feet

LEHI CITY


PUBLIC
HEARING


PUBLIC
HEARING


PUBLIC
HEARING

**Agenda Item No: 9**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

---

**Subject:**

Consideration of the Micron East Annexation of 111.51-acres located at 1800 East 4800 North with TH-5 zoning.

1. Public Hearing
2. Consideration of Resolution #2021-65, approving an annexation agreement.
3. Consideration of Ordinance #68-2021, approving the Micron East Annexation, with TH-5 zoning.

**Suggested Action:**

**Attachments:**

CC Report Micron East Annexation 11.16.21.docx

Micron East Annexation- DRC 10.12.21.docx

Res 2021-65.docx

Micron East AnnexAgreement 11.10.21.docx

Ord 68-2021.docx

Micron East Annexation narrative.pdf

Micron East Annexation Plat.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

+

# MICRON EAST ANNEXATION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | D.R. Horton | | |
| **Meeting Date** | November 16, 2021 | | |
| **Requested Action/Purpose** | Approval of annexation | | |
| **Location** | Approximately 1800 East 4800 North | | |
| **Requested Zoning** | TH-5 | | |
| **General Plan Land Use Designation** | VLDR/PF/ESA | | |
| **Acreage** | 111.51 | | |
| **Existing Land Use** | Undeveloped | | |
| **Adjacent Zoning and Land Use** | *North* | Draper | Undeveloped Hillside |
| | *South* | Highland | Single Family Homes |
| | *East* | Highland | Single Family Homes/Townhomes |
| | *West* | PC | Undeveloped |
| **Date of DRC Review** | July 28, 2021 | | |
| **Date of City Council Acceptance** | August 10, 2021; October 12, 2021 | | |
| **Date of Planning Commission Review** | August 26, 2021 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

| | |
|---|---|
| **City Council** | Acceptance of resolution |
| **Planning Commission** | Review and recommendation on proposed zoning |
| **City Council** | Final approval |

## REPORT ANALYSIS

The applicant requests approval of the Micron East Annexation. The City Council previously adopted a resolution of intent to annex this property in August of this year. Because DR Horton needed more time to work out details with Highland City on the future improvements and property boundary along Highland Boulevard, it was necessary to re-adopt the resolution of intent, and that was done on October 12, 2021. The proposed annexation also went to Planning Commission on August 26, 2021. The City Council approved an agreement on September 28. 2021, addressing the agreement for maintaining Highland Boulevard between the two cities.

Though requesting TH-5 zoning, the applicant intends to include this property in the Micron Area Plan. If annexed, the rezone to Planned Community will take place with the adoption of the amended area plan. The existing General Plan Land Use designations for this area came from the existing Micron Area Plan. The proposed TH-5 zoning complies with these designations, and they will update if this land gets included in the updated area plan.

The DRC reviewed the proposed annexation and informed the applicant no Lehi City utilities exist in close proximity to this property. The applicant plans to provide the utilities as part of the Micron Area Planned Community.

## POSSIBLE ACTIONS AND FINDINGS

The City Council may make a motion to approve or deny the Micron Annexation. Any motion should include findings, possible findings include:

1. The proposed annexation resolves a county island.
2. The proposed application conforms to the goals and policies of the General Plan.

3. The proposed annexation does/ does not comply with the Inter-local Cooperation Agreement that was lawfully/ not lawfully established.
4. Other findings as determined by the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on August 26, 2021. The motion from this meeting follow:

Motion: Commissioner Bunker moved to send a positive recommendation of DR Horton's request for review of TH-5 (transitional holding) zoning on the Micron East Annexation, 111.51-acres located at 1800 East 4800 North including all DRC comments. Commissioner Newall seconded. The motion passed with all in favor.

**Micron East Annexation**
**DRC Redline Comments**

*D.R. Horton- requests review of the Micron East Annexation of 111.51 acres located at approximately 1800 East 4800 North with proposed TH-5 zoning*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Scott Bishop
Date of Plans Reviewed: 7/20/21
Time Start: 1:05 pm
Time End: 1:23pm

**DRC REPORT:**

1. **Critical Issues:**
    a. There is an Inter-local Cooperation Agreement Establishing an Annexation Boundary Line (1999) between Lehi City and Highland City that is still in effect. Per the agreement and the boundary line established, "Lehi City shall not annex, or encourage, entertain, or accept a petition for annexation of any land located east of the line...without the prior written consent of Highland City." There is also a subsequent letter (2014) from Highland City to Lehi City consenting to annex this property as long as it "will be developed with an overall density not to exceed 2 units per acre".

2. **Location of existing and proposed City facilities:**
    a. Existing Lehi City owned culinary water line runs along the south, assuming there is an existing easement. If there is not an existing easement one must be provided.
    No Lehi City Irrigation water north of the reservoir located approximately 1,050 feet south of the proposed annexation
    No sewer in the area and agreement between Lehi City and TSSD will be required to serve this property.
    No master planned roads
    No storm drain
    No power

3. **Zoning required or recommended:**
    a. Applicant request TH-5 zoning which allows for annexation without water dedication. The applicant has expressed the intent to change the land use designation on this property with the Micron Area Plan Amendment which would require water dedication based on the land use designations.

4. **Distances to schools/parks/shopping**
    a. School
        i. Ridgeline Elementary School (Highland)
            1. 2 minutes
        ii. New Micron Middle School
            1. 6 minutes
        iii. Skyridge High School
            1. 8 minutes
    b. Park
        i. Dry Creek Lake Park
            1. 4 minutes
    c. Shopping
        i. Center Pointe Shopping Center
            1. 4 minutes

**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. **Transportation**
    a. Highland Boulevard (in Highland)

**DRC GENERAL COMMENTS:**

1. Be consistent with name "Micron East Annexation" on all documentation. If there are discrepancies in the name it can cause problems getting it recorded.
2. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
3. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON AUGUST 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.**

**RESOLUTION NO: 2021-65**

**A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE PROPERTY THAT IS THE SUBJECT OF THE MICRON EAST ANNEXATION**

WHEREAS, the owners desire to annex certain property located at approximately 1800 East 4800 North to the City of Lehi which property is further described in Exhibit "A" of the Annexation Agreement and incorporated by reference herein; and

WHEREAS, owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the owners, their heirs, executors, assigns and successors in interest; and

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries; and

WHEREAS, the conditions, performances and obligations of the owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the owners and/or developers have complies with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Annexation Agreement with the owners of the property that is the subject of the Micron East Annexation; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Micron East Annexation Agreement attached hereto as Exhibit "A" is herby approved and the Mayor is authorized to execute the Agreement and take all other such actions 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 16th day of November, 2021.

| LEHI CITY | ATTEST |
| --- | --- |
| _____ | _____ |
| MARK JOHNSON, Mayor | TEISHA WILSON, City Recorder |

**MICRON EAST**
**ANNEXATION AGREEMENT**

THIS AGREEMENT made and entered into this____ day of_____, 20___, by and between **LEHI CITY CORPORATION,** a municipal corporation of the State of Utah and **THE UNDERSIGNED PROPERTY OWNERS,** hereinafter referred to as Owners.

WHEREAS, the Owners desire to annex certain property to the City of Lehi which property is described on Attachment A and incorporated by reference herein; and

WHEREAS, Owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the Owners, their heirs, executors, assigns and successors in interest.

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the Owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries.

WHEREAS, the conditions, performances and obligations of the Owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the Owners and/or developers have complied with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development;

NOW THEREFORE, for and in consideration of the City of Lehi's Agreement to annex said property into the corporate limits of the City of Lehi, the Owners agree to the following:

1. This agreement shall be and is hereby expressly made binding upon all of the heirs, executors, assigns and any and all other successors in interest of the parties hereto.
2. Any improvements stated herein as required to be performed by the Owners prior to annexation shall be and are expressly understood and set forth herein as conditions precedent to annexation; and any requirement which is to be performed after annexation shall be subject to specific performance by the Owner and/or developer, and shall be considered to be a condition subsequent to the annexation and is a requirement to the continued status of the property as having a right to the services, governmental and utility of the City of Lehi.
3. It is agreed that the Owners and/or developers shall pay unto the City of Lehi at such times and places as

required by the ordinance, rules and regulations existing at the time of this Agreement, or as subsequently changed by ordinance, rules of regulations, such sums as are required by the said ordinances, rules and regulations pertaining to development of subdivisions, connections fees, impact fees, and any and all other such fees as are so made and provided.

4. The property will be zoned **TH-5 Transitional Holding** as shown on the annexation plat map**.**

5. No water dedication will be required for the area zoned TH-5, however no City water services can be used on the property until such time as the property is rezoned, and water dedication based on the new zoning has been provided per Section 27.070 of the Lehi City Development Code.

6. As property is developed, roadway dedication may be required to accommodate City roads as identified on the Lehi City Master Transportation Plan.

7. As per Utah State Code requirements, Owners agree to work with Lehi City Power to purchase and remove any existing Rocky Mountain Power services to individual customers within the annexation area and connect them to Lehi City Power as a condition of recording the annexation plat and prior to any application for development being considered. This will be at the Owner's expense, and they are required to work with the Lehi City Power Department to provide Lehi City power to the existing customers. If purchase is needed, Lehi City Power will send a request for facility transfer to Rocky Mountain Power, and all costs for the transfer will be passed on to the owner/developer.

8. At the time of development of the property, the Owners and/or Developer will be responsible to purchase, move or remove any existing Rocky Mountain Power main lines and/or facilities affected by the development.

9. As property is developed, roadway dedication may be required to accommodate local roads as identified on the Lehi City Master Transportation Plan.

10. The extension of all city utility lines and services will be the responsibility of the Developer.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names and day and year as written.

_____ _____

MARK JOHNSON, Mayor Date

ATTEST:_____

TEISHA WILSON, City Recorder
Lehi City, Utah

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____DAY OF _____A.D. 20___ PERSONALLY APPEARED BEFORE ME

_____, THE SIGNERS OF THE FOREGOING DOCUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC (SEE SEAL)

## EXHIBIT "A"

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTIONS 22, AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING DRAPER CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TRAVERSE MOUNTAIN ANNEXATION PLAT*, LOCATED N89°52'57"E ALONG THE SECTION LINE 30.75 FEET AND SOUTH 1126.60 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING SIX (6) COURSES: N77°15'00"E 924.26 FEET; THENCE N38°15'00"E 630.96 FEET; THENCE N53°15'00"E 1310.10 FEET; THENCE N62°30'00"E 304.92 FEET; THENCE N62°15'00"E 989.34 FEET; THENCE N66°30'00"E 515.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND BOULEVARD AS DESCRIBED BY DEED ENTRY NO. 153953:2002 AND 154716:2002 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 42.42 FEET WITH A RADIUS OF 623.00 FEET THROUGH A CENTRAL ANGLE OF 3°54'05" CHORD: S1°49'45"E 42.41 FEET; THENCE S0°07'18"W 2441.30 FEET TO THE NORTH LINE OF THE EXISTING HIGHLAND CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TAYLOR, SIGGARD, BULL RIVER, IVORY HOMES ANNEXATION PLAT;* THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING TWO (2) COURSES: S89°49'52"W 1341.05 FEET; THENCE S0°02'55"W 47.43 FEET TO THE EXISTING LEHI CITY MUNICIPAL BOUNDARY AND DEFINED BY THE *MICRON ANNEXATION PLAT;* THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING FIVE (5) COURSES: S89°59'46"W 1323.50 FEET; THENCE N0°00'14"W 905.52 FEET; THENCE S38°14'46"W 630.52 FEET; THENCE S77°14'46"W 924.71 FEET; THENCE N0°02'17"W 38.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±111.51 ACRES

**ORDINANCE NO: 68-2021**

# AN ORDINANCE APPROVING THE MICRON EAST ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the "Micron East" Annexation, located at approximately 1800 East 4800 North and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code: and

WHEREAS, the Lehi City Council conducted a public hearing on the 16th day of November 2021, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

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

Section 1. The Lehi City Council finds that the proposed Micron East Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the TH-5 zoning designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 16th day of November 2021.

ATTEST

| | |
|---|---|
| _____ | _____ |
| MARK JOHNSON, Mayor | Teisha Wilson, City Recorder |

EXHIBIT “A”

Micron East Annexation Legal Description

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTIONS 22, AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

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CONTAINS: ±111.51 ACRES

**ANNEXATION INFORMATION SUMMARY**
**FOR**
D.R. Horton – Micron Area Plan

(a) _____ In general, what is the topography, vegetation, and other natural features present on the property proposed to be annexed?

(b) _____ What is the existing land use(s) of the property proposed for annexation and those requested by the owners?

(c) _____ What is the current and potential (if the property were developed) population and residential density of the proposed area?

(d) _____ How will the proposed annexation comply with and achieve Lehi City=s land use(s), goals and policies outlined in the Lehi City General Plan?

(e) _____ What are the current and potential (if the property were developed) demands for City provided facilities and services to the area proposed for annexation, including culinary water, irrigation water, wastewater, transportation facilities, drainage, fire protection, solid waste, parks and recreation, and police protection?

(f) _____ Are the water rights necessary for annexation, found in Section 27-040 of the Lehi Development Code available for dedication to Lehi City upon annexation?

In answer to the above questions and to provide some information and a summary of the proposed annexation from Utah County into Lehi City named "D.R. Horton – Micron Area Plan Annexation":

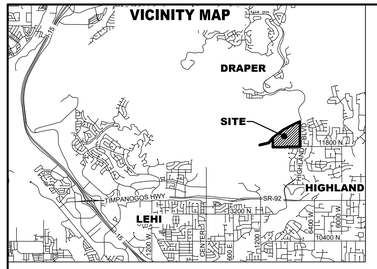
The topography is very mild and consistent throughout as it slopes from the North to the South East at an approximately 6% to 7% grade. There are a few natural drainage channels that run through the land and while one of them is moderately thick with scrub oak, the other drainage ways are barren and mild. At the northern-most border, there are a few more scrub oak and vegetation than what is to be found on the rest of the land. The rest of the land is filled with field grass and small sage brush bushes.

Currently the land is completely vacant and is not used for anything. D.R. Horton intends to improve the land for residential homes to be built at an approximate density of 3 units per acre. These parcels have already been anticipated to be annexed into Lehi City as part of a previously approved Area Plan is consistent with what the Lehi City General Plan indicates.

As the Area Plan is amended to include this portion of land, we will need to plan and install the needed infrastructure for all utilities for residential homes. The city sewer capacity and tie-in location has been determined and identified. We will need to build additional water (culinary and P.I) tanks and infrastructure and are currently performing studies and calculations to determine the size, scope and locations.

The needed water shares are either already dedicated to the city for the Area Plan or we are and will be purchasing the needed rights. We plan to have all the water needed and ready to be dedicated to the city at the time the Area Plan Amendment is approved.

## VICINITY MAP



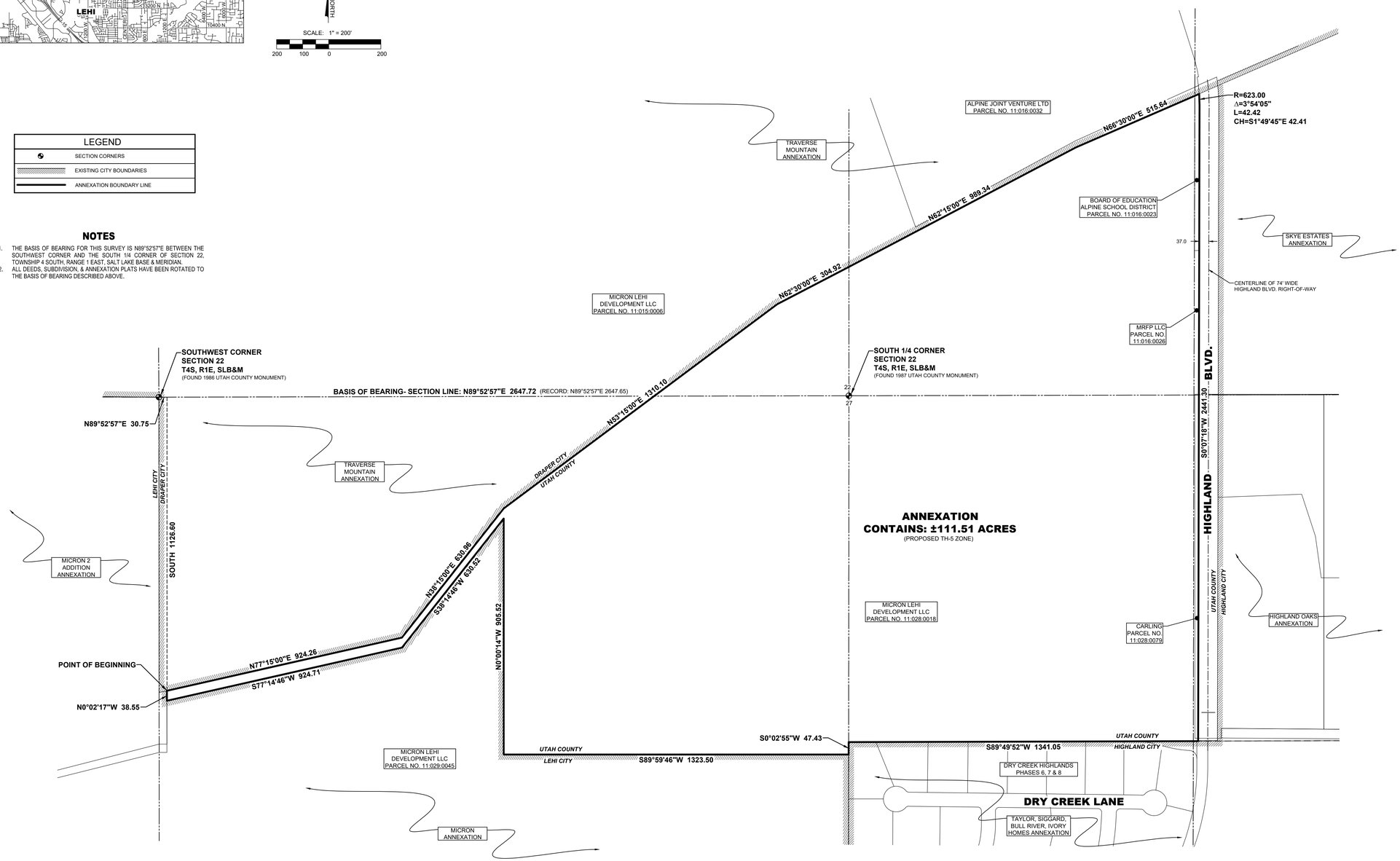




| LEGEND | |
|---|---|
| | SECTION CORNERS |
| | EXISTING CITY BOUNDARIES |
| | ANNEXATION BOUNDARY LINE |

## NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS N89°52'57"E BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
2. ALL DEEDS, SUBDIVISION, & ANNEXATION PLATS HAVE BEEN ROTATED TO THE BASIS OF BEARING DESCRIBED ABOVE.




## SURVEYOR'S CERTIFICATE

I, CAHD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF LEHI CITY, UTAH COUNTY, UTAH, IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

## BOUNDARY DESCRIPTION

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CONTAINS: ±111.51 ACRES

CHAD A. POULSEN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 501182

July 7, 2021
DATE

STATE OF UTAH — CHAD A. POULSEN — No. 501182 — PROFESSIONAL LAND SURVEYOR — 7/07/2021

SURVEYOR'S SEAL

## ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

COUNTY SURVEYOR

COUNTY SURVEYOR SEAL

## ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE LEHI CITY COUNCIL HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON, REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF LEHI AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1953) 10-2-401 THRU 428 (AS REVISED) AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND AS SHOWN HEREON, AS A PART OF THE CITY OF LEHI TO BE KNOWN HEREAFTER AS THE

**MICRON EAST** ANNEXATION.

DATED THIS _____ DAY OF _____, A.D. 20 ____

MAYOR

ATTEST: _____
RECORDER

RECORDER'S SEAL

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9394
office@lei-eng.com
www.lei-eng.com

# ANNEXATION PLAT

# MICRON EAST ANNEXATION

LEHI CITY — UTAH COUNTY, UTAH

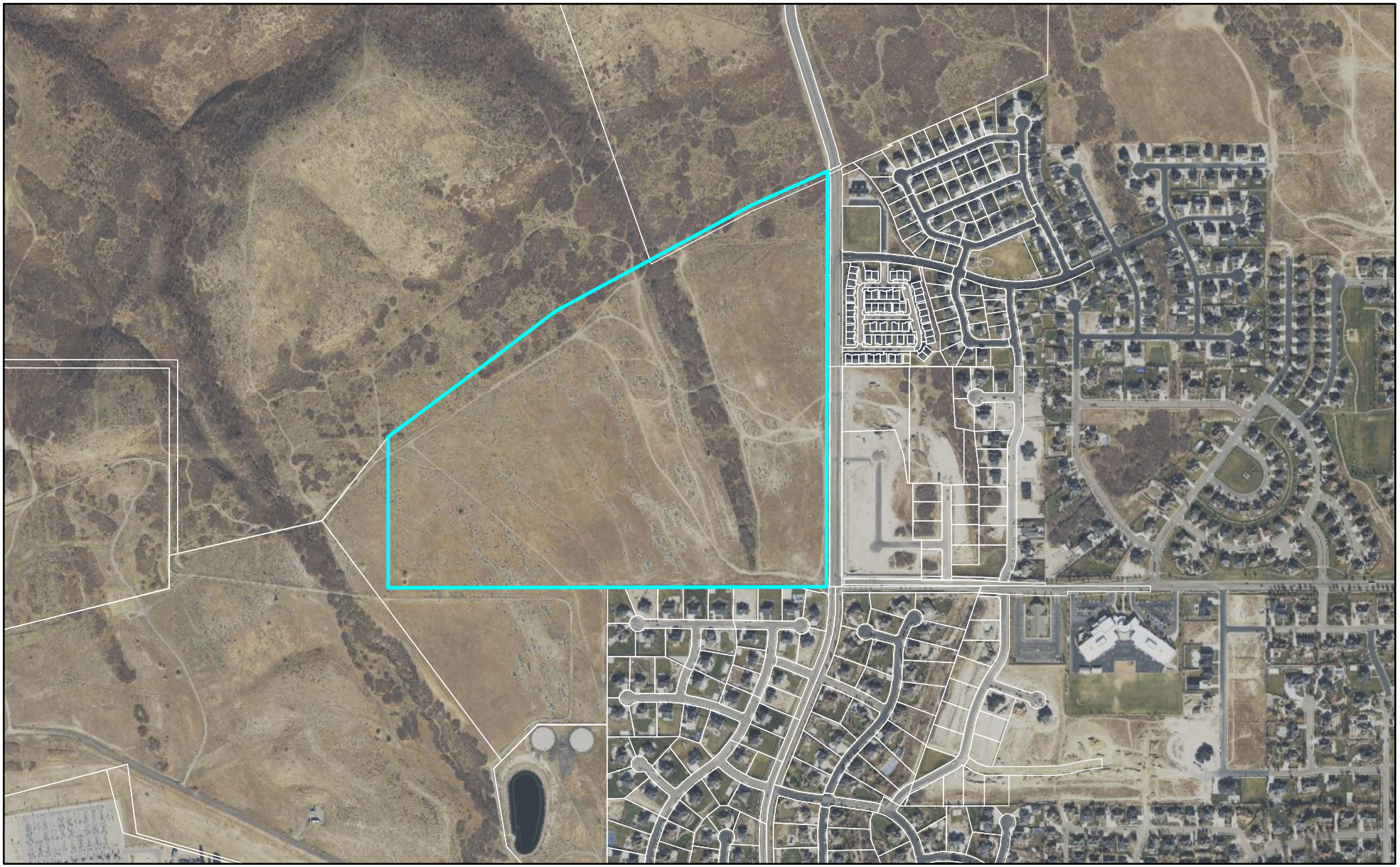
SCALE: 1" = 200 FEET

SHEET: 1 OF 1

UTAH COUNTY RECORDER

# Micron East Annexation

Aerial

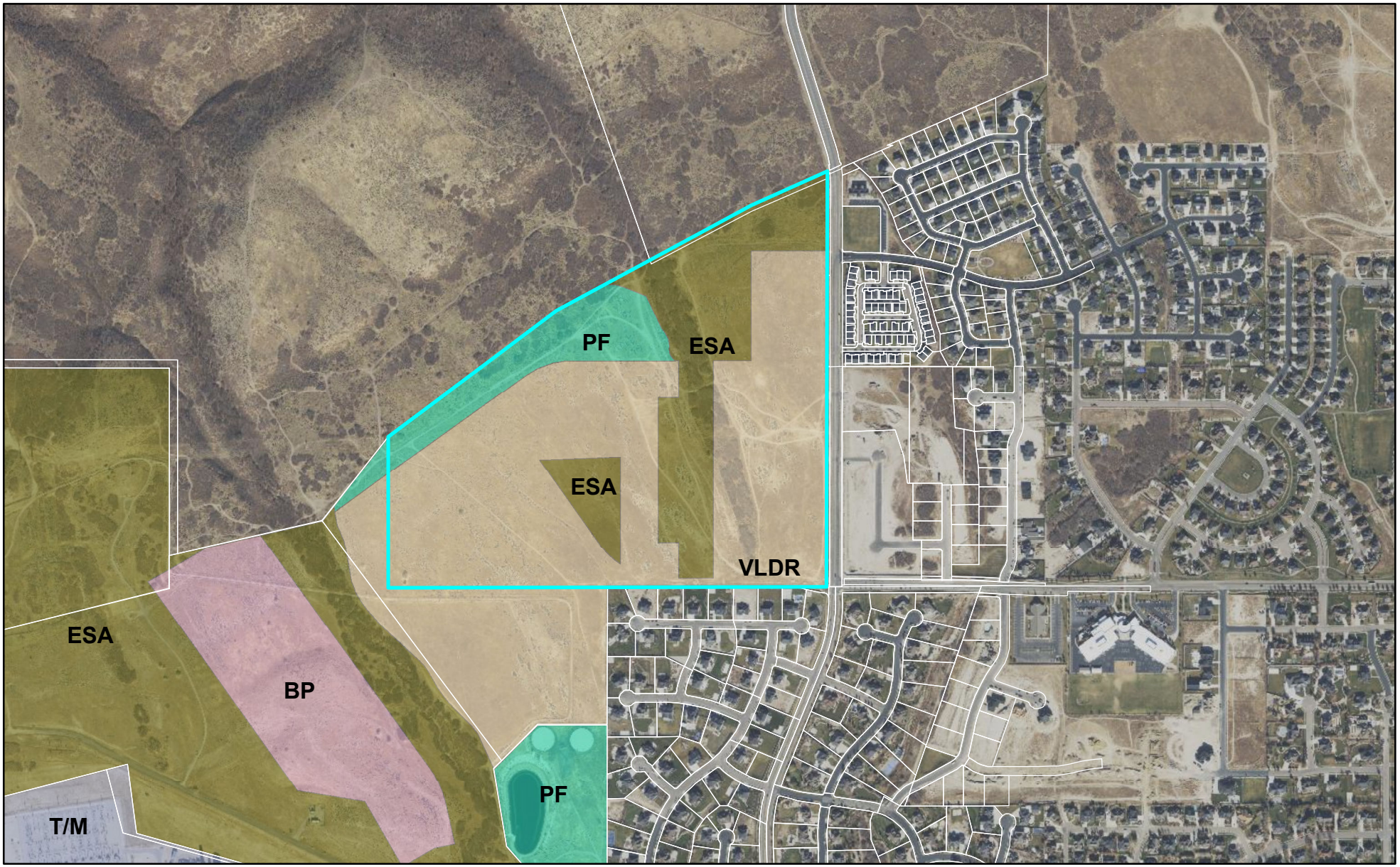


0 1,000 2,000 Feet

LEHI CITY

# Micron East Annexation

General Plan Map

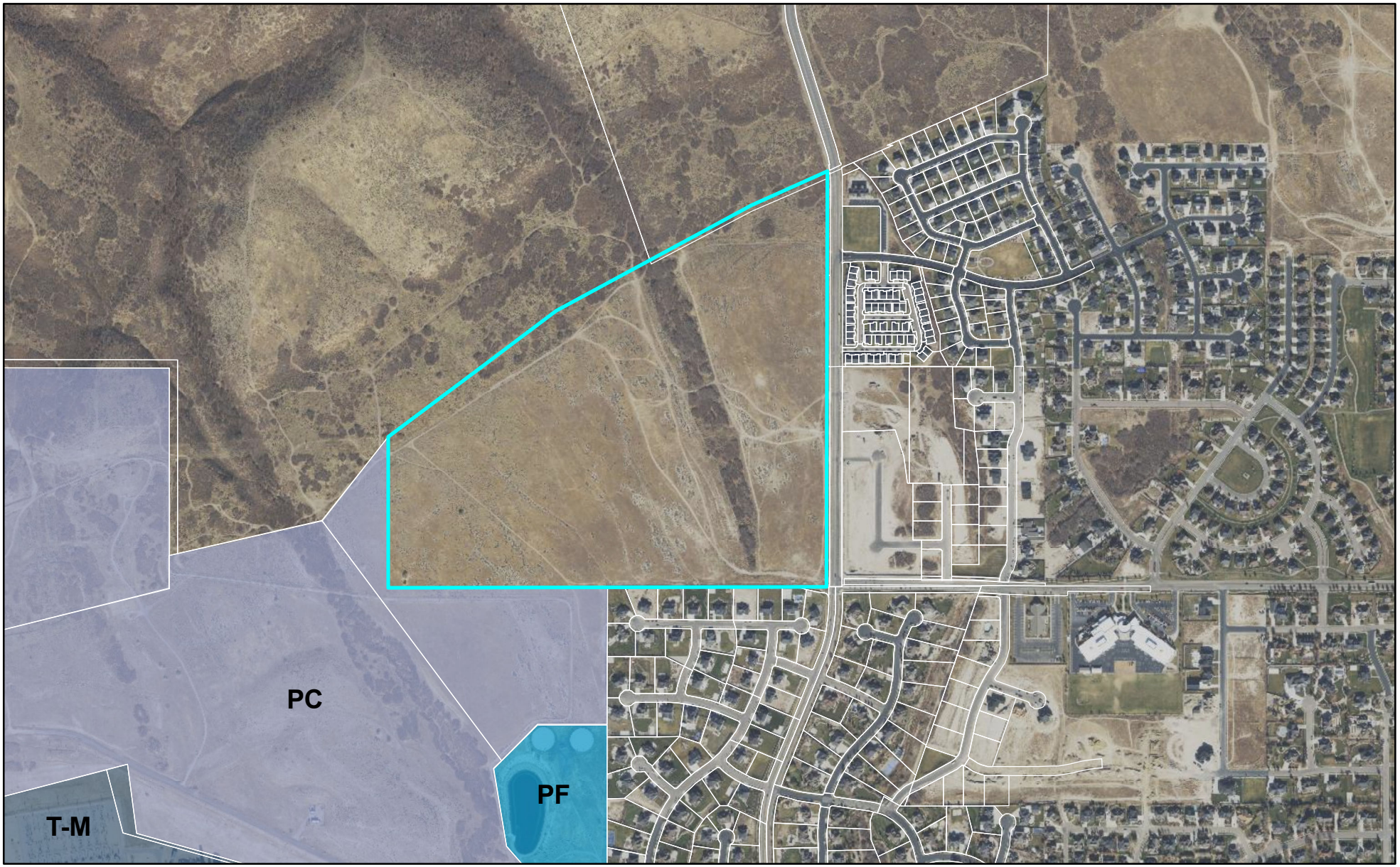



0 1,000 2,000 Feet

LEHI CITY

# Micron East Annexation

Zoning




0 1,000 2,000 Feet

LEHI CITY

**Agenda Item No: 10**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Ordinance #61-2021, approving the Lehi Brownstones zone change located at 396 North 500 West, changing the zoning from R-2 (medium density residential) to R-3 (high density residential) on .42 acres.

**Suggested Action:**

**Attachments:**

CC Staff Report Lehi Brownstones Zone Change 11.16.21.docx

Lehi Brownstones Zone Change DRC 09.27.21.docx

Ord 61-2021.docx

Lehi Brownstone narrative.pdf

Lehi Brownstones Zone Change maps.pdf

2021.10.10 - Lehi Brownstones - Survey.pdf

Lehi Brownstones Aerial.pdf

Lehi Brownstones GP.pdf

Lehi Brownstones Zoning.pdf

# LEHI BROWNSTONES ZONE CHANGE

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Mark Hampton | | |
| **Meeting Date** | November 16, 2021 | | |
| **Requested Action/Purpose** | Approval of a proposed zone change | | |
| **Location** | 396 North 500 West | | |
| **Project Area** | 0.46 acres | | |
| **Existing Zoning** | R-2 | | |
| **Proposed Zoning** | R-3 | | |
| **Existing General Plan Land Use Designation** | HDR (High Density Residential) | | |
| **Adjacent Zoning and Land Use** | *North* | R-2 | Duplex |
| | *South* | PF | Lehi City Property |
| | *East* | R-2 | Boardwalk Community |
| | *West* | LI | Vacant Commercial |
| **Date of DRC Review** | September 29, 2021 | | |
| **Date of Planning Commission Review** | October 14, 2021 | | |
| **Assigned Planner** | Jacob Curtis | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Review and recommendation |
| **City Council** | Final approval |

## APPLICABLE GENERAL PLAN GOALS AND POLICIES

**High Density Residential (HDR)**

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.



## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

## PROPERTY HISTORY

**June 15, 1852** – This property is part of the original incorporated boundaries of Lehi.
**September 14, 2021** – The City Council approved a General Plan amendment on this property to HDR.

## REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from R-2 to R-3 for 396 North 500 West. The applicant provided a new survey after Planning Commission that verifies the property is actually 0.46 acres and not just 0.42 acres.

The zone change is consistent with the recently amended General Plan designation of HDR for the property. The applicant is seeking a zone change as it will allow the property to be developed with a townhome project that is located near the Historic Downtown District and more walkable to nearby community services.

The zone change would result in a maximum total of five lots because the allowed density for R-3 is 12 units per acre. The applicant does have interest in proposing non-required amenities to obtain one additional lot, but this would be addressed at the time of subdivision approval.

**DRC Comments**

The DRC had one comment on the proposed zone change.

1. As a condition of recording the zone change and prior to submission of an application for preliminary subdivision or site plan, the owner needs to complete the required water dedication for the R-3 Zone. The amount would be calculated based on the difference between the current R-2 Zone and the proposed R-3 Zone. This would be 2.7 acre feet of culinary water per acre.

   Please consider the DRC comment in the motion.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the High Density Residential 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 change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on October 14, 2021. The minutes and motion from this meeting are as follows:

**3.6) Public hearing and recommendation of Mark Hampton's request for review of the Lehi Brownstones zone change located at 396 North 500 West, changing the zoning from R-2 (medium density residential) to R-3 (high density residential) on .42 acres.**

Brittney Harris presented information on the agenda item.

The applicant, Mark Hampton, was present. He clarified that he is proposing five units. He stated his land was recently surveyed and found he has more acreage than they thought and was hoping to have six units. He stated they would like to tie the two neighborhoods together with a walking path and would like to make that park a public park.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

**Motion:** Commissioner Bunker moved to recommend approval of **Mark Hampton's request for review of the Lehi Brownstones zone change located at 396 North 500 West, changing the zoning from R-2 (medium density residential) to R-3 (high density residential) on .42 acres**; that the proposed use will not be detrimental or injurious to property in the vicinity, will be in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code, that the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area; including all DRC comments and findings stated in the report, based on the total acreage of the new survey that Mr. Hampton will provide to the Council. Commissioner Nielsen seconded.

**Vote:** Commissioner Nielsen, yes; Commissioner Bunker, yes; Commissioner Eyre; yes; Commissioner Newall, yes; Commissioner Britton, yes. The vote passed unanimously.

**Lehi Brownstones Residential Zone Change**
**DRC Redline Comments**

*Mark Hampton- requests review of the **Lehi Brownstones Zone Change** located at 396 North 500 West, changing the zoning from R-2 to R-3 on .42 acres.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Scott Miner
Date of Plans Reviewed: **9/16/2021**
Time Start: 1:03 pm
Time End: 1:10 pm

**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. As a condition of recording the zone change and prior to submission of an application for preliminary subdivision or site plan, the owner needs to complete the required water dedication for the R-3 Zone. The amount would be calculated based on the difference between the current R-2 Zone and the proposed R-3 Zone. This would be 2.7 acre feet of culinary water per acre.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 14, 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: 61-2021**

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 396 NORTH 500 WEST**

WHEREAS, Mark Hampton, authorized agent for the owner of property located at 396 North 500 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-3; and

WHEREAS, following a public hearing on October 14, 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 November 16, 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 October 14, 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 R-3.

PART II:

A. If a provision of this Ordinance 61 -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 16th day of November 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

LEHI BROWNSTONES ZONE CHANGE PROPERTY LEGAL DESCRIPTION

## ***SURVEY DESCRIPTION***

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

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

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

6-17-21

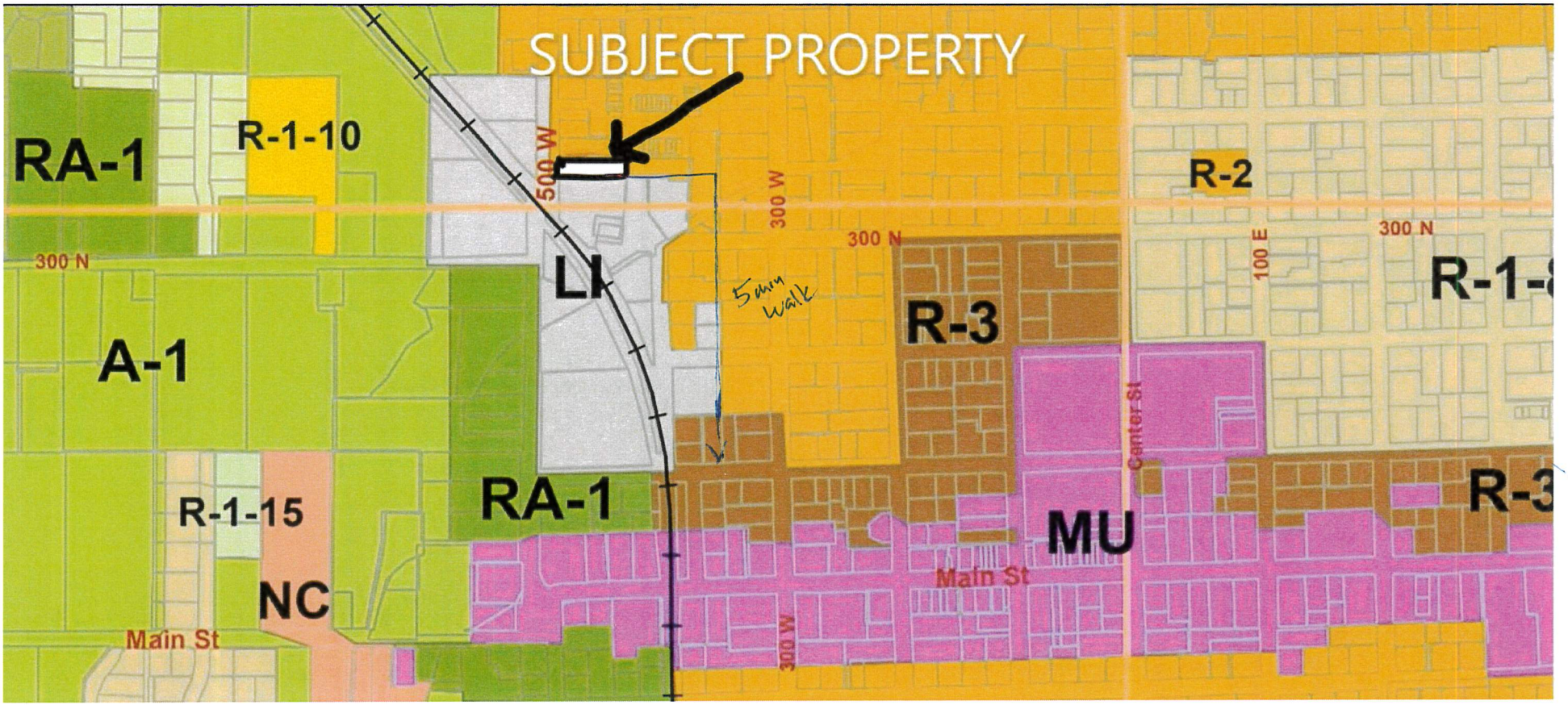
Dear Lehi City,

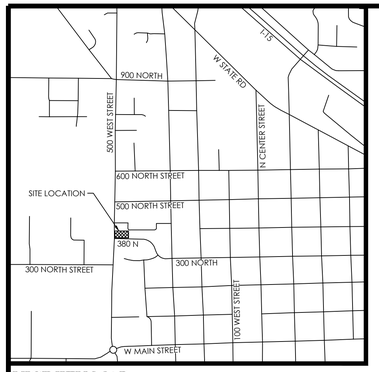
Recently, Lehi City adapted the R3 Zone in the "downtown" district. The intent is to help create a walking community to services, Legacy Center, and local businesses. The Subject Property is located less than a 5-minute walk to the Lehi Bakery, and will help in meeting the intent of the R3 Zone. Though the Subject property is 2.5 blocks away from the present R3 zone, clearly the challenging area will carry the same impact as the desire for downtown. The project is bordered by Railroad tracks, Industrial buildings (including the Power Department to the West), a Town Home project to its North, and the Lehi City Shops to the South. Last year, the existing property/home was listed for sale for over 11 months and because of it surroundings was not purchased. The home is in disrepair and is not salvageable. The attempt to demo the home and build a new home in this existing environment, will not be possible. The adjacent zone (industrial), given the set back and parking requirements of the that Zone, will not allow this property to be developed as industrial as it does not have enough footage.

It is our intent to request the City allow the R3 zone to be extended to this location for the same reasons the City adapted the R3 Zone for the Down Town Main Street district. Our intent is to create a self-contained, HOA managed, Town Home project shown as Exhibit A, where we can create a "Brownstone" street frontage and services and vehicles to the back. The Style and look will assist in the market need for affordable housing and also allow an undevelopable piece of property become an asset to the intentions of Lehi City and the R3 Zone.

Thank you for your consideration.

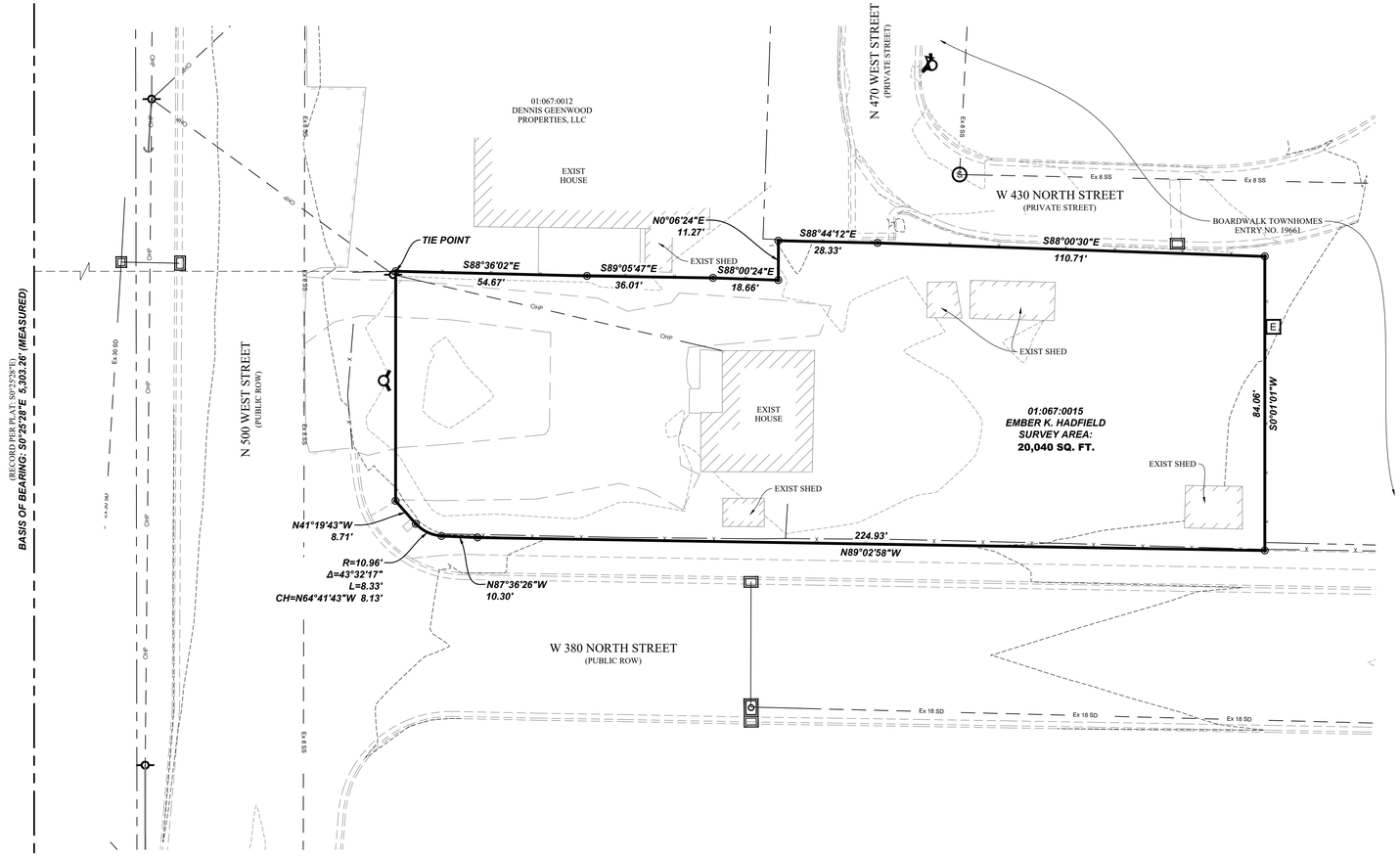
Mark Hampton


SUBJECT PROPERTY
RA-1
R-1-10
500 W
300 W
300 N
LI
5 min walk
R-2
300 N
100 E
300 N
R-1-8
A-1
R-3
Center St
R-1-15
RA-1
MU
R-3
NC
Main St
Main St
300 W




VICINITY MAP
N.T.S

5
8
NORTH 1/4 CORNER OF SECTION 8, T5S, R1E, SLB&M
FOUND 3" STANDARD FLAT TOP BRASS MONUMENT 2012




17
8
SOUTH 1/4 CORNER OF SECTION 8, T5S, R1E, SLB&M
FOUND 3" STANDARD FLAT TOP BRASS MONUMENT

N89°37'26"E 2,663.98' (MEASURED)
(RECORD PER DEPENDENT RESURVEY: N89°37'20"E 2,663.92')

8
17
9
16
SOUTHEAST CORNER OF SECTION 8, T5S, R1E, SLB&M
FOUND 3" STANDARD FLAT TOP BRASS MONUMENT

## LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- [XXXX] EXIST. CONTOUR MAJOR
- [XXXX] EXIST. CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- Ex COMM EXIST. COMMUNICATIONS
- OHP EXIST. OVERHEAD POWER
- X EXIST. FENCE
- EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
- EXIST. EDGE OF ASPHALT
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKER
- S.D. EXIST. SD INLET, MANHOLE & COMBO BOX
- S EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- + XXXX.X EXIST. SPOT ELEVATION
- XX:XXX:XXXX UTAH COUNTY PARCEL No.

N

S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

### NOTES

1. The purpose of this Survey is to correctly represent the boundary lines and property corners of the surveyed parcel described and shown hereon, identified as Utah County as Parcel No.(s): 01:067:0015. The location Lot 7, Block 71, Plat "A" was unable to be determined and the boundary of said parcel was unable to be determined by the original Warranty Deed as well. The boundary line was recreated based on existing fence lines, sidewalks, and adjoining subdivisions.
2. Documents of record in the offices of the Utah County Recorder and Surveyor were utilized in the preparation of this survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels noted on this Survey are referenced from said documents.
3. The Basis of Bearing for this Survey is S0°25'28"E along the Section line between the North 1/4 Corner and the South 1/4 Corner of Section 8, Township 5 South, Range 1 East, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
4. Vertical data (contour lines and/or spot elevations, etc.) is based on the NAVD 88 elevation published by the Utah County Surveyor on the South 1/4 Corner of Section 8 of 4552.67.
5. #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
6. This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
7. Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
8. Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
9. The following documents were reviewed and/or utilized in the preparation of this Survey:
   a. Boardwalk Townhomes Subdivision, recorded as Entry #19661 and Map #2798, 8-10-1982.
   b. Warranty Deed, recorded as Entry #77571:2000, 10-2-2000.
   c. The following filed Surveys per Salt Lake County Surveyor:
      - ALTA/ACSM Land Title Survey File #15-137, prepared by Ridgeline Engineering & Surveying, 11-12-2015.

### LEGAL DESCRIPTION
**(WARRANTY DEED - ENTRY NO. 77571:2000)**

Commencing at a point 66 feet North of the Southwest corner of Lot 7, Block 71, Plat "A". LEHI CITY SURVEY; thence North 74 feet; thence East 250 feet; thence South 74 feet' thence West 250 feet to the point of beginning.

### SURVEY DESCRIPTION

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

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

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

### SURVEYOR'S CERTIFICATE

"I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License 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 made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Evan J. Wood — Date
Professional Land Surveyor
License No. 183395

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

# BOUNDARY & TOPOGRAPHIC SURVEY

LOCATION: THE SE1/4 OF SECTION 8, T5S, R1E, SLB&M
LEHI CITY, UTAH

PROPERTY OF: EMBER K. HADFIELD
PREPARED FOR: JARRETT ARCHITECTURE

| REVISION BLOCK | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

| | |
|---|---|
| Drawn: JKEH | Checked: EJW |
| Scale: 1"=20' | Job #: 21-0490 |
| Date: 10/06/2021 | |
| Sheet: 1 OF 1 | |

Z:_2021\21-0490 Lehi Brownstone\design 21-0490\dwg\BGS\21-0490 BGS.dwg

# Lehi Brownstones Zone Change

Aerial

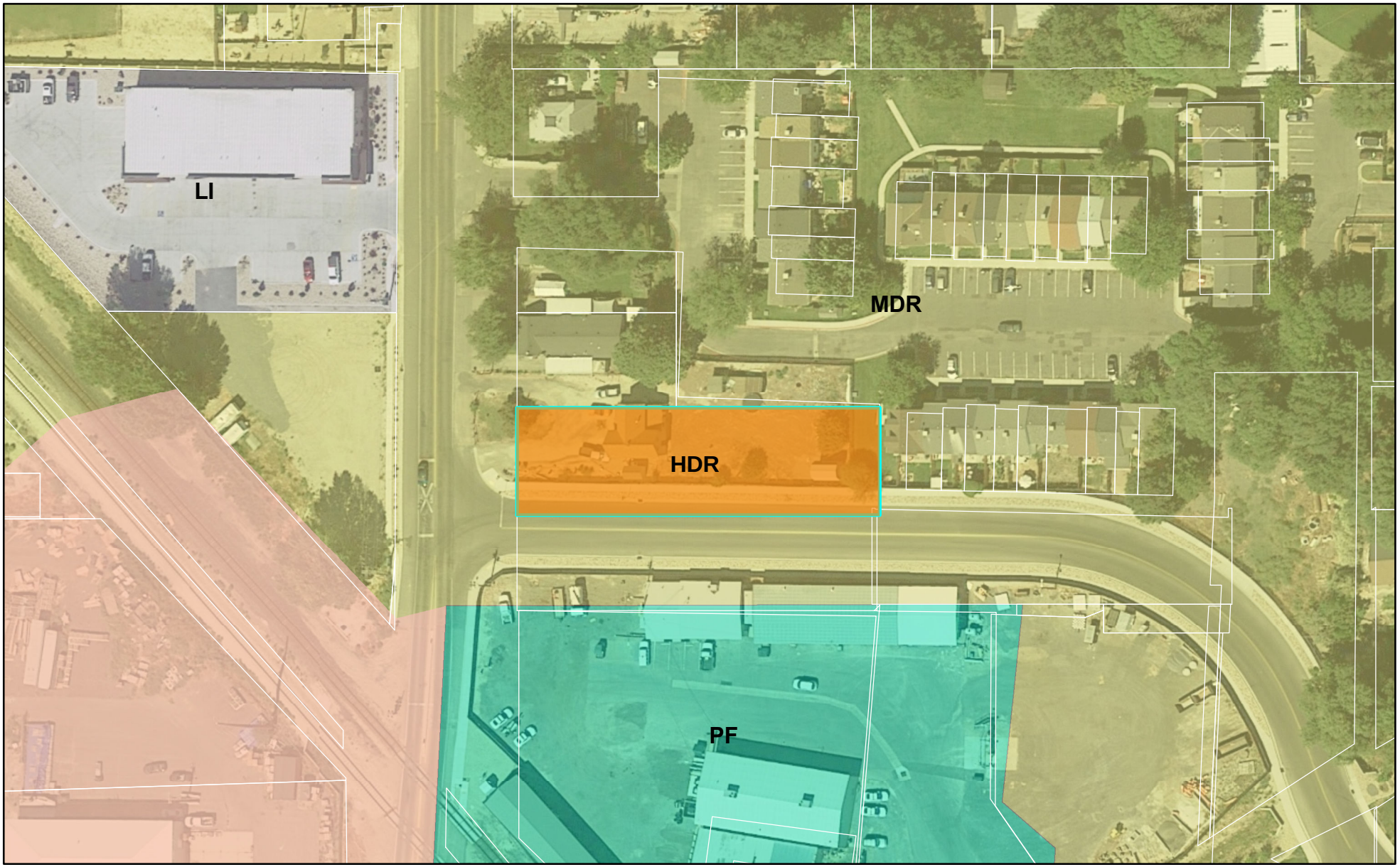


0 110 220 Feet

LEHI CITY

# Lehi Brownstones Zone Change

General Plan

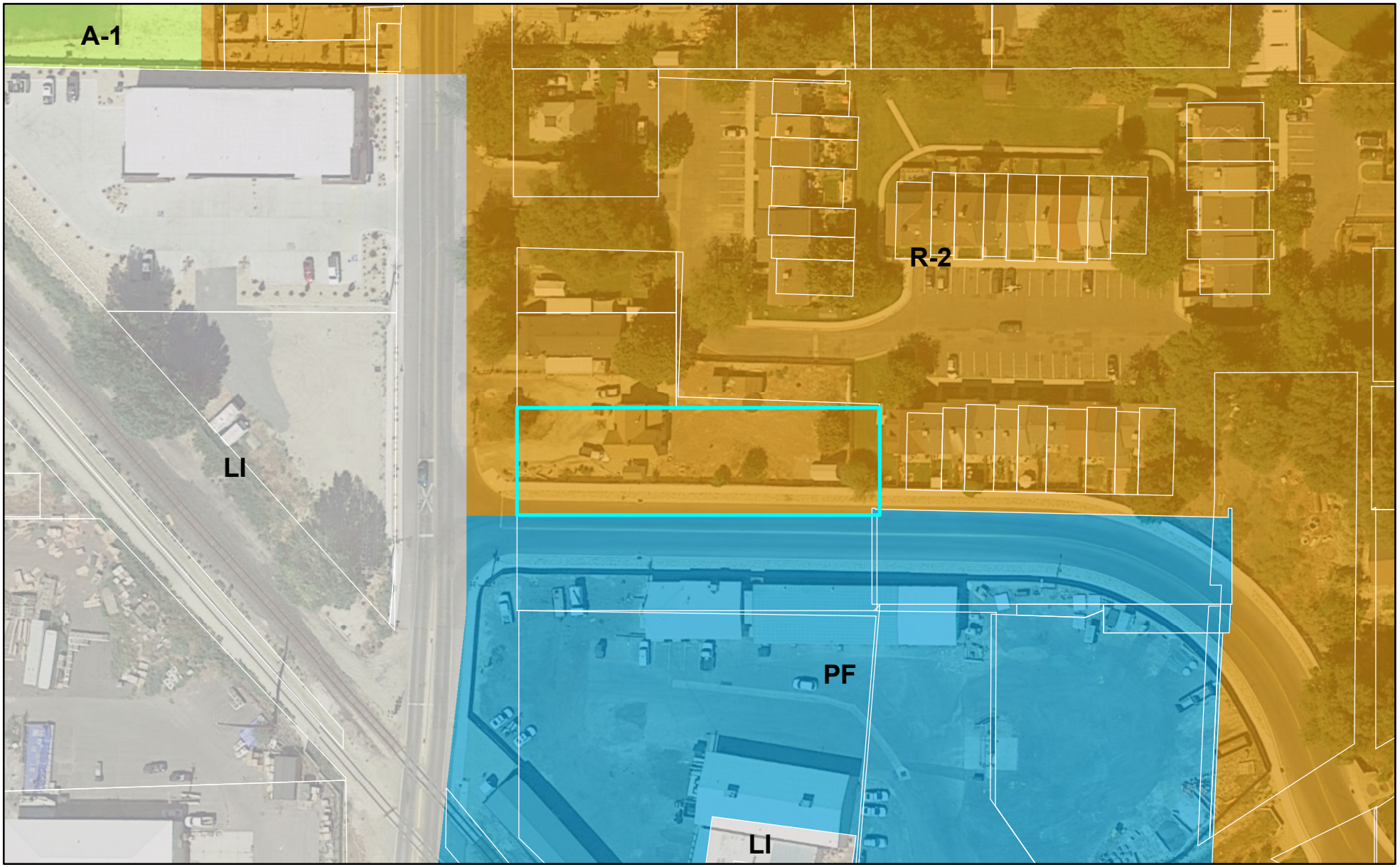



0 110 220 Feet

LEHI CITY

# Lehi Brownstones Zone Change

Zoning




0 110 220 Feet

LEHI CITY

**Agenda Item No: 11**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Concept approval for the River Point Concept, a 499-unit residential development located at 1100 North 3600 West.

**Suggested Action:**

**Attachments:**

CC Staff Report River Point Concept 11.16.21.docx

River Point Concept Plan DRC 09.29.2021.docx

River Point Concept - plans.pdf

River Point Concept - landscape plans.pdf

River Point Concept General Plan.pdf

River Point Concept Zoning.pdf

River Point Concept Aerial.pdf

IMG_9909.JPG

IMG_9910.JPG

IMG_9908.JPG

# RIVER POINT CONCEPT
## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Edge Homes | | |
| **Meeting Date** | November 16, 2021 | | |
| **Requested Action/Purpose** | Approval of a proposed concept plan | | |
| **Location** | 1100 North 3600 West | | |
| **Project Area** | 100.36 acres | | |
| **Existing Zoning** | R-2, R-3, R-1-8, R-1-15 | | |
| **General Plan Land Use Designation** | MDR, HDR, LDR, and VLDR | | |
| **Adjacent Zoning and Land Use** | *North* | R-3, R-2, TH-5 | Future Gardner Point Subdivision and Undeveloped/Agriculture |
| | *South* | PC | Cold Spring Ranch |
| | *East* | TH-5 | Jordan River |
| | *West* | TH-5 | Undeveloped and Saratoga Springs |
| **Date of DRC Review** | September 29, 2021 | | |
| **Date of Planning Commission Review** | October 14, 2021 | | |
| **Assigned Planner** | Sierra Pierson | | |

## 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.

## REPORT ANALYSIS

The applicant requests review and approval on the River Point Subdivision concept plan. The proposed development is requesting to be built as a Planned Unit Development (PUD). It would be at the discretion of the Planning Commission and City Council to determine if a PUD would be appropriate at this location. The proposed development is for roughly 100 acres of property and would include 499 residential units. The residential units include front-load townhomes, rear-load townhomes, and single-family homes. The plan in the packet has been updated since the Planning Commission meeting to address some of the concerns from the Commission. This report will describe the PUD requirements, layout of the development and the DRC comments.

**PUD Requirements**

Planned Unit Development, or PUD, is a residential overlay that allows applicants to cluster development to provide varied lot sizes and open space. 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. The density for PUDs is determined based on the underlying zoning district. This concept plan shows the allowed amount of density, 499 units, based on the underlying zoning districts of R-2, R-3, R-1-8, and R-1-15. The development does show the minimum of 10% open space requirement and will need to meet the requirements for design. The location and design of the open space requires that the open space well-planned, walkable, and connected. In addition, any detention and yard areas could not be counted towards the open space areas.

**Proposed Layout**

The proposed layout of the development covers property on both sides of 3600 West. The proposed layout is altered from the layout presented to the Planning Commission. The developer has updated the concept to address some of the concerns presented by the Planning Commission and suggestions from staff.

On the west side of 3600 West, the plan shows townhomes in the northern corner of the property, trails, and open space. Rear-load townhomes are shown to be fronting larger public streets and open space, while front-load townhomes front onto alleys. The remainder of the property will consist of single-family homes of ranging sizes to provide variety

through the subdivision. Road stubs will be made to the south to connect to the existing Cold Spring Ranch subdivisions to provide connectivity in the area. The development is also proposed to add a trail through the middle of the subdivision to provide pedestrian connectivity through the subdivision to 3600 West.

On the east side of 3600 West, the plan shows single-family homes, townhomes, and open space. Rear-load townhomes are proposed on the northern end of the property to front onto 3600 West and along the Powerline Corridor. The townhomes along the Powerline Corridor will front onto open space. The single-family homes will be of varying lot sizes. The homes are intended to have the largest lot sizes along the Jordan River to meet the Jordan River Overlay requirements. The open space will be located along the Powerline Corridor and the Jordan River. The plan also shows trails within both open space corridors. Connections to the trail along the Jordan River will be provided in multiple places in the development to provide greater pedestrian connectivity. The development also shows two road connections to the south to connect with the Cold Spring Ranch development.

**DRC Comments**

The DRC had 26 comments on the plan, including the following:

1. Jordan River West trail must extend south to stub to the property line.
2. Pedestrian block lengths of 400' are required - show mid-block walkways for blocks exceeding 400' in length.
3. We will need a traffic impact study. Please have your traffic consultant contact me before beginning. Things go a lot smoother that way. I will provide him or her with our traffic study guidelines.
4. Provide determination from authorized specialist showing location of any wetlands within the project boundaries

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Concept is/is not consistent with the Lehi City Development Code
2. The proposed Concept does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined by the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on October 14, 2021. The minutes and motion from this meeting are as follows:

> **3.7) Public hearing and recommendation of Edge Homes' request for review of the River Point Concept, a 529-unit residential development located at 1100 North 3600 West.**
>
> Brittney Harris presented information on the agenda item.
>
> The applicant, Brandon with Edge Homes, was present. He gave a brief power point presentation on the Edge Homes concept. He stated they are close to twenty-five acres of open space with trails and open space and a plaza area.
>
> Commissioner Nielsen opened the public hearing.
>
> Michelle Stallings stated her concerns were the multifamily development amenity requirements. She stated she feels that the developers should be responsible for providing the park space that is required and provided information that the City requires per City code.

Lindsay Isles stated she would like to see the trees that are abutted to the wetlands to stay. She also had concerns with 1500 North and 2300 West with traffic. She stated the Exchange has parked cars and does not have sufficient parking and wanted to know if this is the direction the City was going for and if the new development that is being heard tonight has enough parking.

Commissioner Nielsen acknowledged the public comments that were submitted electronically.

Ross Dinsdale stated the developer will be conducting a traffic study and the key point they will be looking at is 1500 North and 3600 West. Ross stated the Peak Hour traffic times are when the traffic studies are required to be counted. The City traffic engineer and the developers traffic engineer will work cohesively to make sure the traffic study is done correctly.

Commissioner Nielsen closed the public hearing.

The applicant stated they would meet the ordinance when it comes to amenities. He will also make sure a traffic study is conducted and comply with on street parking. He will look at the trees to see if they are a buffer and do the best they can to try and preserve the trees.

**Motion:** Commissioner Bunker moved to recommend approval of **Edge Homes' request for review of the River Point Concept, a 529-unit residential development located at 1100 North 3600 West**; including all DRC comments and findings stated in the report, and additional density request in lieu of widening of 3600 West and additional open space and trails for usable amenities as required by code. Commissioner Eyre seconded.

**Vote:** Commissioner Nielsen, no; Commissioner Bunker, yes; Commissioner Eyre; yes; Commissioner Newall, yes; Commissioner Britton, no. The motion was forwarded with a negative recommendation 3 – 2.

**River Point Concept Plan**
**DRC Redline Comments**

*Edge Homes – requests review of the **River Point Concept Plan**, a 529-unit residential development located at 1100 North 3600 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Jed Stewart, Brandon Watson, Jared Ford
Date of Plans Reviewed: **9/21/21**
Time Start: 1:58 PM
Time End: 2:15 PM

**DRC REDLINE COMMENTS:**

**Glade – Power:**

1. A circuit(s) study and over-all circuit routing plan is required for this project. (Underway)
2. General comment: No permanent structures are allowed in the PUE space; includes porches, footings, concrete steps, a/c units, window wells, etc. Design and construction shall meet Lehi Power Design Standards. Where no park strip is provided for water meters, a 15' PUE is required.
3. Show & label existing Lehi Power transmission easement.

**Garion – Fire: No comment**

**Greg – Water/Sewer:**

4. Sewer is stubbed at these locations. Additional capacity added with this project will require upgrade to the sewer lift station at the developer's expense.
5. Irrigation source and storage will be required for this development
   Culinary source and storage will be required for this development.

**Trent – Parks:**

6. Continue power line trail to southern edge of project.
7. Update drawings to show trail ADA ramps the full width of the adjacent trail. Note call outs separate for these ramps: "ADA ramp similar to Lehi City Standard drawing Road-6, increase width of ramp to match plans and truncated domes shall be full width of trail"
8. Provide radii on all trail tees

**Gary – Building/Inspections:**

9. A soil report will be required if this moves past concept.

**JD – Streets:**

10. Add CBR to the plans

**Ross – Engineering:**

11. Provide determination from authorized specialist showing location of any wetlands within the project boundaries
12. Will need to meet state retention requirements

**Luke- Traffic:**

13. We will need a traffic impact study. Please have your traffic consultant contact me before beginning. Things go a lot smoother that way. I will provide him or her with our traffic study guidelines.

**Kim – Planning:**

14. Update Gardner Point Preliminary plan to show approved preliminary so the stub connects
15. Staff needs to check the Jordan River Overlay Map for this area to make sure we're not too close to the River. The lots along the river need to comply with the Jordan River Overlay Zone.
16. I know this is just concept, but I would just straighten out the Powerline Trail and make it super direct.
17. Jordan River West trail must extend south to stub to the property line.
18. Recommend shifting the alley up and rear loading the units to the north and south to the courtyard on the south doesn't have a driveway in it and the units to the north rear-load and face towards Big Horn Drive.
19. Pedestrian block lengths of 400' are required - show mid block walkways for blocks exceeding 400' in length.
20. Show flood plain area as dedicated to Lehi City (or HOA).
21. See Bluebeam marked-up plans to show movement of rear-load townhomes to remove alley and adjust townhomes to face public road.

**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.**

22. Show sidewalk connections from front of townhome units to the sidewalks in front of them.
23. Recommend that we meet to discuss the idea of an under crossing at 3600 West to provide a safe east-west crossing that will provide a safe option to get to school to the south. Density bonus could be available for this.
24. I'm not sure how much space is between the rear property line and the edge of bank to the Jordan River, but recommend there is enough breathing room so that it feels like a comfortable space to be in as well as ensuring the trail isn't right top of bank on the river.
25. All ramps for trails must be 10' wide and keep in line with the direction of the path.
26. Guest parking for multi-family would need to be met with 1 stall for every 3 units.

**GENERAL COMMENT:**

1. RMP ATA(s) required. RMP relocate required.

THIS ITEM CAN BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 14TH PENDING STAFF DETERMINING THE DENSITY ALLOWED FOR ROAD WIDENING AND OTHER DENSITY BONUS ITEMS

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

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

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

# RIVER POINT

## 3600 WEST
## LEHI, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
November 5, 2021

INDEX OF DRAWINGS


| | |
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| C-001 | GENERAL NOTES |
| C-200 | OVERALL SITE PLAN |
| C-201 | WEST OVERALL SITE PLAN |
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**NOTICE TO CONTRACTOR**

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

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

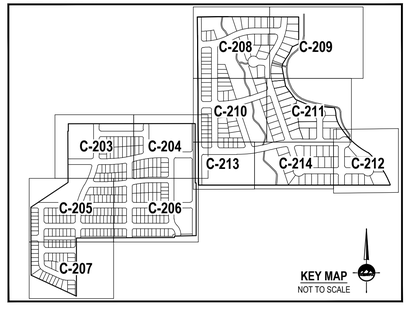
**NOTICE TO DEVELOPER/ CONTRACTOR**

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

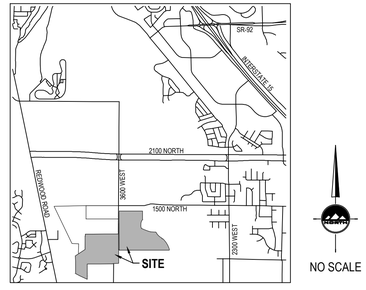
**UTILITY DISCLAIMER**

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

KEY MAP




VICINITY MAP




## GENERAL NOTES

1. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. BENCHMARK ELEVATION = EAST QUARTER CORNER SECTION 2, T5S, R1W SALT LAKE BASE & MERIDIAN ELEV. = 4536.22.
3. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN AND POWER.
4. THE BIDDING DOCUMENT SHALL BE A SUPPORT DOCUMENT TO THE "LEHI CITY SPECIFICATIONS" AS NECESSARY. THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS SHALL GOVERN ON ALL CONSTRUCTION IMPROVEMENTS OF THIS PROJECT.
5. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
6. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
7. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION METING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER.


ENSIGN
THE STANDARD IN ENGINEERING

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*CONTACT:*
JED STEWART
PHONE: 801-494-0150


RIVER POINT
3600 WEST
LEHI, UTAH

COVER SHEET

PROJECT NUMBER 8069H
PRINT DATE 11/5/21
DRAWN BY JWJ
CHECKED BY JKF
PROJECT MANAGER JKF

C-000

## GENERAL NOTES

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

## UTILITY NOTES

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

## TRAFFIC CONTROL AND SAFETY NOTES

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

## DEMOLITION NOTES

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

## GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

## ABBREVIATIONS

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

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

## LEGEND

| | |
|---|---|
| SECTION CORNER | EXISTING EDGE OF ASPHALT |
| EXISTING MONUMENT | PROPOSED EDGE OF ASPHALT |
| PROPOSED MONUMENT | EXISTING STRIPING |
| EXISTING REBAR AND CAP | PROPOSED STRIPING |
| SET ENSIGN REBAR AND CAP | EXISTING FENCE |
| EXISTING WATER METER | PROPOSED FENCE |
| PROPOSED WATER METER | EXISTING FLOW LINE |
| EXISTING WATER MANHOLE | PROPOSED FLOW LINE |
| PROPOSED WATER MANHOLE | GRADE BREAK |
| EXISTING WATER BOX | EXISTING STORM DRAIN LINE |
| EXISTING WATER VALVE | PROPOSED STORM DRAIN LINE |
| PROPOSED WATER VALVE | ROOF DRAIN LINE |
| EXISTING FIRE HYDRANT | CATCHMENTS |
| PROPOSED FIRE HYDRANT | HIGHWATER LINE |
| PROPOSED FIRE DEPARTMENT CONNECTION | EXISTING SANITARY SEWER |
| EXISTING SECONDARY WATER VALVE | PROPOSED SANITARY SEWER LINE |
| PROPOSED SECONDARY WATER VALVE | PROPOSED SAN. SWR. SERVICE LINE |
| EXISTING IRRIGATION BOX | EXISTING LAND DRAIN LINE |
| EXISTING IRRIGATION VALVE | PROPOSED LAND DRAIN LINE |
| PROPOSED IRRIGATION VALVE | PROPOSED LAND DRAIN SERVICE LINE |
| EXISTING SANITARY SEWER MANHOLE | EXISTING CULINARY WATER LINE |
| PROPOSED SANITARY SEWER MANHOLE | PROPOSED CULINARY WATER LINE |
| EXISTING SANITARY CLEAN OUT | PROPOSED CULINARY WATER SERVICE LINE |
| EXISTING STORM DRAIN CLEAN OUT BOX | EXISTING SECONDARY WATER LINE |
| PROPOSED STORM DRAIN CLEAN OUT BOX | PROPOSED SECONDARY WATER LINE |
| EXISTING STORM DRAIN INLET BOX | PROPOSED SEC. WATER SERVICE LINE |
| EXISTING STORM DRAIN CATCH BASIN | EXISTING IRRIGATION LINE |
| PROPOSED STORM DRAIN CATCH BASIN | PROPOSED IRRIGATION LINE |
| EXISTING STORM DRAIN COMBO BOX | EXISTING OVERHEAD POWER LINE |
| PROPOSED STORM DRAIN COMBO BOX | EXISTING ELECTRICAL LINE |
| EXISTING STORM DRAIN CLEAN OUT | EXISTING GAS LINE |
| EXISTING STORM DRAIN CULVERT | EXISTING TELEPHONE LINE |
| PROPOSED STORM DRAIN CULVERT | ACCESSIBLE ROUTE |
| TEMPORARY SAG INLET PROTECTION | SAW CUT LINE |
| TEMPORARY IN-LINE INLET PROTECTION | STRAW WATTLE |
| ROOF DRAIN | TEMPORARY BERM |
| EXISTING ELECTRICAL MANHOLE | TEMPORARY SILT FENCE |
| EXISTING ELECTRICAL BOX | LIMITS OF DISTURBANCE |
| EXISTING TRANSFORMER | EXISTING WALL |
| EXISTING UTILITY POLE | PROPOSED WALL |
| EXISTING LIGHT | EXISTING CONTOURS |
| PROPOSED LIGHT | PROPOSED CONTOURS |
| EXISTING GAS METER | BUILDABLE AREA WITHIN SETBACKS |
| EXISTING GAS MANHOLE | PUBLIC DRAINAGE EASEMENT |
| EXISTING GAS VALVE | EXISTING ASPHALT TO BE REMOVED |
| EXISTING TELEPHONE MANHOLE | PROPOSED ASPHALT |
| EXISTING TELEPHONE BOX | EXISTING CURB AND GUTTER |
| EXISTING TRAFFIC SIGNAL BOX | PROPOSED CURB AND GUTTER |
| EXISTING CABLE BOX | PROPOSED REVERSE PAN CURB AND GUTTER |
| EXISTING BOLLARD | TRANSITION TO REVERSE PAN CURB |
| PROPOSED BOLLARD | CONCRETE TO BE REMOVED |
| EXISTING SIGN | EXISTING CONCRETE |
| PROPOSED SIGN | PROPOSED CONCRETE |
| EXISTING SPOT ELEVATION | BUILDING TO BE REMOVED |
| PROPOSED SPOT ELEVATION | EXISTING BUILDING |
| EXISTING FLOW DIRECTION | PROPOSED BUILDING |
| EXISTING TREE | |
| DENSE VEGETATION | |

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


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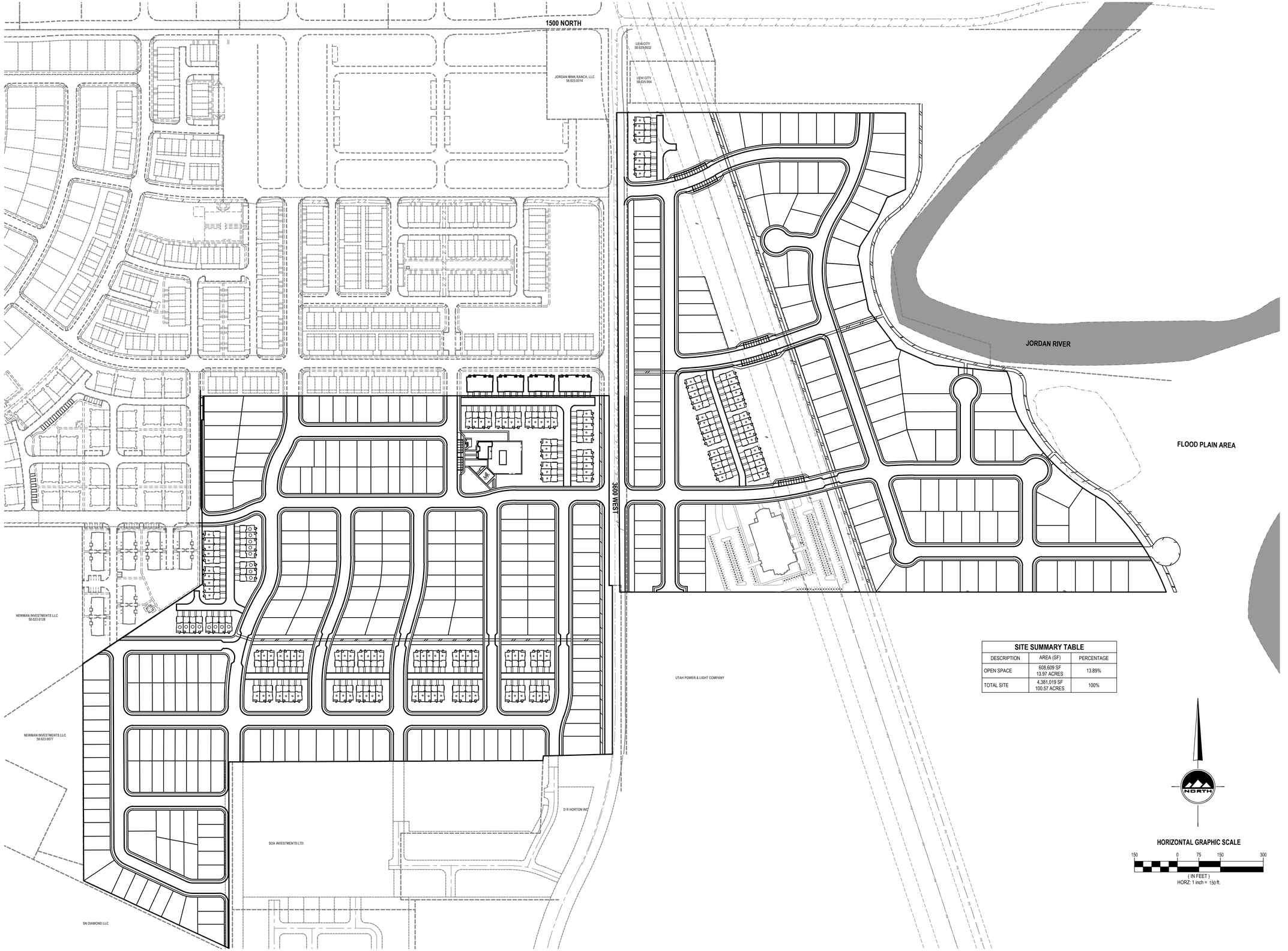

# RIVER POINT

3600 WEST
LEHI, UTAH

## GENERAL NOTES

PROJECT NUMBER 8069H
PRINT DATE 11/5/21
DRAWN BY JWJ
CHECKED BY JKF
PROJECT MANAGER JKF

# C-001




| SITE SUMMARY TABLE | | |
|---|---|---|
| DESCRIPTION | AREA (SF) | PERCENTAGE |
| OPEN SPACE | 608,609 SF<br>13.97 ACRES | 13.89% |
| TOTAL SITE | 4,381,019 SF<br>100.57 ACRES | 100% |

NORTH

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

( IN FEET )

HORZ: 1 inch = 150 ft.


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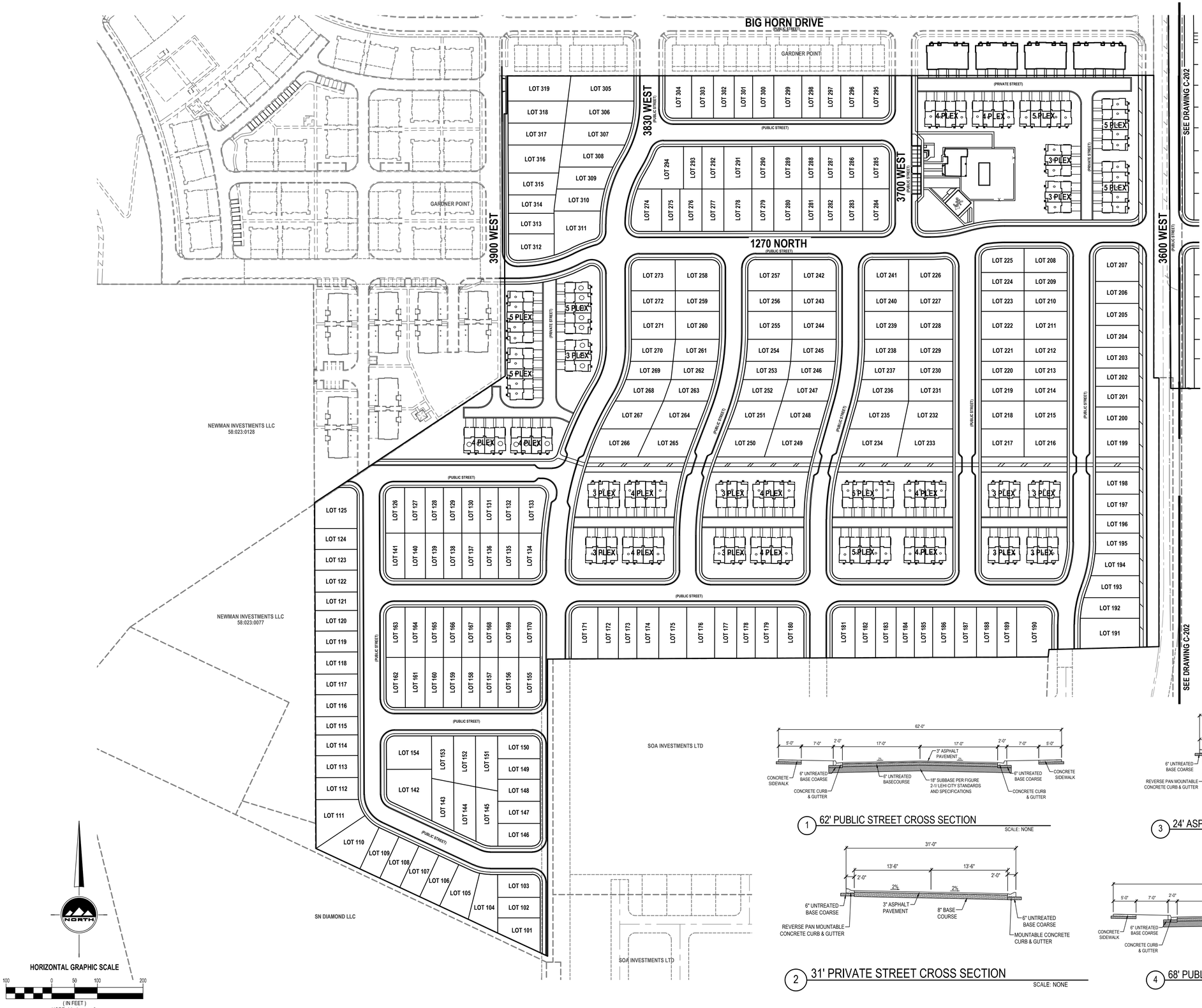
# RIVER POINT

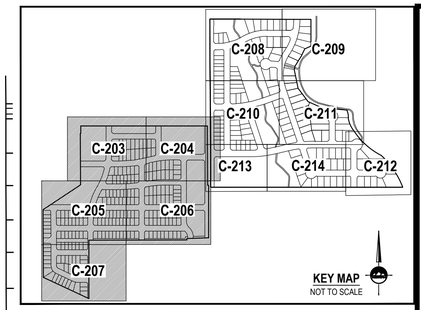
3600 WEST
LEHI, UTAH

## OVERALL SITE PLAN

PROJECT NUMBER 8069H
PRINT DATE 11/5/21
DRAWN BY JWJ
CHECKED BY JKF
PROJECT MANAGER JKF

**C-200**




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'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 / NEIGHBORHOOD**

**WEST UNIT COUNT**

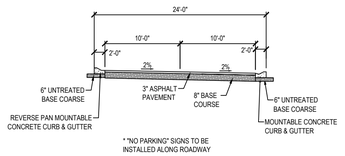
**TOWNHOMES = 113**
**SINGLE FAMILY = 219**
**TOTAL UNITS = 332**
**UNITS PER ACRE = 6.34**

**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**

**NOTE:** 2.5 ACRES ON 3600 WEST ARE SET ASIDE FOR NEIGHBORHOOD COMMERCIAL USE AND NOT COUNTED IN AREA CALCULATIONS.




1 62' PUBLIC STREET CROSS SECTION
SCALE: NONE

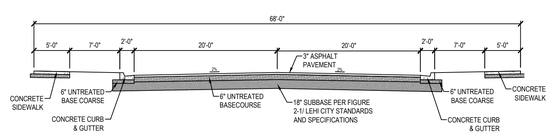



* "NO PARKING" SIGNS TO BE INSTALLED ALONG ROADWAY

3 24' ASPHALT CROSS SECTION
SCALE: NONE




2 31' PRIVATE STREET CROSS SECTION
SCALE: NONE




4 68' PUBLIC STREET CROSS SECTION
SCALE: NONE


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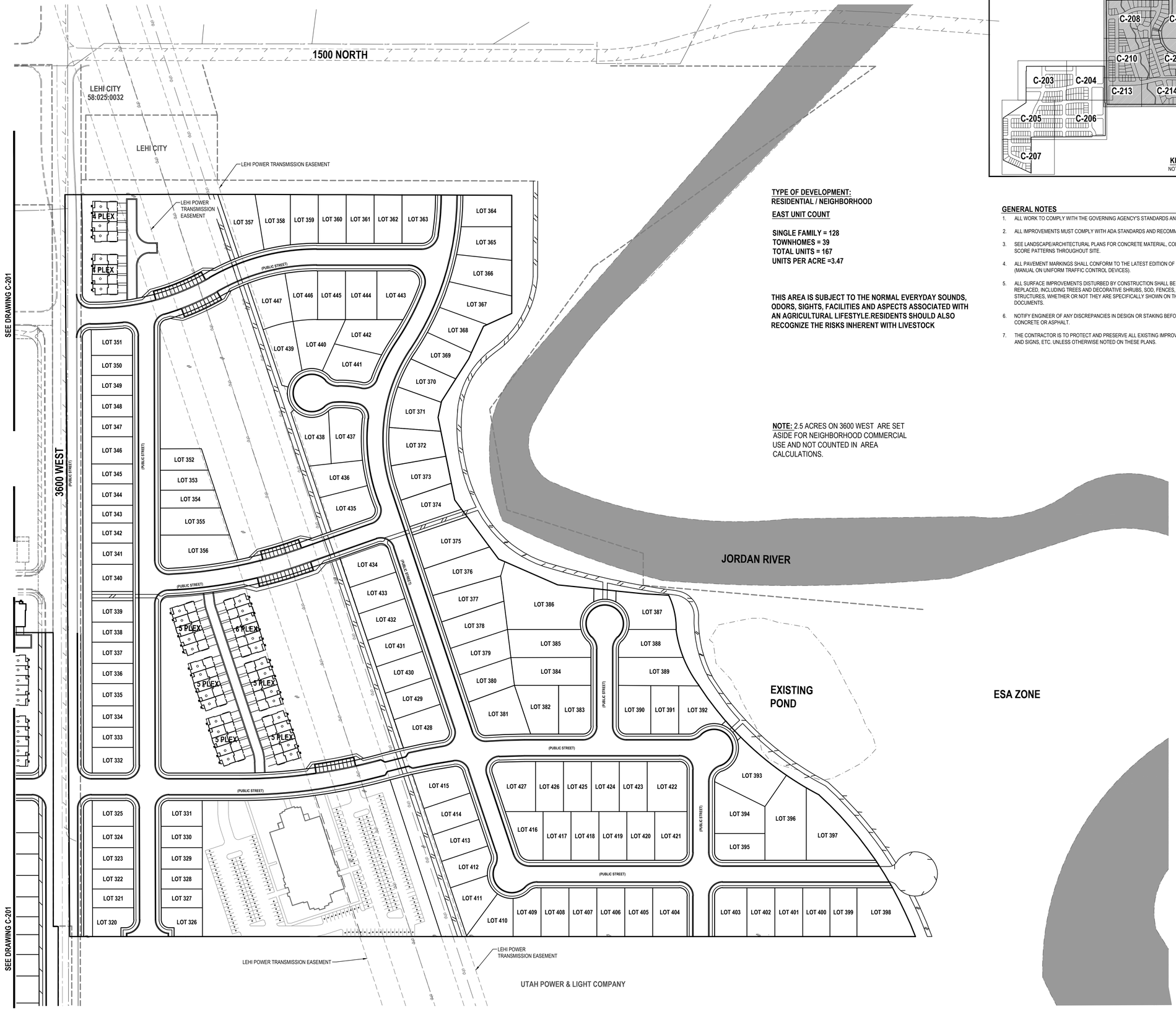
# RIVER POINT

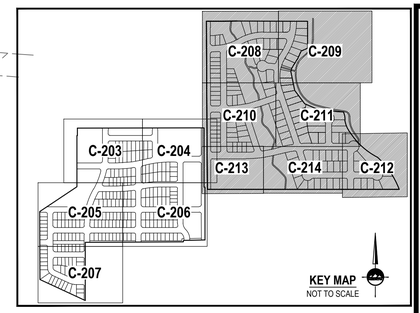
3600 WEST
LEHI, UTAH

## WEST SITE PLAN

PROJECT NUMBER 8069H
PRINT DATE 11/5/21
DRAWN BY JWJ
CHECKED BY JKF
PROJECT MANAGER JKF

**C-201**




**TYPE OF DEVELOPMENT:**
**RESIDENTIAL / NEIGHBORHOOD**

**EAST UNIT COUNT**

**SINGLE FAMILY = 128**
**TOWNHOMES = 39**
**TOTAL UNITS = 167**
**UNITS PER ACRE =3.47**

**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**

**NOTE:** 2.5 ACRES ON 3600 WEST ARE SET ASIDE FOR NEIGHBORHOOD COMMERCIAL USE AND NOT COUNTED IN AREA CALCULATIONS.

## GENERAL NOTES

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2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
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4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
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7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

( IN FEET )

HORZ: 1 inch = 100 ft.


ENSIGN
THE STANDARD IN ENGINEERING

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


# RIVER POINT

3600 WEST
LEHI, UTAH

## EAST SITE PLAN

PROJECT NUMBER 8069H
PRINT DATE 11/5/21
DRAWN BY JWJ
CHECKED BY JKF
PROJECT MANAGER JKF

**C-202**




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'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.
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1. EXISTING CONCRETE SIDEWALK.
2. EXISTING CURB AND GUTTER.
3. INSTALL 5' CONCRETE SIDEWALK PER LEHI CITY STD DRAWING ROAD-5
4. INSTALL 24" MOUNTABLE CURB AND GUTTER
5. INSTALL 24" HIGH BACK CURB AND GUTTER PER LEHI CITY STD. DWG ROAD 5
6. ACCESSIBLE RAMP PER LEHI CITY STD DRAWING ROAD-6.

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*CONTACT:*
JED STEWART
PHONE: 801-494-0150

# RIVER POINT

3600 WEST
LEHI, UTAH

## WEST SITE PLAN

PROJECT NUMBER 8069H
PRINT DATE 11/5/21
DRAWN BY JWJ
CHECKED BY JKF
PROJECT MANAGER JKF

**C-203**




## GENERAL NOTES

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# RIVER POINT

3600 WEST
LEHI, UTAH

## WEST SITE PLAN

PROJECT NUMBER 8069H
PRINT DATE 11/5/21
DRAWN BY JWJ
CHECKED BY JKF
PROJECT MANAGER JKF

**C-204**

## GENERAL NOTES

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6. ACCESSIBLE RAMP PER LEHI CITY STD DRAWING ROAD-6.

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )

HORZ: 1 inch = 30 ft.

SEE DRAWING C-203

SEE DRAWING C-206

SEE DRAWING C-207

TOWNHOME 5 PLEX TYPE C & D

TOWNHOME 3 PLEX TYPE C & D

TOWNHOME 3 PLEX TYPE A & B

TOWNHOME 4 PLEX TYPE C & D

LOT 269 LOT 262 LOT 268 LOT 263 LOT 267 LOT 264 LOT 266 LOT 265

OPEN SPACE

8' ASPHALT TRAIL

LOT 125 LOT 124 LOT 123 LOT 122 LOT 121 LOT 120 LOT 119 LOT 118

LOT 126 LOT 127 LOT 128 LOT 129 LOT 130 LOT 131 LOT 132 LOT 133

LOT 141 LOT 140 LOT 139 LOT 138 LOT 137 LOT 136 LOT 135 LOT 134

LOT 163 LOT 164 LOT 165 LOT 166 LOT 167 LOT 168 LOT 169 LOT 170

LOT 171 LOT 172 LOT 173 LOT 174 LOT 175 LOT 176 LOT 177


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*CONTACT:*
JED STEWART
PHONE: 801-694-0150

# RIVER POINT

3600 WEST
LEHI, UTAH

## WEST SITE PLAN

PROJECT NUMBER 8069H
PRINT DATE 11/5/21
DRAWN BY JWJ
CHECKED BY JKF
PROJECT MANAGER JKF

**C-205**

SEE DRAWING C-204

SEE DRAWING C-204

SEE DRAWING C-205

SEE DRAWING C-205

LOT 253 | LOT 246 | LOT 237 | LOT 230 | LOT 220 | LOT 213 | LOT 203

LOT 252 | LOT 247 | LOT 236 | LOT 231 | LOT 219 | LOT 214 | LOT 202

LOT 251 | LOT 248 | LOT 235 | LOT 232 | LOT 218 | LOT 215 | LOT 201

LOT 250 | LOT 249 | LOT 234 | LOT 233 | LOT 217 | LOT 216 | LOT 200

LOT 199

LOT 198

LOT 197

LOT 196

LOT 195

LOT 194

LOT 193

LOT 192

LOT 191

LOT 178 | LOT 179 | LOT 180 | LOT 181 | LOT 182 | LOT 183 | LOT 184 | LOT 185 | LOT 186 | LOT 187 | LOT 188 | LOT 189 | LOT 190

OPEN SPACE

8' ASPHALT TRAIL

8.0'

TOWNHOME 4 PLEX TYPE C & D

TOWNHOME 5 PLEX TYPE C & D

TOWNHOME 4 PLEX TYPE C & D

TOWNHOME 3 PLEX TYPE C & D

TOWNHOME 3 PLEX TYPE C & D

TOWNHOME 4 PLEX TYPE C & D

TOWNHOME 5 PLEX TYPE C & D

TOWNHOME 4 PLEX TYPE C & D

TOWNHOME 3 PLEX TYPE C & D

TOWNHOME 3 PLEX TYPE C & D

3600 WEST

1 C-201

3 C-201

4

5

3

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )

HORZ: 1 inch = 30 ft.


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# RIVER POINT

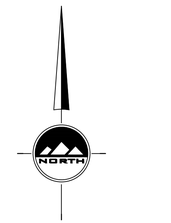
3600 WEST
LEHI, UTAH

## WEST SITE PLAN

PROJECT NUMBER: 8069H
PRINT DATE: 11/5/21
DRAWN BY: JWJ
CHECKED BY: JKF
PROJECT MANAGER: JKF

**C-206**




HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )

HORZ: 1 inch = 30 ft.

## GENERAL NOTES

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*CONTACT:*
JED STEWART
PHONE: 801-494-0150


# RIVER POINT

3600 WEST
LEHI, UTAH

## WEST SITE PLAN

PROJECT NUMBER 8069H
PRINT DATE 11/5/21
DRAWN BY JWJ
CHECKED BY JKF
PROJECT MANAGER JKF

**C-207**

1500 NORTH

SEE DRAWING C-209

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )

HORZ: 1 inch = 30 ft.

## GENERAL NOTES

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7. EXISTING ELECTRIC UTILITY POLE.

LEHI POWER TRANSMISSION EASEMENT

LEHI POWER TRANSMISSION EASEMENT

10' ASPHALT TRAIL

10' ASPHALT TRAIL

TOWNHOME 4 PLEX TYPE C & D

TOWNHOME 4 PLEX TYPE C & D

3600 WEST

LOT 351

LOT 357

LOT 358

LOT 359

LOT 360

LOT 361

LOT 362

LOT 363

LOT 368

LOT 447

LOT 446

LOT 445

LOT 444

LOT 443

LOT 442

LOT 440

1 C-201

3 C-201

SEE DRAWING C-209

SEE DRAWING C-210

SEE DRAWING C-210


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*CONTACT:*
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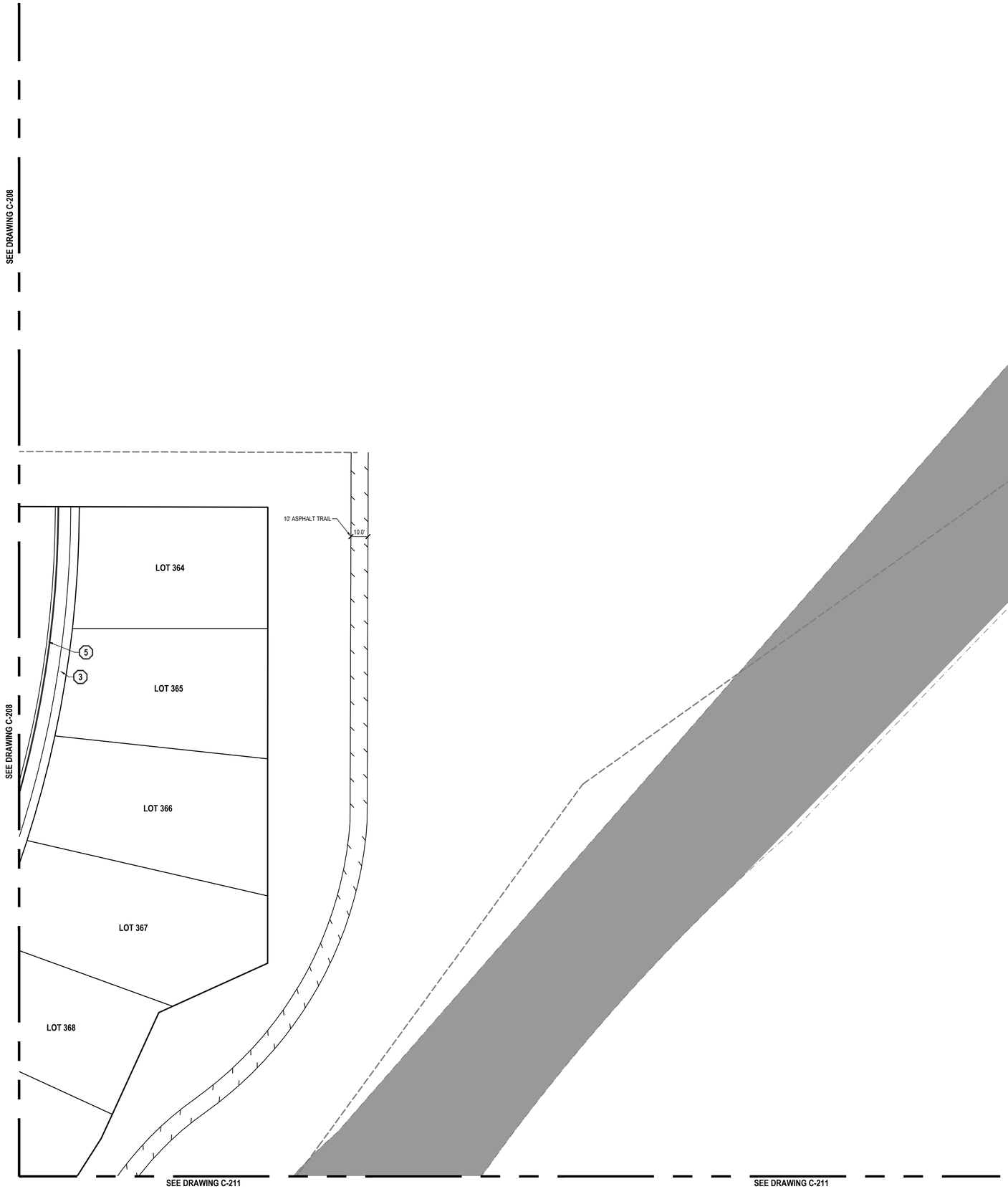

# RIVER POINT

3600 WEST
LEHI, UTAH

## EAST SITE PLAN

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069H | 11/5/21 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

**C-208**





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**CEDAR CITY**
Phone: 435.865.1453

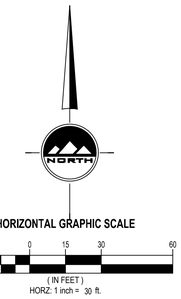
**RICHFIELD**
Phone: 435.896.2983

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*FOR:*
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*CONTACT:*
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# RIVER POINT

3600 WEST
LEHI, UTAH




## GENERAL NOTES

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6. ACCESSIBLE RAMP PER LEHI CITY STD DRAWING ROAD-6.

## EAST SITE PLAN

| | |
|---|---|
| PROJECT NUMBER | PRINT DATE |
| 8069H | 11/5/21 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

**C-209**




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*CONTACT:*
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PHONE: 801-494-0150

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

## GENERAL NOTES

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6. ACCESSIBLE RAMP PER LEHI CITY STD DRAWING ROAD-6.
7. EXISTING ELECTRIC UTILITY POLE.

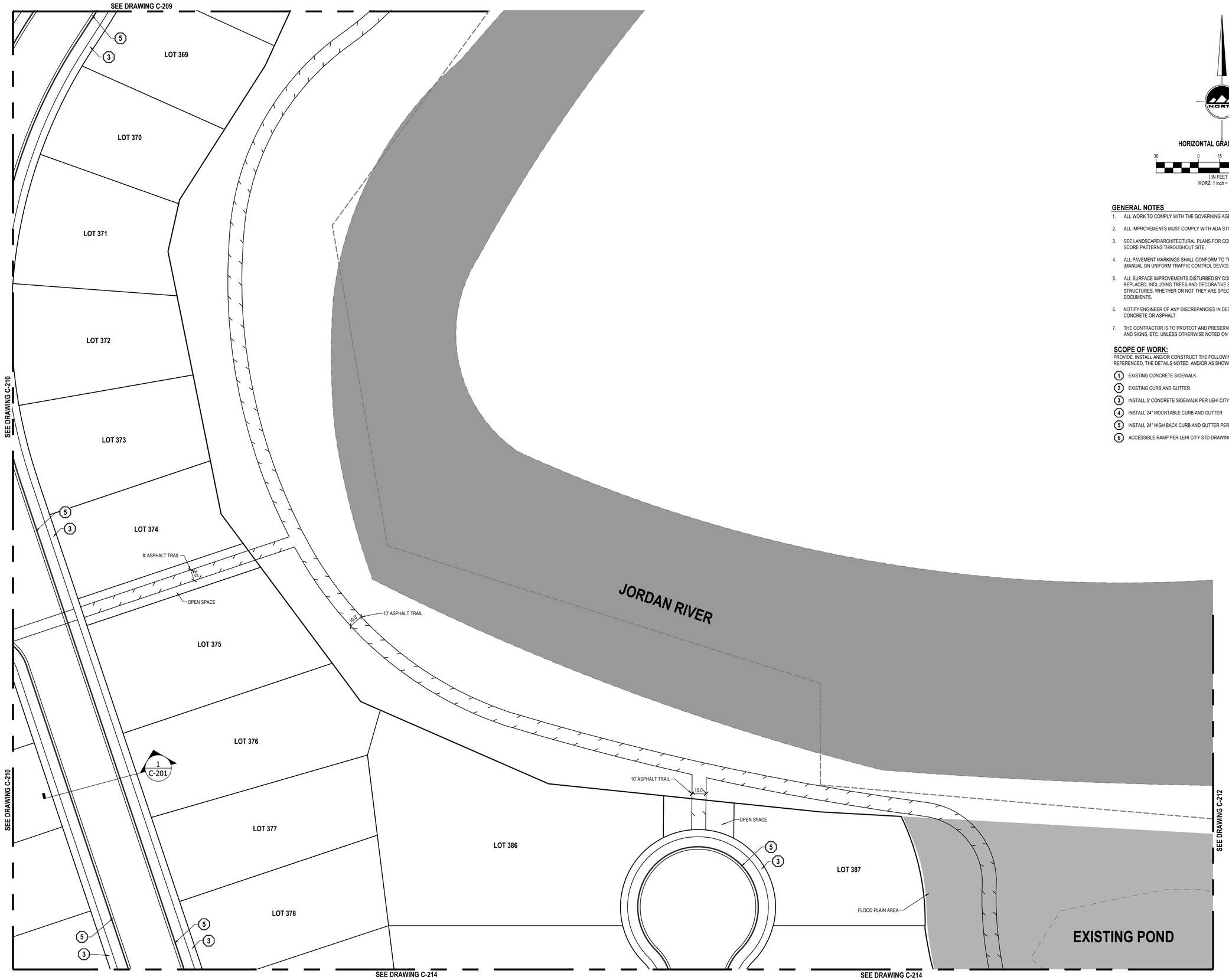
# RIVER POINT

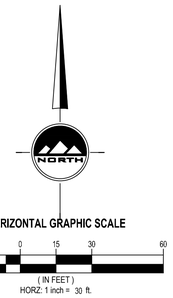
3600 WEST
LEHI, UTAH

## EAST SITE PLAN

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069H | 11/5/21 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

**C-210**




## GENERAL NOTES

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

## SCOPE OF WORK:

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

1. EXISTING CONCRETE SIDEWALK.
2. EXISTING CURB AND GUTTER.
3. INSTALL 5' CONCRETE SIDEWALK PER LEHI CITY STD DRAWING ROAD-5
4. INSTALL 24" MOUNTABLE CURB AND GUTTER
5. INSTALL 24" HIGH BACK CURB AND GUTTER PER LEHI CITY STD. DWG ROAD 5
6. ACCESSIBLE RAMP PER LEHI CITY STD DRAWING ROAD-6.

ENSIGN
THE STANDARD IN ENGINEERING

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

**LAYTON**
Phone: 801.547.1100

**TOOELE**
Phone: 435.843.3590

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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

# RIVER POINT

3600 WEST
LEHI, UTAH

EAST SITE PLAN

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069H | 11/5/21 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

**C-211**







HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )

HORZ: 1 inch = 30 ft.

## GENERAL NOTES

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6. ACCESSIBLE RAMP PER LEHI CITY STD DRAWING ROAD-6.
7. EXISTING ELECTRIC UTILITY POLE.

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# RIVER POINT

3600 WEST
LEHI, UTAH

## EAST SITE PLAN

PROJECT NUMBER: 8069H
PRINT DATE: 11/5/21
DRAWN BY: JWJ
CHECKED BY: JKF
PROJECT MANAGER: JKF

**C-212**

SEE DRAWING C-210

SEE DRAWING C-210

SEE DRAWING C-214

SEE DRAWING C-204

3600 WEST

LOT 337
LOT 336
LOT 335
LOT 334
LOT 333
LOT 332
LOT 325
LOT 324
LOT 323
LOT 322
LOT 321
LOT 320
LOT 331
LOT 330
LOT 329
LOT 328
LOT 327
LOT 326
LOT 431
LOT 430

TOWNHOME 5 PLEX TYPE C & D
TOWNHOME 6 PLEX TYPE C & D

10' ASPHALT TRAIL

LEHI POWER TRANSMISSION EASEMENT

SEE DRAWING C-214

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )

HORZ: 1 inch = 30 ft.

## GENERAL NOTES

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# RIVER POINT

3600 WEST
LEHI, UTAH

## EAST SITE PLAN

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069H | 11/5/21 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

**C-213**

SEE DRAWING C-211

SEE DRAWING C-211

SEE DRAWING C-213

SEE DRAWING C-214

SEE DRAWING C-213

SEE DRAWING C-214

LOT 431

LOT 430

LOT 429

LOT 428

LOT 379

LOT 380

LOT 381

LOT 385

LOT 384

LOT 382

LOT 383

LOT 388

LOT 389

LOT 390

LOT 391

LOT 392

EXISTING POND

ASPHALT TRAIL

FLOOD PLAIN AREA

10' WIDE ASPHALT TRAIL

LOT 393

LOT 394

LOT 396

LOT 395

LOT 415

LOT 414

LOT 413

LOT 412

LOT 411

LOT 410

10.0' ASPHALT TRAIL

LEHI POWER TRANSMISSION EASEMENT

LOT 427

LOT 426

LOT 425

LOT 424

LOT 423

LOT 422

LOT 416

LOT 417

LOT 418

LOT 419

LOT 420

LOT 421

LOT 409

LOT 408

LOT 407

LOT 406

LOT 405

LOT 404

LOT 403

LOT 402

LOT 401

1 C-201

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )

HORZ: 1 inch = 30 ft.


ENSIGN

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3600 WEST
LEHI, UTAH

EAST SITE PLAN

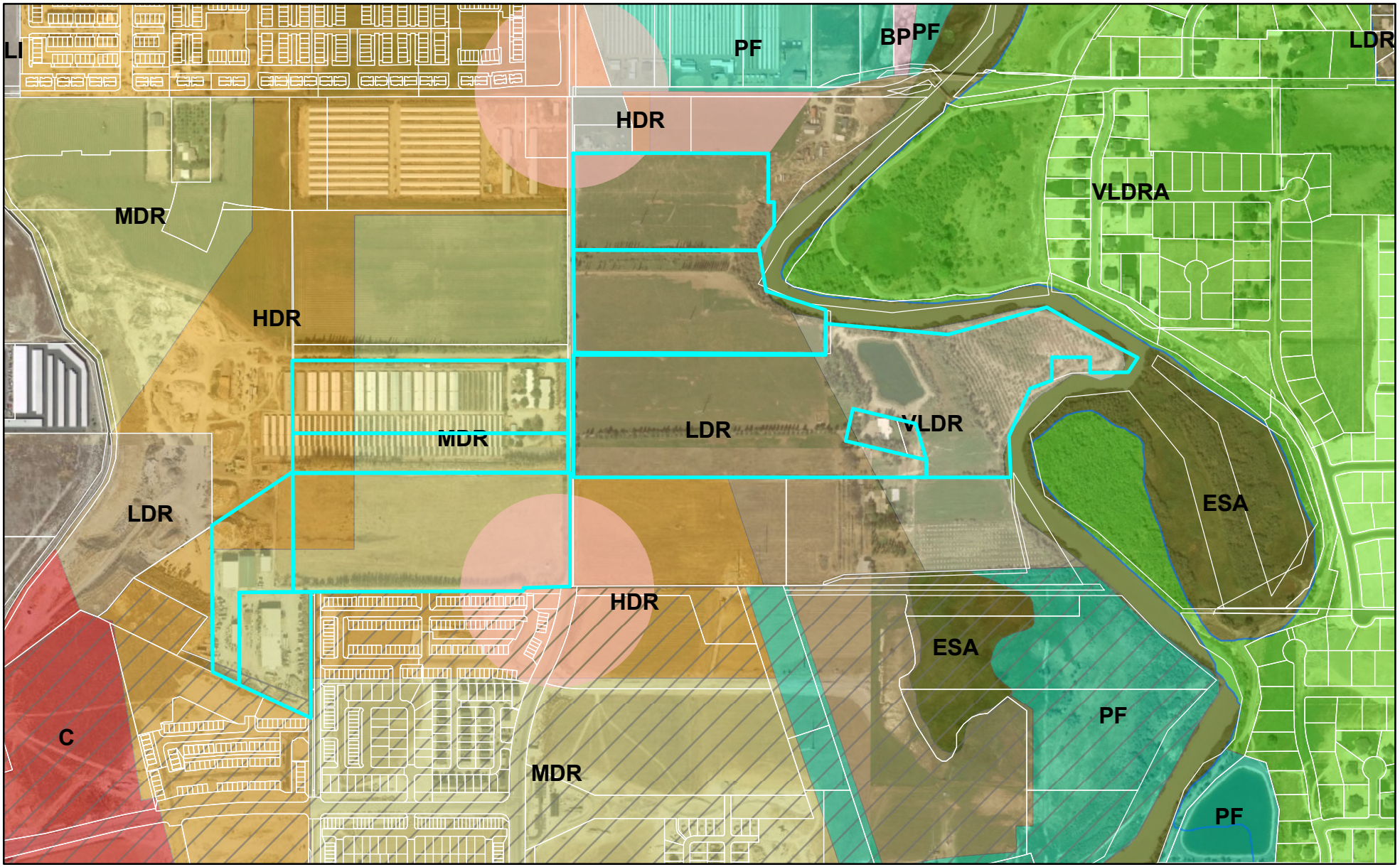
| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069H | 11/5/21 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

C-214



# River Point Concept

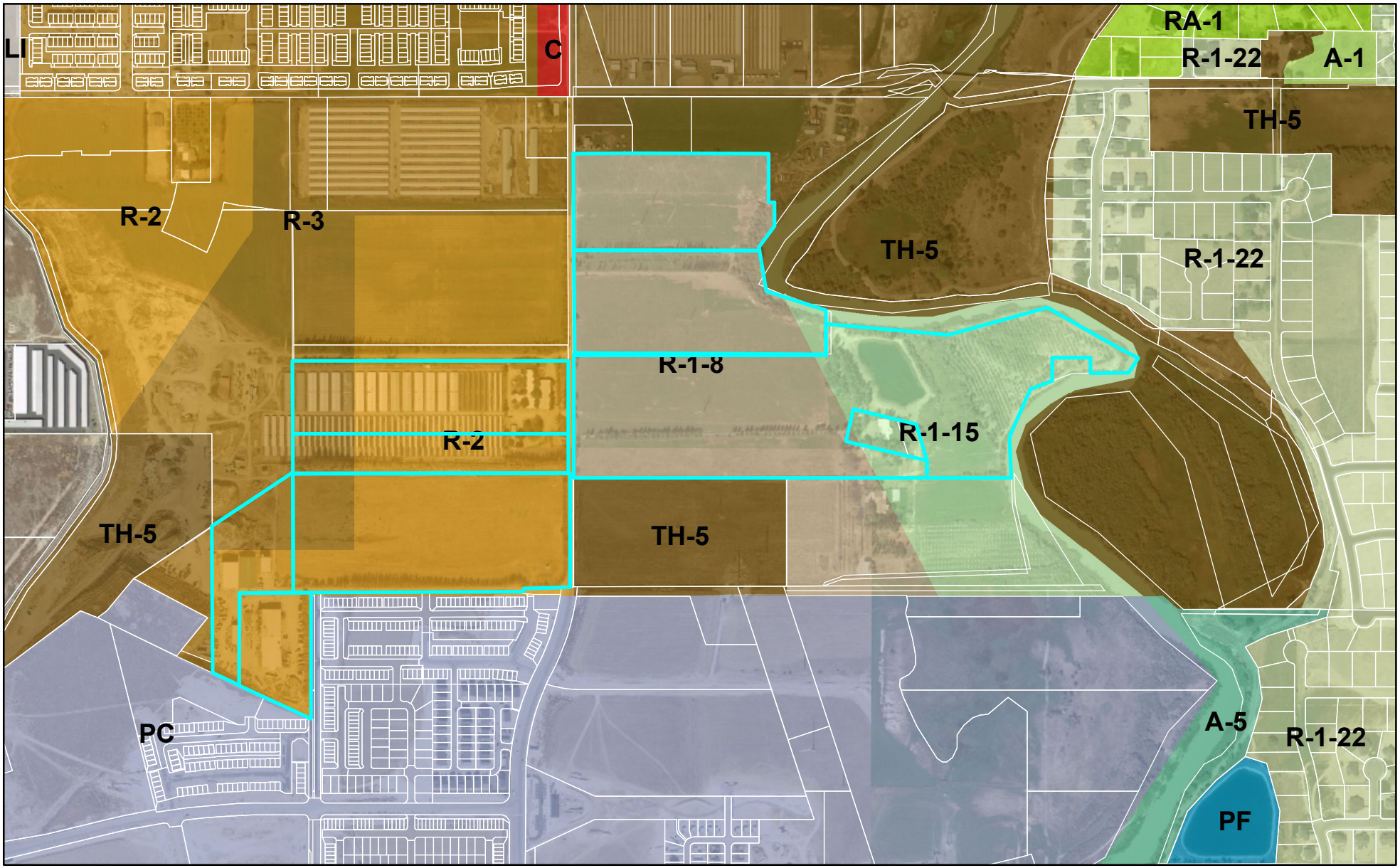
## General Plan




LEHI CITY

# River Point Concept

Zoning

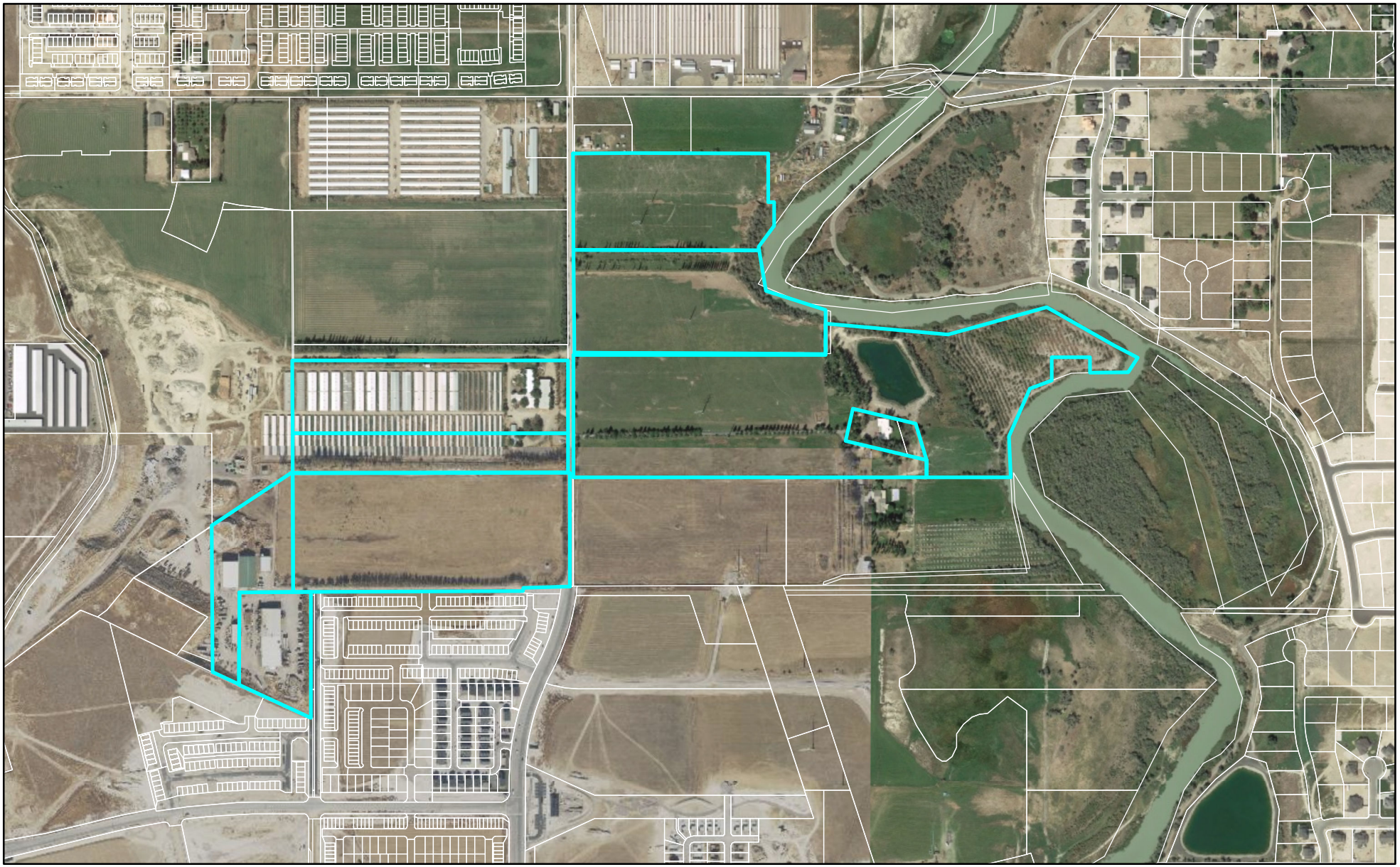



0 850 1,700 Feet

LEHI CITY

# River Point Concept

Aerial



0 850 1,700 Feet

LEHI CITY







**Agenda Item No: 12**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Final subdivision approval for the Sanctuary Commercial Subdivision amending Lot 2 of the Lehi Botanical Subdivision into two commercial lots.

**Suggested Action:**

**Attachments:**

CC Staff Report Sanctuary Final Subdivision 11.16.21.docx

Sanctuary Subdivision DRC 10.27.21.docx

Sanctuary Subdivision.pdf

Aerial.pdf

General Plan.pdf

Zoning.pdf

# SANCTUARY SUBDIVISION PLAT AMENDMENT
## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Salt Development | | |
| **Meeting Date** | November 16, 221 | | |
| **Requested Action/Purpose** | Approval of a plat amendment | | |
| **Location** | 2601 West Slipstream Avenue | | |
| **Existing Land Use** | Undeveloped | | |
| **Existing Zoning** | Commercial | | |
| **General Plan Land Use Designation** | Regional Commercial with TOD Overlay | | |
| **Number of Lots/Units** | 2 Lots | | |
| **Adjacent Zoning and Land Use** | *North* | Commercial | Mountain Point Medical Center |
| | *South* | Commercial | Podium |
| | *East* | Commercial | Young Living |
| | *West* | Commercial | Pointe Meadows Rehabilitation |
| **Date of DRC Review** | October 27, 2021 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

| | |
|---|---|
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

## PROPERTY HISTORY

| | |
|---|---|
| February 20, 1975 | Property came into the City as part of the Lehi Industrial Park Annexation |
| October 27, 2015 | City Council approved the Lehi Botanical Subdivision |

## REPORT ANALYSIS

The applicant requests approval of the Sanctuary Subdivision amending Lot 2 of the Lehi Botanical Subdivision. The proposed amendment will divide Lot 2 into two commercial lots. Both of these lots meet the requirements of the commercial zone. No improvements will take place with this plat amendment, it is just a legal subdividing of land. Future work will happen with a grading permit and site plans. This subdivision will allow them to split it for tax purposes and also to get a grading permit prior to the site plan approval.

The applicant is also currently working on getting a zone change to TOD approved with a Development Agreement. Once these are approved the applicant can work on their site plan.

The DRC reviewed the proposed plat amendment and had four redline comments:

1. Change “Ridge Drive” on north side of property to something different.

2. The street names for Slipstream and Sandalwood are shown correctly on sheet 6, update on plat to match.
3. There needs to be reciprocal cross accesses between the parcels on the plat and all adjacent properties
4. Update plat with 2020 date to 2021 or leave as 202_ to allow the year to be written in.

Please consider including all DRC comments in your motion.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed plat amendment will add an additional parcel for commercial use.
2. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
3. Other findings based upon information presented at the public meeting.

**Sanctuary Subdivision**
**DRC Redline Comments**

*Salt Development - requests review of a Plat Amendment for the Sanctuary Subdivision, amending lot 2 of Lehi Botanical Subdivision to create a 2-lot commercial subdivision located at 2601 West Slipstream Avenue.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Nicholas Stock, Mark Babbitt
Date of Plans Reviewed: 10/19/21
Time Start: 1:05pm
Time End: 1:29pm

**DRC REDLINE COMMENTS:**
**Glade – Power:**
General: All roads, alleys, drives, require a minimum 10' PUE on both sides.
**Garion – Fire:** No comments
**Greg – Water/Sewer:**
1. Change "Ridge Drive" on north side of property to something different.

**Trent – Parks:** No comments
**Gary – Building/Inspections:** No comments
**JD – Streets:** No comments
**Ross – Engineering:**
2. The street names for Slipstream and Sandalwood are shown correctly on sheet 6, update on plat to match.
3. There needs to be reciprocal cross accesses between the parcels on the plat and all adjacent properties

**Luke- Traffic:** No comments
**Kim – Planning:**
4. Update plat with 2020 date to 2021 or leave as 202_ to allow the year to be written in.

**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.

**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 CITY COUNCIL ON NOVEMBER 16th

**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.**

SALT
DEVELOPMENT

The ***Sanctuary*** is a mixed-use apartment complex with extensive amenities and services unseen in the market. The project includes a small mixed-use component and 519 ultra-luxury, modern for-rent apartment units ranging from 620 SF studios to 1,820 SF 2-bedroom units. There are approximately 30% studio units, 40% 1-bedroom units and 30% 2-bedroom units.

The project sits atop and adjacent to the greater master-planned retail pedestrian experience. Beneath the apartment building is space for a small 13,200 SF neighborhood grocery and well as an additional 8,300 SF pad. This southern edge of the building backstops the central plaza and fountain area being developed as part of the overall masterplan.

The site is planned to be heavily landscaped and artfully designed with on-grade amenities. The site will be surrounded by access roads, walkways, bike paths and meandering on-site paths. The 10 foot wide multi-use path with extend the entirety of the eastern edge of the property along Sandalwood and up to the new loop road. Connectivity to the future UTA BRT and Frontrunner station is a priority and will be further accommodated when plans are available for that development.

The *Sanctuary* features a delicate mix of old-world towers at the entry and modern glass and planes that make up the rest of the building. The project features an extensive entry courtyard completely surrounded by monestary-esque arcades and an oasis of plantings. The court arcade opens to the large lobby, bar, resident office area and common areas.

The are 6 surface parking stalls for visitors and deliveries while the remainder of public and private parking are hidden from view in the structured parking garage. The 7-level parking garage also provides a bike shop/wash, dog spa, dedicated move-in/move-out areas and trash staging areas.

Atop the parking structure is a 1-acre Skydeck featuring a grand pool deck, clubhouse, gym, yoga/spin room, locker rooms, BBQ areas, cabanas, a dry sauna and numerous fire bowls. The pool holds a central zen garden. There 6,000 SF Club Room features a 165” television screen in a tiered theater and a luxurious bar.

The residential units are one of kind with custom-home level layouts and expansive balconies. Each unit contains high-end plumbing fixtures and hardware including glass shower doors, one-piece toilets and quality appliances. Units also boast STC and IIC ratings that far exceed code requirements. Finishes and designs are all of the utmost quality.

# SANCTUARY AT LEHI

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, AND THE
NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY

## SURVEYOR'S CERTIFICATE:

TO: SALT DEVELOPMENT, LLC;
FIRST AMERICAN TITLE INSURANCE POLICY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11(a), 13, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 9, 2021.

PROFESSIONAL LAND SURVEYOR
KAGAN M. DIXON
No. 9091091
09/10/2021
STATE OF UTAH

## BOUNDARY DESCRIPTION

LOT 2, LEHI BOTANICAL SUBDIVISION, AMENDING LEHI INDUSTRIAL PARK PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°21'45" EAST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

## NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED PROPERTY FOR FUTURE CONSTRUCTION AND DEVELOPMENT. SUBJECT PARCELS WERE ROTATED TO MATCH THE ABOVE BASIS OF BEARINGS.

EXISTING CORNERS FOUND ON IN ADJOINING AREAS WERE USED TO CONFIRM THE LOCATION OF THE BOUNDARIES.

## GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. OWNER'S POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. 7-046543.
2. MOUNTAIN POINT MEDICAL CENTER COMMERCIAL SUBDIVISION 1ST AMENDMENT, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER.
3. LEHI BOTANICAL SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER.
4. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(2) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY. A TITLE REPORT WHICH WOULD PROVIDE ADDITIONAL EVIDENCE OF EXISTING UTILITIES WAS NOT PROVIDED FOR THIS PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED.

(3) EXCEPTIONS AS SHOWN ON THE ABOVE REFERENCE POLICY OF TITLE INSURANCE HAVE BEEN ADDRESSED AS FOLLOWS:

[1] DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
SURVEY NOTES: AN IRRIGATION EASEMENT IS SHOWN WHICH RUNS ALONG THE SOUTH LINE OF THE NORTH ADJOINING PROPERTY WHICH TERMINATES AT AN EXISTING IRRIGATION MANHOLE. FOX DITCH CONTINUES BEYOND THAT MANHOLE AND INTO THE SURVEYED PROPERTY. FURTHER EASEMENTS MAY BE NECESSARY UPON DEVELOPMENT OF THE PROPERTY.

2–5 NOT ADDRESSED BY THIS SURVEY.

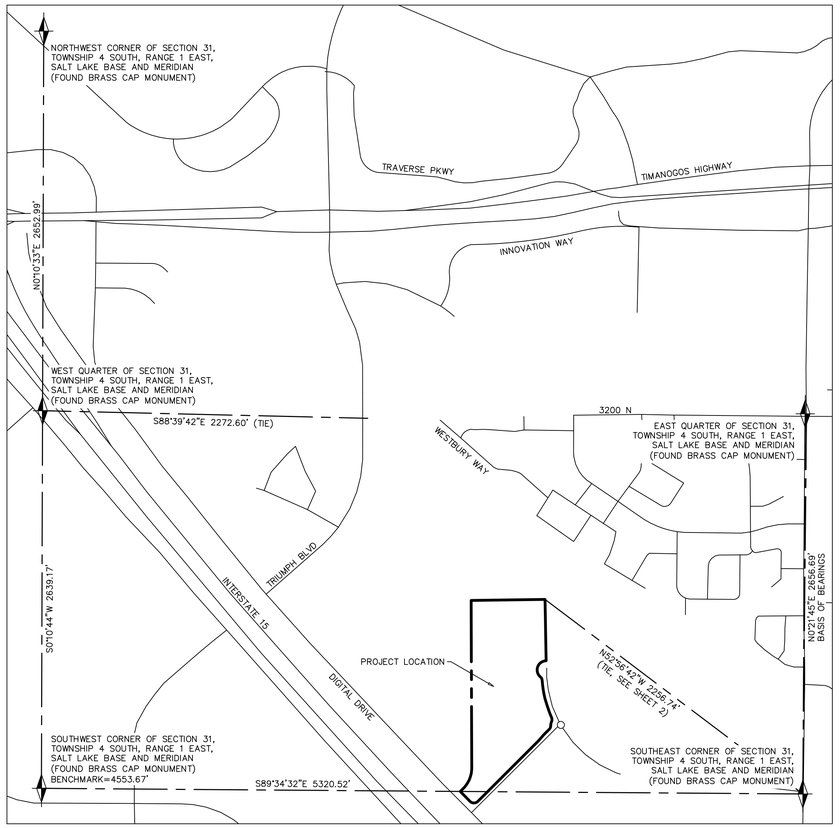
6 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF;
BETWEEN: STATE OF UTAH, ACTING THROUGH THE UTAH WATER AND POWER BOARD
AND: LEHI IRRIGATION COMPANY
DATED: JULY 25, 1956
RECORDED: NOVEMBER 9, 1956
ENTRY NO.: 15991
BOOK/PAGE: 729/352
SURVEY NOTES: THIS DOCUMENT IS BLANKET IN NATURE AND NO EXACT LOCATION IS PROVIDED.

[7] EASEMENTS, SETBACKS, NOTES, AND RESTRICTIONS, AS SHOWN ON THE SUBDIVISION PLAT:
RECORDED: JANUARY 7, 2016
ENTRY NO.: 1363:2016
BOOK/PAGE: 45/579
SURVEY NOTES: AS SHOWN HEREON.

8–11 NOT ADDRESSED BY THIS SURVEY.

[12] A 20 FOOT SEWER EASEMENT, AS SHOWN ON THE RECORDED PLAT OF LEHI BOTANICAL SUBDIVISION, AMENDING LEHI INDUSTRIAL PARK, PLAT "A", AS IT MAY AFFECT ANY PROPOSED PAVED AREAS, INCLUDING ROAD, WALKING, PARKING AREA, DRIVEWAY OR CURB.
SURVEY NOTES: AS SHOWN HEREON. A PORTION OF THE SEWER LINE LEAVES THE BOUNDS OF THE EASEMENT.

(4) AT THE TIME THIS SURVEY WAS CONDUCTED, THERE WAS NO EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.




VICINITY/CONTROL MAP
SCALE: 1" = 500'
LEHI, UTAH


WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com


G:\DATA\21281 Salt Dev Apts\dwg\21281 ROS.dwg
PLOT DATE: Sep 10, 2021

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | |
|---|---|
| DRAWING TITLE | ALTA/NSPS LAND TITLE SURVEY |
| PROJECT NAME | SALT DEVELOPMENT |
| DATE | 9/9/2021 |
| SCALE | N/A |
| LOCATION | 2601 W SLIPSTREAM AVE |
| DRAWN | KMD |
| CHECKED | KMD |
| SHEET | 1 OF 2 |
| | LEHI, UTAH |
| COUNTY | UTAH |

East Corner Section 31, T4N, R1E, SLB&M, U.S. Survey (Found Brass Cap Monument)

N 0°21'45" E

Basis of Bearing

2656.69'

Southeast Corner Section 31, T4N, R1E, SLB&M, U.S. Survey (Found Brass Cap Monument)

2256.74'

5320.52'

100 0 50 100 150 200

Graphic Scale Scale: 1" = 100'

## Legend

- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- A will be set Nail in Curb @ Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

Notes:

1. Permanent detention/retention (whichever is applicable) facility to be owned and maintained by the owners of this property not to be altered without approval by Lehi City Council and City Engineer.
2. This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.
3. Current Zoning: C (rezoning has been requested)
4. This is a legal splitting of lots and all improvements will come with a future site plan.

Narrative:

The purpose of this survey was to locate and monument on the ground the surveyed property for future construction and development. Subject parcels were rotated to match the above Basis of Bearings.

Existing corners found on in adjoining areas were used to confirm the location of the boundaries.

YOUNG LIVING WARM SPRINGS LLC
LOT 3A, LEHI BOTANICAL LOT 3 AMENDED
APN 45:825:0001

Δ = 45°32'51"
R = 37.00'
L = 29.41'
LC = 28.64'
S 26°44'46" E

Δ = 138°30'31"
R = 64.00'
L = 154.72'
LC = 119.70'
S 19°44'04" W

Δ = 47°34'16"
R = 36.00'
L = 29.89'
LC = 29.04'
S 0°11'25" W

Δ = 6°12'18"
R = 779.00'
L = 84.36'
LC = 84.32'
S 20°29'35" E

Δ = 9°17'10"
R = 781.00'
L = 126.58'
LC = 126.44'
S 8°36'56" E

Δ = 24°49'54"
R = 66.00'
L = 28.60'
LC = 28.38'
S 11°33'36" W

Δ = 45°53'24"
R = 36.00'
L = 28.83'
LC = 28.07'
S 22°05'21" W

S 45°01'54" W
50.44'

S 41°21'02" W
62.30'

N 52°36'46" W

Point of Beginning
S 1°00'22" E

516.56'

S 1°00'22" E
306.31'

10' PUE

32.00' Right Of Way Easement

S 12°42'17" W
41.78'

S 1°27'44" E
97.19'

10' PUE

SLIPSTREAM AVENUE

56.56'
S 17°23'26" E

Δ = 39°59'24"
R = 64.00'
L = 44.67'
LC = 43.77'
S 68°59'38" W

Δ = 1°25'22"
R = 779.00'
L = 19.35'
LC = 19.35'
S 18°06'07" E

Δ = 34°54'08"
R = 25.00'
L = 15.23'
LC = 14.99'
S 86°39'11" E

N 75°53'45" E
55.57'

N 70°26'53" E
47.57'

124.27'
N 49°56'21" E

324.52'

N 89°11'00" E

N 89°50'42" E

10' PUE

1
9.893 Acres

2
4.391 Acres

S 45°01'54" W

SANDALWOOD DRIVE

595.05'

10' PUE

20' Sewer Easement

LEHI SPECTRUM OFFICE 1 LC
LOT 1, LEHI SPECTRUM PLAT 'A'
APN 45:828:0001

MPT OF LEHI - STEWARD LLC
LOT 5, MOUNTAIN POINT MEDICAL CENTER
COMMERCIAL SUBDIVISION - 1ST AMENDMENT
APN 46:827:0005

N 0°13'00" W

1169.96'
Δ = 45°53'00"
R = 202.75'
L = 162.37'
LC = 158.06'
N 22°43'30" E

N 45°40'00" E
27.39'

N 44°26'17" W
95.83'

Δ = 90°31'49"
R = 40.00'
L = 63.20'
LC = 56.83'
N 89°42'12" W

DIGITAL DRIVE

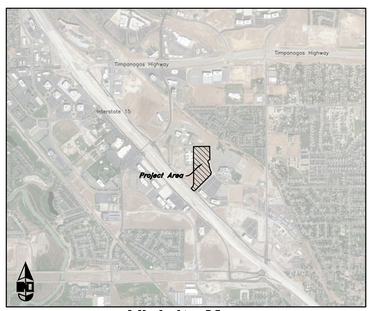
30'

HEALTHCARE PORTFOLIO V DST
LOT 1, LEHI INDUSTRIAL PARK
PLAT 'A'
APN 45:068:0001

SNF AT THE RIDGE
APN 11:032:0047

S 89°34'32" E

Southwest Corner Section 31, T4N, R1E, SLB&M, U.S. Survey (Found Brass Cap Monument)




Vicinity Map
Not to Scale

Owner Information:
Nicholas Stock
SALT Development LLC
205 North 400 West Suite 300
Salt Lake City, Utah 84103
801-913-8683

## SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Sanctuary, a Commercial Subdivision in Lehi City, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said road dedication, based on data compiled from records in the Utah County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2020.

166484
License No.

Mark E. Babbitt

## DESCRIPTION

Lot 2, Lehi Botanical Subdivision, Amending Lehi Industrial Park Plat "A" according to the official plat thereof on file and of record in the office of Utah County Recorder, described as follows:

A part of the Southeast Quarter of Section 31, Township 4 South, Range 1 East and the Northeast Quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of said Lot 2, said point being 2256.74 feet North 52°36'42" West from the Southeast corner of said Section 31, and running thence South 1°00'22" East 429.01 feet along the East line of said Lot 2 to the Northerly line of Slipstream Avenue; thence along the Westerly line of Slipstream Avenue the following five (5) courses: Southwesterly along the arc of a 64.00 foot radius curve to the left 154.72 feet (Central Angle is 138°30'31" and Long Chord bears South 19°44'04" West 119.70 feet) to a point of a reverse curve, Southeasterly along the arc of a 37.00 foot radius curve to the right 29.41 feet (Central Angle is 45°32'51" and Long Chord bears South 26°44'46" East 28.64 feet) to the point of a reverse curve, Southeasterly along the arc of a 781.00 foot radius curve to the left 126.58 feet (Central Angle is 9°17'10" and Long Chord bears South 8°36'56" East 126.44 feet), South 17°23'26" East 56.56 feet and Southeasterly along the arc of a 779.00 foot radius curve to the left 84.36 feet (Central Angle is 6°12'18" and Long Chord bears South 20°29'35" East 84.32 feet) to a point of reverse curve and a Round-About; thence three (3) courses along the Westerly side of said Round-About as follows: Southwesterly along the arc of a 36.00 foot radius curve to the right 29.89 feet (Central Angle is 47°34'16" and Long Chord bears South 0°11'25" West 29.04 feet) to a point of reverse curve, Southwesterly along the arc of a 66.00 foot radius curve to the left 28.60 feet (Central Angle is 24°49'54" and Long Chord bears South 11°33'36" West 28.38 feet) to the point of a reverse curve and Southwesterly along the arc of a 36.00 foot radius curve to the right 28.83 feet (Central Angle is 45°53'24" and Long Chord bears South 22°05'21" West 28.07 feet) to the Northwesterly line of Sandalwood Drive; thence along said Northwesterly line the following four (4) courses: South 45°01'54" West 50.44 feet, South 41°21'02" West 62.30 feet, South 45°01'54" West 595.05 feet and Westerly along the arc of a 40.00 foot radius curve to the right 63.20 feet (Central Angle is 90°31'49" and Long Chord bears North 89°42'12" West 56.83 feet to the Northeasterly line of Digital Drive; thence North 44°26'17" West 95.83 feet along said line; thence North 45°40'00" East 27.93 feet; thence Northeasterly along the arc of a 202.75 foot radius curve to the left 162.37 feet Central Angle is 45°53'00" and Long Chord bears North 22°43'30" East 158.06 feet); thence North 0°13'00" West 1169.96 feet along the extension of and the East line of Lot 1, Lehi Industrial Park Plat "A", Lehi City, Utah County, Utah to the South line of Mountain Point Medical Center Commercial Subdivision, 1st/ Amendment, Lehi City, Utah County, Utah; and running thence North 89°11'00" East 516.56 feet along said South line to the point of beginning.

Contains 14.284 Acres

## OWNERS DEDICATION

We, the undersigned, Owners of the hereon described tract of land, hereby set apart a dedicated public street, as shown on this plat and name said tract of land Sanctuary, a Commercial Subdivision and hereby dedicate, grant and convey to Lehi City, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Lehi City those certain strips designated as Public Utility Easements for construction of said street, as shown hereon, the same to be used for construction of said street and utilities, as may be authorized by Lehi City.

Signed this _____ Day of _____, 2020.

SALT Development LLC

## LIMITED LIABILITY ACKNOWLEDGEMENT

State of Utah
County of _____

On the __ day of _____ A.D., 20__, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the state of Utah, who after being duly sworn, acknowledged to me that _____ is the _____ of SALT Development LLC, and that _____ signed the Owner's Dedication for the purposes therein mentioned and that said Alpine School District executed the same.

My commission expires: _____

Notary Public

## ACCEPTANCE OF LEGISLATIVE BODY

}ss

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. 20__.

Mayor

Attest: _____

City Engineer (See Seal Below)

City 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

# SANCTUARY

## A Commercial Subdivision

## Amending Lot 2 of Lehi Botanical Subdivision

Located in the Southeast Quarter of Section 31, Township 4 South, Range 1 East, and the Northeast Quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base & Meridian, U.S. Survey

LEHI, UTAH COUNTY, UTAH
SCALE: 1" = 100 FEET

GREAT BASIN ENGINEERING INC
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

## ACKNOWLEDGEMENT

State of Utah
County of _____ }ss

On the __ day of _____ A.D., 20__, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the state of Utah, who after being duly sworn, acknowledged to me that __ is the _____, of _____, and that __ signed the Owner's Dedication freely and voluntarily for and in behalf of said _____ for the purposes therin mentioned and acknowledged to me that said _____ executed the same.

My commission expires: _____

_____ Residing In _____

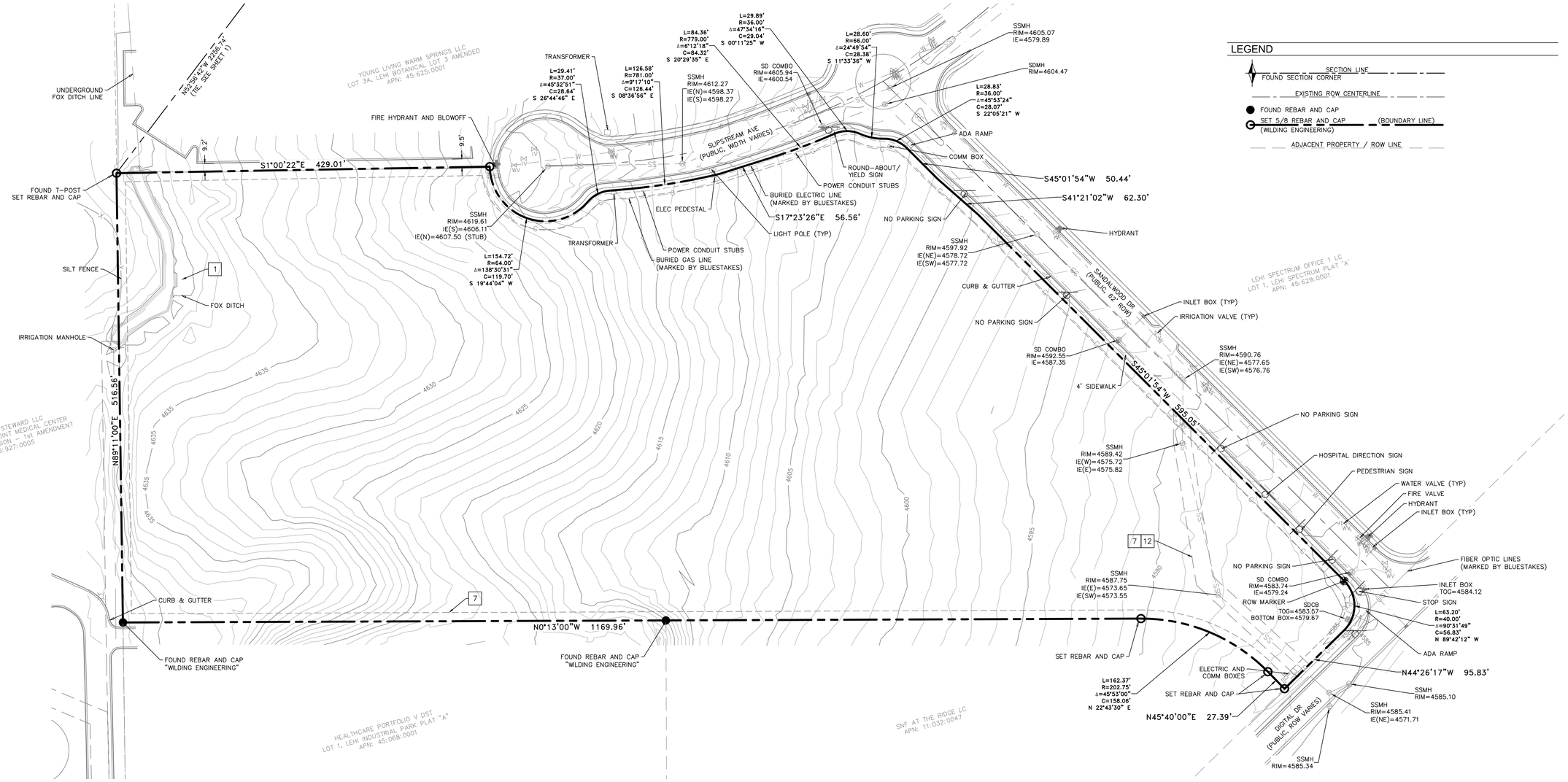
Notary Public

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

# SANCTUARY AT LEHI

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, AND THE
NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY

60 0 60 120
Scale 1" = 60 ft





WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com


G:\DATA\21281 Salt Dev Apts\dwg\21281 ROS.dwg
PLOT DATE: Sep 10, 2021

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

| NO. | REVISION | DATE |
|---|---|---|

| | |
|---|---|
| DRAWING TITLE | ALTA/NSPS LAND TITLE SURVEY |
| PROJECT NAME | SALT DEVELOPMENT |
| LOCATION | 2601 W SLIPSTREAM AVE |
| | LEHI, UTAH |
| DRAWN | KMD |
| CHECKED | KMD |
| COUNTY | UTAH |
| DATE | 9/9/2021 |
| SCALE | 1"=60' |
| SHEET | 2 OF 2 |

# LEHI BOTANICAL SUBDIVISION
## AMENDING LEHI INDUSTRIAL PARK PLAT "A"

A SUBDIVISION LOCATED IN THE
S.E. 1/4 SEC. 31, T. 4 S. R. 1. E. S.L.B.&M.
LEHI CITY, UTAH COUNTY, UTAH.

TAX PARCEL 11:032:0421
SEABOARD DEVELOPMENT LLC
3000 N TRIUMPH BLVD,
LEHI, UT 84043.

45:068:0001
LOT 1
SNF AT THE RIDGE LC

TAX PARCEL # 11:032:0047
SNF AT THE RIDGE LC

This map may or may not be a survey of the land depicted hereon. Backman Title expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

N 05°31'00" W 39.40'
N 46°22'00" E 10.74'
S 89°11'00" W 516.56'
N 89°11'00" E 779.68'
S 89°11'00" W 263.12'
10' P.U.E. TYP.
N 00°13'00" W 1169.95'
UNION PACIFIC
S 60°42'37" E 595.57'
S 60°40'19" E 308.31'
10.0' P.U.E. (TYP.)
ATT COMMUNICATION LINE DEC. 4, 2006 ENTRY# 162461, 2006
S 58°59'33" E 105.38'
S 56°12'28" E 166.82'
S 53°36'10" E 107.61'
S 50°35'27" E 137.89'
S 48°29'59" E 132.18'
S 44°59'07" E 134.52'
S 40°06'00" E 130.35'
L=573.55'
R=3152.28
N 50°35'27" W 84.29'
N 50°35'27" W 53.60'
N 33°03'03" E 677.72'
N 40°05'36" W 18.53'
N 40°06'00" W 111.82'
S 33°03'03" W 684.43'
N 12°24'08" E 61.94'
S 83°30'00" E 13.46'
S 33°03'03" W 6.71'
S 83°30'00" E 397.07'
S 83°30'00" E 253.67'
N 83°30'00" W 506.69'
N 83°30'00" W 47.80'
S 00°13'00" W 717.92'
S 00°13'00" W 347.03'
S 00°19'36" W 330.94'
S 00°13'45" W 2661.57' MEASURED.
SECTION LINE N 00°21'45" E MEASURED 2656.57'
SUB. TIE WEST 47.74'
SUB. TIE S 00°19'36" W 330.94'
FOUND 3" UTAH COUNTY BRASS CAP ACCEPTED AS THE SOUTHEAST COR. OF SEC. 31, T. 4 S., R 1 E., S.L.B.&M.
FOUND 3" UTAH COUNTY BRASS CAP ACCEPTED AS THE EAST 1/4 COR. OF SEC. 31, T. 4 S., R 1 E., S.L.B.&M.
COUNTRY LANE TOWNHOMES
1250 WEST
1300 WEST
8800 WEST STREET
N 89°14'25" W 214.66'
214.98'
30.00'
P.O.B.
10.0' P.U.E. (TYP.)
FOUND 3" UTAH COUNTY BRASS CAP ACCEPTED AS THE EAST 1/4 COR. OF SEC. 6, T. 5 S., R 1 E., S.L.B.&M.
N 00°40'50" E 347.03'
S 00°40'50" W 355.54'

1601 WEST SLIPSTREAM AVE.
2601 NORTH SANDAL WOOD

**LOT : 2**
**AREA : 14.28 ACRES**
**622,195 SQ. Ft.**

**LOT : 3**
**AREA : 27.03 ACRES**
**1,177,598 SQ. Ft.**
1450 WEST

**LOT : 8**
**AREA : 4.43 ACRES**
**192,776 SQ. Ft.**

**LOT : 5**
**AREA : 1.77 ACRES**
**77,262 SQ. Ft.**

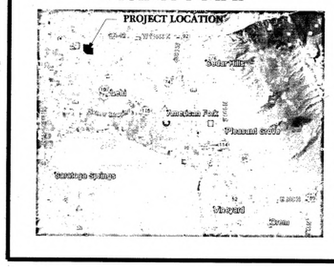
**LOT : 6**
**AREA : 1.64 ACRES**
**71,582 SQ. Ft.**
1225 WEST

**LOT : 1**
**AREA : 21.75 ACRES**
**947,519 SQ. Ft.**
1501 WEST SLIPSTREAM AVE.
2550 NORTH SANDAL WOOD
1500 WEST DIGITAL DRIVE

SLIPSTREAM AVE.
SANDALWOOD DRIVE
I-15 FRONTAGE ROAD
L=371.39' R=750.00' CB=S16°21'53"E CL=370.89'
L=40.07' R=750.00' CB=S16°21'53"E CL=40.06'
S 20°59'33" E 62.53'
L=73.31' R=750.00' CB=S20°41'44"E CL=73.28'
L=77.00' R=750.00' CB=S26°26'15"E CL=76.97'
L=78.74' R=750.00' CB=S33°23'08"E CL=78.70'
L=3.54' R=750.00' CB=S35°31'42"E CL=3.54'
L=30.31' R=750.00' CB=S36°49'17"E CL=30.31'
L=17.96' R=750.00' CB=S40°07'45"E CL=17.96'
S 45°06'08" E 58.86'
L=35.43' R=785.00'
L=118.46' R=750.00' CB=S38°41'06"E CL=118.46'
N 44°44'14" W 50.90'
S 45°01'54" W 62.62'
S 43°11'21" W 62.20'
N 45°01'54" E 50.44'
S89°08'42"W 66.00'
N 41°21'02" E 62.30'
N00°00'22"W 33.33'
L=85.07' R=60.00' CB=N53°13'57"E CL=78.23'
L=85.07' R=60.00' CB=S53°13'57"E CL=78.23'
N 44°28'37" W 388.30'
N 44°28'37" W 368.30'
N 45°40'00" E 27.39'
L=162.37' R=202.75' CB=N20°43'30"E CL=158.06
S 44°28'37" E 388.30'
S 44°28'37" E 368.30'
S 44°28'37" E 27.39'
N 50°31'32" W 261.13'
L=392.66' R=838.51' CB=N77°34'20"W CL=389.08
S 88°51'43" W 443.61'
L=288.24' R=2766.32' CB=N82°58'58"W CL=288.10'
L=188.14' R=750.00' CB=S76°59'49"W CL=187.65'
N06°30'00"E 3.00'
N83°30'00"W 10.66'
10.0' P.U.E. (TYP.)
31.0'
30.0'
50.0'
62.2'
66.0'
60.0'
C/L 20' SEWER EASEMENT N 89°56'25" E 25.35'
C/L 20' SEWER EASEMENT N 89°56'55" E 163.05'
C/L 20' SEWER EASEMENT S 89°56'25" W 279.35'
C/L 20' SEWER EASEMENT S 89°56'36" W 330.75'
C/L 20' SEWER EASEMENT N 44°28'53" E 152.52'
C/L 20' SEWER EASEMENT S 44°28'53" E 30.99'
C/L 20' SEWER EASEMENT S 44°26'17" E 67.81'
EDGE OF 20' SEWER EASEMENT N 89°19'05" E 90.90'
EDGE OF 20' SEWER EASEMENT S 83°53'06" E 185.57'
SEWER EASEMENT L=195.92', R=785.00'
UDOT R.O.W. LOCATED 289.92' FROM SECTION CORNER SEE PROJECT # I-15-6(34)281
FOUND 3" UTAH COUNTY BRASS CAP ACCEPTED AS THE SOUTH 1/4 COR. OF SEC. 31, T. 4 S., R 1 E., S.L.B.&M. PROJECT BENCH MARK 4576.39' (NACD 1929)
FINAL ORDER OF CONDEMNATION DATED MAY, 1, 1973 AS ENTRY # 7396 IN BOOK 1522S AT PAGE 65
FOUND UDOT R.O.W. MARKER EL= 4575.12' SEE PROJECT # I-15-6(34)281
FOUND UDOT R.O.W. MARKER EL= 4574.81' SEE PROJECT # I-15-6(34)281 P.I. MARKER
CENTERLINE FRONTAGE ROAD AS PER UDOT R.O.W. PLAT
BASIS OF BEARING
EAST AS PER SUB PLAT
MEASURED 2660.27'
A LOT 6 & A PORTION OF LOT 7
INDUSTRIAL PARK PLAT "B"
TAX PARCEL # 45:534:0001
UTAH DEPT. OF TRANSPORTATION

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
| C1 | 63.20 | 40.0 | S 89°42'11" E | 56.83 |
| C2 | 62.46 | 40.0 | S 00°17'49" W | 56.31 |
| C3 | 28.83 | 36.0 | N 22°05'18" E | 28.07 |
| C4 | 28.60 | 66.0 | N 11°33'37" E | 28.38 |
| C5 | 29.90 | 36.0 | N 00°10'50" E | 29.05 |
| C6 | 77.77 | 779.0 | N 20°45'18" W | 77.74 |
| C7 | 126.57 | 781.0 | N 08°36'56" W | 126.44 |
| C8 | 29.41 | 37.0 | N 26°44'51" W | 28.65 |
| C9 | 154.72 | 64.0 | N 19°44'10" E | 119.70 |
| C10 | 152.76 | 64.0 | S 22°37'32" E | 119.00 |
| C11 | 32.38 | 37.0 | S 20°40'58" W | 31.36 |
| C12 | 131.07 | 719.0 | S 09°36'43" E | 130.88 |
| C13 | 30.73 | 36.0 | S 47°56'47" E | 29.80 |
| C14 | 104.09 | 66.0 | S 27°13'02" E | 93.63 |
| C15 | 33.69 | 36.0 | S 08°51'04" E | 32.48 |
| C16 | 45.84 | 715.0 | S 21°39'32" E | 45.83 |
| C17 | 64.81 | 721.0 | S 38°14'24" E | 64.79 |
| C18 | 657.25 | 719.0 | S 71°41'08" E | 634.60 |
| C19 | 195.92 | 781.0 | N 89°18'49" E | 195.40 |
| C20 | 67.14 | 40.0 | N 48°24'48" E | 59.53 |
| C21 | 58.52 | 40.0 | N 41°35'12" W | 53.44 |
| C22 | 171.76 | 719.0 | S 88°58'14" W | 171.35 |
| C23 | 746.47 | 781.0 | N 70°29'30" W | 718.38 |
| C24 | 19.34 | 164.0 | N 41°21'30" W | 19.33 |
| C25 | 62.56 | 36.0 | N 85°10'51" W | 54.98 |

## VICINITY MAP




## LEGEND

- = SECTIONAL CORNER
- = STREET MONUMENT
- = FOUND REBAR AND CAP
- = SET REBAR AND CAP
- = OVERALL BOUNDARY LINE
- = EASEMENT
- = CENTERLINE ROAD
- = SURVEY CONTROL POINT

INDIVIDUAL LOTS WILL BE RESPONSIBLE TO DETAIN ? RETAIN THEIR 100 YEAR INDIVIDUAL STORM WATER WITH A MAXIMUM RELEASE RATE OF 0.1 CFS/ACRE. THIS WILL ALLOW THE ROADWAYS TO RELEASE INTO THE PUBLIC RIGHT OF WAY WITHOUT ANY DETENTION OR RESTRICTION. THE EXISTING DRAINAGE PIPE, ACROSS DIGITAL DRIVE, WILL BE THE ULTIMATE OUTFALL FOR THIS SUBDIVISION AND RUNOFF DOWN DIGITAL DRIVE. PERMANENT DETENTION/RETENTION (WHICHEVER IS APPLICABLE) FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER

SUBDIVISION PLAT DATA TABLE
TOTAL AREA: 75.42 AC
# OF LOTS: 6
OPEN SPACE: NONE OUTSIDE TRAFFIC CIRCLE
LOTS / ACRE: 0.08
ALL FENCES TO BE REMOVED/REPLACED DURING THE SITE PLAN PROCESS

DEVELOPMENT NOTE: ALL PUBLIC IMPROVEMENTS INCLUDING CURB, GUTTER, SIDEWALK, STREET LIGHTS, UTILITY EXTENSIONS, UTILITY LATERALS, AND ASPHALT WIDENING ALONG DIGITAL DRIVE AND 1200 WEST AND ANY ADDITIONAL ROAD ROW DEDICATION REQUIRED ARE TO BE INCLUDED WITH EACH INDIVIDUAL SITE PLAN AS THEY DEVELOP.

## SURVEYOR'S CERTIFICATE

I, Shane Johanson do hereby certify that I am a Land Surveyor, and that I hold certificate No.7075114, as prescribed under the 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, hereafter to be known as LEHI BOTANICAL SUBDIVISION AMENDING LEHI INDUSTRIAL PARK PLAT "A" and that same has been surveyed and shown on this plat. This survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'.

The purpose of this survey is to locate the boundaries of the described parcel and combine these parcels and divide a two lot subdivision, for the eventual purpose of constructing and building future development.

## BOUNDARY DESCRIPTION

Beginning at a point, that is located on the Westerly right of way line of 8800 West street confirmed by a 7' strip of land deeded to Lehi City said point lies West along section line a distance of 47.74 feet and South 00°19'36" West a distance of 330.94 feet from a found 3" Utah county brass cap accepted as the Southeast Corner of Section 31, Township 4 South, Range 1 East., Salt Lake Base & Meridian.

Thence North 89°14'25" West, a distance of 214.66 feet; thence North 00°40'50" East, a distance of 347.03 feet; thence North 83°30'00" West, a distance of 506.69 feet; thence South 00°13'00" East, a distance of 662.60 feet to the northerly Right of way of I-15 Frontage road (project # I-15-6(34)281) and westerly along said right of way the following 6 courses: thence continuing on a non-tangent curve to the left, of which the radius point lies South 10°00'08" West, a radial distance of 2,766.32 feet; (and a chord bearing of North 82°58'58" West chords distance of 288.10') thence along the arc, through a central angle of 05°58'12", a distance of 288.24 feet; thence South 88°51'43" West, a distance of 443.61 feet to the point of curve of a non-tangent curve to the right, of which the radius point lies North 00°59'14" West, a radial distance of 838.51 feet; thence westerly along the arc, through a central angle of 26°49'50", (and a chord bearing of North 77°34'20" West chords distance of 389.08') a distance of 392.66 feet; thence North 50°33'32" West, a distance of 261.13 feet; thence North 44°26'17" West, a distance of 224.46 feet; thence continue northwesterly along said line, a distance of 234.84 feet the boundary limits of Lehi industrial park Plat entry # 12420; thence North 45°40'00" East, a distance of 27.39 feet to a point of curve to the left having a radius of 202.75 feet and a central angle of 45°53'00", (and a chord bearing of North 22°43'30" East chords distance of 158.06') thence northeasterly along the arc a distance of 162.37 feet; thence North 00°13'00" West, a distance of 1,169.95 feet to said subdivision boundary; thence North 89°11'00" East, a distance of 779.68 feet; thence North 46°22'00" East, a distance of 10.74 feet; thence North 05°31'00" West, a distance of 39.40 feet to the Union Pacific Railroad corridor parcel; thence along said Rail Road the following 9 courses: South 60°42'37" East, a distance of 595.57 feet; thence South 60°40'19" East, a distance of 308.31 feet; thence South 58°59'33" East, a distance of 105.38 feet; thence South 56°12'28" East, a distance of 166.82 feet; thence South 53°36'10" East, a distance of 107.61 feet; thence South 50°35'27" East, a distance of 137.89 feet; thence South 48°29'59" East, a distance of 132.18 feet; thence South 44°59'07" East, a distance of 134.52 feet; thence South 40°06'00" East, a distance of 130.35 feet to said 8800 West Street right of way ; thence South 00°19'36" West along said right of way, a distance of 717.92 feet to the point of beginning.

Containing 3,285,298 square feet or 75.42 acres, more or less.

## OWNER'S DEDICATION

Know all men by these presents that_____, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

LEHI BOTANICAL SUBDIVISION
AMENDING LEHI INDUSTRIAL PARK PLAT "A"

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof_____ have hereunto set this 5th day of January A.D., 2016.

Brian L. Davis
BRIAN L. DAVIS, MANAGER
BONDSWOMEN MOUNTAIN HOLDINGS, LLC

Bert Wilson
Bert Wilson, Lehi Mayor

## ACKNOWLEDGMENT

ENT 1363:2016 Rpt # 14907
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Jan 07 9:03 am FEE 36.00 BY SS
RECORDED FOR LEHI CITY CORPORATION

STATE OF UTAH } S.S.
County of SALT LAKE

On the 5th day of January A.D., 20 16, personally appeared before me Brian L. Davis, who being by me duly sworn did say the that/she is the Manager of Bondswomen Mountain Holdings and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: 1-05-2019

Notary Public

residing in: Lehi, Utah

MARILYN BANASKY
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 680672
COMM. EXP. 01-05-2019

## ACCEPTANCE BY CITY OF LEHI

The City of Lehi, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public, as shown hereon this document. Signed this 27 day of October A.D. 2015.

Approved Lehi City Mayor

Approved City Recorder

## PLANNING COMMISSION APPROVAL

Approved this 27 day of August A.D. 2015, by the Lehi City Planning Commission

Approved Director Secretary

Approved Chairman, Planning Commission

# LEHI BOTANICAL SUBDIVISION
## AMENDING LEHI INDUSTRIAL PARK PLAT "A"

A SUBDIVISION LOCATED IN THE
S.E. 1/4 SEC. 31, T. 4 S. R. 1. E. S.L.B.&M.
LEHI CITY, UTAH COUNTY, UTAH.

14907

Surveyors Seal
STATE OF UTAH
Reg. 7075114
R. SHANE JOHANSON
12-29-15
PROFESSIONAL LAND SURVEYOR

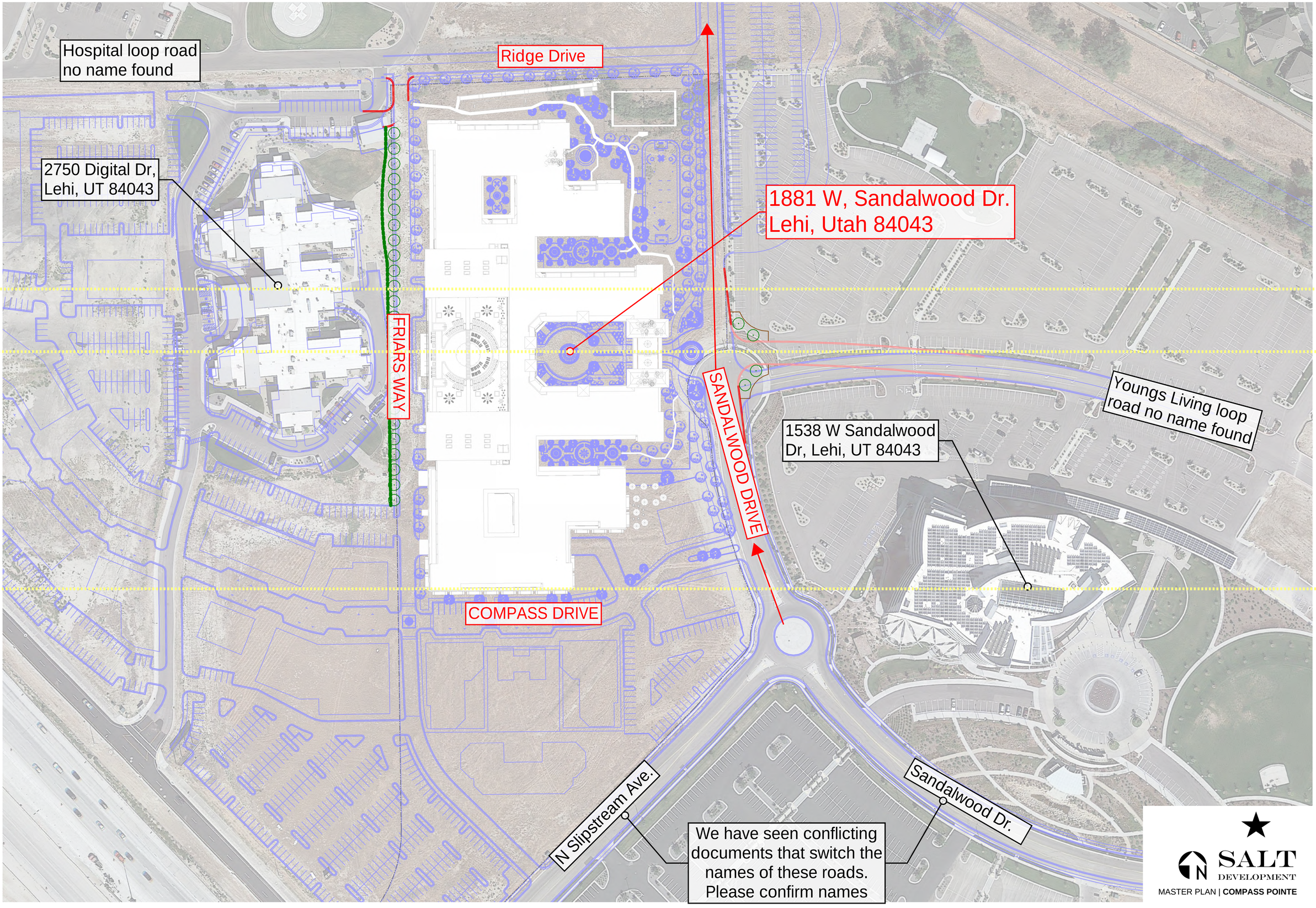
Notary Public
On 5th of January, 2016, personally appeared before me, Brian Wilson, who being duly sworn did say he is the mayor of Lehi City, State of Utah, County of Utah.
TEISHA M WILSON
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 666397
COMM. EXP. 03-01-2017
Utah - Comm # 666397
Expiration - 03-01-2017

City-County Engineer Seal
LEHI CITY
1/5/16
ENGINEER

Clerk-Recorded Seal
CORPORATE SEAL OF LEHI CITY
STATE OF UTAH

SEC. 31, T 4S, R 1E, & PT. OF SEC. 6, T 5S, R 1E
SUB. OF MEADOWS PARK & LEHI INDUSTRIAL PARK, PLAT A. PLAT 10

Proposed street names and Building address




SALT DEVELOPMENT

MASTER PLAN | **COMPASS POINTE**

| First American Title™ | Owner's Policy of Title Insurance |
|---|---|
| | ISSUED BY<br>**First American Title Insurance Company** |
| **Owner's Policy** | POLICY NUMBER<br>**5011400-3073376e** |

**Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.**

**COVERED RISKS**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

**(Covered Risks Continued on Page 2)**

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

***First American Title Insurance Company***

Dennis J. Gilmore, President

Greg L. Smith, Secretary

For Reference:

**File #:** 7-046543
**Loan #:** .

Issued By:

**Backman Title Services LTD**
7050 South Union Park Ave., Suite 110
Midvale, UT 84047

(This Policy is valid only when Schedules A and B are attached)

**This jacket was created electronically and constitutes an original document**

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# SCHEDULE A

Order Number: **7-046543**

Policy Number: **5011400-3073376e**

Date of Policy: **July 20, 2021 at 4:51PM**

Amount of Insurance: **$12,090,143.30**

Premium: **$29,154.00**

1. Name of Insured:

   **Sanctuary at Lehi, LLC, a Delaware limited liability company**

2. The estate or interest in the land which is covered by this policy is:

   **Fee Simple**

3. Title to the estate or interest in the land is vested in:

   **Sanctuary at Lehi, LLC, a Delaware limited liability company**

Legal description

4. The land referred to in this policy is in the State of Utah, County of, and is described as follows:

   **Lot 2, Lehi Botanical Subdivision, Amending Lehi Industrial Park Plat "A"**, according to the official plat thereof on file and of record in the office of the **Utah** County Recorder.

   Parcel No.: **45-579-0002**

   Address Reference: **2601 West Slipstream Avenue (Vacant), Lehi, UT 84043**

# SCHEDULE B

Order Number: **7-046543** Policy Number: **5011400-3073376e**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

2. Lien of taxes, not yet due and payable:
   Year: 2021
   Parcel No.: 45-579-0002
   Prior year: 2020 Paid

Proof of payment of taxes

3. The land described herein is located within the boundaries of Lehi City and is subject to any assessments levied thereby. None due and payable.

4. The land described herein is located within the boundaries of the Lehi Metropolitan Water District, the Central Utah Water Conservancy District, the North Utah County Water Conservancy District, the Timpanogos Special Service District, and the Utah Valley Dispatch Special Service District and is subject to any assessments levied thereby. None due and payable.

5. Agreement, and the terms and conditions thereof:
   Between: State of Utah, acting through the Utah Water and Power Board
   And: Lehi Irrigation Company
   Dated: July 25, 1956
   Recorded: November 9, 2956
   Entry No.: 15991
   Book/Page: 729/352

6. Easement, and the terms and conditions thereof:
   Grantee: Utah Water and Power Board
   Recorded: November 9, 1956
   Entry No.: 15993
   Book/Page: 729/359

7. Easements, setbacks, notes, and restrictions, as shown on the subdivision plat:
   Recorded: January 7, 2016
   Entry No.: 1363:2016
   Book/Page: 45/579

8. Terms, conditions, restrictions contained in Final Order of Condemnation:
   Recorded: May 1, 1973
   Entry No.: 7396
   Book/Page: 1325/65
   Wherein: Remaining property shall abut upon and have access to a frontage road which will be connected with said inner through traffic lanes only at such points as may be established by public authority.

9. Reservation of all mineral rights as set forth in Quit Claim Deed:
   Recorded: October 16, 1972
   Entry No.: 16070
   Book/Page: 1296/527

10. Terms, provisions, covenants, conditions and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, but omitting any covenant, condition or restrictions, if any based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons:
    Recorded: April 13, 2016
    Entry No.: 31977:2016

    Amended Covenants:
    Recorded: May 29, 2020
    Entry No.: 73608:2020

    The terms and conditions of that certain Notice of Payment:
    Recorded: July 20, 2021
    Entry No.: 127998:2021

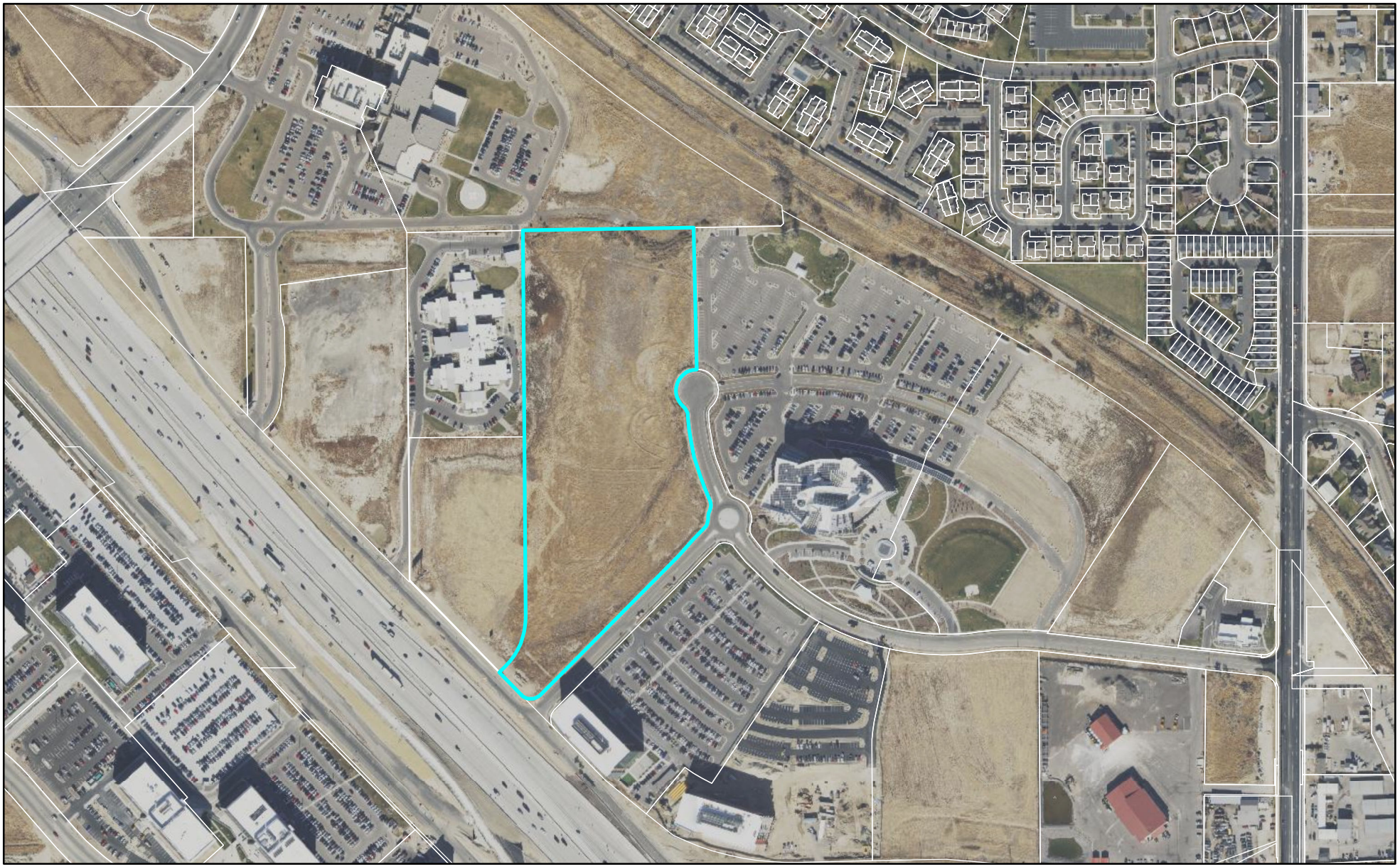
11. The terms and conditions of that certain Lis Pendens:
    Recorded: May 18, 2018
    Entry No.: 46836:2018
    Wherein: Utah Department of Transportation has filed Notice of Pendency of Eminent Domain Proceeding

    Order for Immediate Occupancy:
    Civil No.: 180400563
    Recorded: June 05, 2018
    Entry No.: 52376:2018

12. A 20 foot sewer easement, as shown on the recorded plat of Lehi Botanical Subdivision, amending Lehi Industrial Park, Plat "A", as it may affect any proposed paved areas, including road, walkway, parking area, driveway or curb.

**Sanctuary**

Aerial

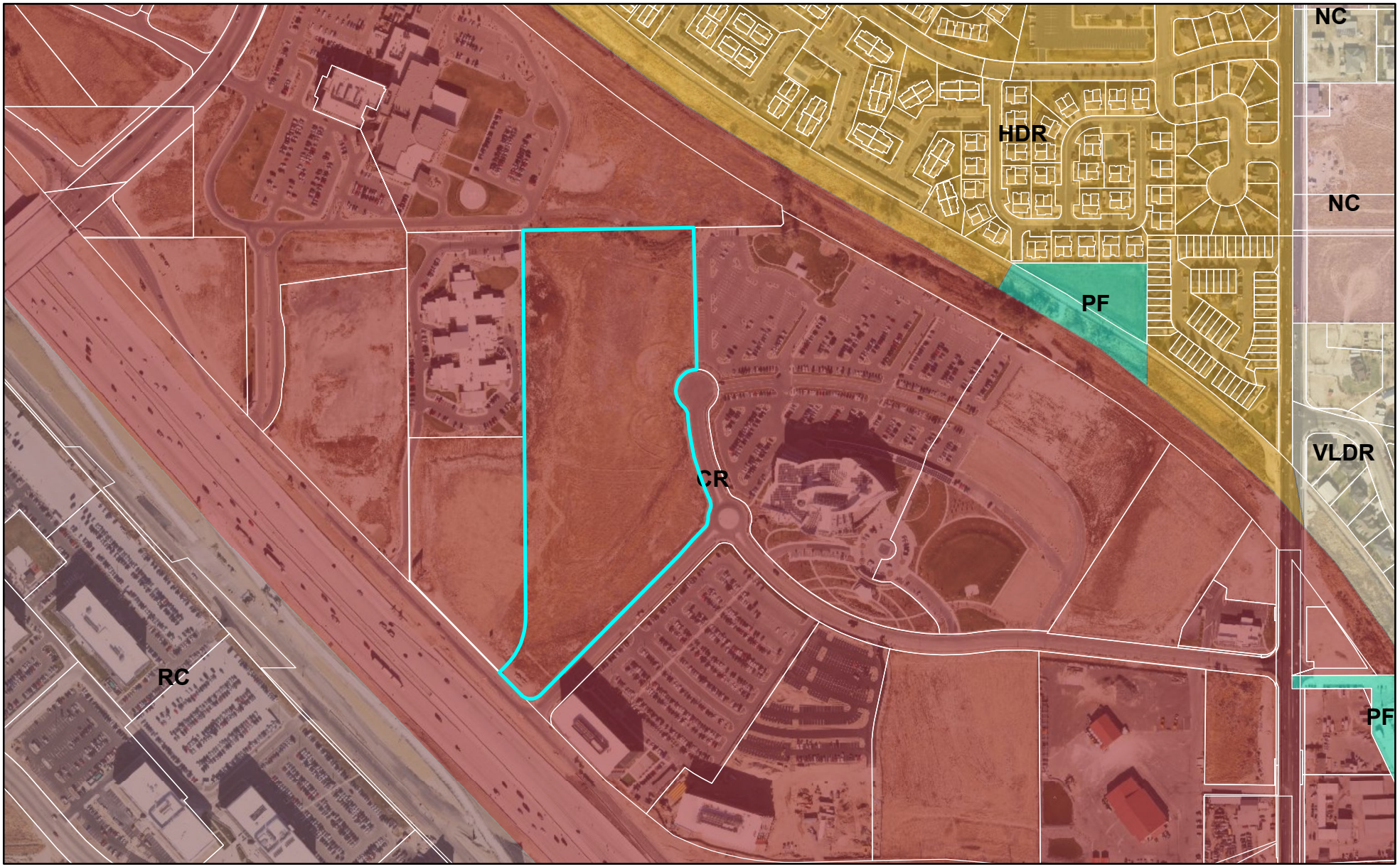


0 500 1,000 Feet

LEHI CITY

**Sanctuary**

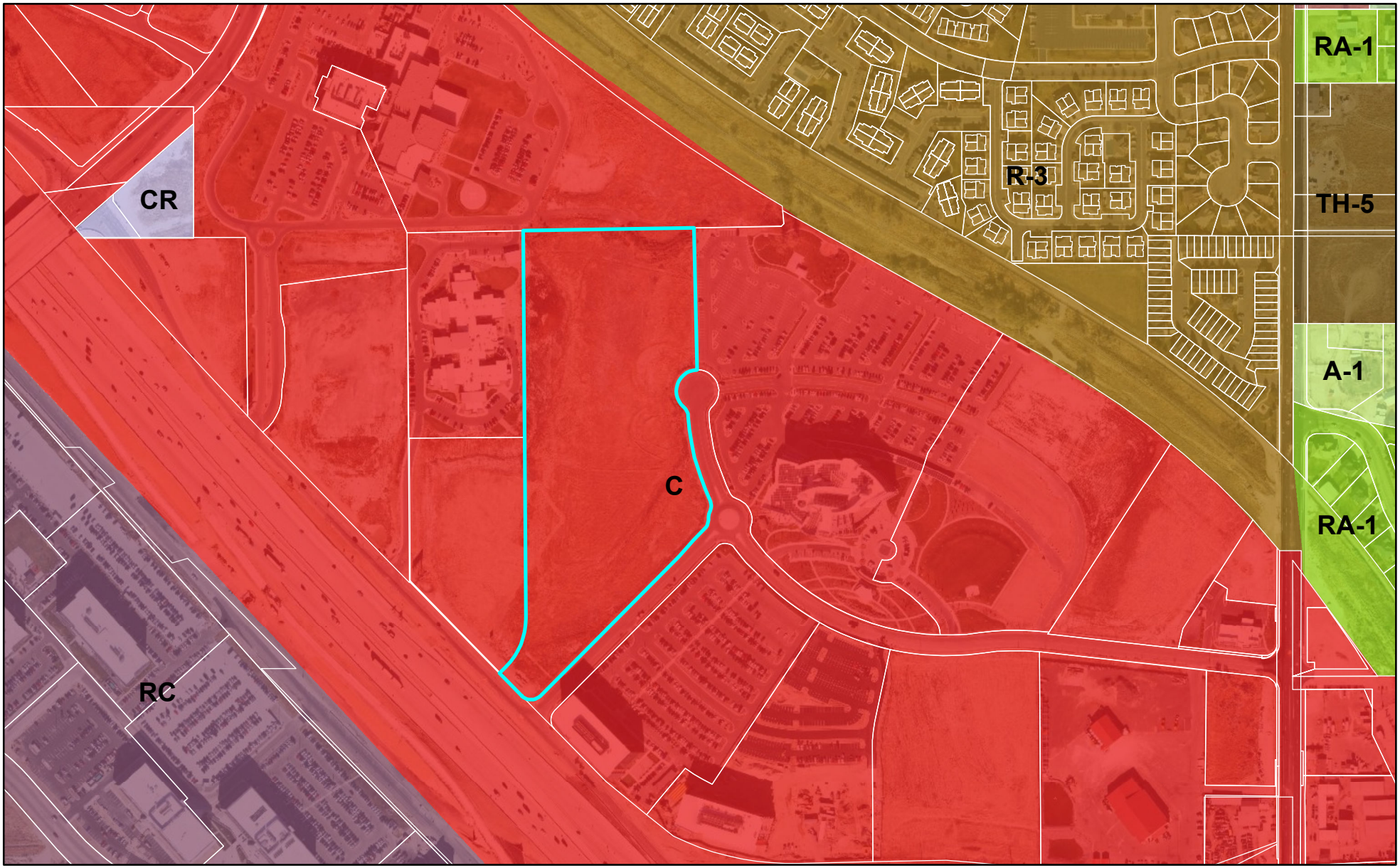
General Plan




LEHI CITY

**Sanctuary**

Zoning




LEHI CITY

**Agenda Item No: 13**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Final subdivision approval for the Quick Quack 1200 West Subdivision located at 2550 North 1200 West in a Commercial zone.

**Suggested Action:**

**Attachments:**

CC Staff Report QQ 1200 West Final Subdivision 111.16.21.docx

Quick Quack 1200 West Subdivision DRC 09.08.21.docx

Quick Quack 1200 W Subdivision Plat.pdf

QQ 1200 West- Aerial Map.pdf

QQ 1200 West- Zoning Map.pdf

QQ 1200 West- General Plan Map.pdf

# QQ 1200 WEST FINAL SUBDIVISION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Lonestar Builders | | |
| **Meeting Date** | November 16, 2021 | | |
| **Requested Action/Purpose** | Approval of a final subdivision | | |
| **Location** | Approximately 2550 North 1200 West | | |
| **Existing Land Use** | Undeveloped | | |
| **Existing Zoning** | Commercial | | |
| **General Plan Land Use Designation** | Regional Commercial | | |
| **Number of Lots/Units** | 2 Lots | | |
| **Adjacent Zoning and Land Use** | *North* | Commercial | Undeveloped |
| | *South* | Commercial | Gears Transmission |
| | *East* | Commercial | Power Substation |
| | *West* | Commercial | Lehi Block Apartments (approved) |
| **Date of DRC Review** | September 8, 2021 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

| | |
|---|---|
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

## PROPERTY HISTORY

September 17, 1998 Property came into the City as part of the Rowley Annexation

## REPORT ANALYSIS

The applicant requests approval of a two-lot commercial subdivision located at approximately 2550 North 1200 West. This subdivision is a legal splitting of lots but does not include any improvements. All improvements will come with future site plans. The northern lot has submitted a site plan for a Quick Quack Car Wash and the southern lot has submitted a concept for a Tropical Café Smoothie. These site plans will be reviewed and approved by the Planning Commission.

Both of these proposed lots meet all of the commercial lot requirements.

The DRC reviewed the proposed subdivision and had the following four redline comments:

1. Where there is no park strip for water meter a 15’ PUE is required
2. Remove setback table from plat
3. Update everything to match the QQ subdivision name.
4. Remove “men” from owner’s dedication and “man” from Chair, Planning Commission signature line

Please consider including all DRC comments in your motion.

## POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed QQ 1200 West final subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision will allow for additional commercial development within Lehi City.
2. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
3. Other findings based upon information presented at the public meeting.

**Quick Quack 1200 West Subdivision**
**DRC Redline Comments**

*Lonestar Builders - requests review of the Quick Quack 1200 West Subdivision, a 2-lot commercial subdivision located at 2550 North 1200 West in a Commercial zone.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Joseph Earnest
Date of Plans Reviewed: 8/26/21
Time Start: 2:50pm
Time End: 3:32pm

**DRC REDLINE COMMENTS:**
**Glade – Power:**
1. Where there is no park strip for water meter a 15' PUE is required

**Garion – Fire:** No comments
**Greg – Water/Sewer:** No comments
**Trent – Parks:** No comments
**Gary – Building/Inspections:**
2. Remove setback table from plat
3. Update everything to match the QQ subdivision name.

**JD – Streets:** No comments
**Ross – Engineering:** No comments
**Luke- Traffic:** No comments
**Kim – Planning:**
4. Remove "men" from owner's dedication and "man" from Chair, Planning Commission signature line

**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. 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.

**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.**

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.

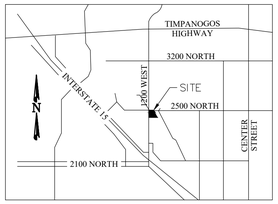
THIS ITEM CAN RESUBMIT WITH AN UPDATED SITE PLAN

**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.**

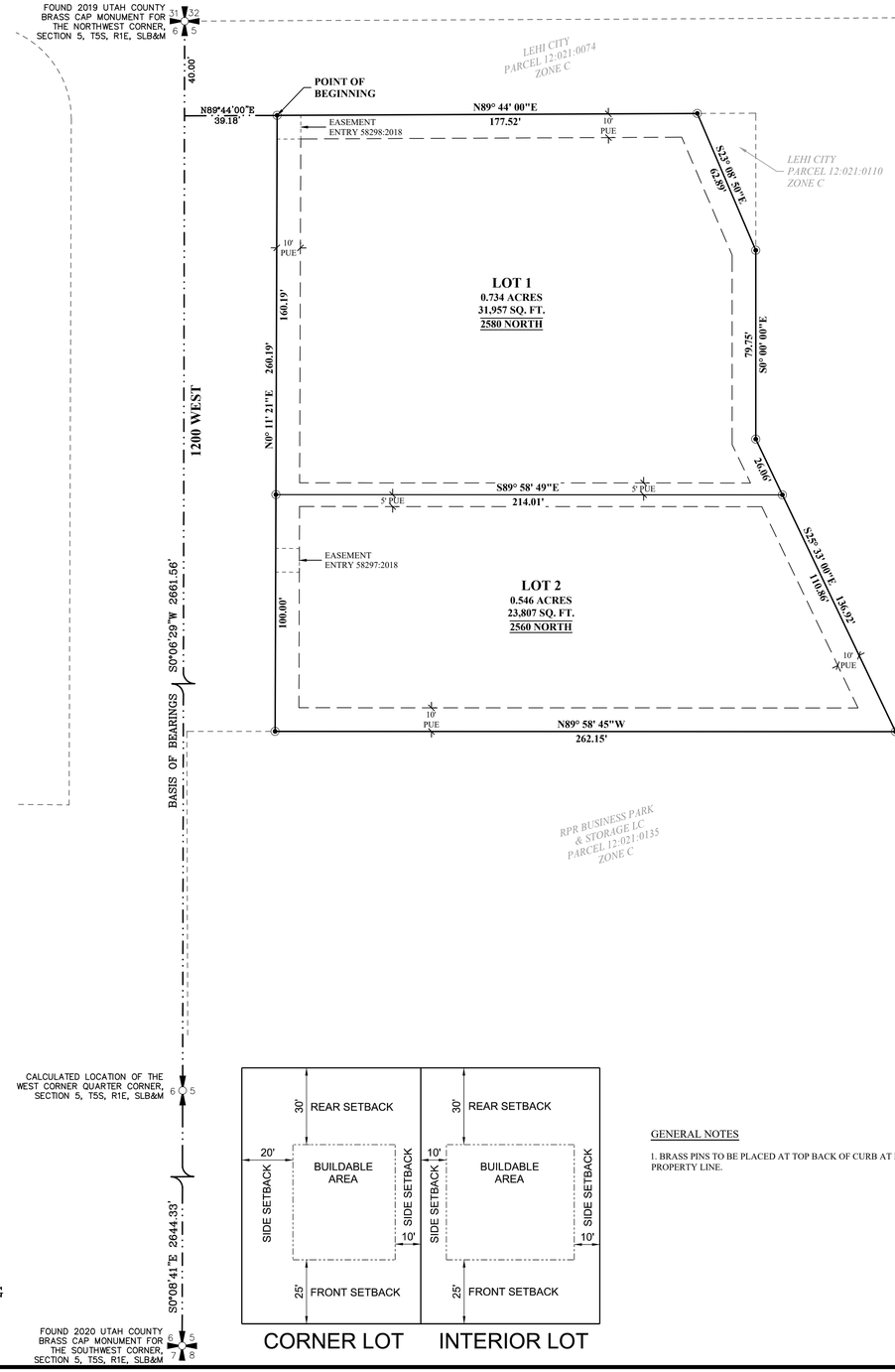
# QQ LEHI 1200 WEST SUBDIVISION

*(A COMMERCIAL SUBDIVISION)*
*LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,*
*TOWNSHIP 5 SOUTH, RANGE 1 EAST*
*SALT LAKE BASE AND MERIDIAN*
*LEHI CITY, UTAH COUNTY, UTAH*

REVIEW COPY




VICINITY MAP
(N.T.S.)




N

0 30 60 90
Scale in Feet

## LEGEND

- SET REBAR/CAP MARKED "LEGEND ENGINEERING PLS 5183760"
- FOUND PROPERTY CORNER (AS NOTED)
- BOUNDARY LINE
- TITLE LINES
- PUBLIC UTILITY EASEMENT




GENERAL NOTES

1. BRASS PINS TO BE PLACED AT TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.

TABULATIONS

| | |
|---|---|
| TOTAL AREA: | 1.28 ACRES |
| AREA OF ROADS: | 0.00 ACRES |
| AREA OF LOTS: | 1.28 ACRES |
| NUMBER OF LOTS: | 2 |
| OPEN SPACE: | 0.00 ACRES |
| UNITS PER ACRE: | N/A |
| LANE MILES OF ROADS: | 0.00 MILES |

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

## SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5183760 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACE MONUMENTS AS REPRESENTED ON THE PLAT.




CORY B. NEERINGS
PLS 5183760

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 0°06'29" WEST 40.00 FEET ALONG THE SECTION LINE AND NORTH 89°44'00" EAST 39.18 FEET FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 89°44'00" EAST 177.52 FEET;
THENCE SOUTH 23°08'50" EAST 82.89 FEET;
THENCE SOUTH 79.75 FEET;
THENCE SOUTH 25°33'00" EAST 136.92 FEET;
THENCE NORTH 89°58'45" WEST 262.15 FEET;
THENCE NORTH 0°11'21" EAST 260.19 FEET TO THE POINT OF BEGINNING.

CONTAINS
2 LOTS
1.28 ACRES OR
55,764 SQUARE FEET, MORE OR LESS

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 0°06'29" WEST BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I , THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE

**QQ LEHI 1200 WEST SUBDIVISION**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY / OUR HAND(S) THIS_____ DAY OF 2021.

QQ LEHI 2, LLC

TITLE_____. PRINT NAME_____.

SIGNATURE_____. DATE_____.

## ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THE ___DAY OF_____, A.D. 20__ PERSONALLY APPEARED BEFORE ME, _____,WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____, A CORPORATION, AND THAT THE FOREGOING OWNERS DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____. COMMISSION NUMBER_____.

NOTARY PUBLIC_____. NOTARY PUBLIC _____.
COMMISSIONED IN UTAH
RESIDING IN _____COUNTY

## PLANNING COMISSION APPROVAL

APPROVED THIS____DAY OF_____A.D., 2021, BY THE PLANNING COMMISSION.

_____: _____:
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, UTAH COUNTY, UTAH , APPROVE THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCEL OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS____ DAY OF_____ 2021.

_____.
MAYOR

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

QQ LEHI 1200 WEST SUBDIVISION
(A COMMERCIAL SUBDIVISION)
LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

| NOTARY SEAL | CITY ENGINEER SEAL | CLERK/RECORDER SEAL |
|---|---|---|
| | | |

| | |
|---|---|
| DATE: | 8/26/21 |
| SCALE: | 1"=30' |
| PAGE: | 1 OF 1 |
| PROJECT: | S21-041 |

Recorder

REVIEW COPY

# QQ 1200 West Subdivison

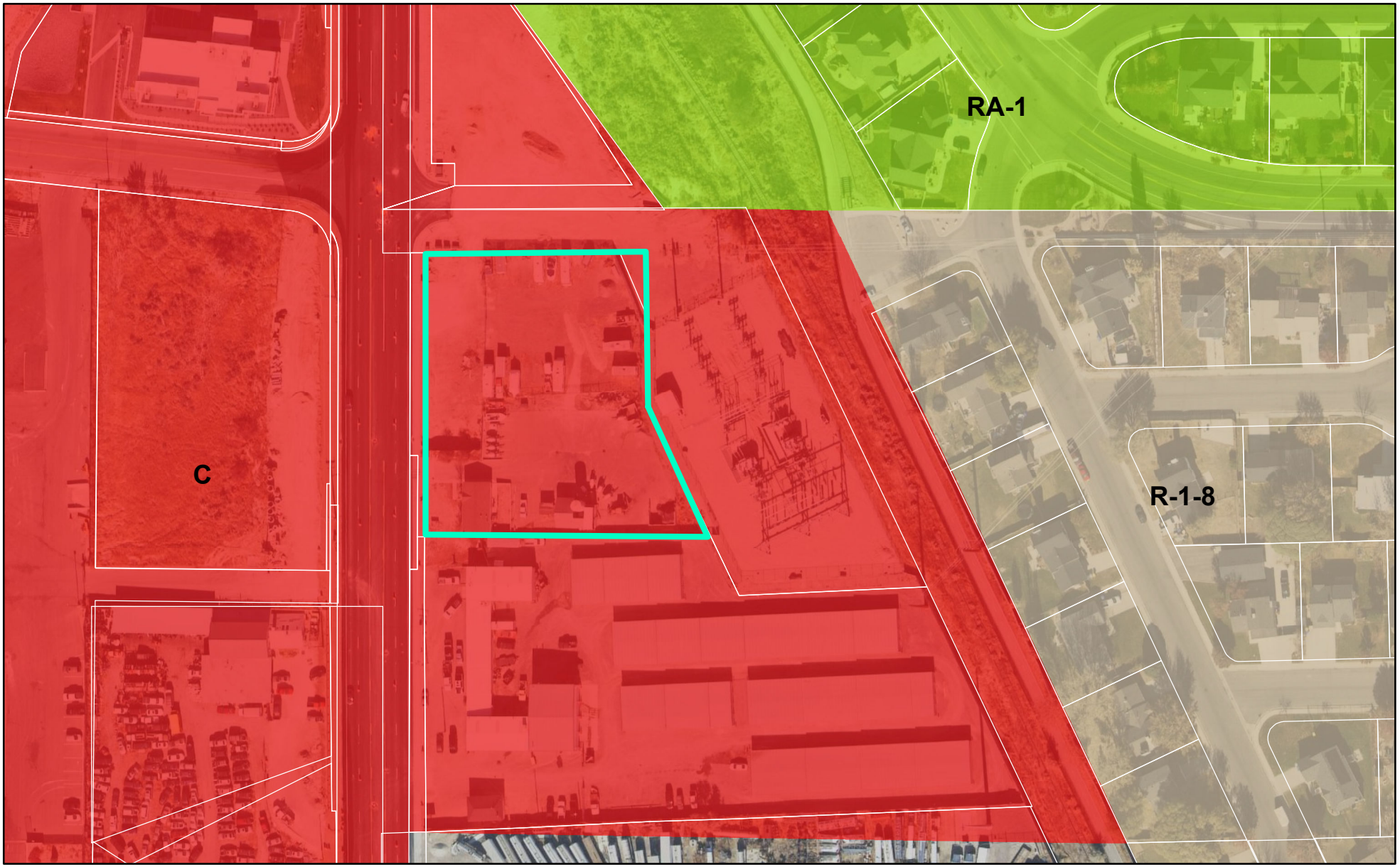
Aerial




LEHI CITY

# QQ 1200 West Subdivison

Zoning

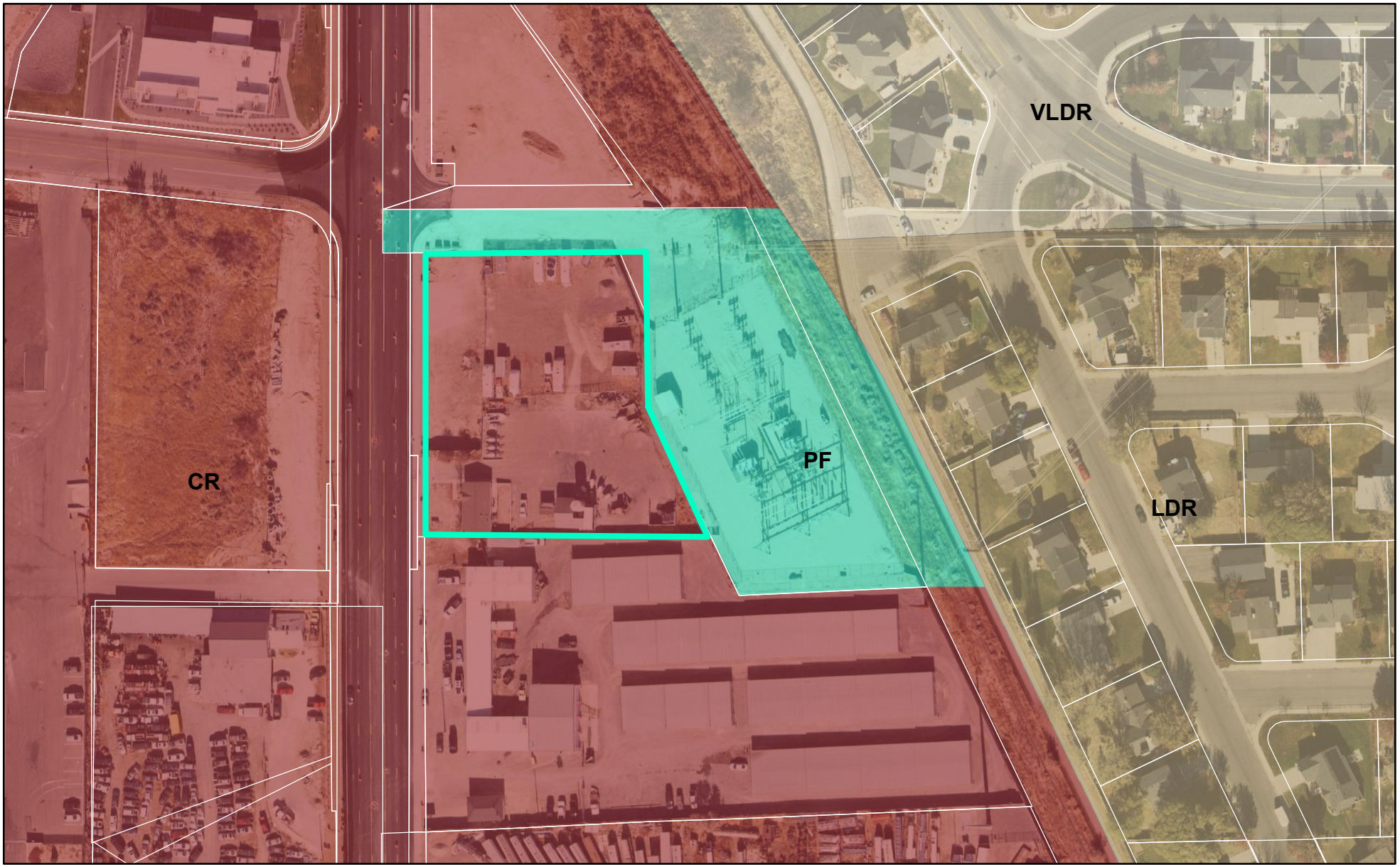



0 150 300 Feet

LEHI CITY

# QQ 1200 West Subdivison

General Plan




LEHI CITY

**Agenda Item No: 14**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Resolution #2021-63, approving a development agreement for the Lehi Terrace development located at approximately 1200 West 2900 North.

**Suggested Action:**

**Attachments:**

Res 2021-63.docx

Lehi Terrace Development Agreement FINAL DRAFT 11.08.21.docx

LEHI CITY

**RESOLUTION NO. 2021-63**

**A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN SYMPHONY HOMES AND LEHI CITY**

WHEREAS, Symphony Homes ("Developer") has a legal interest in certain real property and desires to develop a medium density residential subdivision on the property;

WHEREAS, the Lehi City Council is amenable to allowing Developer to develop a medium density residential subdivision 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 November 16, 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 16th day of November, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

# LEHI TERRACE 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 SDC Investments LLC whose principal place of business is located at 111 South Frontage Road, Centerville, Utah 84003. ("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 Planned Unit Development with 39 small lot single family homes ("Approved Use") on the property.

C. On August 10, 2021, the City Council approved the Lehi Terrace General Plan Amendment to Medium Density Residential (MDR) and directed staff to work on this Agreement to limit MDR development on this site to the approved concept plan and in accordance with the terms and conditions set forth in this Agreement.

## AGREEMENT

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

### ARTICLE 1

1.1 Use Approval. The City agrees, and this Agreement confirms, that 39 small lot single family lots in other words, the Approved Use, shall be a permitted use on the property described herein on Exhibit "A" as of the Effective Date of this Agreement, subject to the terms of this Agreement.

### ARTICLE 2

2.1 Developer agrees to the following:

2.1.1 Developer will install a precast concrete fence around the perimeter of the propertyas generally depicted on Exhibit B attached hereto (Exhibit "B"), but less and subject to any line-of-sight or setback standards as required by the City.

2.1.2 Developer will maximize open space on the north end of the property as generally illustrated on the attached concept plan.

2.1.3 Developer will provide driveways that are 20 feet long and 18 feet in width.

2.1.4 Developer will not develop this project with anything other than the Approved Use. And the density will not exceed the 39 units shown on the approved concept plan.

2.1.5 Developer will resolve all DRC comments noted in its review of the concept plan and dated July 7, 2021, and Planning Commission requirements from its July 22, 2021 meeting, to City Staff's satisfaction at the time of site plan application.

2.1.6 Developer will apply for, and receive approval of, a zone change ("Zone Change") from the current TH-5 Zone to the R-2 Medium Density Residential Zone and meet the water dedication requirements of Chapter 27 of the Development Code in order to develop the Approved Use of the property.

2.2 Condition Precedent. As a condition precedent to the obligations of the Parties hereunder, this Agreement is contingent upon and shall only become effective at such time, and in the event that, the City Council, in the independent exercise of its legislative discretion, elects to approve the Zone Change. This Agreement is not intended to and does not affect or in any way bind or supersede the independent exercise of legislative discretion by the City Council in deciding whether to approve or deny the Zone Change.

2.3 Covenant Running with the Land. This Agreement constitutes a covenant running with the land and shall be recorded against the property.

2.4 Should Developer not apply for and receive approval for the R-2 Medium Density Residential Zone within two years of the date of the City Council's approval of this Agreement, the General Plan Land Use designation will revert back to Neighborhood Commercial (NC) and Low Density Residential (LDR).

ARTICLE 3

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

ARTICLE 4

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.12 Force Majeure. No liability or breach of this Agreement shall result from delay in performance or nonperformance caused, directly or indirectly, by circumstances beyond the reasonable control of the Party affected ("Force Majeure"), including, but not limited to, fire, extreme weather, terrorism, explosion, flood, war, power interruptions, pandemics and related governmental restrictions or actions, the act of other governmental bodies, accident, labor trouble or the shortage or inability to obtain material, service, personnel, equipment or transportation, failure of performance by a common carrier, failure of performance by a public utility, or vandalism.

4.13 Notices.

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

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

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

If to Developer:
Symphony Homes
Attn: Russell Wilson
111 South Frontage Road
Centerville, UT 84003

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

4.15 Non-Assignability; Agreement to Run with the Land. 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. Notwithstanding the foregoing or any other provision of this Agreement to the contrary, this Agreement shall be recorded against the property described on Exhibit "A" and shall be deemed to run with the land and shall be binding on and inure to the benefit of the City and all successors and assigns of Developer in the ownership or development of any portion of such property. To avoid any doubt, all future owners of the property described on Exhibit "A" shall be permitted to develop and use the same for the Approved Use as permitted under this Agreement, unless the Approved Use has been terminated as provided in Sections 2.1.4, 2.1.5 or 3.1 of this Agreement.

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

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

LEHI CITY CORPORATION

_____

By: Mark Johnson
Its: Mayor

ATTEST:

_____

Teisha Wilson
City Recorder

SDC INVESTMENTS LLC.

_____

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 SDC Investments LLC and that said document was signed by him in behalf of said Company by Authority of its operating agreement, or member or manager consent, and said _____ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

_____

Notary Public

*(notary seal)*

# Exhibit "A"

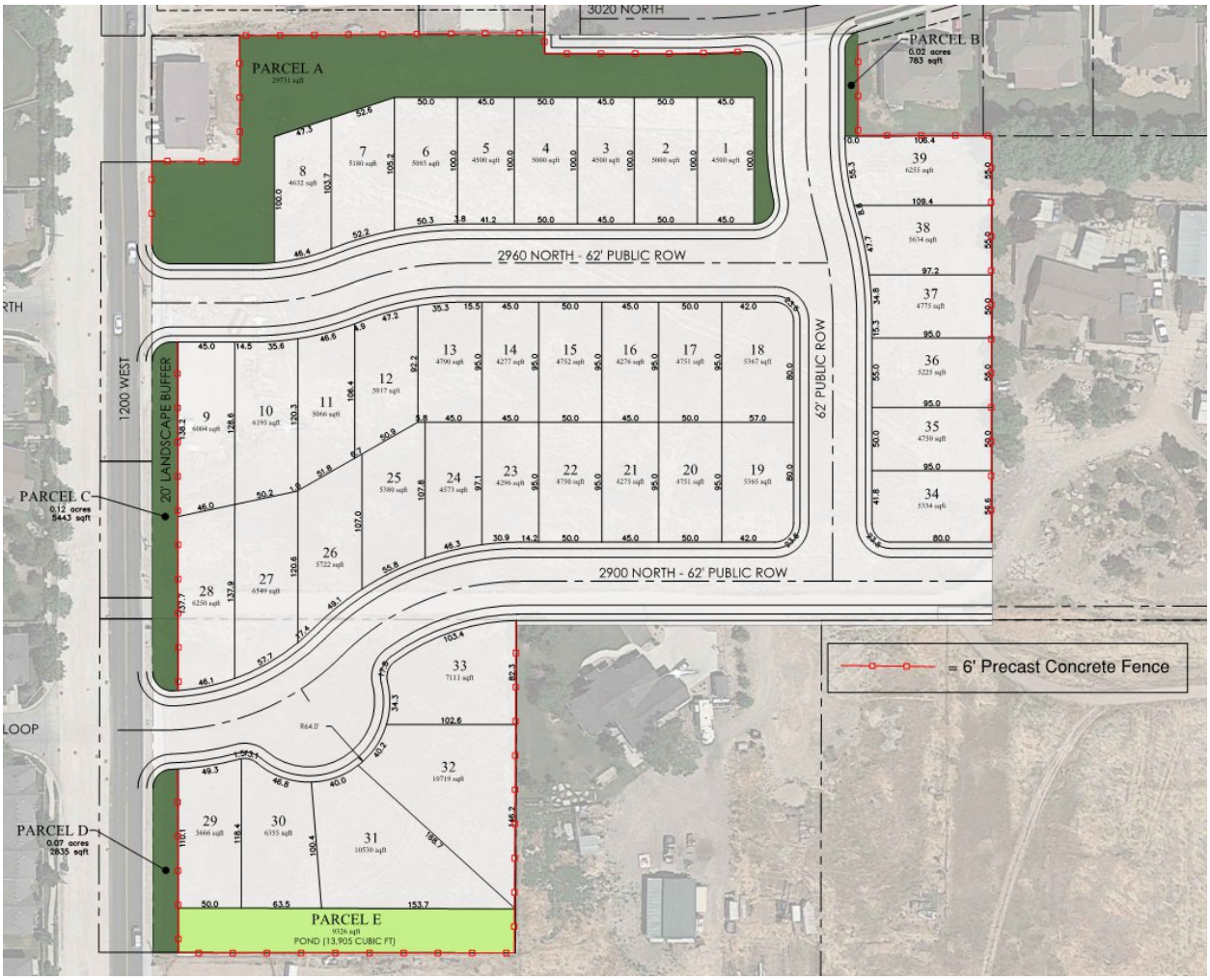
*Property Legal Description*

A part of the SW1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian; located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of 1200 West Street, said point being N00°09'49"E 1,064.38 feet along the Section line and S89°50'11"E 43.19 feet from the Southwest Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: S89°55'06"E between the Southwest Corner and the South 1/4 Corner of said Section 32); thence along said easterly right-of-way line the following two (2) courses: (1) N00°05'23"W 264.00 feet; thence (2) N00°06'56"W 361.88 feet to the southwest Corner of that Real Property described by Warranty Deed recorded as Entry No. 73714:2019 in the Office of the Utah County Recorder; thence along said deed the following two (2) courses: (1) N89°54'19"E 69.74 feet; thence (2) N00°09'49"E 99.99 feet to the southerly line of FOX RUN PLAT B, PUD Subdivision, according to the Official Plat thereof recorded as Entry No. 50732:2005, Map No. 11074 in the Office of the Utah County Recorder; thence along said plat the following three (3) courses: (1) N89°54'34"E 488.95 feet; thence (2) S00°03'26"E 80.49 feet; thence (3) N89°54'34"E 106.38 feet to a point on the westerly line of that Real Property described by Quit Claim Deed recorded as Entry No. 88614:2000; thence along said deed S00°00'19"W 372.66 feet extending to the northerly line of that Real Property described by Tax Deed recorded as Entry No. 76777:2017; thence along said deed the following two (2) courses: (1) S89°50'04"W 42.86 feet; thence (2) South 10.37 feet to the northerly line of that Real Property described by Special Warranty Deed recorded as Entry No. 93551:2016 in the Office of the Utah County Recorder; thence along said deed N89°56'08"W 92.10 feet to the northeast corner of that Real Property described by Warranty Deed recorded as Entry No. 50493:2018; thence along said deed the following two (2) courses: (1) N89°55'56"W 241.78 feet; thence (2) S00°09'44"W 264.00 feet to the Northerly line of WELLS PLAT "A" Subdivision, according to the Official Plat thereof recorded as Entry No. 72579:2004, Map No. 10556 in the Office of the Utah County Recorder; thence along said plat N89°55'51"W 286.78 feet to the point of beginning.

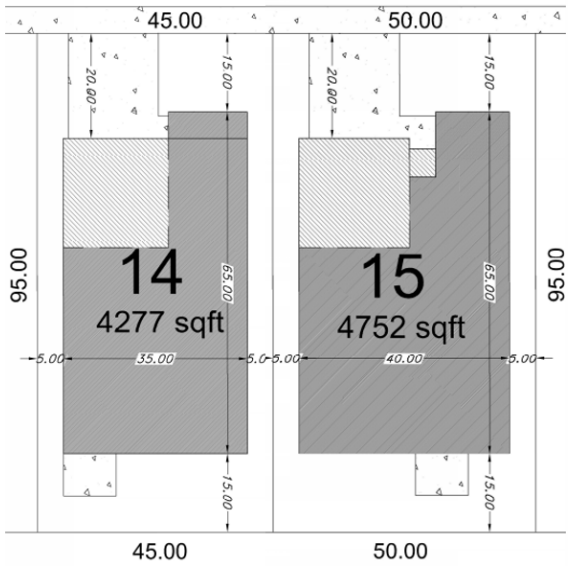
Contains: 8.44 acres+/-

*Exhibit "B"*
*Approved Concept Plan and Perimeter Fencing*

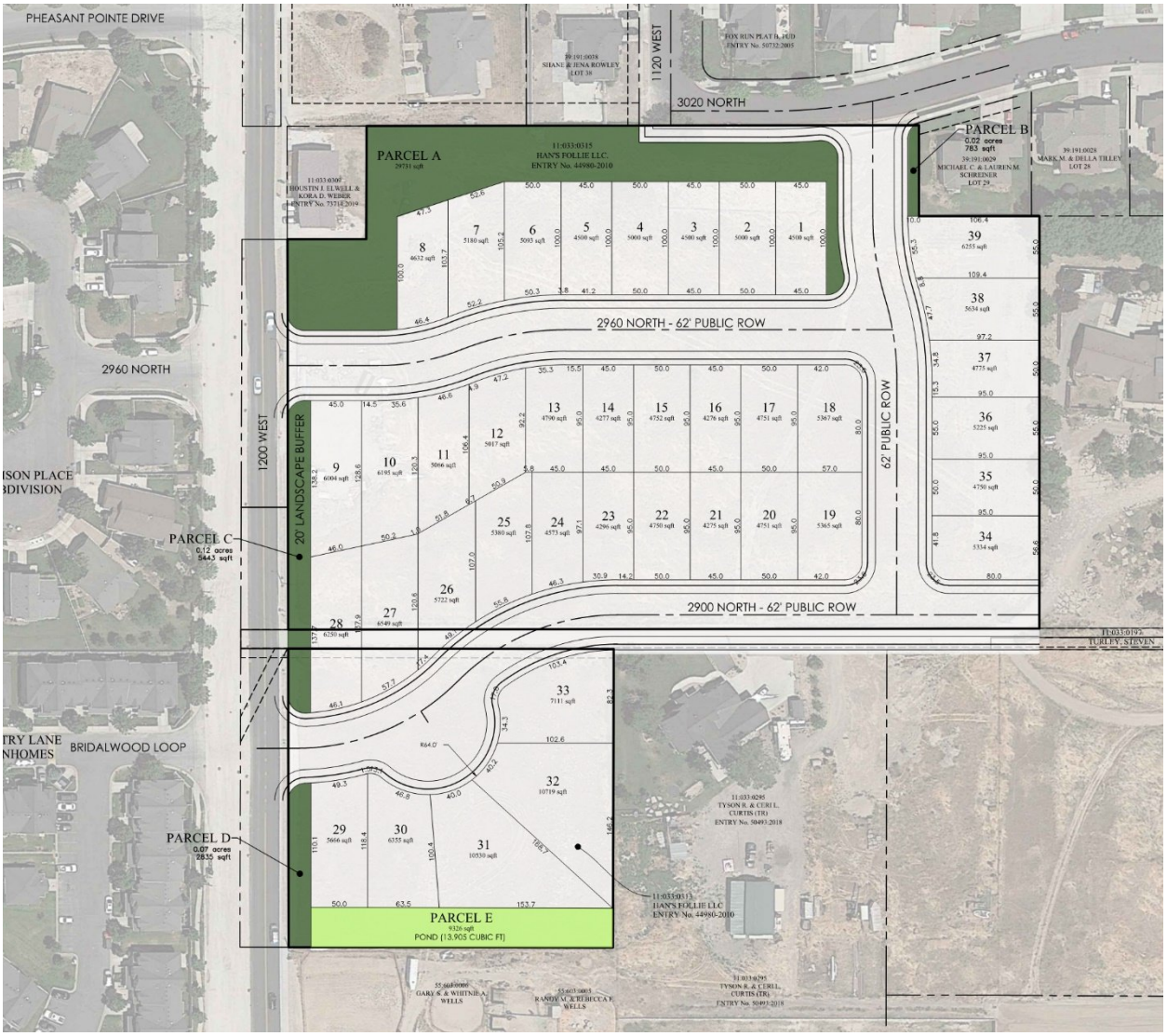


# Building Setbacks

| | |
|---|---|
| FRONT YARD (PORCH) | 15' |
| FRONT YARD (GARAGE) | 20' |
| SIDE YARD | 5'; 10' TOTAL |
| CORNER SIDE YARD | 15' |
| REAR YARD | 15' |



*Approved Concept Plan*



**Agenda Item No: 15**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**

Consideration of Ordinance #64-2021 approving the Lehi Terrace zone change on 8.44-acres of property changing the zoning from TH-5 (transitional holding) to R-2 (medium density residential) located at approximately 1200 West 2900 North.

**Suggested Action:**

**Attachments:**

CC Staff Report Lehi Terrace Zone Change 11.16.21.docx

Lehi Terrace Zone Change DRC 10.20.21.docx

Ord 64-2021.docx

Memo- Zoning Map Amendment.pdf

Lehi Terrace Traffic Study.pdf

Lehi Terrace Approved Concept Plan.pdf

Aerial Map.pdf

Zoning Map.pdf

Lehi Terrace- Aerial Map.pdf

Lehi Terrace- General Plan Map.pdf

Lehi Terrace- Zoning Map.pdf

# LEHI TERRACE ZONE CHANGE

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Symphony Homes | | |
| **Meeting Date** | November 16, 2021 | | |
| **Requested Action/Purpose** | Approval of a proposed zone change | | |
| **Location** | 2900 North 1200 West | | |
| **Acreage** | 8.44 acres | | |
| **Existing Zoning** | TH-5 | | |
| **Existing General Plan Land Use Designation** | Medium Density Residential (MDR) | | |
| **Proposed Zoning Designation** | R-2 | | |
| **Existing Land Use** | Undeveloped | | |
| **Adjacent Zoning and Land Use** | *North* | RA-1 | Single Family Homes |
| | *South* | A-1 | Hobby Farms |
| | *East* | TH-5 | Hobby Farms |
| | *West* | R-3 | Single Family Homes/Townhomes |
| **Date of DRC Review** | October 20, 2021 | | |
| **Date of Planning Commission Review** | October 28, 2021 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

From 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.

## APPLICABLE GENERAL PLAN GOALS AND POLICIES

**Best Practice 3.1:** Encourage the development of neighborhood commercial units to cater to the needs of area residents.

**Best Practice 7.1:** All new development should meet its infrastructure needs and not negatively impact existing

residents.

**Goal 8:** Create sustainable housing for new residents with access to neighborhood and community services, education, transportation, recreation, and cultural opportunities.

## PROPERTY HISTORY

| | |
|---|---|
| **February 1, 2016** | Property came into the City as part of the Hans Follie Addition |
| **August 10, 2021** | City Council approved the Lehi Terrace General Plan Amendment from NC and VLDR to MDR and the Lehi Terrace Concept Plan |

## REPORT ANALYSIS

The applicant requests approval of the proposed Lehi Terrace R-2 zoning on 8.44 acres located at approximately 2900 North 1200 West.

The proposed R-2 zoning corresponds with the approved Medium Density Residential (MDR) General Plan Designation approved earlier this year. The City Council approved a concept plan at the same time. This concept shows 39 small single-family lots. A Development Agreement has been drafted to incorporate the comments made by the Council in their approval of the concept plan. The applicant has had the opportunity to review the agreement. The Council will consider the agreement at the same meeting as this zone change.

The DRC reviewed the proposed zone change and had two redline comments:

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-2 zone. The amount of culinary water is 2.70 feet per acre and the irrigation water is 1.90 feet per acre.
2. Staff will provide the applicant with a draft of the Development Agreement this needs to be finalized before City Council.

## POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed Lehi Terrace Zone Change. Any motion should include findings. Possible findings include:

1. The proposed zone change is/is not consistent with the Medium Density Residential Land Use designation.
2. The proposed zone change is consistent/is not consistent with the goals and policies of the General Plan.
3. The proposed zone change will/ will not provide varying lot sizes that are/ are not compatible with the surrounding neighborhood.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on October 28, 2021. The motion from that meeting follow:

Motion: Commissioner Bunker moved to recommend approval to the Council for the Lehi Terrace Zone Change, including all DRC comments with the findings that it is consistent with the General Plan and note that they recommend the driveway length is 20 feet minimum. Commissioner Eyre seconded the motion. The motion passed with all in favor.

**Lehi Terrace Residential Zone Change**
**DRC Redline Comments**

*Symphony Homes- requests review of the Lehi Terrace Zone Change from TH-5 to R-2 located at approximately 1200 West 2900 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: none present
Date of Plans Reviewed: 10/11/21
Time Start: 1:35pm
Time End: 1:40pm

**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. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-2 zone. The amount of culinary water is 2.70 feet per acre and the irrigation water is 1.90 feet per acre.
2. Staff will provide the applicant with a draft of the Development Agreement this needs to be finalized before City Council.

***Consistency with the elements of the Lehi City General Plan.***

This area has a Medium Density Residential Land Use Designation on the Lehi City 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 IS SCHEDULED FOR PLANNING COMMISSION OCTOBER 28th

**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: 64-2021**

# AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 2900 NORTH 1200 WEST

WHEREAS, Symphony Homes, authorized agent for the owner of property located at 2900 North 1200 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as R-2 (Medium Density Residential); and

WHEREAS, following a public hearing on October 28, 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 November 16, 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 October 28, 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 R-2 (Medium Density Residential).

PART II:

A. If a provision of this Ordinance 64 -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 16th day of November 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

SYMPHONY HOMES ZONE CHANGE LEGAL DESCRIPTION

A part of the SW1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian; located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of 1200 West Street, said point being N00°09'49"E 1,064.38 feet along the Section line and S89°50'11"E 43.19 feet from the Southwest Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: S89°55'06”E between the Southwest Corner and the South 1/4 Corner of said Section 32); thence along said easterly right-of-way line the following two (2) courses: (1) N00°05'23"W 264.00 feet; thence (2) N00°06'56"W 361.88 feet to the southwest Corner of that Real Property described by Warranty Deed recorded as Entry No. 73714:2019 in the Office of the Utah County Recorder; thence along said deed the following two (2) courses: (1) N89°54'19"E 69.74 feet; thence (2) N00°09'49"E 99.99 feet to the southerly line of FOX RUN PLAT B, PUD Subdivision, according to the Official Plat thereof recorded as Entry No. 50732:2005, Map No. 11074 in the Office of the Utah County Recorder; thence along said plat the following three (3) courses: (1) N89°54'34"E 488.95 feet; thence (2) S00°03'26"E 80.49 feet; thence (3) N89°54'34"E 106.38 feet to a point on the westerly line of that Real Property described by Quit Claim Deed recorded as Entry No. 88614:2000; thence along said deed S00°00'19"W 372.66 feet extending to the northerly line of that Real Property described by Tax Deed recorded as Entry No. 76777:2017; thence along said deed the following two (2) courses: (1) S89°50'04”W 42.86 feet; thence (2) South 10.37 feet to the northerly line of that Real Property described by Special Warranty Deed recorded as Entry No. 93551:2016 in the Office of the Utah County Recorder; thence along said deed N89°56'08”W 92.10 feet to the northeast corner of that Real Property described by Warranty Deed recorded as Entry No. 50493:2018; thence along said deed the following two (2) courses: (1) N89°55'56”W 241.78 feet; thence (2) S00°09'44"W 264.00 feet to the Northerly line of WELLS PLAT “A” Subdivision, according to the Official Plat thereof recorded as Entry No. 72579:2004, Map No. 10556 in the Office of the Utah County Recorder; thence along said plat N89°55'51"W 286.78 feet to the point of beginning.

Contains: 8.44 acres+/-

October 8, 2021

Symphony Development
**RUSSELL T. WILSON**
Land Acquisition & Development
C 801.691.4843
O 801.298.8555
111 SOUTH FRONTAGE ROAD
CENTERVILLE, UT 84014
rwilson@symphonyhomes.com

Lehi City Planning & Zoning
C/O Ms. Brittney Harris
153 North 100 East
Lehi, Utah 84043

**RE: Application for Zoning Map Amendment for 8.44 acres at approximately 2900 North 1200 West**

Dear Ms. Harris,

Symphony Homes is proposing a Zoning Map Amendment for approximately 8.44 acres located at 1200 West and 2900 North, Lehi. Please see the enclosed Application for Zoning Map Amendment to amend the zoning from TH-5 to R-2.

**Reasons and justification for the proposed amendment**

There are several reasons and justifications for the proposed amendment. The General Plan for this property was recently amended from Neighborhood Commerical and Low Density Residential to Medium Density Residential. This was a wise decision by the City because, historically, commercial uses have struggled to survive along the central and northern parts of 1200 West. There is a high turnover rate for businesses in this area because it is surrounded by residential zoning and businesses aren't able to attract an adequate amount of traffic and patronage due to a lower visibility. Because the property is completely surrounded by residential or agricultural uses, it will better serve the community with a residential use.

With the recent change to Medium Density Residential, the common planning practice can now be applied to place medium-density housing along the busy corridor and allow a transition to the existing lower-density neighborhoods to the North-East. With 1200 West recently becoming an 80 foot wide major arterial road, it makes sense from a planning perspective to create a buffer area between the busy road and the existing neighborhoods to the North-East. Several other medium-density and high-density neighorhoods in the immediate area have adopted these same planning principles.

Another important justification for the proposed amendment would be to provide more affordable housing options in close proximity to Lehi City's ever-growing employment hub.

**Consistency of the proposed amendment with the goals and policies of the General Plan**

One goal of Lehi City's General Plan is to "Create sustainable housing for new residents with access to neighborhood and community services, education, transportation, recreation, and cultural opportunities." With the proposed amendment, there is a unique opportunity not only to provide more affordable housing, but to provide it in one of last remaining locations in close proximity to many of those services Lehi City has worked so hard to create in the Thanksgiving Point and Traverse Mountain areas.

A "Best Practice" mentioned in Lehi City's General Plan is to "encourage vision in new residential developments" and to do that by providing "a variety of housing types" and "density".

**Compatibility of the proposed land use with the existing land uses of nearby and adjoining properties**

The proposed land use is compatible with existing land uses nearby. Located immediately across 1200 West, the existing land use is High Density Residential which contains several communities that were developed under the R-3 zone and that consist of a clustered mix of attached and detached housing types. Our proposal is to create a medium-density neighborhood under the R-2 zone, to provide a smoother transition between the high-density and low-density neighborhoods. This development would also act as a buffer and insulation between the busy road and slightly lower-density Fox Run neighborhood on the North-East.

Our concept plan includes a continuous open space area adjacent to Fox Run subdivision to act as an additional buffer and delineation between the two zoning types.

**The effect of the proposed amendment on the character of the surrounding area**

The majority of the area surrounding our property consists of high-density housing. One of these areas located immediately to the west is the Pheasant Pointe P.U.D. which includes a variety of housing types consisting of townhomes, condos, and single-family lots ranging in size from 4,700 SF to 9,975 SF. The Country Lane P.U.D. townhomes are also directly west of the property. These two subdivisions also use 1200 West as their main access point. Another high density housing project located nearby is the Parkside at Ivory Ridge subdivision consisting of smaller lots (3,000 SF to 5,000 SF) and townhomes which were just developed recently. The Fox Run P.U.D. located to the north and east of the property contains single-family lots ranging in size from 8,625 SF to 19,428 SF. The effect of the proposed amendment would match the existing character of the surrounding area and once again provide a better transition between the two existing zoning designations.

With the proposed design, architecture, and quality of construction, we believe the overall effect of the proposed amendment will enhance the character of the surrounding area and provide a more affordable single-family home option that is currently lacking in this unique part of Lehi.

**The gain to the public health, safety, welfare, and overall community benefit**

The proposed amendment to the zoning map would allow a highly desirable and affordable housing development to be located within close proximity to Lehi City's thriving employment hub and other nearby amenities. The community would create a much needed buffer/transitional area between a major arterial road and slightly lower-density neighborhoods, and provide another variety of housing that would enhance the beautification and enjoyment of the area. Connectivity would also be provided to increase public safety.

We appreciate your consideration of the proposed amendment to Lehi City's Zoning Map, and we look forward to working with you to create a beautiful community that Lehi City and it's residents can be proud of for many generations to come.

Sincerely,

Russell Wilson

Russell Wilson

WALL CONSULTANT GROUP

# Lehi Terrace
# Traffic Impact Study




LICENSED PROFESSIONAL ENGINEER
8905056
JEREMY E
SEARLE
08/05/2021
STATE OF UTAH

**Prepared by: WCG**

Date: August 5, 2021

# Executive Summary

This study addresses the traffic impacts associated with the proposed residential Lehi Terrace development (Project) located in Lehi, Utah. The Project is located at approximately 2960 North on the east side of 1200 West in Lehi.

The Project consists of 39 new residential single-family lots. The Project proposes two public street accesses to 1200 West. The northern street is planned to align directly with 2960 North and the southern street is planned to align directly with Bridalwood Loop. The project also includes a connection to 3020 North and a stub road to the west.

The level of service (LOS) for the evening peak hours were determined for each study intersection under every scenario. A summary of the analysis results is shown in ***Table ES-1*** and as shown below all intersections are expected to operate with acceptable LOS during the PM peak hours of traffic. This project is not expected to significantly affect the nearby intersection/roadways.

**Table ES-1: Level of Service Summary**

| Intersection | Level of Service (sec/vehicle)[1] | |
|---|---|---|
| | Opening Day (2021) Background | Opening Day (2021) Plus Project |
| PM Peak Hour | | |
| 2960 North / 1200 West | A (4.6) / EB LT | B (14.0) / WB LT |
| Bridalwood Loop / 1200 West | B (11.3) / EB LT | B (13.1) / WB LT |

[1] Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for signalized intersections and the worst movement for unsignalized intersections.

## Key Findings & Recommendations

- All study intersections are currently operating at acceptable levels of service.
    - Therefore, no mitigation measures are recommended.
- The Lehi Terrace development consists of 39 new residential single-family lots.
    - The Project proposes two public street accesses to 1200 West. The northern street is planned to align directly with 2960 North and the southern street is planned to align directly with Bridalwood Loop.
- The Project is anticipated to generate approximately 368 daily trips, 29 trips during the AM peak hour, and 39 trips during the PM peak hour.
    - Trip generation for the project was compared to a neighborhood commercial development on the same site. The expected number of trips generated by a neighborhood commercial site is far greater than that of the proposed residential project. The total daily trips and the PM peak hour trips are approximately 10 times higher with a commercial site than what

is expected from the residential development.

- The traffic generated by the Project traffic does not meet any of the thresholds for auxiliary lanes at the proposed project access. **Therefore, no auxiliary lanes are recommended.**
    - There is an existing two-way left-turn lane that can be used as a left-turn deceleration lane for the proposed access.
- The proposed project includes a connection to 3020 North. This will likely induce some cut through traffic from the existing neighborhood to the northeast by creating a shorter route to 1200 West. Currently, this neighborhood has to travel to 980 West, then to 3200 North to access 1200 West. It is unlikely that the existing neighborhood will experience much cut-through traffic from the Project because the new homes will have a direct access to 1200 West which is a more direct route to most destinations.
    - An additional 16 trips were added to the plus project analysis to represent the cut-through traffic from the existing neighborhood.
- The plus project analysis showed that all study intersections will continue operating at acceptable levels of service.
    - Therefore, no mitigation measures are recommended due to project related traffic.

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# I. INTRODUCTION

## A. Purpose

This study addresses the traffic impacts associated with the proposed residential Lehi Terrace development (Project) located in Lehi, Utah. The Project is located at approximately 2960 North on the east side of 1200 West in Lehi. ***Figure 1*** depicts the location of the project and the study intersections. A concept land use plan is also included in ***Appendix A***.

Included within the analyses for this study are the traffic operations for opening day (2021) conditions with and without the project at study intersections and roadways near adjacent to the project.

## B. Scope

Based on discussions with Lehi City Staff and the proximity to the proposed project site the following intersections were analyzed to evaluate the traffic operational impacts:

- 2960 North / 1200 West
- North Bridalwood Loop

Based on discussions with Lehi City Staff, it was determined that an evaluation of the PM peak hour (between 4:00 – 6:00 PM) would be sufficient for a development of this size. Therefore, the AM peak hour was not included in the analysis.

## C. Analysis Methodology

Level-of-service (LOS) is a term that describes an intersections operating performance during critical peak hours of the day. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. ***Table 1*** provides a brief description of each LOS letter designation and an accompanying average delay per vehicle thresholds for both signalized and unsignalized intersections.

The Highway Capacity Manual (HCM) 6$^{th}$ Edition, 2016 methodology was used in this study. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized intersections, the overall intersection LOS is reported. For other unsignalized intersections, the worst approach or movement LOS is reported. LOS is measured in seconds of delay per vehicle.

| Table 1: Level of Service Definition for Intersections | | | |
|---|---|---|---|
| **LOS** | **Signalized Delay (sec/vehicle)** | **Unsignalized Delay (sec/vehicle)** | **Description** |
| **A** | ≤10 | ≤10 | Favorable progression |
| **B** | >10 and ≤20 | >10 and ≤15 | Good progression |
| **C** | >20 and ≤35 | >15 and ≤25 | Fair progression |
| **D** | >35 and ≤55 | >25 and ≤35 | Noticeable congestion |
| **E** | >55 and ≤80 | >35 and ≤50 | Limit of acceptable delay |
| **F** | >80 | >50 | Unacceptable delay |
| **Source: *Highway Capacity Manual*, Transportation Research Board, 2016** | | | |

Using Synchro/SimTraffic software, which incorporates the HCM methodology, WCG computed the peak hour LOS for each study intersection. Multiple runs (10) of SimTraffic were used to provide a statistical evaluation of traffic operations along the study corridor and at each study intersection. Detailed LOS and queueing reports are included in **Appendix C**.

### D. Level of Service Standards

For the purposes of this study, a minimum overall intersection performance for each of the study intersections was set at LOS D. LOS D is generally considered acceptable for urbanized areas. If LOS E or F conditions exist, an explanation and/or mitigation measures are presented.




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Vicinity Map

Lehi Terrace TIS

N

DATE: 08/06/2021

PROJECT: 21-169

Figure #1

# II. BACKGROUND EXISTING CONDITIONS

## A. Purpose

The purpose of the existing conditions section is to gather existing information on roadway geometry, lane configurations and traffic volumes for the surrounding area. This information will be used to help identify and quantify impacts that the project will have on the surrounding roadway network. The opening day (2021) background analysis evaluates the study intersections and roadways without any project traffic. This establishes existing traffic and geometric conditions.

## B. Roadway System

The intersections are described below and shown in ***Figure 3***, along with existing intersection lane configurations.

2960 North / 1200 West – This is an existing three leg intersection with a stop control in the eastbound direction. 1200 West is classified by the Lehi City Transportation Master Plan as a Major Arterial. 1200 West was recently reconstructed as a five-lane road, with two travel lanes in each direction and a center two-way left-turn lane. 2960 North is a local road with a single lane in each direction. The speed limit on 2960 North is 25 mph and the speed limit on 1200 West is 40 mph.

North Bridalwood Loop / 1200 West – This is an existing three leg intersection with a stop control in the eastbound direction. 1200 West is classified by the Lehi City Transportation Master Plan as a Major Arterial. 1200 West was recently reconstructed as a five-lane road, with two travel lanes in each direction and a center two-way left-turn lane. North Bridalwood Loop is a local road with a single lane in each direction. The speed limit on Bridalwood Loop is 10 mph and the speed limit on 1200 West is 40 mph.

Future roadway network – The Mountainland Association of Governments (MAG) long range plan identifies the reconstruction of 1200 West as a five-lane road which has already been completed. The plan does not show any future projects in or near the study area. Therefore, no significant changes to the study area are assumed.

## C. Traffic Volumes

WCG collected weekday evening (4:00 PM to 6:00 PM) peak period traffic counts at the following existing intersections:

- 2960 North / 1200 West
- North Bridalwood Loop

Based on discussions with Lehi City Staff, it was determined that an evaluation of the PM peak hour (between 4:00 – 6:00 PM) would be sufficient for a development of this size. Therefore, the AM peak hour was not included in the analysis.

The intersection turning movement counts were completed on Thursday August 5, 2021. The evening peak hour was determined to occur between 5:00 PM and 6:00 PM. These

counts were collected in August 2021, which is toward the end of the COVID-19 pandemic. No restrictions were in place when the counts were completed. According to UDOT's COVID-19 Traffic Dashboard, traffic volumes in Utah County are approximately 103 percent compared to traffic volumes in 2019 before the pandemic. Therefore, no adjustments were made to the volumes to account for fluctuations due to the pandemic. ***Figure 2*** depicts the existing (2021) PM peak hour traffic volumes. Traffic count data is included in ***Appendix B***.

## D. Level of Service Analysis

WCG determined that all study intersections are currently operating at acceptable levels of service during the PM peak hour, as shown in ***Table 2***. Detailed LOS reports are included in ***Appendix C***.

## E. Queuing Analysis

The 95th percentile queue lengths were evaluated for each study intersection. No significant queuing was observed during the AM and PM peak hours. The full queuing analysis is included in ***Appendix C***.

**Table 2: Opening Day (2021) Background Peak Hour Level of Service**

| Intersection | | Worst Movement[1] | | | Overall Intersection[2] | |
|---|---|---|---|---|---|---|
| Intersection | Control | Approach | Avg. Delay (Sec / Veh) | LOS | Avg. Delay (Sec / Veh) | LOS |
| PM Peak Hour | | | | | | |
| 2960 North / 1200 West | EB Stop | EB LT | 4.6 | A | - | - |
| Bridalwood Loop / 1200 West | EB Stop | EB LT | 11.3 | B | - | - |

[1] This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections.
[2] This represents the overall intersection LOS and delay (seconds / vehicle).

## F. Mitigation Measures

All study intersections are currently operating at acceptable levels of service and with minimal queues. Therefore, no mitigation measures are recommended.




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Existing Conditions

Lehi Terrace TIS

N

DATE: 08/05/2021

PROJECT: 21-169

Figure #2

# III. PROJECT CONDITIONS

## A. Purpose

This section describes the type and intensity of land uses planned as a part of the project and serves as the basis for trip generation, distribution, and assignment of project trips to the study area roadways and intersections.

## B. Project Description

The Project consists of 39 new residential single-family lots. The Project proposes two public street accesses to 1200 West. The northern street is planned to align directly with 2960 North and the southern street is planned to align directly with Bridalwood Loop. The project also includes a connection to 3020 North and a stub road to the west.

Sight distance was verified at the proposed access locations and both the northbound and southbound views are unobstructed. A conceptual land use plan for the project is included in ***Appendix A***.

## C. Overall Trip Generation, Distribution and Assignment

Project trip generation estimates were developed using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation,10th Edition*. The ITE land use #210: Single-Family Detached Housing was used to calculate the trip generation of the proposed project.

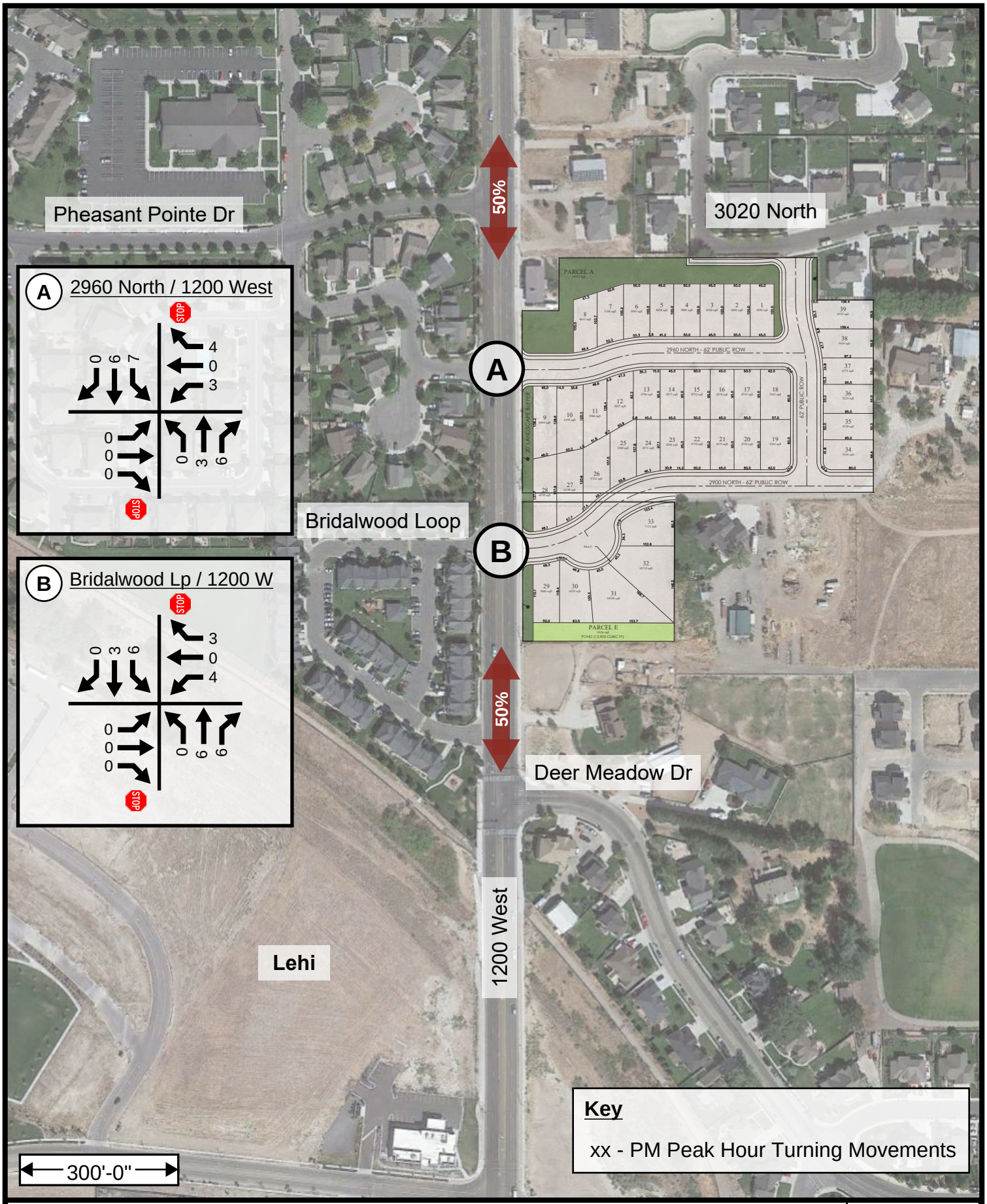
The number of trips generated by the overall project is shown in ***Table 3***.

**Table 3: Overall Trip Generation**

| Land Use | Units | Daily | AM Peak | | | PM Peak | | |
|---|---|---|---|---|---|---|---|---|
| | | Total | In | Out | Total | In | Out | Total |
| Single Family Housing | 39 | 368 | 7 | 22 | 29 | 25 | 14 | 39 |

Project traffic from ***Table 3*** was assigned to the roadway network based on the type of trip and the proximity of project access points to regional roadways and major population/employment centers. Existing travel patterns observed during data collection provided primary guidance to establish distribution percentages, especially near the Project.

It was assumed that 50 percent of the traffic entering / exiting the site would come from the north toward SR-92 and 50 percent would travel south towards I-15. The overall distribution and assignment of project traffic is shown in ***Figure 3.***




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Project Traffic Trip Assignment

Lehi Terrace TIS

N

DATE: 08/05/2021

PROJECT: 21-169

Figure #3

## D. Neighborhood Commercial Trip Generation Comparison

The proposed project will change the General Plan zoning for this parcel from a Neighborhood Commercial zone to a Medium Density Residential zone. Therefore, a trip generation comparison was completed to illustrate the expected number of trips from each zone assuming the parcel was developed accordingly. Since there is not a specific neighborhood commercial project proposed, a floor to area ratio (FAR) was used to calculate the expected square footage from a potential neighborhood commercial development on this site. The project site is a total of 8.18 acres. A portion of the site has been set aside as a detention basin (0.24 acres), therefore the FAR ratio was calucated using a total 7.94 available acres (345,866 sq. ft.). Using a FAR of 0.3, the potential buildable square footage for the site is 103,760 square feet. This was rounded down to 100,000 square feet for the trip generation comparison.

Trip generation estimates were developed using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation,10th Edition*. The ITE land use #820: Shopping Center was used as a generic commercial land use to calculate the trip generation for the site assuming it was developed as a neighborhood commercial project. The trip generation comparison is shown in ***Table 4***.

**Table 4: Trip Generation Comparison**

| Land Use | Units | Daily | AM Peak | | | PM Peak | | |
|---|---|---|---|---|---|---|---|---|
| | | Total | In | Out | Total | In | Out | Total |
| Single Family Housing | 39 dwelling units | 368 | 7 | 22 | 29 | 25 | 14 | 39 |
| Neighborhood Commercial | 100 (1,000 sq. ft.) | 3,775 | 58 | 36 | 94 | 183 | 198 | 381 |

As shown in ***Table 4***, the expected number of trips generated by a neighborhood commercial site is far greater than that of the proposed residential project. The total daily trips and the PM peak hour trips are approximately 10 times higher with a commercial site than what is expected from the residential development.

## E. Cut-Through Traffic

The proposed project includes a connection to 3020 North. This will likely induce some cut through traffic from the existing neighborhood to the northeast by creating a shorter route to 1200 West. Currently, this neighborhood has to travel to 980 West, then to 3200 North to access 1200 West. It is unlikely that the existing neighborhood will experience much cut-through traffic because the new homes will have a direct access to 1200 West which is a more direct route to most destinations. To be conservative in the intersection analysis, it was assumed that all traffic from the proposed development would use one of the two accesses to 1200 West instead of take the longer route through the neighborhood on 3020 North. There are 24 homes in the small neighborhood to the northeast of the project that may use the new project streets as a cut-through route. It was assumed that approximately 2/3 (16 homes) would cut-through the new project.

Therefore, an additional 16 trips were added to the plus project analysis to represent the cut-through traffic.

### F. Access Spacing & Auxiliary Lanes

The proposed public street accesses are directly aligned with existing streets on the opposite side of 1200 West. This is a good access management practice. In addition, none of the single family lots have frontage or driveway access to 1200 West, which is a Major Arterial. The proposed streets are spaced approximately 300 feet apart.

There is an existing two-way left-turn lane that can be used as a left-turn deceleration lane to the project. As shown in ***Figure 3,*** the projected number of right-turn vehicles into these streets is minimal, therefore a right-turn deceleration lane is not recommended.

# IV. OPENING DAY (2021) PLUS PROJECT CONDITIONS

## A. Purpose

The opening day (2021) project traffic was combined with opening day (2021) background traffic volumes to evaluate the study intersections and determine any potential impacts that are specifically attributed to project traffic.

## B. Project Description

As mentioned in Chapter III Project Conditions, the Project will include 39 single family homes with an anticipated addition of 39 project trips in the PM peak hour of traffic. The Project will add two new street accesses to 1200 West. ***Figure 3*** depicts the project traffic distribution and assignment to the roadway network.

## C. Traffic Volumes

The opening day (2021) project traffic (***Figure 3***) was combined with opening day (2021) background traffic volumes (***Figure 2***) to reflect the opening day (2021) plus project traffic volumes shown in ***Figure 4.*** The additional 16 trips from the cut-through analysis were also added to the volumes in ***Figure 4*** to represent the plus project conditions.

## D. Level of Service Analysis

No changes to the roadway network were assumed in the LOS analysis other than the two proposed street accesses. WCG determined that all study intersections are anticipated to continue to operate at acceptable levels of service during the PM peak hours, as shown in ***Table 5***. Detailed LOS reports are included in ***Appendix C***.

## E. Queuing Analysis

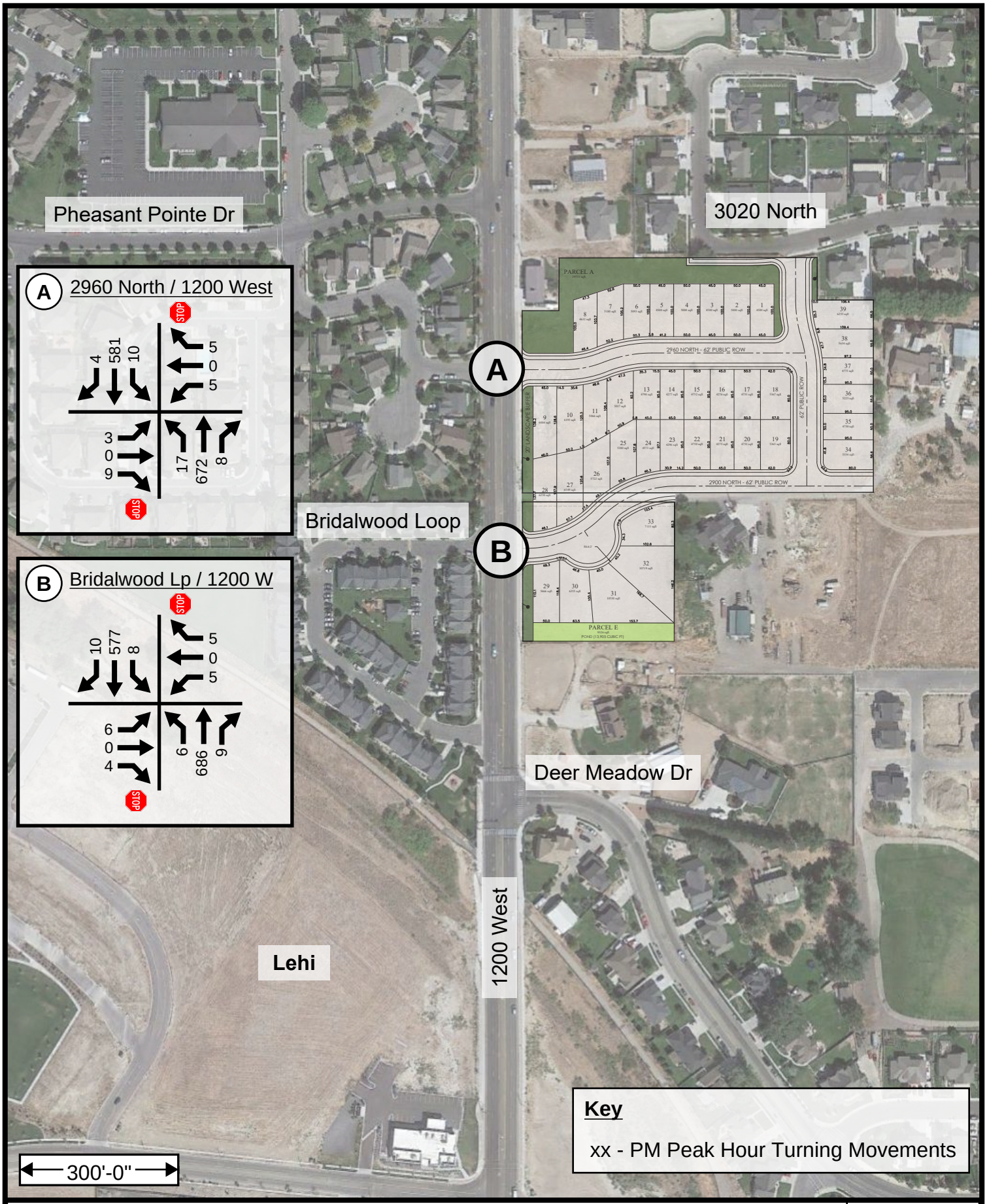
The 95$^{th}$ percentile queue lengths were evaluated for each study intersection. No significant queuing is anticipated during the PM peak hours. The full queuing analysis is included in ***Appendix C***.

## F. Mitigation Measures

All study intersections are currently operating at acceptable levels of service and with minimal queues. Therefore, no mitigation measures are recommended.

| Table 5: Opening Day (2021) Plus Project Peak Hour Level of Service | | | | | | |
|---|---|---|---|---|---|---|
| **Intersection** | | **Worst Movement[1]** | | | **Overall Intersection[2]** | |
| **Intersection** | **Control** | **Approach** | **Avg. Delay (Sec / Veh)** | **LOS** | **Avg. Delay (Sec / Veh)** | **LOS** |
| PM Peak Hour | | | | | | |
| 2960 North / 1200 West | EB & WB Stop | WB LT | 14.0 | B | - | - |
| Bridalwood Loop / 1200 West | EB & WB Stop | WB LT | 13.1 | B | - | - |

[1] This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections.
[2] This represents the overall intersection LOS and delay (seconds / vehicle).




WALL CONSULTANT GROUP

Existing 2021 Plus Project Conditions

Lehi Terrace TIS

N

DATE: 08/05/2021

PROJECT: 21-169

Figure #4

# V. APPENDICES

# APPENDIX A: CONCEPTUAL LAND USE PLAN

N

S

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

### *CONCEPT TABULATIONS*

| | |
|---|---|
| TOTAL ACREAGE | ±8.18 ACRES |
| SINGLE FAMILY LOTS | 39 |
| TOTAL DENSITY | 4.76 UNITS/ACRE |
| OPEN SPACE (PARCELS A-D) | 0.89 ACRES (0.82 REQD.) |
| POND AREA (PARCEL E) | 0.24 ACRES (13,905 CUBIC FEET) |
| RIGHT OF WAY WIDTH | 62' |
| CUL-DE-SAC RADIUS | 64' |

### *SETBACK REQUIREMENTS*

| | |
|---|---|
| FRONT YARD (PORCH) | 15' |
| FRONT YARD (GARAGE) | 20' |
| SIDE YARD | 5'; 10' TOTAL |
| CORNER SIDE YARD | 15' |
| REAR YARD | 15' |




# *LEHI TERRACE concept plan J*

LEHI CITY, UTAH COUNTY
6/28/2021
*20-0257*

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:_2020\20-0257 2900 N 1200 W Lehi\design\20-0257.dwg\concept\20-0257 Concept J.dwg

# APPENDIX B: TRAFFIC COUNTS

## 2960 North / 1200 West

Morning Peak Hour: 7 - 9:00 am Thursday, August 5, 2021

| | Northbound | | | | Southbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Totals |
| 7:00 - 7:15 | | | | | | | | | | | | | | | | | 0 |
| 7:15 - 7:30 | | | | | | | | | | | | | | | | | 0 |
| 7:30 - 7:45 | | | | | | | | | | | | | | | | | 0 |
| 7:45 - 8:00 | | | | | | | | | | | | | | | | | 0 |
| 8:00 - 8:15 | | | | | | | | | | | | | | | | | 0 |
| 8:15 - 8:30 | | | | | | | | | | | | | | | | | 0 |
| 8:30 - 8:45 | | | | | | | | | | | | | | | | | 0 |
| 8:45 - 9:00 | | | | | | | | | | | | | | | | | 0 |
| 7:00 - 8:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15 - 8:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 - 8:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 - 8:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 - 9:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

PHF: #DIV/0!

## 2960 North / 1200 West

Evening Peak Hour: 4 - 6:00 pm Thursday, August 5, 2021

| | Northbound | | | | Southbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Totals |
| 16:00 - 16:15 | 4 | 143 | 0 | 0 | 0 | 120 | 2 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 272 |
| 16:15 - 16:30 | 0 | 129 | 0 | 0 | 0 | 137 | 1 | 0 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 1 | 269 |
| 16:30 - 16:45 | 4 | 164 | 0 | 1 | 0 | 130 | 1 | 3 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 301 |
| 16:45 - 17:00 | 5 | 171 | 0 | 0 | 0 | 111 | 3 | 2 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 293 |
| 17:00 - 17:15 | 6 | 157 | 0 | 0 | 0 | 172 | 1 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 339 |
| 17:15 - 17:30 | 3 | 164 | 0 | 0 | 0 | 158 | 2 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 329 |
| 17:30 - 17:45 | 7 | 175 | 0 | 0 | 0 | 113 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 299 |
| 17:45 - 18:00 | 1 | 171 | 0 | 0 | 0 | 130 | 1 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 306 |
| 16:00 - 17:00 | 13 | 607 | 0 | 1 | 0 | 498 | 7 | 5 | 3 | 0 | 7 | 1 | 0 | 0 | 0 | 2 | 1135 |
| 16:15 - 17:15 | 15 | 621 | 0 | 1 | 0 | 550 | 6 | 5 | 2 | 0 | 8 | 1 | 0 | 0 | 0 | 2 | 1202 |
| 16:30 - 17:30 | 18 | 656 | 0 | 1 | 0 | 571 | 7 | 5 | 3 | 0 | 7 | 0 | 0 | 0 | 0 | 1 | 1262 |
| 16:45 - 17:45 | 21 | 667 | 0 | 0 | 0 | 554 | 6 | 2 | 4 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 1260 |
| 17:00 - 18:00 | 17 | 667 | 0 | 0 | 0 | 573 | 4 | 0 | 3 | 0 | 9 | 0 | 0 | 0 | 0 | 1 | 1273 |

PHF: 0.94

## Bridalwood Loop / 1200 West

Morning Peak Hour: 7 - 9:00 am Thursday, August 5, 2021

| | Northbound | | | | Southbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Totals |
| 7:00 - 7:15 | | | | | | | | | | | | | | | | | 0 |
| 7:15 - 7:30 | | | | | | | | | | | | | | | | | 0 |
| 7:30 - 7:45 | | | | | | | | | | | | | | | | | 0 |
| 7:45 - 8:00 | | | | | | | | | | | | | | | | | 0 |
| 8:00 - 8:15 | | | | | | | | | | | | | | | | | 0 |
| 8:15 - 8:30 | | | | | | | | | | | | | | | | | 0 |
| 8:30 - 8:45 | | | | | | | | | | | | | | | | | 0 |
| 8:45 - 9:00 | | | | | | | | | | | | | | | | | 0 |
| 7:00 - 8:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15 - 8:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 - 8:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 - 8:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 - 9:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

PHF: #DIV/0!

## Bridalwood Loop / 1200 West

Evening Peak Hour: 4 - 6:00 pm Thursday, August 5, 2021

| | Northbound | | | | Southbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Totals |
| 16:00 - 16:15 | 2 | 146 | 0 | 0 | 0 | 127 | 2 | 0 | 1 | 0 | 1 | 0 | | | | | 279 |
| 16:15 - 16:30 | 3 | 124 | 0 | 0 | 0 | 134 | 3 | 0 | 2 | 0 | 1 | 0 | | | | | 267 |
| 16:30 - 16:45 | 0 | 167 | 0 | 0 | 0 | 131 | 0 | 0 | 1 | 0 | 1 | 0 | | | | | 300 |
| 16:45 - 17:00 | 4 | 171 | 0 | 0 | 0 | 113 | 2 | 0 | 0 | 0 | 3 | 0 | | | | | 293 |
| 17:00 - 17:15 | 1 | 161 | 0 | 0 | 0 | 166 | 4 | 0 | 4 | 0 | 0 | 0 | | | | | 336 |
| 17:15 - 17:30 | 0 | 165 | 0 | 0 | 0 | 154 | 4 | 0 | 1 | 0 | 2 | 0 | | | | | 326 |
| 17:30 - 17:45 | 2 | 184 | 0 | 0 | 0 | 120 | 2 | 0 | 0 | 0 | 2 | 0 | | | | | 310 |
| 17:45 - 18:00 | 3 | 165 | 0 | 0 | 0 | 124 | 0 | 0 | 1 | 0 | 0 | 0 | | | | | 293 |
| 16:00 - 17:00 | 9 | 608 | 0 | 0 | 0 | 505 | 7 | 0 | 4 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 1139 |
| 16:15 - 17:15 | 8 | 623 | 0 | 0 | 0 | 544 | 9 | 0 | 7 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 1196 |
| 16:30 - 17:30 | 5 | 664 | 0 | 0 | 0 | 564 | 10 | 0 | 6 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 1255 |
| 16:45 - 17:45 | 7 | 681 | 0 | 0 | 0 | 553 | 12 | 0 | 5 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 1265 |
| 17:00 - 18:00 | 6 | 675 | 0 | 0 | 0 | 564 | 10 | 0 | 6 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 1265 |

PHF: 0.94

# APPENDIX C: SIMTRAFFIC LOS AND QUEUEING REPORTS

## 1: 1200 West & 2960 North Performance by movement

| Movement | EBL | EBR | NBL | NBT | SBT | SBR | All |
|---|---|---|---|---|---|---|---|
| Denied Del/Veh (s) | 0.1 | 0.1 | 0.0 | 0.0 | 0.1 | 0.2 | 0.1 |
| Total Del/Veh (s) | 4.6 | 3.1 | 2.7 | 0.2 | 0.3 | 0.1 | 0.3 |

## 2: 1200 West & Bridalwood Loop Performance by movement

| Movement | EBL | EBR | NBL | NBT | SBT | SBR | All |
|---|---|---|---|---|---|---|---|
| Denied Del/Veh (s) | 0.1 | 0.1 | 3.3 | 0.1 | 0.0 | 0.0 | 0.1 |
| Total Del/Veh (s) | 11.3 | 2.6 | 2.6 | 0.5 | 0.2 | 0.1 | 0.4 |

## Total Network Performance

| | |
|---|---|
| Denied Del/Veh (s) | 0.1 |
| Total Del/Veh (s) | 1.2 |

## Intersection: 1: 1200 West & 2960 North

| Movement | EB | NB |
|---|---|---|
| Directions Served | LR | L |
| Maximum Queue (ft) | 33 | 35 |
| Average Queue (ft) | 11 | 6 |
| 95th Queue (ft) | 34 | 25 |
| Link Distance (ft) | 138 | |
| Upstream Blk Time (%) | | |
| Queuing Penalty (veh) | | |
| Storage Bay Dist (ft) | | 100 |
| Storage Blk Time (%) | | |
| Queuing Penalty (veh) | | |

## Intersection: 2: 1200 West & Bridalwood Loop

| Movement | EB | NB |
|---|---|---|
| Directions Served | LR | L |
| Maximum Queue (ft) | 36 | 26 |
| Average Queue (ft) | 10 | 2 |
| 95th Queue (ft) | 33 | 15 |
| Link Distance (ft) | 283 | |
| Upstream Blk Time (%) | | |
| Queuing Penalty (veh) | | |
| Storage Bay Dist (ft) | | 100 |
| Storage Blk Time (%) | | |
| Queuing Penalty (veh) | | |

## Network Summary

Network wide Queuing Penalty: 0

## 1: 1200 West & 2960 North Performance by movement

| Movement | EBL | EBR | WBL | WBR | NBL | NBT | NBR | SBL | SBT | SBR | All |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Denied Del/Veh (s) | 0.1 | 0.1 | 0.1 | 0.1 | 0.0 | 0.0 | 0.0 | 3.2 | 0.1 | 0.1 | 0.1 |
| Total Del/Veh (s) | 9.3 | 2.9 | 14.0 | 3.5 | 2.8 | 0.2 | 0.1 | 3.0 | 0.3 | 0.0 | 0.4 |

## 2: 1200 West & Bridalwood Loop/2900 North Performance by movement

| Movement | EBL | EBR | WBL | WBR | NBL | NBT | NBR | SBL | SBT | SBR | All |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Denied Del/Veh (s) | 0.1 | 0.1 | 0.1 | 0.1 | 2.8 | 0.1 | 0.2 | 0.0 | 0.0 | 0.0 | 0.1 |
| Total Del/Veh (s) | 10.0 | 2.2 | 13.1 | 4.2 | 2.9 | 0.5 | 0.3 | 3.6 | 0.2 | 0.0 | 0.5 |

## Total Network Performance

| | |
|---|---|
| Denied Del/Veh (s) | 0.2 |
| Total Del/Veh (s) | 1.4 |

## Intersection: 1: 1200 West & 2960 North

| Movement | EB | WB | NB | SB |
|---|---|---|---|---|
| Directions Served | LTR | LTR | L | L |
| Maximum Queue (ft) | 45 | 35 | 36 | 45 |
| Average Queue (ft) | 10 | 9 | 6 | 5 |
| 95th Queue (ft) | 35 | 32 | 26 | 26 |
| Link Distance (ft) | 139 | 448 | | |
| Upstream Blk Time (%) | | | | |
| Queuing Penalty (veh) | | | | |
| Storage Bay Dist (ft) | | | 100 | 100 |
| Storage Blk Time (%) | | | | |
| Queuing Penalty (veh) | | | | |

## Intersection: 2: 1200 West & Bridalwood Loop/2900 North

| Movement | EB | WB | NB | SB |
|---|---|---|---|---|
| Directions Served | LTR | LTR | L | L |
| Maximum Queue (ft) | 38 | 38 | 25 | 31 |
| Average Queue (ft) | 10 | 10 | 2 | 3 |
| 95th Queue (ft) | 34 | 35 | 13 | 17 |
| Link Distance (ft) | 283 | 662 | | |
| Upstream Blk Time (%) | | | | |
| Queuing Penalty (veh) | | | | |
| Storage Bay Dist (ft) | | | 100 | 100 |
| Storage Blk Time (%) | | | | |
| Queuing Penalty (veh) | | | | |

## Network Summary

Network wide Queuing Penalty: 0

N

S

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

### *CONCEPT TABULATIONS*

| | |
|---|---|
| TOTAL ACREAGE | ±8.18 ACRES |
| SINGLE FAMILY LOTS | 39 |
| TOTAL DENSITY | 4.76 UNITS/ACRE |
| OPEN SPACE (PARCELS A-D) | 0.89 ACRES (0.82 REQD.) |
| POND AREA (PARCEL E) | 0.24 ACRES (13,905 CUBIC FEET) |
| RIGHT OF WAY WIDTH | 62' |
| CUL-DE-SAC RADIUS | 64' |

### *SETBACK REQUIREMENTS*

| | |
|---|---|
| FRONT YARD (PORCH) | 15' |
| FRONT YARD (GARAGE) | 20' |
| SIDE YARD | 5'; 10' TOTAL |
| CORNER SIDE YARD | 15' |
| REAR YARD | 15' |




# *LEHI TERRACE concept plan J*

LEHI CITY, UTAH COUNTY
6/29/2021
*20-0257*

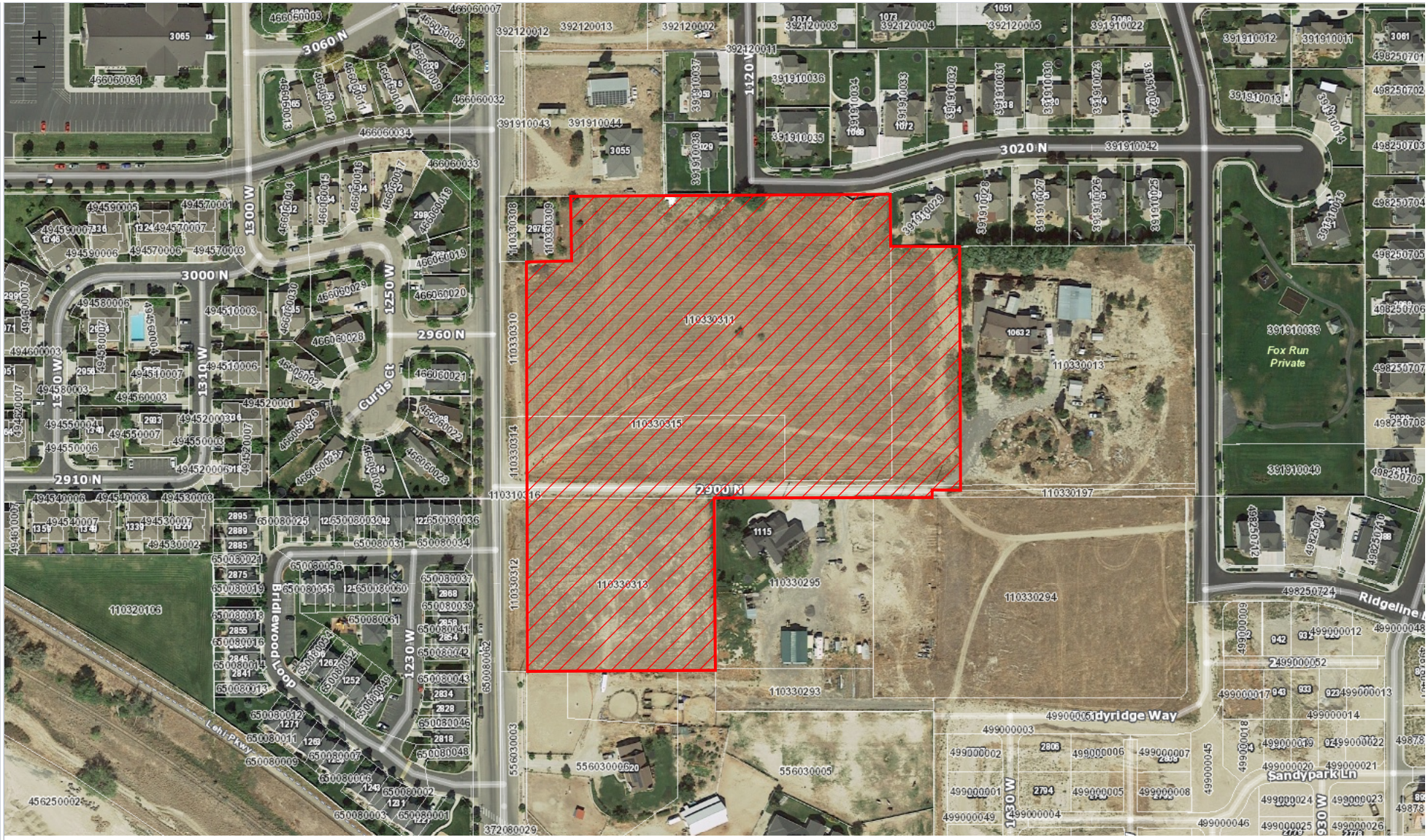
Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

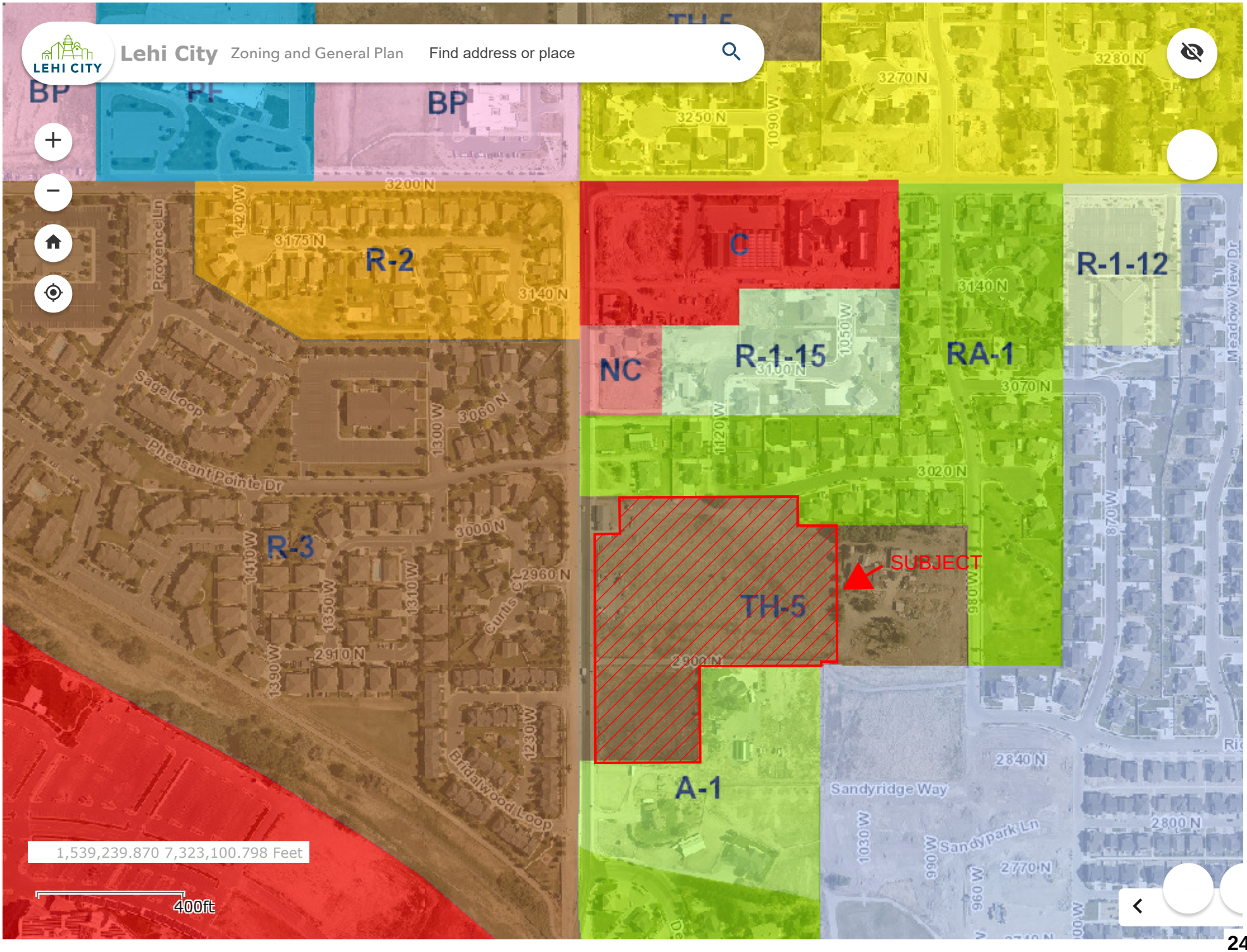
FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2020\20-0257 2900 N 1200 W Lehi\design\20-0257.dwg\concept\20-0257 Concept J.dwg

# Utah State Parcels
1.3.3 (ChangeLog.html)

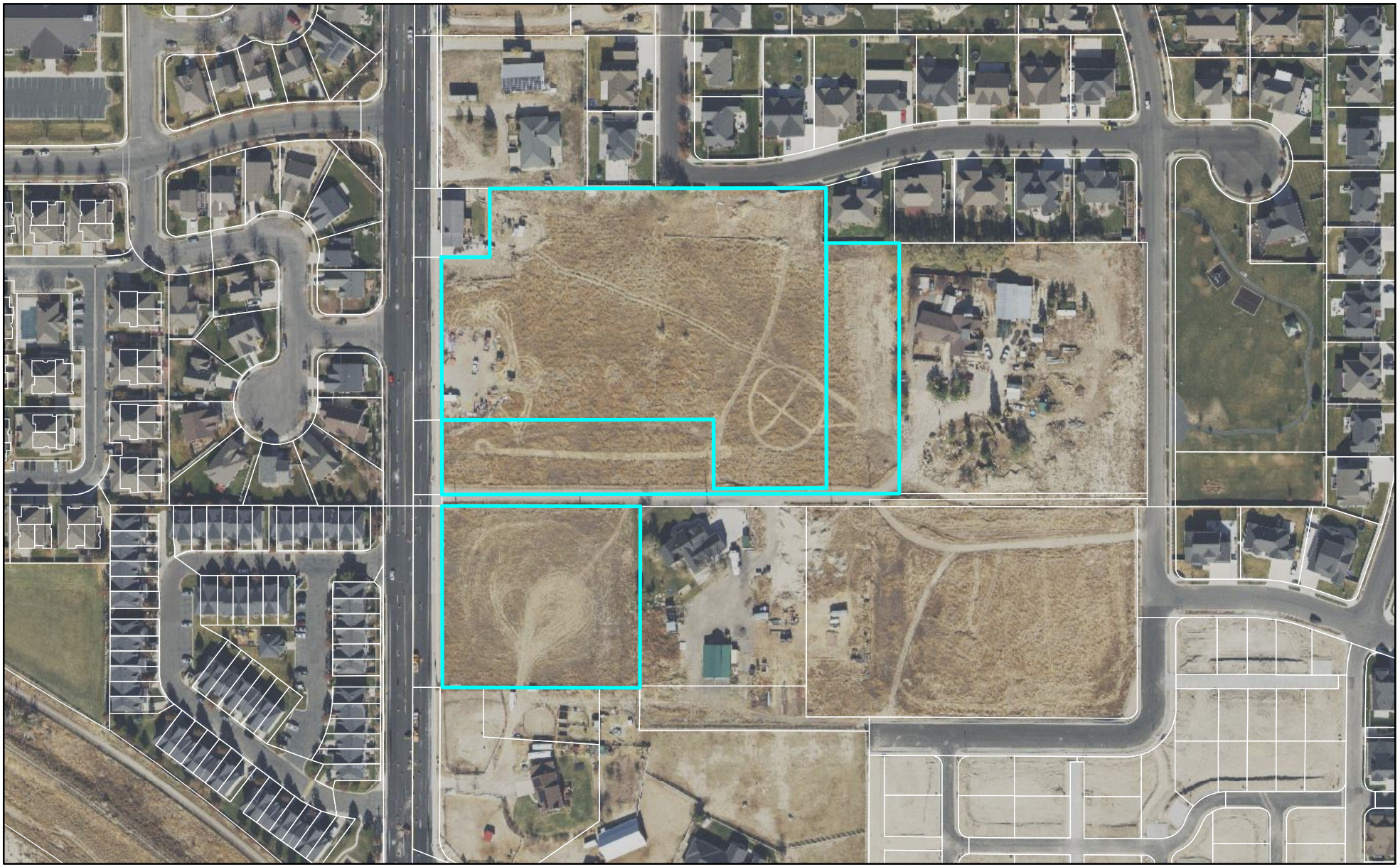
UTAH AGRC
Automated Geographic Reference Center




Lehi City
Zoning and General Plan
Find address or place
BP
PF
BP
3270 N
3250 N
1090 W
3280 N
3200 N
1420 W
3175 N
R-2
3140 N
Provence Ln
C
R-1-12
NC
R-1-15
3100 N
1050 W
RA-1
3140 N
Meadow View Dr
Sage Loop
Pheasant Pointe Dr
1300 W
3060 N
3070 N
1120 W
3020 N
R-3
3000 N
1410 W
1350 W
1310 W
2960 N
Curtis Ct
TH-5
SUBJECT
980 W
870 W
2910 N
1390 W
2900 N
1230 W
Bridalwood Loop
A-1
2840 N
Sandyridge Way
1030 W
990 W
Sandypark Ln
2800 N
2770 N
960 W
1,539,239.870 7,323,100.798 Feet
400ft

# Lehi Terrace Zone Change

Aerial

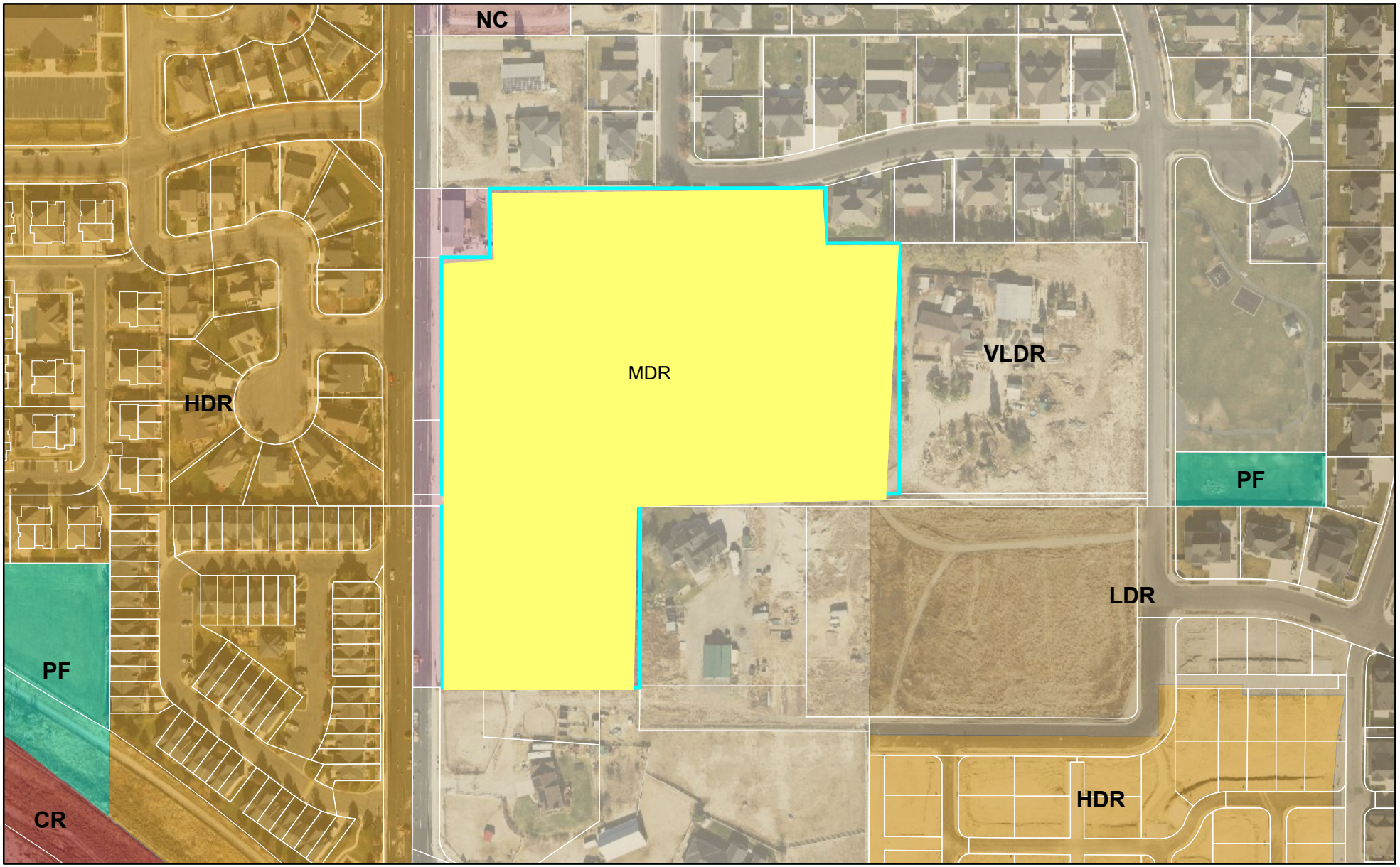


0 240 480 Feet

LEHI CITY

# Lehi Terrace Zone Change

General Plan

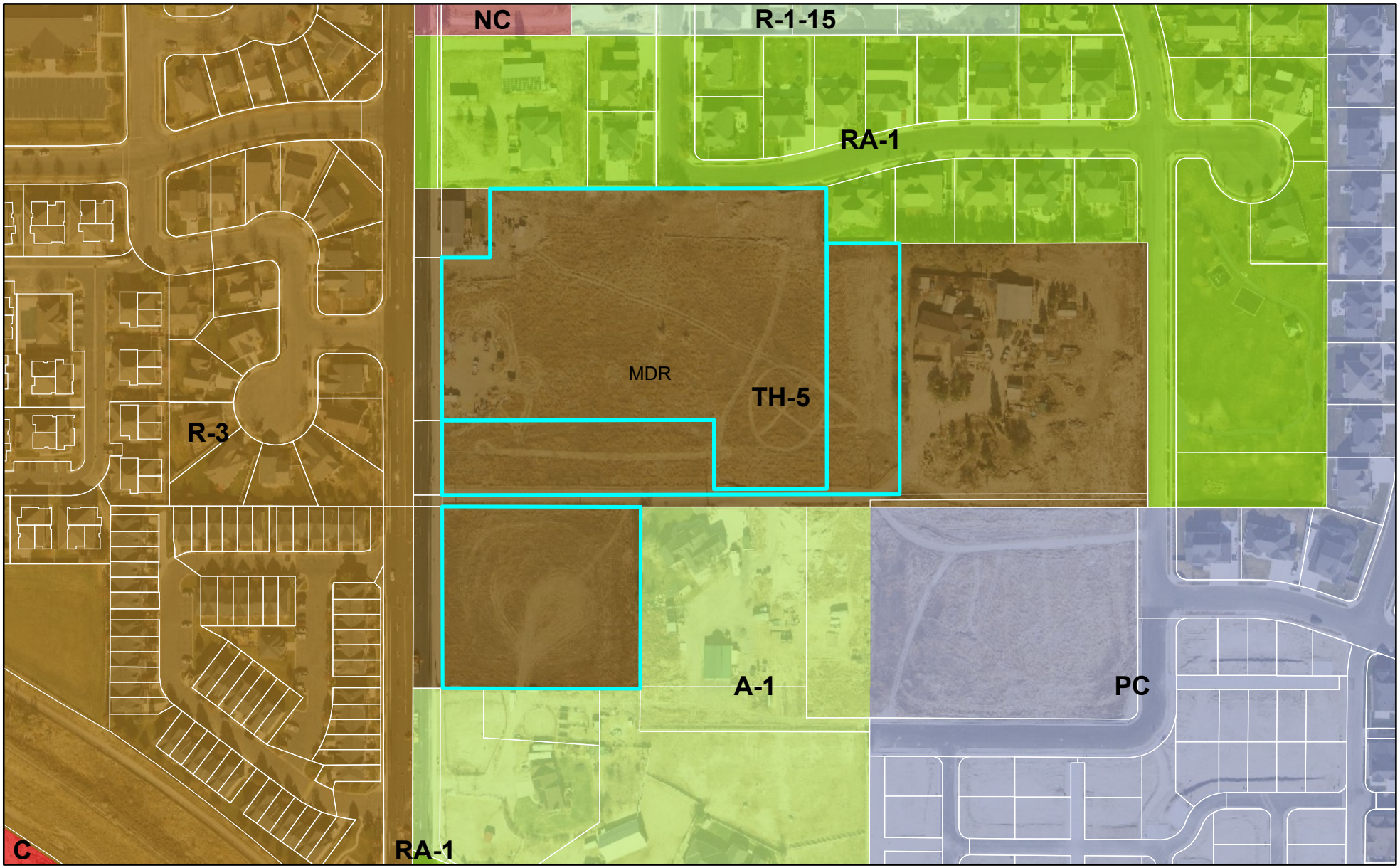



0 240 480 Feet

LEHI CITY

# Lehi Terrace Zone Change

Zoning




0 240 480 Feet

LEHI CITY

**Agenda Item No: 16**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Concept approval for the Farm House Lane Concept, a 5-lot residential development located at 2300 West 1200 North.

**Suggested Action:**

**Attachments:**

CC Staff Report Farm House Lane Subdivision Concept 11.16.21.docx

Farm House Lane Subdivision Concept DRC 10.06.21.docx

Farm House Lane Subdivision Concept - map, plan, elevations.pdf

Farm House Lane GP.pdf

Farm House Lane Zoning.pdf

Fam House Lane Aerial.pdf

IMG_4319.JPG

IMG_4320.JPG

IMG_4321.JPG

IMG_4318.JPG

# FARM HOUSE LANE SUBDIVISION CONCEPT
## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Shane Peterson | | |
| **Meeting Date** | November 16, 2021 | | |
| **Requested Action/Purpose** | Approval of a proposed concept plan | | |
| **Location** | 2300 West 1200 North | | |
| **Project Area** | Approximately 3.7 acres | | |
| **Existing Zoning** | TH-5 and A-1 | | |
| **General Plan Land Use Designation** | VLDRA | | |
| **Adjacent Zoning and Land Use** | *North* | R-1-22 & RA-1 | Spring Haven Plat B |
| | *South* | TH-5 & A-1 | Single family residential |
| | *East* | A-1 | Single family residential (Proposed Beck's Landing Project) |
| | *West* | R-1-22 | College Farms Plat E |
| **Date of DRC Review** | October 6, 2021 | | |
| **Date of Planning Commission Review** | October 28, 2021 | | |
| **Assigned Planner** | Sierra Pierson | | |

## 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.

## PROPERTY HISTORY

**March 4, 1981** Part of the property was annexed into Lehi City with the Evans Farm Annexation.
**September 26, 2008** Part of the property was annexed into Lehi City with the Holbrook Annexation.

## REPORT ANALYSIS

The applicant requests review and approval of a proposed concept plan for Farm House Lane subdivision, a five-lot project that is located at approximately 1200 North 2300 West.

The concept plan will consist of five single family lots on a total of approximately 3.7 acres. The lots range in size from 22,000 to 42,283 square feet. There is an overall density of 1.35 units per acre for this subdivision which is consistent with the goals of the General Plan designation. The property currently has split zoning with TH-5 and A-1. A zone change to R-1-22 will eventually need to be submitted on this property. The zone change will make the development and proposed density possible. The R-1-22 zone establishes a maximum density of 1.75 units per acre.

The proposed concept shows a road stub to the west to provide for future connectivity. Access to the subdivision is currently provided on 2300 West.

The DRC had ten comments on the proposed concept plan, including the following:

1. Roadway must align with road stubbed from College Farms Plat E. (1170 North)
2. A six-foot no-climb fence will be required along the Southern property line
3. 2300 West is a master-planned major arterial and road widening will be required.
4. This development will be contingent on a zone change to the R-1-22 zone.

Please consider all DRC comments as part of the motion.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Concept is/is not consistent with the Lehi City Development Code
2. The proposed Concept does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined by the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on October 28, 2021. The motion from this meeting are as follows:

> Commissioner Ellis moved to recommend approval to the Council for the Farm House Lane Concept, with the finding that the concept will provide single family homes, and also noting that a 6 foot no climb fence will be installed on the north and south of the home. Commissioner Newall seconded the motion. The motion passed with all in favor.

**Farm House Lane Concept**
**DRC Redline Comments**

*Shane Peterson – requests review of the **Farm House Lane** Concept, a 5-lot residential development located at 2300 West 1200 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Shane Peterson
Date of Plans Reviewed: 9/28/21
Time Start: 2:06 PM
Time End: 2:14 PM

**DRC REDLINE COMMENTS:**
**Glade – Power:**
1. Show, label and correctly locate existing Lehi Power infrastructure.

**Garion – Fire: No comments**
**Greg – Water/Sewer:**
2. Roadway must align with road stubbed from College Farms Plat E. (1170 North)
3. Water/PI, sewer and storm drain are stubbed close to your West property line.
4. Irrigation ditch on 2300 West must be piped. Lehi Irrigation Co approval will be required for ditch piping.
5. Lehi City owned sewer, water/PI, and storm drain are all located in 2300 West.

**Trent – Parks:**
6. A six-foot no-climb fence will be required along the Southern property line.

**Gary – Building/Inspections:**
7. A soil report will be required if this moves past concept.

**JD – Streets:**
8. 7' planter and 5' sidewalk. Sidewalk will need to be 6" with 6" roadbase.

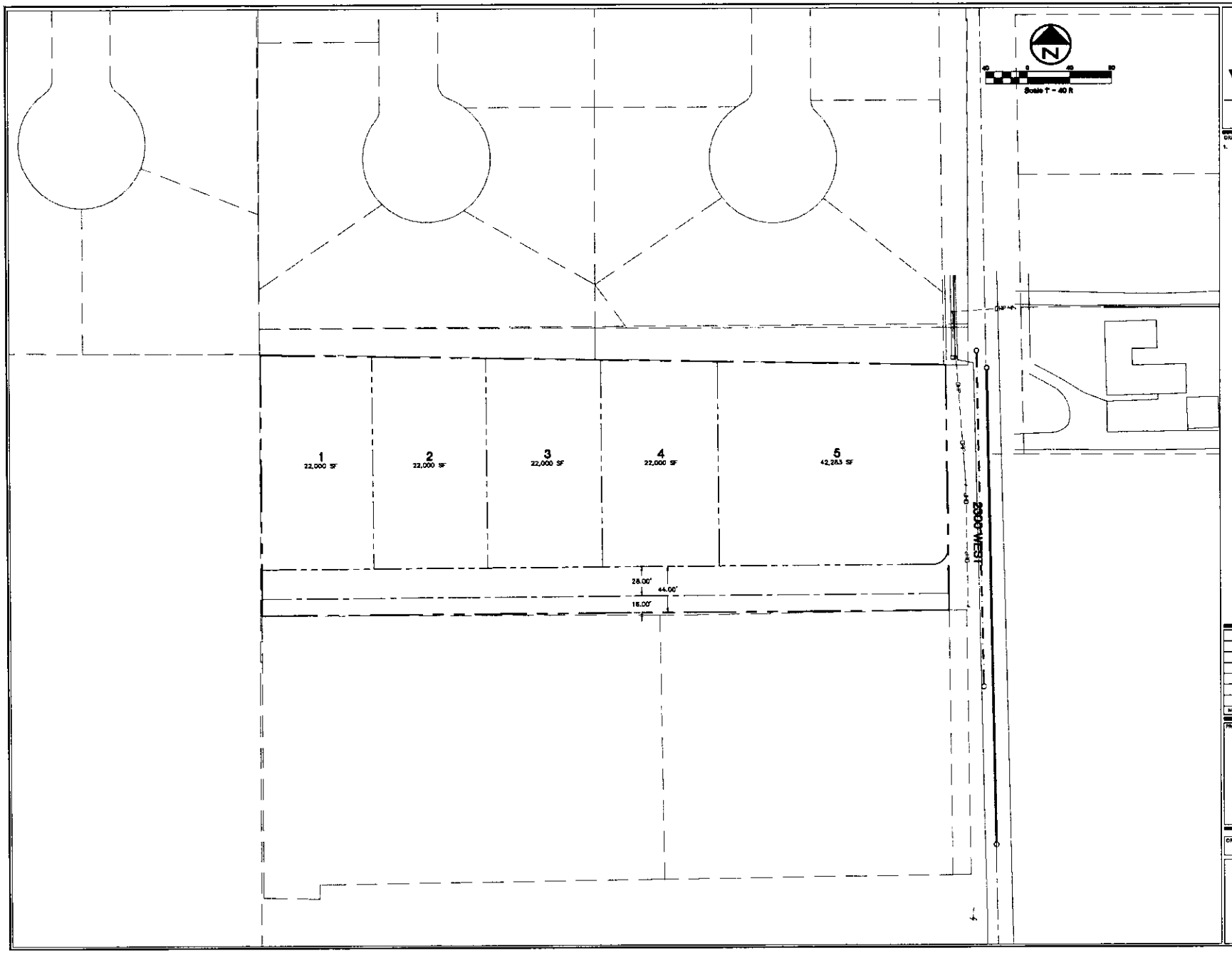
**Ross – Engineering:**
9. 2300 West is a master-planned major arterial and road widening will be required.

**Luke- Traffic: No comments**
**Kim – Planning:**
10. This development will be contingent on a zone change to the R-1-22 zone.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 28TH

**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.**


2497
1339
1342
2494
1329
2387
2375
1333
1336
2450 W
2400 W
2350 W
1316
1315
1318
1319
1322
1305
1302
1301
1300
2494
2493
1301
1302
1286
1286
1286
1193
1103




WILDING ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
(801) 446-1118
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

1. LOT COUNT AND LOT SIZES SHOWN HEREON ARE SUBJECT TO THE RESULTS OF A BOUNDARY SURVEY.

TABULATIONS

| | |
|---|---|
| MAX LOT SIZE | 42,283 SQUARE FEET |
| MIN LOT SIZE | 22,000 SQUARE FEET |
| AVERAGE LOT SIZE | 28,056 SQUARE FEET |
| MIN FRONTAGE | 100 FEET |

| NO. | REVISION | DATE |
|---|---|---|

PROJECT INFORMATION

# WARREN PROPERTY

CONCEPT PLAN

LEHI, UTAH

| DRAWN | CHECKED | PROJECT # |
|---|---|---|
| MEC | | NONE |

DATE: 6/18/21

SCALE: 1" = 40'

SHEET: 1 OF 1

ENGINEER'S STAMP

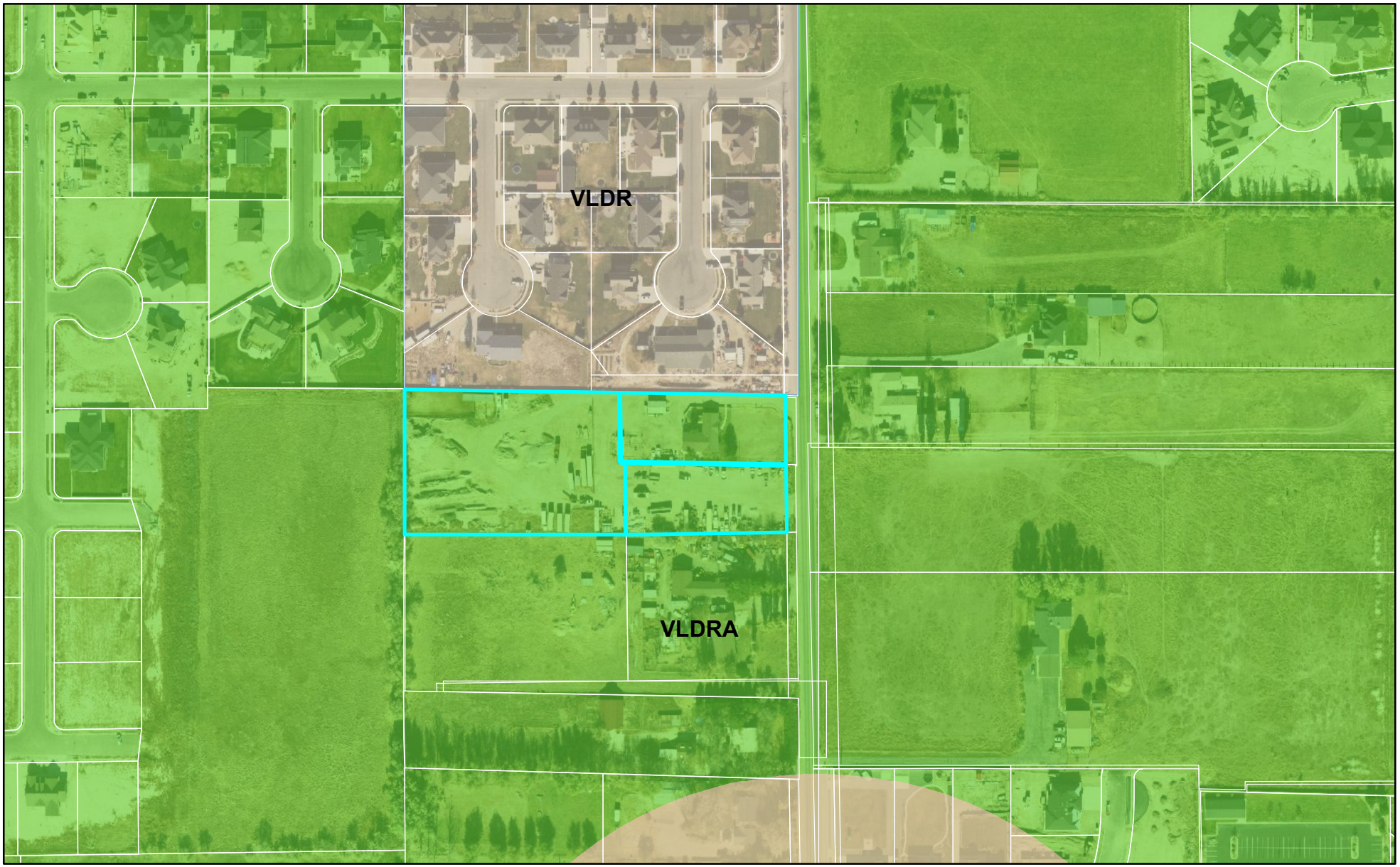
R:\Warren\Condition Updates\Warren Concept.dwg
PLOTTED: Jun 18, 2021





# Farm House Lane Subdivision Concept

## General Plan

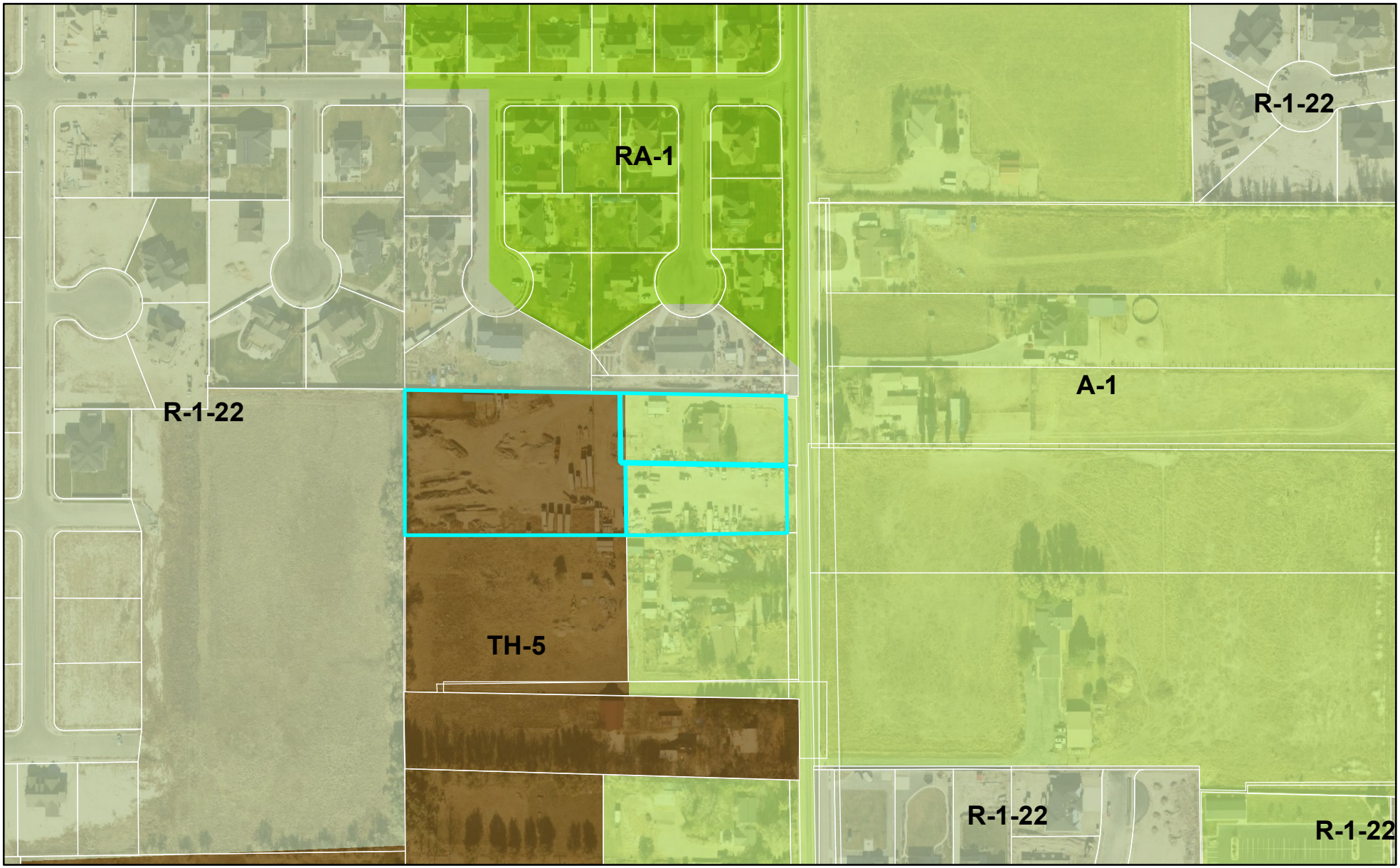



0 280 560 Feet

LEHI CITY

# Farm House Lane Subdivision Concept

Zoning

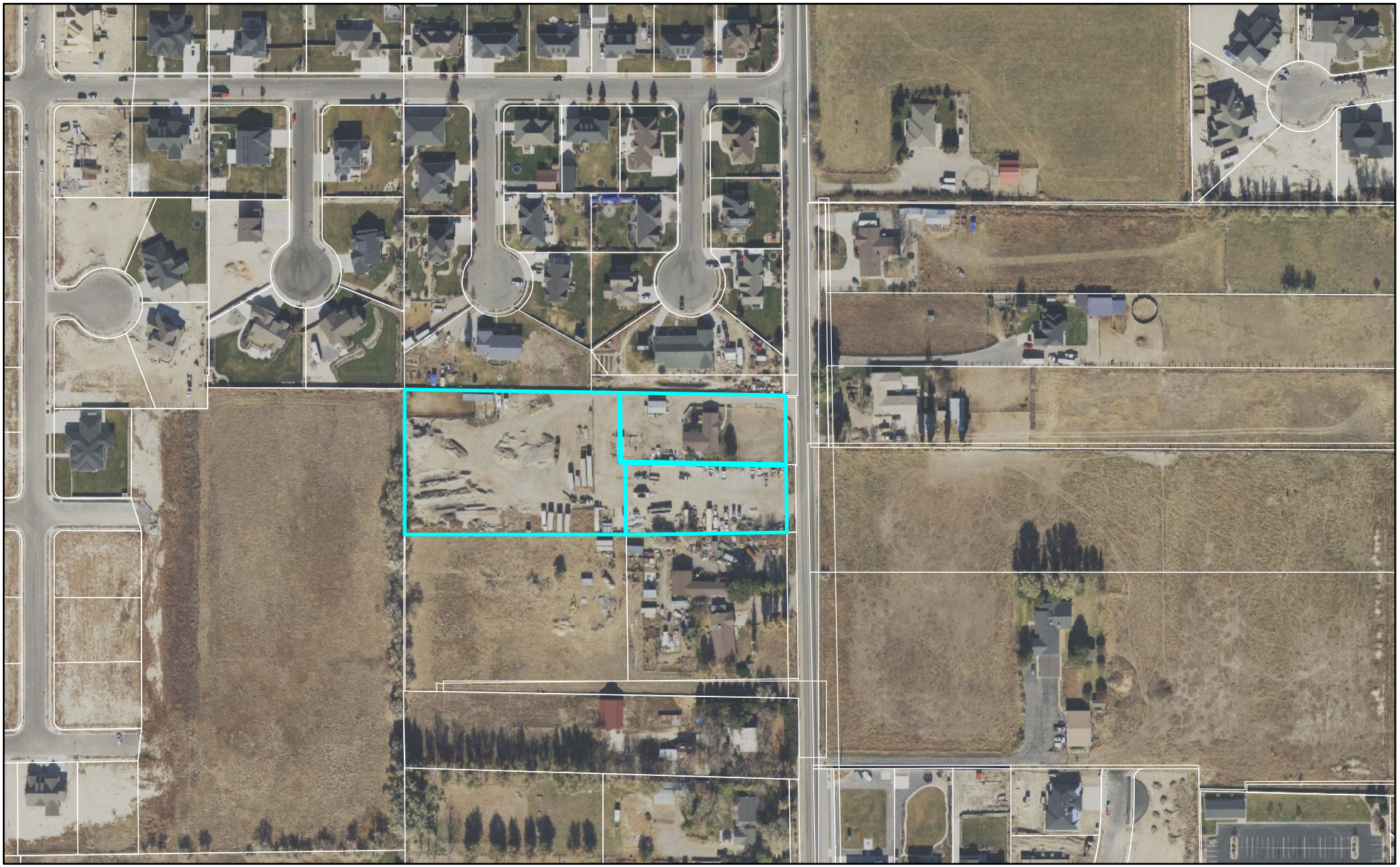



0 280 560 Feet

LEHI CITY

# Farm House Lane Subdivision Concept

Aerial



0 280 560 Feet

LEHI CITY









# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Ordinance #67-2021, approving the Hardman West Zone Change, amending the zoning of the property at 4700 West 2100 North from Commercial to Heavy Commercial.

**Suggested Action:**

**Attachments:**

CC Staff Report Hardman West Zone Change 11.16.21.docx

Hardman West Zone Change DRC 10.06.21.docx

Ord 67-2021.docx

Hardman West Zone Change - narrative.pdf

Hardman Corner Zone Change Map - general plan.pdf

Hardman Corner Zone Change Map - zoning.pdf

Hardman Corner Zone Change Map - aerial.pdf

Hardman West Zone Change - survey.pdf

IMG_4315.JPG

IMG_4316.JPG

IMG_4317.JPG

IMG_4314.JPG

# HARDMAN WEST ZONE CHANGE
## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Gardner Company | | |
| **Meeting Date** | November 16, 2021 | | |
| **Requested Action/Purpose** | Approval of a proposed zone change | | |
| **Location** | 4700 West 2100 North | | |
| **Project Area** | 16.78 acres | | |
| **Existing Zoning** | C (Commercial) | | |
| **Proposed Zoning** | HC (Heavy Commercial) | | |
| **Existing General Plan Land Use Designation** | HC (Heavy Commercial) | | |
| **Adjacent Zoning and Land Use** | *North* | PC | 2100 North/Undeveloped |
| | *South* | None | Saratoga Springs |
| | *East* | C | Redwood Road/Undeveloped |
| | *West* | None | Saratoga Springs |
| **Date of DRC Review** | October 6, 2021 | | |
| **Date of Planning Commission Review** | October 28, 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.

**August 26, 2021** The City Council approved a General Plan Amendment to Heavy Commercial on this property.

## REPORT ANALYSIS

The applicant is seeking review and approval of a proposed zone change for the Hardman West Corner Zone Change. This proposal is to amend the zoning of this property from Commercial to Heavy Commercial. This is following the approval of a General Plan Amendment to Heavy Commercial. The Heavy Commercial designation is intended to allow warehousing, light manufacturing, and some retail/office uses that do not impact existing and planned residential areas. The applicant is submitting a concept plan for this property concurrently with this zone change.

The DRC had one comment regarding water dedication for this item. Please consider including the DRC comment in the motion.

## POSSIBLE MOTIONS AND FINDINGS

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

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

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on October 28, 2021. The minutes and motion from this meeting are as follows:

> Commissioner Hereth moved to recommend approval to the Council for the Hardman West Zone Changes, with the findings that it is consisted with the General Plan. Commissioner Eyre seconded the motion. The motion passed with all in favor.

**Hardman West Commercial Zone Change**
**DRC Redline Comments**

*Gardner Company – requests review of the **Hardman West Zone Change,** amending the zoning of the property located at 4700 West 2100 North from Commercial to Heavy Commercial.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: **9/28/21**
Time Start: 1:49 PM
Time End: 1:50 PM

**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. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision or site plan, the owner needs to complete the required water dedication for the C-H 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 proposed ***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 OCTOBER 28TH

**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: 67-2021**

# AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 4700 WEST 2100 NORTH

WHEREAS, Gardner Company, authorized agent for the owner of property located at 4700 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 parcel designated as Heavy Commercial; and

WHEREAS, following a public hearing on October 28, 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 November 16, 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 October 28, 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.

PART II:

A. If a provision of this Ordinance 67 -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 16th day of November 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

HARDMAN WEST ZONE CHANGE PROPERTY LEGAL DESCRIPTION

**Legal Description:** COM S 302.5 FT FR NW COR. SW 1/4 OF SEC. 2, T5S, R1W, SLB&M.; N 81 DEG 44' 10" E 248.58 FT; ALONG A CURVE TO R (CHORD BEARS: N 85 DEG 57' 40" E 226.46 FT, RADIUS = 1537 FT); S 89 DEG 48' 51" E 224.48 FT; S 50 DEG 5' 49" E 87.95 FT; S 12 DEG 1' 37" E 85.41 FT; W 781.64 FT; N 89 FT TO BEG. AREA 2.218 AC.

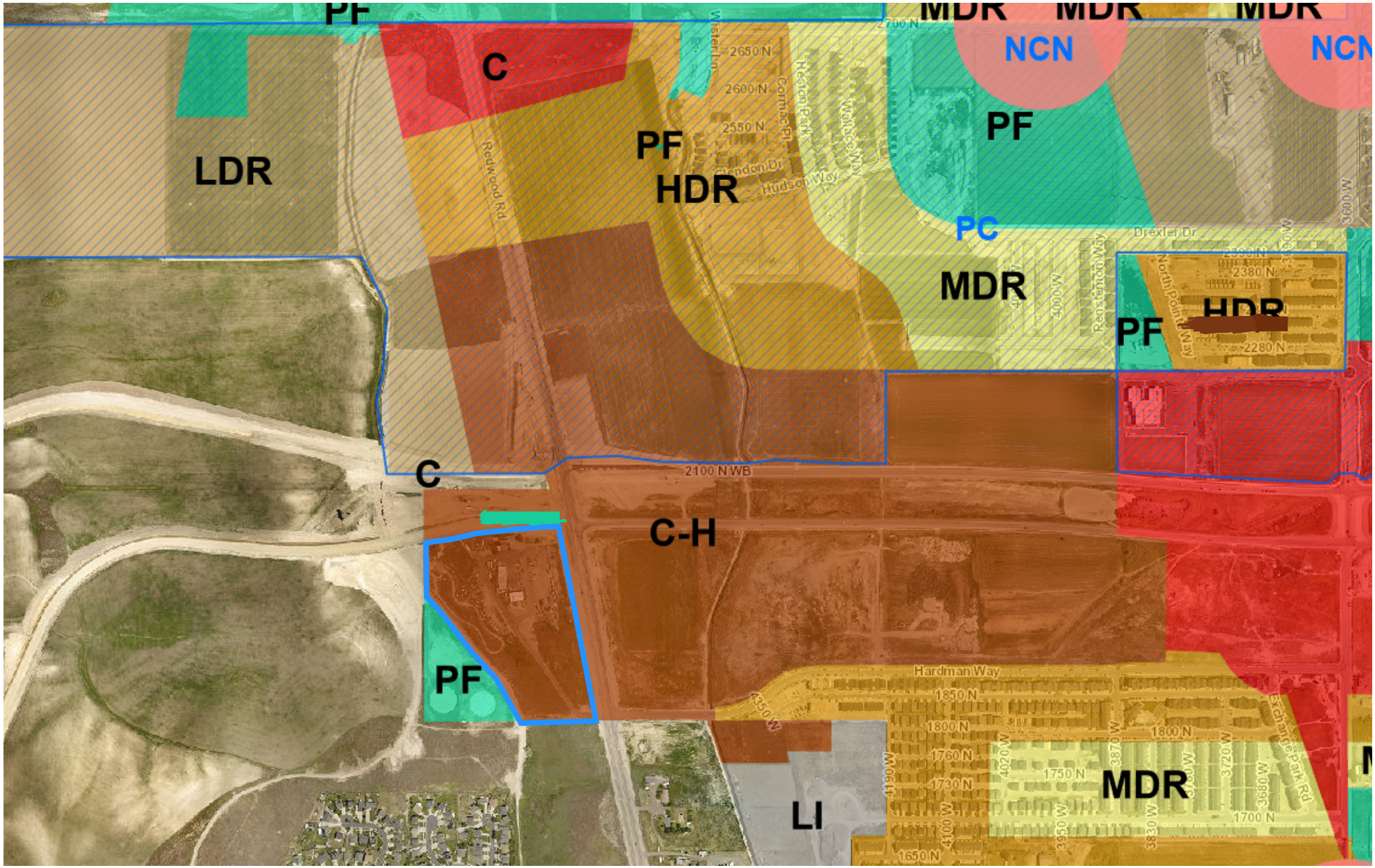
**Legal Description:** COM S 391.48 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 811.02 FT; S 14 DEG 5' 8" E 957.3 FT; W 499.38 FT; N 24 DEG 43' 38" W 67.82 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT; N 193.63 FT TO BEG. AREA 14.579 AC.

# Hardman 2100 N Corner Zoning Map Amendment

The Gardner Company is proposing a zoning map amendment to change the approximate 16.78 acres of the Hardman Property on the corner of 2100 N and Redwood Road in Lehi, from a commercial to a heavy commercial zone. We would like to develop the property with multiple flex office structures and possible retail pads facing Redwood Rd. The flex office portion of the development would consist of 2 - 3 office flex buildings that will be constructed with concrete and glass. It is not our intent to develop this property with uses that are starkly different from commercial, however, since our buildings will have both office and warehouse components, we will need to be in a zone that allows for warehouse use. 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. Our experience and research suggest that office-flex buildings are becoming more common and doing very well as retail and commercial trends change post COVID.

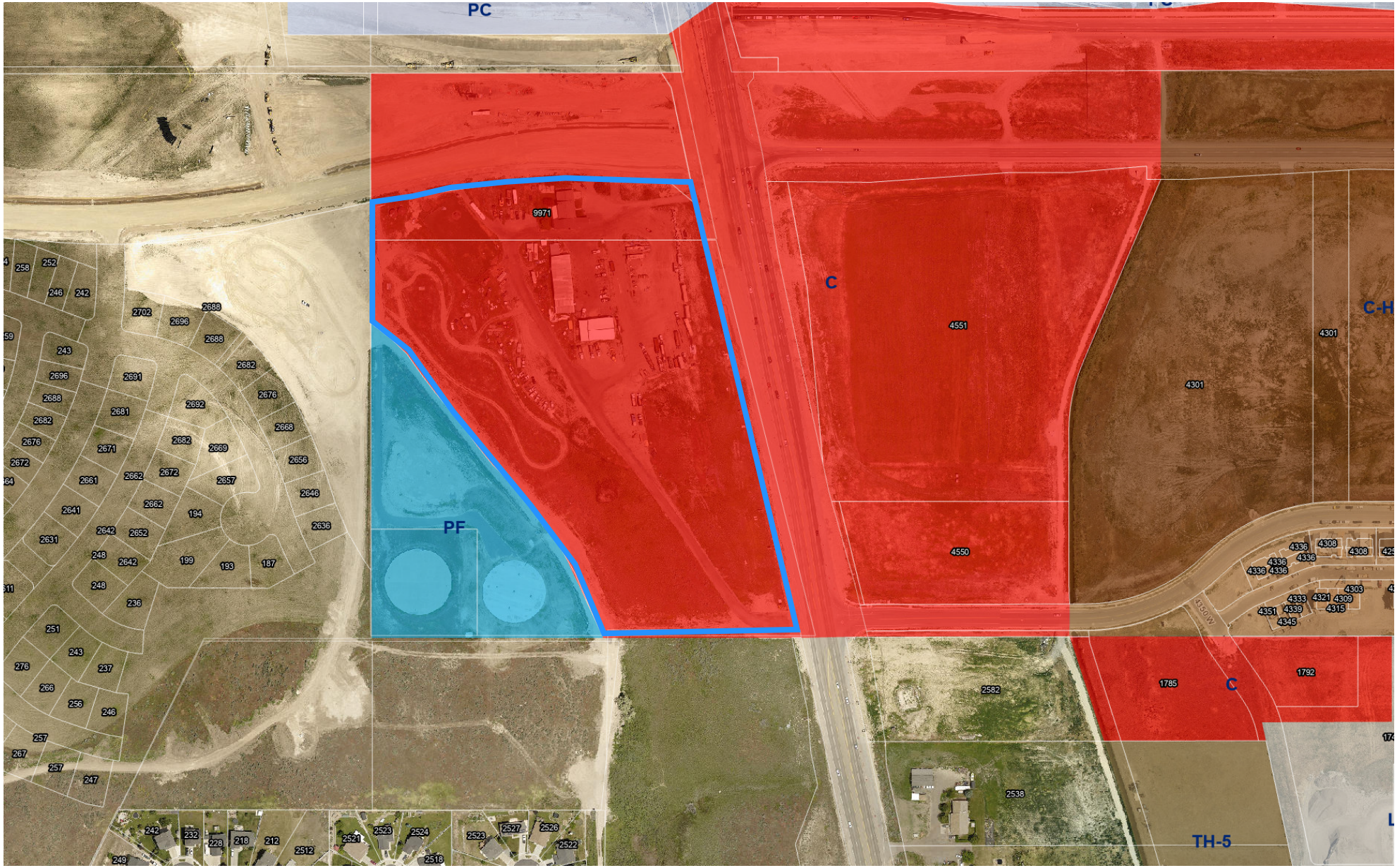
Due to the commercial make up of the surrounding area and the fact that heavy commercial and commercial zones share similar characteristics and uses we don’t foresee this zoning amendment nor our development having a large impact on the surrounding area other than helping to further its development and add revenue for the city. We plan on working with the city and surrounding residents and properties to ensure that our development is built in a way that not only integrates seamlessly with the surrounding area but also enhances 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. We believe that this zoning map change will help us provide a development that will fully maximize this area’s potential while providing minimal negative impact to the surrounding area.

# Hardman Corner Zone Change
# General Plan




LEHI CITY

# Hardman Corner Zone Change
# Zoning



# Hardman Corner Zone Change
# Aerial



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

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

## BENCHMARK

EAST QUARTER CORNER
SECTION 2
7SS, R1W
SLB&M

ELEVATION = 4536.22

### SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/ACSM Land Title Survey for use by the client. The Basis of Bearing is the line between the Northwest Corner and the Northeast Corner of Section 2, Township 5 South, Range 1 West, Salt Base and Meridian measuring North 89°53'46" East 5295.07 feet.

### PROPERTY DESCRIPTION

COMMITMENT No. 74759-AY

Beginning at a point on the South boundary line of the right-of-way of S.P.L.A. and S.L.R.R., 1.30 chains South of the West quarter corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 18.70 chains to the Southwest corner of the Northwest quarter of the Southwest quarter of said Section1; thence East 20 chains; thence North 26.76 chains to the Southwestern line of said Railway Company's land; thence along said land South 67°50' West 21.60 chains to the place of beginning.

LESS AND EXCEPTING the following: all of Lots 1 and 2, Plat A, Hunter Estates Subdivision, according to the official plat thereof, as recorded in the office of the Utah County Recorder as Entry No. 49523.

ALSO LESS AND EXCEPTING the following: Commencing South 1307 feet from the West quarter corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 13 feet; thence East 1320 feet; thence North 13 feet; thence West 1320 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

ALSO LESS AND EXCEPTING THEREFROM a parcel of land in fee, being part of an entire tract of property, situate in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 1, Township 5 South, Range 1 West, Salt lake Base and Meridian. The boundary of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract which is 85.80 feet South 00°07'26" East (Deed=South) along the section line from the West quarter corner of said Section 1 (Note: The East quarter corner of said Section 1 bears South 89°46'41" East 5317.89 feet from the West quarter corner of said Section 1); and running thence North 67°50'36" East (Deed=North 67°50' East) 305.15 feet along the Northwesterly boundary line of said entire tract to a point which is 48.00 feet perpendicularly distant Northerly from the centerline of the Westbound frontage road of Project No. MP-R399(41) at approximate Engineer Station 68+31.22; thence East 136.78 feet parallel to said centerline to a point opposite Engineer Station 69+68.00; thence South 87°07'18" East 179.23 feet to a point which is 39.00 feet perpendicularly distant Northerly from said centerline opposite Engineer Station 71+47.00; thence East 726.04 feet parallel to said centerline to the Easterly boundary line of said entire tract; thence South 00°29'08" East (Deed=South) 366.28 feet along said Easterly boundary line to a point which is 34.00 feet perpendicularly distant Southerly from the centerline of the Eastbound frontage road of said project designated as POINT "D" at approximate Engineer Station 268+13.66; thence West 1217.66 feet parallel to said centerline to a point opposite Engineer Station 255+96.00; thence South 43°08'14" West 82.18 feet to a point which is 94.00 feet radially distant Southerly from said centerline at Engineer Station 255+40.00 designated as POINT "C"; thence North 88°37'43" West 53.18 feet to the Westerly boundary line of said entire tract; thence North 00°07'26" West (Deed=North) 319.29 feet along said Westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

COMMITMENT No. 74760-AY

PARCEL 1:

Commencing at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 2, township 5 South, Range 1 West of the Salt Lake Base and Meridian and running West 19.62 chains; thence North 08° East 6.00 chains; thence North 13° West 4.20 chains; thence East 19.725 chains; thence South 10.00 chains to the place of beginning.

LESS AND EXCEPTING the following: All of the right, title, and interest in a parcel of land, as-occupied, being part of an entire tract of property, situate in the Southwest quarter of the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 2 (Note: Said point is also 1324.25 feet West along the quarter section line from the East quarter corner of said Section 2) and running thence West 1294.92 feet; thence West 29.33 feet to the Southwest corner of said Southwest quarter of the Northeast quarter; thence 00°09'45" East (Deed North) 139.45 feet along the Westerly line of said Southwest quarter of the Northeast quarter to a point which is 39.00 feet perpendicularly distant Northerly from the centerline of the Westbound frontage road of Project No. MP-R399(41) at approximate Engineer Station 38+96.51; thence South 89°48'50" East 48.51 feet parallel to said centerline; thence South 89°48'50" East 106.96 feet parallel to said centerline to a point opposite Engineer Station 40+51.98 and a point of curvature with a 15, 185.50-foot radius curve to the right; thence Easterly 1169.86 feet along the arc of said curve concentric with said centerline (Note: Chord to said curve bears South 87°36'25" East for a distance of 1169.57 feet) to the Easterly boundary to the point of beginning as shown on the official map of said Project No. MP-R399(41) on file in the office of the Utah Department of Transportation.

PARCEL 2:

Commencing 20 chains South of the Northeast corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 20 chains; thence South 10 chains; thence East 20 chains; thence North 10 chains to the point of beginning.

LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

COMMITMENT No. 74761-AY

PARCEL 1:

Commencing at a point located North 00 Gladstone Commercial Corporation07'06" West 660 feet along the section line and West 27.23 feet from the Southeast corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West to the East bank of a irrigation ditch 1394.49 feet; thence North 27°45'12"East 94.41 feet; thence North 26°38'13"East 110.94 feet; thence along said irrigation ditch as follows: North 34°07'10" East 77.16 feet; thence North 29°53'29" East 33.75 feet; thence North 22°15'26" East 41.33 feet; thence North 14°01'27" East 81.45 feet; thence North 19°10'50" East 63.52 feet; thence North 13°11'02" East 76.50 feet; thence North 14°48'17" East 225.18 feet; thence North 32°30'18" East 28.45 feet; thence East 127.56 feet; thence South 00°03'27" East 428.58 feet; thence South 89°19'48" East 704.76 feet; thence South 00°09'07" East 667.48 feet along a fence line on 10400 West Street to the point of beginning.

PARCEL 2:

Lot 4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING a strip of land two rods wide and extending one rod on each side of the following described center line, Beginning at a point 20.21 chains South and 3.45 chains West from the Northeast corner of the Northwest quarter Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 41 1/2 ° East 5.20 chains; thence South 16.31 chains.

ALSO LESS AND EXCEPTING a strip of land varying with situated in Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Said strip of land extending 25 feet each side and parallel with the following described center line: Beginning at a point in the East line of Section 35, 1298 feet East and 1808 feet North 45°59' West form the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 45°59' West 1999 feet, describing a 75 foot strip of land extending 25 feet Eastwardly and 50 feet Westwardly and parallel with said center line; thence continuing on same bearing 1368.1 feet to the PC of a 5°spiralled curve to the right. Describing a 100 foot strip of land extending 50 feet each side and parallel with said center line of the Northeast quarter of the Northwest quarter of said Section 35, describing a 100 foot strip of land extending 50 feet each side and parallel with said center line.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at page 344 of the official records of Utah County.

COMMITMENT No. 74763-AY

PARCEL 1:

Commencing at the Northwest corner of the Southwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 729 feet to right-of-way of Redwood Road; thence South 11°50' East 400 feet along said right-of-way; thence West 811.02 feet; thence North 391.46 feet, more or less, to the beginning.

LESS AND EXCEPTING a parcel of land in fee for the purpose of constructing thereon a roadway known as Project No. 0068, being part of an entire tract of property situate in the North half of the Southwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Westerly right of way line of SR-068 as shown on the right of way plans for Project 102-C(1) and dated as of 1942, on file in the office of the Utah Department of Transportation, and the North line of said entire tract, which point is 728.35 feet North 89°48'52" East along the North line of said Southwest quarter from the West quarter corner of said Section 2, and running thence South 12°01'43" East; along said existing Westerly highway right of way line, 400.02 feet to the Southeast corner of said entire tract; thence South 89°48'57" West, along the South line of said entire tract, 30.60 feet to a point 80.00 feet perpendicularly distant Westerly from the centerline of said Project No. 0068, opposite Engineer Station 698+33.99; thence North 12°01'39" West, 364.72 feet; thence North 33°34'34" West, 41.37 feet to the North line of said entire tract, which is 95.19 feet perpendicularly distant Westerly from the centerline of said Project No. 0068, opposite Engineer Station 702+37.19; thence North 89°48'52" East, along said North line, 46.11 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

PARCEL 2:

The North half of the Southwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; less the following: Commencing at the Northwest corner of the Southwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 729 feet to right-of-way of Redwood Road; thence South 11°50' East, 400 feet along said right-of-way; thence 811.02 feet; thence North 391.46 feet, more or less, to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 585.11 feet to the point of beginning; thence South a distance of 734.54 feet; thence East a distance of 544.46 feet; thence North 24°43'38" West a distance of 67.42 feet; thence North 23°16'43" West a distance of 90.72 feet; thence North 29°23'33" West a distance of 54.07 feet; thence North 32°06'29" West a distance of 52.90 feet; thence North 38°38'53"West a distance of 161.88 feet; thence North 45°21'16" West a distance of 52.85 feet; thence North 39°06'30" West a distance 56.56 feet; thence North 35°16'39" West a distance of 55.71 feet; thence North 39°53'46" West a distance of 107.09 feet; thence North 37°13'58" West a distance of 54.84 feet; thence North 35°17'17" West a distance of 54.10 feet; thence North 45°36'33" West a distance of 53.04 feet; thence North 52°44'18" West a distance of 49.92 feet; thence North 47°18'09" West a distance of 11.48 feet to the point of beginning.

ALSO LESS AND EXCEPTING a parcel of land in fee, being part of an entire tract of property, situate in the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract which is the Northeast corner of the Northeast quarter of the Southwest quarter of said Section 2 (Note: Said point is 2655.32 feet East along the Easterly boundary line of said entire tract and the Easterly line of said Northeast quarter of the Southwest quarter to a point which is 46.00 feet perpendicularly distant Southerly from the centerline of the Eastbound Frontage Road of Project No. MP-R399 (41) at approximate Engineer Station 229+34.19; thence North 88°56'08" West 326.23 feet to a point 41.00 feet perpendicularly distant Southerly from said centerline at Engineer Station 225+08.00; thence Southerly 86°49'11" West 408.71 feet to a point 65.00 feet perpendicularly distant Southerly from centerline at Engineer Station 221+00.00; thence North 89°48'50" West 100.00 feet parallel to said centerline to a point opposite Engineer Station 220+00.00; thence North 00°11'10" East 31.00 feet to a point 34.00 feet perpendicularly distant Southerly from said centerline at Engineer Station 220+00.00; thence South 85°22'10" West 178.63 feet to a point 49.00 feet perpendicularly distant Southerly from said centerline at Engineer Station 218+22.00; thence North 89°48'50" West 144.00 feet parallel to said centerline to a point opposite Engineer Station 216+78.00; thence South 89°09'02" West 326.81 feet to a point 72.00 feet perpendicularly distant Southerly from said centerline at Engineer Station 213+52.00; thence North 89°20'38" West 243.85 feet to a point 70.00 feet perpendicularly distant Southerly from said centerline at approximate Engineer Station 211+08.18; thence North 08°26'09" West 64.62 feet; thence North 11°46'46" West 166.18 feet; thence North 39°10'07" East 21.74 feet; thence North 00°13'09" East 13.74 feet to the Northerly line of the Southwest quarter of said Section 2; thence East 1756.38 feet along said Northerly line and the Northerly boundary line of said entire tract of the point of beginning.

ALSO LESS AND EXCEPTING that property lying within the boundaries of Redwood Road.

PARCEL 3:

Commencing North 600 feet from the Southeast corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 28.59 feet; thence North 00°09'07" West 667.48 feet; thence North 00°03'27" West 436.82 feet; thence West 832.26 feet; thence South 32°30'18" feet; thence South 48°49'17" West 225.18 feet; thence South 21°18'33" West 269.98 feet; thence South 19°42'33" West 104.04 feet; thence South 14°48'54" West 56.86 feet; thence South 13°11'02" West 76.5 feet; thence South 19°10'50" West 63.52 feet; thence South 14°01'27" West 81.45 feet; thence South 22°15'26" West 41.33 feet; thence South 29°53'29" West 33.75 feet; thence South 34°07'10" West 77.16 feet; thence South 26°38'13" West 110.94 feet; thence South 27°45'12" West 94.41 feet; thence West 1216.92 feet; thence North 1980 feet; thence East 2640 feet; thence South 1980 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM a parcel of land in fee, being part of an entire tract of property, situate in the Northwest quarter of the Southeast quarter and the Northeast quarter of the Southeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract which is the East quarter corner of said Section 2 and running thence South 00°03'44" West (Deed = South) 405.09 feet along the East line of said Northeast quarter of the southeast quarter; thence South 89°28'39" West 54.50 feet to a point designed as Point "B" which is 94.00 feet radially distant Southerly from the centerline of the Eastbound Frontage Road of Project No. MP-R399(41) at Engineer Station 254+33.00; thence North 43°11'01" West 70.88 feet to a point which is 43.00 feet radially distant Southerly from said centerline opposite Engineer Station 253+84.00; thence Westerly 227.64 feet along the arc of a 15,189.50 foot radius non-tangent curve to the right (Note: Chord to said curve bears North 88°40'41" West, for a distance of 227.64 feet) concentric with said centerline to a point opposite Engineer Station 251+57.00; thence North 84°20'21" West 141.64 feet to a point which is 34.00 feet radially distant Southerly from said Centerline opposite Engineer Station 250+16.00; thence Westerly 750.18 feet along the arc of a 15,189.50-foot radius non-tangent curve to the right (Note: Chord to said curve bears North 86°17'59" West for a distance of 750.10 feet) concentric with said centerline to a point of reverse curvature with a 14,819.50-foot radius curve to the left opposite Engineer Station 242+67.50; thence Westerly 1164.83 feet along the arc of said curve (Note: Chord to said curve bears North 87°08'09" West for a distance of 1164.53 feet) concentric with said centerline to a point which is opposite Engineer Station 231+00.00; thence South 87°41'14" West 265.81 feet to the Westerly line of said Northwest quarter of the Southeast quarter at a point designated as Point "A"; thence North 00°09'45" East (Deed=North) 238.81 feet along said Westerly line to the North line of the Southeast quarter of said Section2: thence East 2648.51 feet along said North line to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

PARCEL 4:

Commencing North 00°07'06" West 1327.48 feet and West 27.62 feet from the Southeast corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°19'48" West 704.75 feet; thence North 00°03'27" West 428.57 feet; thence East 704.69 feet; thence South 00°03'27" East 436.81 feet to the beginning.

PARCEL 5:

The Northwest quarter of the Southeast quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM a strip of land of varying width situated in Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Said strip of land extending 25 feet each side and parallel with the following described centerline: Beginning at a point in the East line of Section 35, 1298 feet East and 1808 feet North 45°59' West form the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; Thence North 45°59' West 1999 feet, describing a 75 foot strip of land extending 25 feet Eastwardly and 50 feet Westwardly and parallel with said centerline; thence continuing on same bearing 1368.1 feet to the PC of a 05° spiraled curve to the right. Describing a 100 foot strip of land extending 50 feet each side and parallel with said centerline; thence Northwesterly along said 05° curve to the right 507.9 feet, more or less, to a point in the South line of the Northeast quarter of said Section 35, describing a 100 foot strip of land extending 50 feet each side and parallel with said centerline.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

PARCEL 6:

The Southeast quarter of the Northwest quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded March 18, 1915 as Entry No. 1686 in Book 94 at page 59 of the official records of Utah County.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded May 16,, 1928 as Entry No. 4319 in Book 267 at Page 413 of the official records of Utah County.

ALSO LESS AND EXCEPTING THEREFROM a strip of land of varying width situated in Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Said strip of land extending 25 feet each side and parallel with the following described centerline: Beginning at a point in the East line of Section 35, 1298 feet East and 1808 feet North 45°59' West from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 45°59' West 1999 feet, describing a 75 foot strip of land extending 25 feet Eastwardly and parallel with said centerline; thence continuing on same bearing 1368.1 feet to the PC of a 05° spiraled curve to the right. Describing a 100 foot strip of land extending 50 feet each side and parallel with said centerline; thence Northwesterly along said 05°curve to the right 507.9 feet, more or less, to a point in the South line of the Northeast quarter of the Northwest quarter of said Section 35, describing a 100 foot strip of land extending 50 feet each side and parallel with said centerline.

To: Gardner - Plumb, LC, First American Title Insurance Company and Cottonwood 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2, 3, 4, 8, 9, 11(a), 13 and 20(a) of Table A hereof.

The field work was completed on February 10, 2015

Date of Plat or Map February 27, 2015

MARCH 3, 2015

Date

Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Cottonwood Title Insurance Company, of Salt Lake City, Utah under Commitment No's 74759-AY, 74760-AY, 74761-AY and 74763-AY., dated effective, January 13, 2015, January 16, 2015 and January 20, 2015 .

**SCHEDULE B-2 EXCEPTIONS:**

COMMITMENT No. 74759-AY

11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership or any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Blanket in nature)
12. Claim, right, title, or interest to water or water rights whether or not shown by the public records.
13. Access is limited to those openings permitted by the Utah Department of Transportation as evidenced by that certain Special Warranty Deed recorded March 10, 2009 as Entry No. 25289:2009.
15. Not withstanding those items described herein-above, the land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which as ALTA/ACSM Survey jointly established and adopted by (ALTA) American Land Title Association and (ACSM) American Congress on Surveying and Mapping) may disclose.

COMMITMENT No. 74760-AY

12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interest. There may be leases, grants, exception or reservations of interests that are not listed. (Blanket in nature)
13. Claim, right, title or interest to water or water rights whether or not shown by the public records.
15. Transmission line Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded November 24, 1943, as Entry No. 68398, in Book 377, at page 449.
16. Transmission Line Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded November 24, 1943, as Entry No. 12098, in Book 385, at Page 227.

    Amended December 21, 2006 as Entry No. 172808:2006. (Shown on survey)
17. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded March 23, 1978, as Entry No. 10872, in Book 1630, at page 665. (Shown on survey)
18. Easement Agreement by and between Stanley Lewis and Peggy Lewis and Lehi City Corporation, a municipal corporation, dated May 22, 2014 and recorded August 18, 2014 as Entry No. 58044:2014. (Shown on survey)
19. Access to the land described herein as Parcel 1 is limited to those openings permitted by the Utah Department of Transportation as evidenced by that certain Quit Claim Deed recorded March 10, 2009 as Entry No. 25321:2009.
21. Not withstanding those items described herein-above, the land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which as ALTA/ACSM Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (ACSM) American Congress on Surveying and Mapping) may disclose.

COMMITMENT No. 74761-AY

12. Mineral of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records listed in Schedule B. the Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Blanket in nature)
13. Claim, right, title or interest to water or water rights whether or not shown by the public records.
14. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded December 16, 1942, as Entry No. 10255, in Book 370, at page 502. (Affects parcel 1)
15. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded June 16, 1943, as Entry No. 6837, in Book 377, at Page 448. (Affects Parcel 2)
16. Right of Way Easement in favor of the Mountain States Telephone and telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon, over, under and across a portion of the subject property, recorded June 10, 1957, as Entry No. 8456, in Book 748, at Page 305. (affects Parcel 2) (Blanket in nature)
17. Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded January 3, 1978, as Entry No. 132, in Book 1610, at Page 629. (affects Parcels 1 and 2) (Shown on survey)
18. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded January 3, 1978, as Entry No. 134, in Book 1610, at Page 635. ( affects Parcel 1) (Shown on survey)

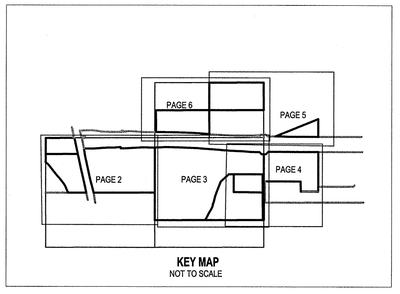
    Re-recorded April 3, 1978 as Entry No. 12314 in Book 1633 at Page 613.
19. Restrictive Covenant Precluding the Residential or Other Non-Agricultural Use of the Land, recorded February 20, 2008 as Entry No. 19722:2008. (affects Parcel 1)
21. Not withstanding those items described herein-above, the land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/ACSM Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (ACSM) American Congress on Surveying and Mapping) may disclose.

COMMITMENT No. 74763-AY

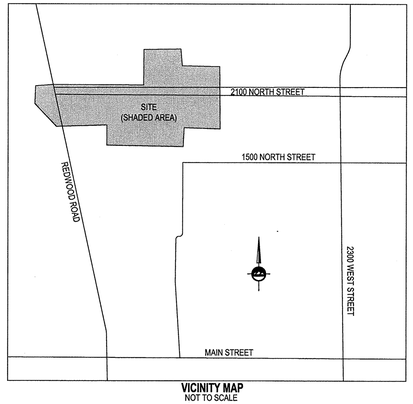
16. Minerals of whatsoever, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Blanket in nature)
17. Claim, right, title or interest to water or water rights whether or not shown by the public records.
18. Easement in favor of Telluride Power Company, a Colorado corporation, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded March 16, 1903, as Entry No. 1080, in Book 64, at Page 503.
19. Transmission Line Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded December 16, 1942, as Entry No. 10255, in Book 370, at Page 502.
20. Transmission Line Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded December 16, 1942, as Entry No. 10258, In Book 370, at Page 505.
21. Transmission Line Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded June 28, 1943, as Entry No. 6837, in Book 377, at Page 448.
22. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon over, under and across a portion of the subject property, recorded June 10, 1957, as Entry No. 8456, in Book 748, at Page 305. (Blanket in nature)
23. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded January 3, 1978, as Entry No. 132, in Book 1610, at Page 629. (Shown on survey)
24. Notice of Right-of-way in favor of the South Lateral Utah Lake Distributing Company Canal for a right-of-way for ditches and canals, recorded October 17, 1984 as Entry No. 30678 in Book 2170 at Page 650. (Blanket in nature)
25. Notice of Interest in Canal Property Easement wherein Welby Jacob Water Users Company, a Utah corporation claims prescriptive easement rights for ownership, use, operation and maintenance of a canal roadway and related water delivering facilities, dated March 9, 2000 and recorded March 21, 2000 as Entry No. 22190:2000. (Blanket in nature)
26. Notice of Interest in Canal Property Easement wherein Utah Lake Distributing Company, a Utah corporation claims prescriptive easement rights for ownership, use, operation and maintenance of a canal roadway and related water delivering facilities, dated October 29, 2002 and recorded October 31, 2002 as Entry No. 129142:2002. (Blanket in nature)
27. Power Line and Interconnection Switchyard/Substation Easement in favor of Eagle Mountain City, a Municipal corporation, dated November 20, 2003 and recorded November 24, 2003 as Entry No. 186055:2003.
28. Grant of Access Easement in favor of Lake Mountain Mutual Water Company for a perpetual non-exclusive easement to maintain, operate, inspect, alter, remove, replace, and protect an all-weather road for the sole purpose of operating and maintaining water facilities and incidental purposes, by instrument dated February 24, 2004 and recorded February 25, 2004, as Entry No. 20765:2004.
29. Grant of Access Easement in favor of Lake Mountain Mutual Water Company for a perpetual non-exclusive easement to maintain, operate, inspect, alter, remove, replace, and protect an all-weather road for the sole purpose of operating and maintaining water facilities and incidental purposes, by instrument dated February 24, 2004 and recorded February 25, 2004, as Entry No.20767:2004.
30. Grant of Culinary and Secondary Water Line Utility Easement in favor of Lake Mountain Mutual Water Company for a perpetual non-exclusive easement to maintain, operate, inspect, alter, remove, replace, and protect a culinary and/or secondary water transmission line(s) and the right to access to maintain and replace water facilities and incidental purposes, by instrument dated February 24, 2004 and recorded February 25, 2004, as Entry No. 20769:2004.
31. Right of Way Easement in favor of rocky Mountain Power, a division of PacifiCorp, an Oregon corporation its successors and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded October 30, 2006, as Entry No. 144261:2006.
32. Notice of Easement for Pipeline Right-of-Way in favor of Jordan Valley Water Conservancy District, Recorded September 24, 2014 as Entry No. 68320:2014.
33. Pipeline Agreement in favor of the Jordan Valley Water Conservancy District, dated January 13, 2015 and recorded January 14, 2015 as Entry No. 2982:2015
34. Pipeline Agreement in favor of the Jordan Valley Water Conservancy District, recorded January 14, 2015 as Entry No. 2983:2015.
35. Temporary Construction Easement in favor of the Jordan Valley Water Conservancy District, dated January 13, 2015 and recorded January 14, 2015 as Entry No. 2984:2015.
38. Access is limited to those openings permitted by the Utah Department of transportation as evidenced By that certain Special Warranty Deed recorded December 24, 2008 as Entry No. 133802:2008 and recorded December 24, 2008 as Entry No. 133803:2008 and recorded December 24, 2008 as Entry No. 133804:2008 and recorded December 24, 2008 as Entry No. 133805:2008 and recorded December 24, 2008 as Entry No. 133822:2008 and recorded December 24, 2008 as Entry No. 133823:2008.

NOTE:

1) Properties are located within Flood Zone X as found on FEMA Firm No. 4955170105B Dated July 17, 2002.




KEY MAP
NOT TO SCALE




VICINITY MAP
NOT TO SCALE

**LOCATED IN SECTION 2 & AND IN THE EAST HALF OF SECTION 1 TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN LEHI, UTAH COUNTY, UTAH**


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FOR:
GARDNER COMPANY
90 SOUTH 400 WEST, SUITE 360
SALT LAKE CITY, UTAH, 84101

CONTACT:
WALT PLUMB IV
PHONE: 801-456-4140

# GARDNER PLUMB - HARDMAN
# ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY
## 2100 NORTH REDWOOD ROAD
## LEHI, UTAH

PROFESSIONAL LAND SURVEYOR
3-3-15
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

**ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 6393 | 02-20-15 |
| DRAWN BY | CHECKED BY |
| B. Greenleaf | P. Harris |
| PROJECT MANAGER | |
| J. Ford | |

BASIS OF BEARING N 89°53'46" E 5295.07' (NW COR. - NE COR.)

NORTHWEST CORNER SECTION 2 T5S, R1W SLB&M (FOUND BRASS CAP)

N 89°49'34" E 2651.79'

NORTH QUARTER CORNER SECTION 2 T5S, R1W SLB&M (FOUND BRASS CAP)

N 89°57'58" E 2643.28'

NORTHEAST CORNER SECTION 2 T5S, R1W SLB&M (FOUND BRASS CAP)

N 0°02'56" E 2656.66'

S 0°01'27" E 2668.06'

S 0°09'16" E 2661.05'

WEST QUARTER CORNER & NORTHWEST CORNER OF SOUTHWEST QUARTER SECTION 2 T5S, R1W SLB&M (NOT FOUND)

CENTER SECTION 2 T5S, R1W SLB&M (NOT FOUND)

N 89°48'50" E 2648.57

EAST QUARTER CORNER SECTION 2 T5S, R1W SLB&M BENCH MARK (4536.22') (FOUND BRASS CAP)

POINT OF BEGINNING PARCEL 1

N 89°48'50" E 682.23'

N 89°48'50" E 2655.23'

S 33°34'34" E 41.38'

2100 NORTH STREET (UTAH 85)
(PUBLIC ROAD)

MEDIAN

MEDIAN

EXCEPTION 28, SCHEDULE B-2
COMMITMENT No. 74763-AY
NON-EXCLUSIVE EASEMENT
RECORDED FEBRUARY 25, 2004
ENTRY No. 20765:2004

EXIST. TRAFFIC LIGHT

EXIST. TRAFFIC SIG BOX (SMALL) 2X1
EXIST. TRAFFIC SIG BOX (SMALL) 3X2

"LESS & EXCEPTING" PARCEL 1
COMMITMENT No. 74763-AY

EXIST. TRAFFIC SIG BOX (SMALL) 2X1
EXIST. LIGHT

"ALSO LESS & EXCEPTING" PARCEL 2
COMMITMENT No. 74763-AY

EDGE OF ASPHALT

CURB & GUTTER

S 12°01'39" E 324.10'

PARCEL 1
COMMITMENT No. 74763-AY
Containg 289,203 sq. ft.
6.64 acres
(LESS & EXCEPTING PARCEL 2)

EXIST. SD CULVERT 24" RCP
FL(0") =4659.97

N 0°04'52" W 391.48'

S 89°31'48" E 243.83'

N 85°57'52" E 326.81'

EAST 144.00'

S 85°10'59" W 178.63'

EAST 109.00'

SOUTH 31.00'

N 86°38'01" E 408.71'

S 89°07'19" E 326.16'

EXIST. ELEC POLE
EXIST. ELEC POLE GUY

EXIST. ELEC POLE GUY

EXIST. COMMS MH
RIM=4659.24

N 89°50'02" E 780.61'
S 89°50'02" W 780.61'

EXIST. TELEPHONE BOX

EXIST. SD CULVERT 30" RCP
FL(0") =4618.50
EXIST. SD CULVERT 3.5 FT TALL 6 FT WIDE
FL(0") =4617.95

EXIST. ELEC POLE

EXIST. TELEPHONE BOX

EXIST. ELEC POLE

EXIST. ELEC POLE GUY

EXCEPTION 29, SCHEDULE B-2
COMMITMENT No. 74763-AY
NON-EXCLUSIVE EASEMENT
RECORDED FEBRUARY 25, 2004
ENTRY No. 20767:2004

N 0°04'52" W 200.10'

BARBWIRE FENCE

N 12°01'39" W 317.48'

S 12°01'39" E 333.25'

REDWOOD ROAD (UTAH 68)
(PUBLIC ROAD)

BARBWIRE FENCE

EAST DITCH

EAST DITCH

N 47°26'07" W 18.17'
N 52°52'16" W 42.92'
N 45°44'31" W 53.04'
N 35°25'15" W 54.10'
N 37°21'56" W 54.84'
N 40°01'44" W 107.09'
N 35°24'37" W 55.71'
N 39°14'28" W 56.56'
N 45°29'14" W 52.85'
N 36°46'52" W 161.88'

PARCEL 2 (WEST)
COMMITMENT No. 74763-AY
Contains 600,202 sq. ft.
13.78 acres

PARCEL 2 (EAST)
COMMITMENT No. 74763-AY
EXIST. SD CULVERT 36" CMP
FL(0") =4618.08
6.88 acres

EXIST. SD CULVERT 36" CMP
FL(0") =4617.82

EXIST. SD CULVERT 12" PP
FL(0") =4661.37
EXIST. SD CULVERT 24" PP
FL(0") =4659.82

EXIST. SD CULVERT 24" PP
FL(0") =4659.31
EXIST. SD CULVERT 24" RCP
FL(0") =4659.05
EXIST. SD CULVERT 18" PP
FL(0") =4661.56
EXIST. SD CULVERT 18" CPP
FL(0") =4663.16
EXIST. SD CULVERT 24" RCP
FL(0") =4659.36

"ALSO LESS & EXCEPTING" PARCEL 2
COMMITMENT No. 74763-AY

S 12°01'20" E 223.83'

EXIST. ELEC POLE GUY

EXIST. ELEC POLE

N 13°41'16" W 227.51'

EXIST. SD CULVERT 30" CPP
FL(0") =4658.94
EXIST. SD CULVERT 30" CPP
FL(0") =4654.84

EXIST. ELEC POLE

EXIST. ELEC POLE
FENCE END
IS 1.51' WEST
OF PROP COR.

EXIST. SOCO
RIM=4652.52

EXIST. SD CULVERT 24" CPP
FL(0") =4660.74
EXIST. SD CULVERT 24" CPP
FL(0") =4660.94

"LESS & EXCEPTING" PARCEL 2
COMMITMENT No. 74763-AY

N 32°14'27" W 52.90'
N 29°31'31" W 54.07'
N 23°24'41" W 90.72'
N 24°51'36" W 67.42'

CHAINLINK FENCE

CHAINLINK FENCE

BARBWIRE FENCE

BARBWIRE FENCE

BARBWIRE FENCE

EXIST. SD CULVERT 24" STEEL
FL(0") =4731.84

EXCEPTION 30, SCHEDULE B-2
COMMITMENT No. 74763-AY
NON-EXCLUSIVE EASEMENT
RECORDED FEBRUARY 25, 2004
ENTRY No. 20769:2004

FENCE COR.
IS 1.2' EAST
& 0.54' NORTH
OF PROP COR.

EXIST. WATER VALVE

S 89°52'02" W 442.16'

S 89°52'02" W 1488.47'

SOUTH LINE OF THE
NORTH HALF OF THE
SOUTHWEST QUARTER
SECTION 2

FENCE COR.
IS 0.8' WEST
& 0.3' SOUTH
OF PROP COR.

S 0°01'27" E 1090.06'

S 0°01'27" E 2657.74'

S 0°07'24" E 2661.44'

SUNRISE 3 LLC

MYRNA GRANT

TIM & GINA ROGER

SOUTHWEST CORNER SECTION 2 T5S, R1W SLB&M (FOUND BRASS CAP)

S 0°04'52" E 2655.81'

N 89°55'13" E 2652.57'

SOUTH QUARTER CORNER SECTION 2 T5S, R1W SLB&M (FOUND BRASS CAP)

N 89°53'38" E 2653.18'

SOUTHEAST CORNER SECTION 2 T5S, R1W SLB&M (FOUND BRASS CAP)

## BENCHMARK

EAST QUARTER CORNER
SECTION 2
T5S, R1W
SLB&M

ELEVATION = 4536.22

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

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

## LEGEND

- SECTION CORNER
- MONUMENT
- EXIST REBAR AND CAP
- SET REBAR AND CAP
- SET RIVET
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- STORM DRAIN CATCH BASIN
- STORM DRAIN COMBO BOX
- STORM DRAIN CULVERT
- SIGN
- UTILITY MANHOLE
- UTILITY POLE
- GAS METER
- TREE
- OHP — OVERHEAD POWER LINE
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- CONCRETE
- BUILDING PRIMARY
- BUILDING SECONDARY
- BUILDABLE AREA WITHIN SETBACKS
- PUBLIC DRAINAGE EASEMENT
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- DEED LINE
- TANGENT LINE
- EXIST DITCH FLOW LINE
- X — FENCE
- EDGE OF ASPHALT
- SS — SANITARY SEWER
- SD — STORM DRAIN LINE
- G — GAS LINE
- W — WATER LINE
- SW — SECONDARY WATERLINE
- IRR — IRRIGATION LINE
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- E — ELECTRIC POWERLINE
- T — TELEPHONE LINE
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT

ENSIGN ENG. LAND SURV.

NORTH

HORIZONTAL GRAPHIC SCALE

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


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FOR:
GARDNER COMPANY
90 SOUTH 400 WEST, SUITE 360
SALT LAKE CITY, UTAH, 84101

CONTACT:
WALT PLUMB IV
PHONE: 801-456-4140


# GARDNER PLUMB - HARDMAN
# ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY
## 2100 NORTH REDWOOD ROAD
## LEHI, UTAH

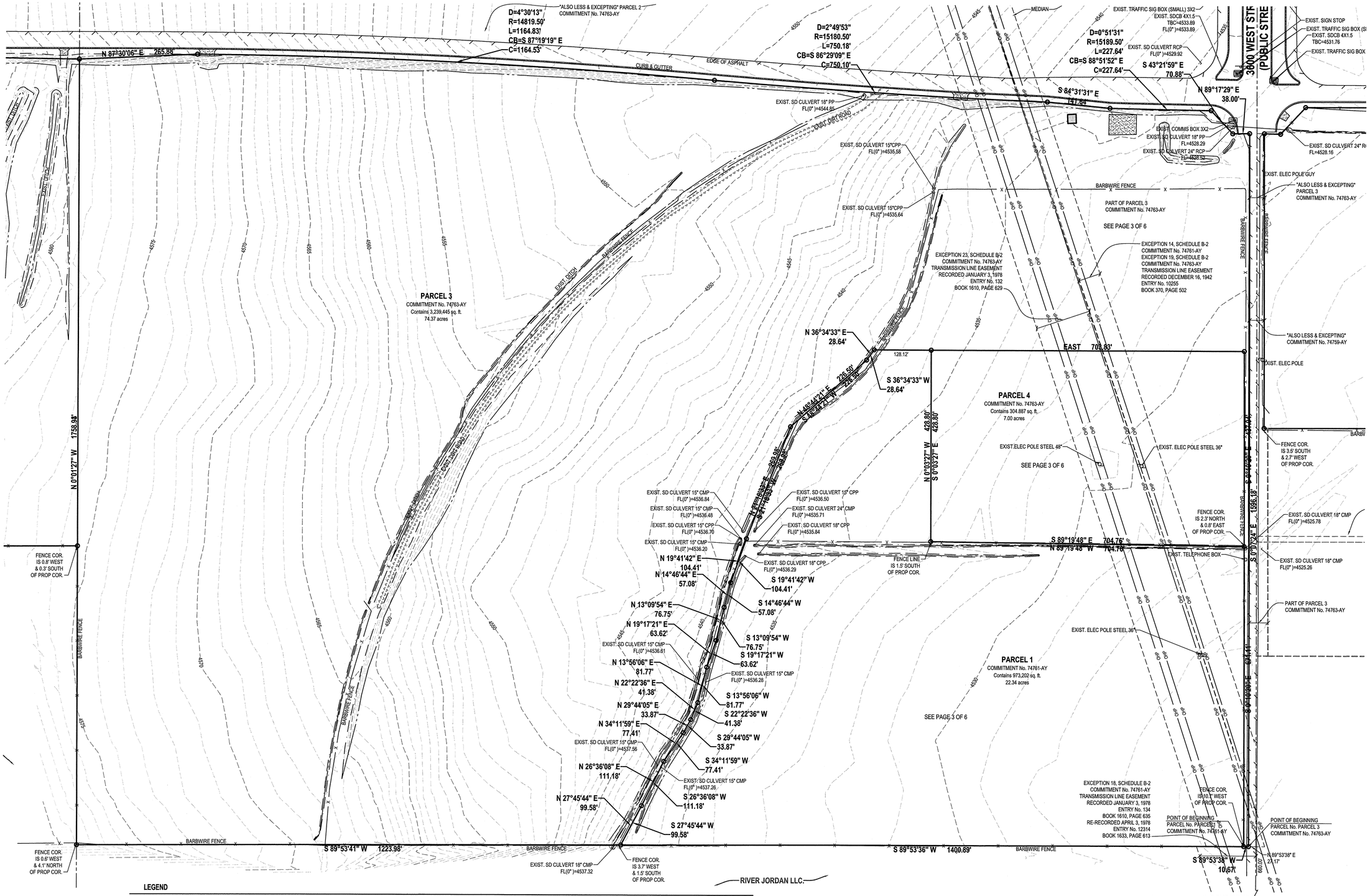
PROFESSIONAL LAND SURVEYOR
No. 286582
PATRICK M. HARRIS
STATE OF UTAH

2-3-15

**ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 6393 | 02-20-15 |
| DRAWN BY | CHECKED BY |
| B. Greenleaf | P. Harris |
| PROJECT MANAGER | |
| J. Ford | |

**2 - 6**




**BENCHMARK**

EAST QUARTER CORNER
SECTION 2
T5S, R1W
SLB&M

ELEVATION = 4536.22

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**LEGEND**

| | | | | | |
|---|---|---|---|---|---|
| SECTION CORNER | STORM DRAIN CATCH BASIN | MINOR CONTOURS 1' INCREMENT | DEED LINE | SW | SECONDARY WATERLINE |
| MONUMENT | STORM DRAIN COMBO BOX | MAJOR CONTOURS 5' INCREMENT | TANGENT LINE | IRR | IRRIGATION LINE |
| EXIST REBAR AND CAP | STORM DRAIN CULVERT | CONCRETE | EXIST DITCH FLOW LINE | | CENTERLINE |
| SET ENSIGN REBAR AND CAP | SIGN | BUILDING PRIMARY | FENCE | | PROPERTY LINE |
| SET RIVET | UTILITY MANHOLE | BUILDING SECONDARY | EDGE OF ASPHALT | | ADJACENT PROPERTY LINE |
| WATER METER | UTILITY POLE | BUILDABLE AREA WITHIN SETBACKS | SANITARY SEWER | E | ELECTRIC POWERLINE |
| WATER MANHOLE | GAS METER | PUBLIC DRAINAGE EASEMENT | STORM DRAIN LINE | T | TELEPHONE LINE |
| WATER VALVE | TREE | ADJACENT RIGHT OF WAY | GAS LINE | | IRRIGATION VALVE |
| FIRE HYDRANT | OVERHEAD POWER LINE | RIGHT OF WAY | WATER LINE | | SANITARY SEWER MANHOLE |
| ELECTRIC METER | | | | | STORM DRAIN CLEAN OUT |

ENSIGN ENG. LAND SURV.

**HORIZONTAL GRAPHIC SCALE**

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

NORTH


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GARDNER COMPANY
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*CONTACT:*
WALT PLUMB IV
PHONE: 801-456-4140

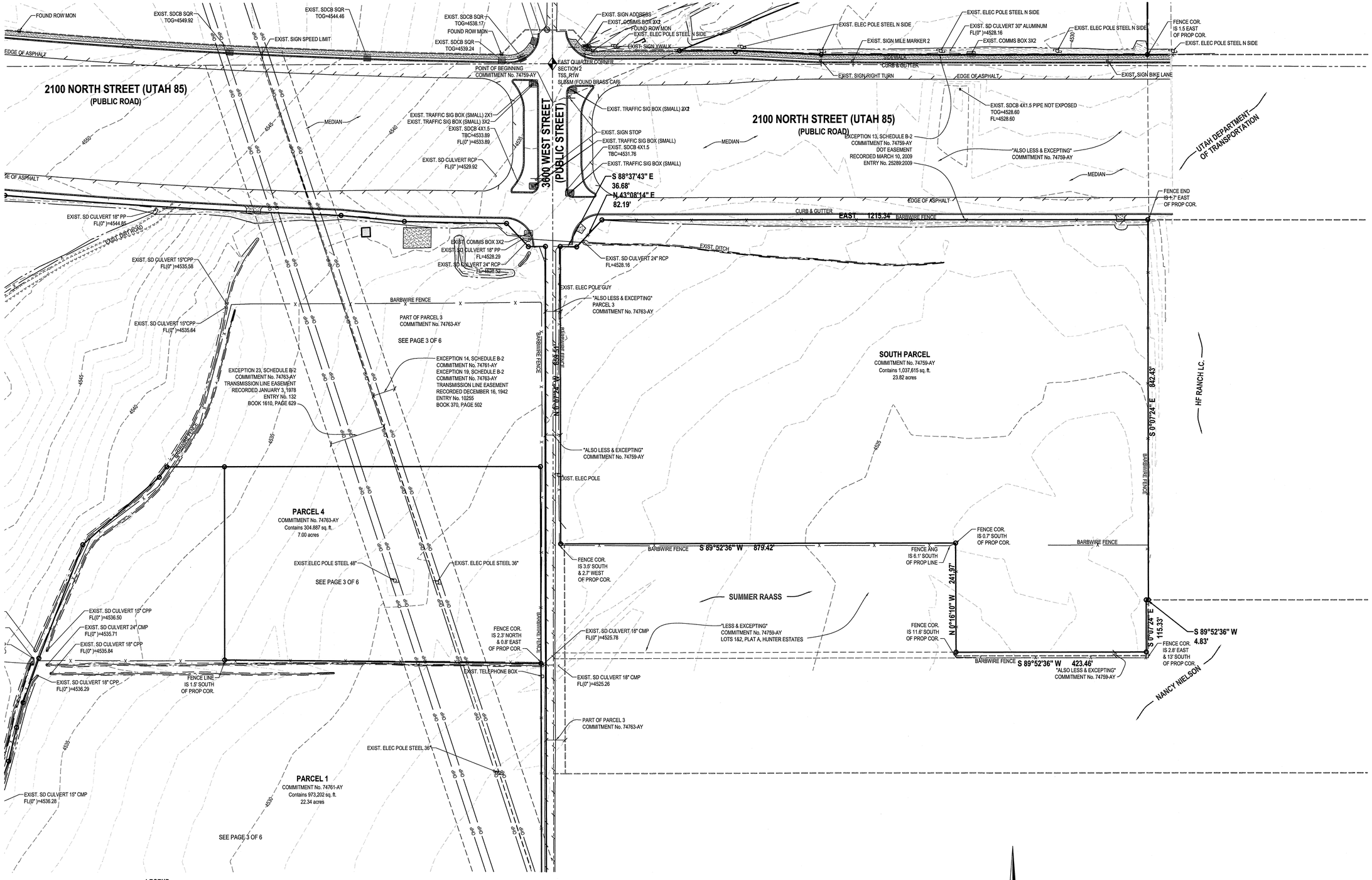

# GARDNER PLUMB - HARDMAN
# ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY
## 2100 NORTH REDWOOD ROAD
## LEHI, UTAH

PROFESSIONAL LAND SURVEYOR
3-3-15
No. 286582
PATRICK M HARRIS
STATE OF UTAH

**ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY**

| | |
|---|---|
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| B. Greenleaf | P. Harris |
| PROJECT MANAGER | |
| J. Ford | |

**3 - 6**




**BENCHMARK**

EAST QUARTER CORNER
SECTION 2
T5S, R1W
SLB&M

ELEVATION = 4536.22

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**LEGEND**

| | | | | | | | |
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| WATER MANHOLE | GAS METER | PUBLIC DRAINAGE EASEMENT | STORM DRAIN LINE | T | TELEPHONE LINE |
| WATER VALVE | TREE | ADJACENT RIGHT OF WAY | GAS LINE | | IRRIGATION VALVE |
| FIRE HYDRANT | OVERHEAD POWER LINE | RIGHT OF WAY | WATER LINE | | SANITARY SEWER MANHOLE |
| ELECTRIC METER | | | | | STORM DRAIN CLEAN OUT |

ENSIGN ENG. LAND SURV.

NORTH

**HORIZONTAL GRAPHIC SCALE**

100 0 50 100 200

( IN FEET )

HORZ: 1 inch = 100 ft.


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GARDNER COMPANY
90 SOUTH 400 WEST, SUITE 360
SALT LAKE CITY, UTAH, 84101
*CONTACT:*
WALT PLUMB IV
PHONE: 801-456-4140


# GARDNER PLUMB - HARDMAN
## ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY
2100 NORTH REDWOOD ROAD
LEHI, UTAH

PROFESSIONAL LAND SURVEYOR
3-3-15
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

**ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 6393 | 02-20-15 |
| DRAWN BY | CHECKED BY |
| B. Greenleaf | P. Harris |

PROJECT MANAGER
J. Ford

NORTHEAST CORNER
SECTION 2
T5S, R1W
SLB&M
(FOUND BRASS CAP)

HF RANCH LC.

EXIST. COMMS MH
RIM=4548.17
EXIST. COMMS BOX

EXIST. SD CULVERT 15" RCP
FL(0")=4554.53

EXIST. DIRT ROAD

EXIST. CONCRETE DITCH

EXIST. SD CULVERT 15" RCP
FL(0")=4545.25

EXIST. SD CULVERT 15" RCP
FL(0")=4546.39

POINT OF BEGINNING
PARCEL 2

"LESS & EXCEPTING"
PARCEL 2
COMMITMENT No. 74763-AY

"LESS & EXCEPTING"
PARCEL 2
COMMITMENT No. 74760-AY

EXIST. ELEC POLE STEEL 36"

EXCEPTION 17, SCHEDULE B-2
COMMITMENT No. 74760-AY
TRANSMISSION LINE EASEMENT
RECORDED MARCH 23, 1978
ENTRY No. 10872
BOOK 1630, PAGE 665

**PARCEL 2**
COMMITMENT No. 74760-AY
Contains 869,941 sq. ft.
19.97 acres

SEE PAGE 6 OF 6

HF RANCH LC.

EXIST. SD CULVERT 24" CPP
FL(0")=4542.20
EXIST. SD CULVERT RCP 18" CMP
FL(0")=4541.80

EXIST. SD CULVERT 24" CPP
FL(0")=4552.70
EXIST. SD CULVERT 24" CPP
FL(0")=4552.19

EXIST. ELEC POLE STEEL 36"

EXIST. DIRT ROAD

EXIST. SD CULVERT RCP 15"
FL(0")=4540.80
EXIST. SD CULVERT RCP 15"
FL(0")=4540.67

EXIST. ELEC POLE 48"

EXIST. CONCRETE DITCH

HF RANCH LC.

STEPHEN & GAIL 11 LLC

FENCE LINE
IS 3.1' EAST
OF PROP COR.

EXIST. COMMS MH
RIM=4537.04

EXIST. SD CULVERT RCP 18"
FL(0")=4533.94

EXIST. SDCB SQR
TOG=4537.85

EXIST. SD CULVERT 18" RCP
FL(0")=4550.44

EXIST. SDCB SQR
TOG=4554.66

EXIST. SDCB SQR
TOG=4549.92

EXIST. SDCB SQR
TOG=4544.46

EXIST. SDCB SQR
TOG=4538.17

FOUND ROW MON

EXIST. SDCB SQR
TOG=4539.24

EXIST. SIGN ADDRESS
EXIST. COMMS BOX 2X2
FOUND ROW MON
EXIST. ELEC POLE STEEL N SIDE
EXIST. SIGN XWALK

**NORTH PARCEL**
COMMITMENT No. 74759-AY
Contains 227,206 sq. ft.
5.22 acres

N 57°55'36" E 1123.21'

S 1°07'24" E 431.09'

EXIST. ELEC POLE STEEL N SIDE

EXIST. SD CULVERT 30" ALUMINUM
FL(0")=4528.16

EXIST. COMMS BOX 3X2

EXIST. ELEC POLE STEEL N SIDE

FENCE COR.
IS 1.5 EAST
OF PROP COR.

EXIST. ELEC POLE STEEL N SIDE

FOUND ROW MON

EXIST. SIGN SPEED LIMIT

SIDEWALK
CURB & GUTTER
EDGE OF ASPHALT

POINT OF BEGINNING
COMMITMENT No. 74759-AY

EAST QUARTER CORNER
SECTION 2
T5S, R1W
SLB&M (FOUND BRASS CAP)

WEST 136.78' S 87°07'48" E 179.23'

WEST 726.04'

EXIST. SIGN MILE MARKER 2

EXIST. SIGN RIGHT TURN

EXIST. SIGN BIKE LANE

**2100 NORTH STREET (UTAH 85)**
**(PUBLIC ROAD)**

EXIST. TRAFFIC SIG BOX (SMALL) 2X1
EXIST. TRAFFIC SIG BOX (SMALL) 3X2
EXIST. SDCB 4X1.5
TBC=4533.89
FL(0")=4533.89

EXIST. SD CULVERT RCP
FL(0")=4529.92

MEDIAN

300 WEST STREET
(PUBLIC STREET)

EXIST. TRAFFIC SIG BOX (SMALL) 2X2

EXIST. SIGN STOP

EXIST. TRAFFIC SIG BOX (SMALL)

EXIST. SDCB 4X1.5
TBC=4531.76

EXIST. TRAFFIC SIG BOX (SMALL)

EXIST. SDCB 4X1.5 PIPE NOT EXPOSED
TOG=4528.60
FL=4528.60

**2100 NORTH STREET (UTAH 85)**
**(PUBLIC ROAD)**

EXCEPTION 13, SCHEDULE B-2
COMMITMENT No. 74759-AY
DOT EASEMENT
RECORDED MARCH 10, 2009
ENTRY No. 25289:2009

"ALSO LESS & EXCEPTING"
COMMITMENT No. 74759-AY

MEDIAN

UTAH DEPARTMENT
OF TRANSPORTATION

EDGE OF ASPHALT

## LEGEND

| | | | | | |
|---|---|---|---|---|---|
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| EXIST REBAR AND CAP | STORM DRAIN CULVERT | CONCRETE | EXIST DITCH FLOW LINE | | CENTERLINE |
| SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.) | SIGN | BUILDING PRIMARY | FENCE | | PROPERTY LINE |
| SET RIVET | UTILITY MANHOLE | BUILDING SECONDARY | EDGE OF ASPHALT | | ADJACENT PROPERTY LINE |
| WATER METER | UTILITY POLE | BUILDABLE AREA WITHIN SETBACKS | SANITARY SEWER | E | ELECTRIC POWERLINE |
| WATER MANHOLE | GAS METER | PUBLIC DRAINAGE EASEMENT | STORM DRAIN LINE | T | TELEPHONE LINE |
| WATER VALVE | TREE | ADJACENT RIGHT OF WAY | GAS LINE | | IRRIGATION VALVE |
| FIRE HYDRANT | OVERHEAD POWER LINE | RIGHT OF WAY | WATER LINE | | SANITARY SEWER MANHOLE |
| ELECTRIC METER | | | | | STORM DRAIN CLEAN OUT |

**BENCHMARK**

EAST QUARTER CORNER
SECTION 2
T5S, R1W
SLB&M

ELEVATION = 4536.22

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**HORIZONTAL GRAPHIC SCALE**

100 0 50 100 200
( IN FEET )
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NORTH


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*FOR:*
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90 SOUTH 400 WEST, SUITE 360
SALT LAKE CITY, UTAH, 84101

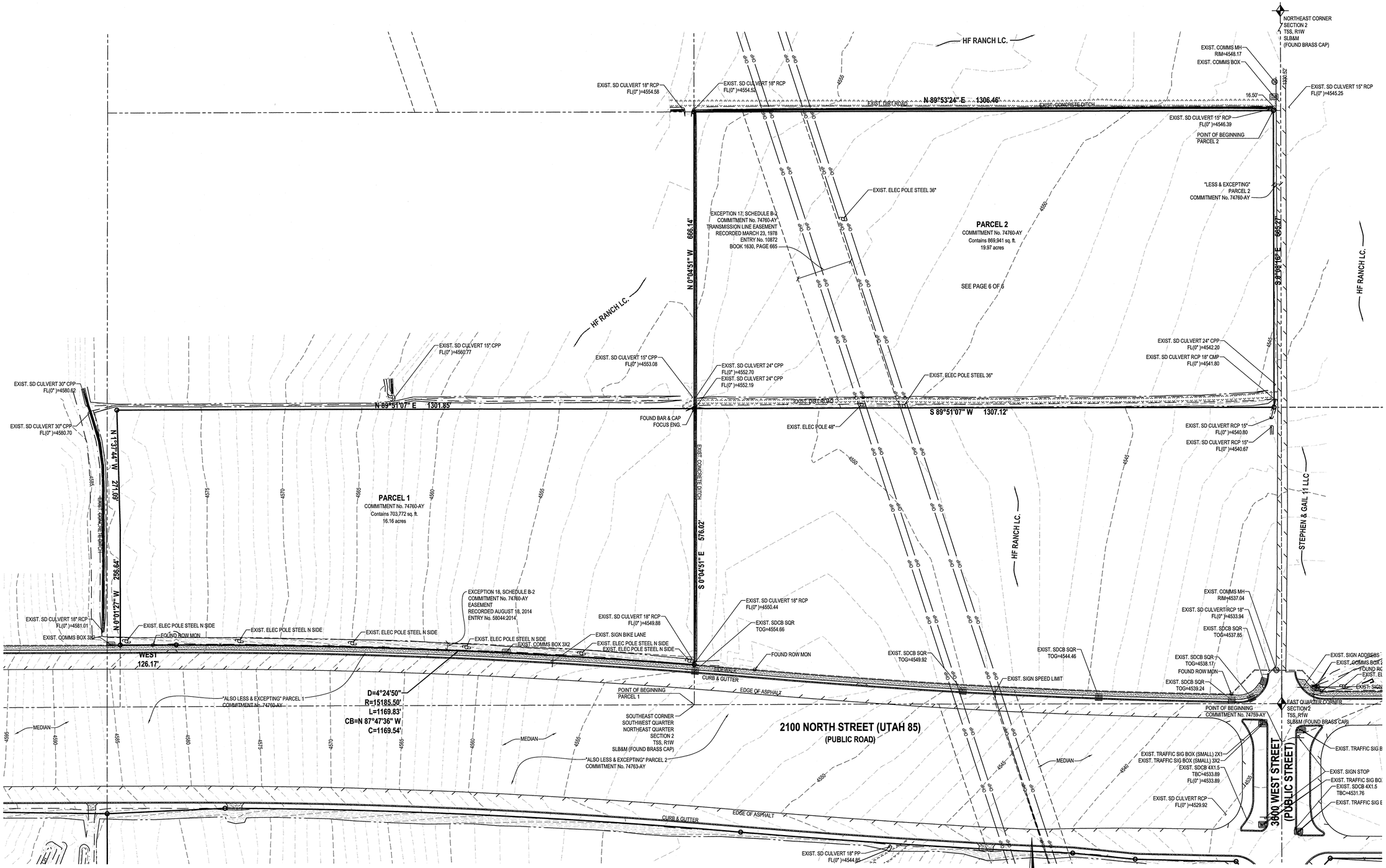
*CONTACT:*
WALT PLUMB IV
PHONE: 801-456-4140

# GARDNER PLUMB - HARDMAN
# ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY
## 2100 NORTH REDWOOD ROAD
## LEHI, UTAH

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH
9/3/15

**ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 6393 | 02-20-15 |
| DRAWN BY | CHECKED BY |
| B. Greenleaf | P. Harris |
| PROJECT MANAGER | |
| J. Ford | |




## LEGEND

- SECTION CORNER
- MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- SET RIVET
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- STORM DRAIN CATCH BASIN
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- STORM DRAIN CULVERT
- SIGN
- UTILITY MANHOLE
- UTILITY POLE
- GAS METER
- TREE
- OHP — OVERHEAD POWER LINE
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- CONCRETE
- BUILDING PRIMARY
- BUILDING SECONDARY
- BUILDABLE AREA WITHIN SETBACKS
- PUBLIC DRAINAGE EASEMENT
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- DEED LINE
- TANGENT LINE
- EXIST DITCH FLOW LINE
- X — FENCE
- EDGE OF ASPHALT
- SS — SANITARY SEWER
- SD — STORM DRAIN LINE
- G — GAS LINE
- W — WATER LINE
- SW — SECONDARY WATERLINE
- IRR — IRRIGATION LINE
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- E — ELECTRIC POWERLINE
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- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT

## BENCHMARK

EAST QUARTER CORNER
SECTION 2
T5S, R1W
SLB&M

ELEVATION = 4536.22

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NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

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


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*CONTACT:*
WALT PLUMB IV
PHONE: 801-456-4140


# GARDNER PLUMB - HARDMAN
# ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY
## 2100 NORTH REDWOOD ROAD
## LEHI, UTAH

PROFESSIONAL LAND SURVEYOR
2-2-15
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

**ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY**

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| PROJECT MANAGER | |
| J. Ford | |


DO NOT
ENTER
PUBLIC
HEARING
CONCEPT
PUBLIC
HEARING


DO NOT
ENTER


PUBLIC
HEARING



**Agenda Item No: 18**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

---

**Subject:**

Neldon and Jewel Bullock Annexation, 1.33-acres of property located at 578 West 2100 North with A-1 (agriculture) zoning.

a. Public Hearing
b. Consideration of Resolution #2021-64, approving an annexation agreement.
c. Consideration of Ordinance #65-2021, approving the Neldon and Jewel Bullock Annexation, with A-1 Agriculture zoning.

**Suggested Action:**

**Attachments:**

CC Staff Report Neldon and Jewel Bullock Annexation 11.16.21.docx

Neldon and Jewel Bullock Annexation DRC 03.03.21.docx

Ordinance -Neldon and Jewel Bullock Annexation Final 11.16.21.docx

Resolution Annexation Agreement - Neldon and Jewel Bullock Annexation 11.16.21.docx

Bullock AnnexAgreement 11.08.2021.docx

Bullock Annexation narrative.pdf

Bullock Annexation Plat.pdf

Applicant's statement of harm.pdf

Bullock Annexation Staff Compensation Proposal.docx

Applicant's request for compensation with signatures.pdf

Bullock Annexation Water Dedication Requirement.pdf

Irrigation Information shared by applicant.pdf

Lorin notes on past Annexation Discussion.pdf

Bullock Annexation-Aerial Map.pdf

Bullock Annexation-General Plan Map.pdf

Bullock Annexation-Zoning Map.pdf

# NELDON AND JEWEL BULLOCK ANNEXATION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Neldon and Jewel Bullock | | |
| **Meeting Date** | October 12, 2021 | | |
| **Requested Action/Purpose** | Approval of annexation | | |
| **Location** | 578 West 2100 North | | |
| **Requested Zoning** | A-1 (R-1-15 originally) | | |
| **General Plan Land Use Designation** | Low Density Residential (LDR) | | |
| **Acreage** | 1.313 acres | | |
| **Existing Land Use** | Barn structure and yard | | |
| **Adjacent Zoning and Land Use** | *North* | Unincorporated | Greenhouse/shed |
| | *South* | RA-1 | Single Family Home |
| | *East* | A-1 | Yard area |
| | *West* | R-1-8 | Single Family Homes |
| **Date of DRC Review** | March 3, 2021 | | |
| **Date of City Council Acceptance** | October 12, 2021 | | |
| **Date of Planning Commission Review** | October 28, 2021 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

| | |
|---|---|
| **City Council** | Acceptance of resolution |
| **Planning Commission** | Review and recommendation on proposed zoning |
| **City Council** | Final approval |

## REPORT ANALYSIS

The applicant requests approval of the Neldon and Jewel Bullock Annexation. The Council previously approved a resolution of intent on this property. The Council approved the most recent resolution of intent on October 12, 2021.

The proposed annexation is located at 578 West 2100 North; and includes two separate parcels. One is 0.54 acres the other is 0.79 acres. The parcels represent an existing county island allowing annexation by resolution.

The applicant originally proposed R-1-15 zoning which does not comply with the General Plan Land Use Designation of Low Density Residential (LDR). Staff talked with the applicant about changing their zone request to R-1-12. During the City Council meeting on October 12, 2021 the applicant indicated the desire for A-1 zoning. The applicant has also expressed they do not plan to combine the two lots. These parcels on their own do not meet the 1-acre size requirement for the A-1 zone. The applicant has also expressed their desire for A-1 zoning is for the future obtaining of a kennel permit. Kennel permits are only allowed in A-1 and A-5 zoning because of the potential nuisance to surrounding neighbors on smaller lots. Also, the A-1 zoning also does not comply with the Low Density Residential (LDR) General Plan Land Use Designation.

When this first came to the City Council, the applicant expressed the desire for the City to provide compensation for grievances that occurred in the past. The Council directed the applicant to work with Staff on a proposal. City Staff worked with the applicant to come up with a proposal of things the City could provide as compensation. The applicant had an irrigation ditch that was filled in during construction of the subdivision to the north of this property. The applicant stated that compensation has been promised them by various City personnel over the years, though record only exists for one of these offers. The applicant provided a list of their requested compensation. The Planning, Engineer, and Building Departments' Staff worked together with the applicant to come up with a list of

the City's proposed compensation. Also included is the applicant's requested compensation which is greater than that proposed by staff. The City Council can determine if they want to provide any, all, additional, or different compensation items than those proposed by staff and the applicant.

Staff's Proposal includes the following:

1. Based on the City's standard water dedication requirements, the dedication amount would be 5.79 acre feet or 2.2 Lehi Irrigation Company shares. However, per our previous discussion on July 19, 2017, we are willing to honor the commitment we made at that time that only one share of Lehi Irrigation Company water will need to be dedicated to satisfy the water dedication requirements.
2. The City will pay for the water (culinary and PI) and sewer utilities to be stubbed to the property line for the existing ag building and the north parcel. This will allow easier connection when they develop in the future. All of the connection and impact fees for the two sets of utility services will need to be paid by the applicant at the time building permits are issued. Also, the property owner will be required to apply for and obtain building permits for any new buildings or conversion of the agriculture building to residential from the City per our standard process.
3. The City will pay for and install the curb, gutter and sidewalk along 600 West. The applicant shall remove the existing fence to allow for the sidewalk construction, maintain any animals in a separate area during the construction process, allow the City to slope the exiting ground at the back of sidewalk into the applicant's property, dedicate the small property areas that will be needed to install the sidewalk and the existing corner radius at 600 West 2100 North and reinstall the fence after the construction of the walk is complete. The sidewalk will be built integral to the road without a planter strip for the length of the Bullock property, until it jogs in to match with the existing sidewalk to the north.
4. The current animal rights that are allowed in the County (horses, sheep, cows, etc.) will be allowed to continue up until the time the properties with the animal rights uses are developed (ag building is converted to a garage or a home, a home is constructed on the north parcel). At that time the animal rights will revert back to those for the zone as listed in the Development Code.
5. Upon annexation the applicant can put brick on the agriculture building without a building permit as long as it remains an agricultural building. If upon annexation the building has been transformed or is in the process of being transformed into a residential dwelling, it will need a building permit.

The DRC reviewed the proposed annexation and had no critical comments.

## POSSIBLE MOTIONS AND FINIDINGS

The City Council may approve or deny the Neldon and Jewel Bullock Annexation. Any motion should include findings. Possible findings include:

1. The proposed annexation resolves a county island.
2. The proposed A-1/R-1-15 zoning is/ is not consistent with the LDR General Plan Land use designation.
3. The proposed annexation conforms/ does not conform to the goals and policies of the General Plan.
4. Other findings as determined by the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on October 28, 2021. The motion from this meeting follow:

Motion: Commissioner Ellis moved to recommend approval to the Council for the Bullock Annexation, including all DRC comments, with the findings stated in the staff report and note that it is consistent with the General Plan. Commissioner Jackson seconded the motion. The motion passed with all in favor.

**Neldon and Jewel Bullock Annexation**
**DRC Redline Comments**

*Jewel Bullock- requests review of the Neldon and Jewel **Bullock Annexation**, 0.54-acres located at 578 West 2100 North with proposed R-1-15 zone*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 2/17/21
Time Start: n/a
Time End: n/a

**DRC REPORT:**

1. **Critical Issues:**

2. **Location of existing and proposed City facilities:**

    a. Utilities in 600 West
    b. All Sewer, Water, PI, and storm drain utilities are located in 600 West or 2100 North

3. **Zoning required or recommended**
    a. Applicant requests R-1-15 zoning, this zone is consistent with the Low Density Residential land use designation of the General Plan.

4. **Distances to schools/parks/shopping**
    a. School
        i. Sego Lily Elementary
            1. 1.42 miles
        ii. Lehi Junior High
            1. 1.33 miles
        iii. Skyridge High School
            1. 1.05 miles
    b. Park
        i. Centennial Park
            1. 0.2 miles
    c. Shopping
        i. The Meadows Shopping Center
            1. 2.62 miles

5. **Transportation**
    a. 2100 North and I-15

**DRC GENERAL COMMENTS:**

1. Why not include this as TH-5, and have this done?
2. As a condition of recording the annexation the owner needs to complete the required water dedication for the R-1-15 Zone. As per Chapter 27 of the Development Code, the amount of culinary water is 1.13 acre feet per acre and irrigation water is 2.56 acre feet per acre.
3. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
4. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
5. May Trigger RMP purchase?

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

6. Per Table 12.260, animal rights will be limited to Category Four animals based on the zone and the size of the property unless otherwise agreed to by the City Council as part of the annexation agreement.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON MARCH 23, 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**

# AN ORDINANCE APPROVING THE NELDON AND JEWEL BULLOCK ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the "Neldon and Jewel Bullock" Annexation, located at approximately 578 West 2100 North and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code: and

WHEREAS, the Lehi City Council conducted a public hearing on the 16th day of November 2021, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

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

Section 1. The Lehi City Council finds that the proposed Neldon and Jewel Bullock Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the A-1 zoning designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 16th day of November 2021.

ATTEST

| | |
|---|---|
| _____ | _____ |
| MARK JOHNSON, Mayor | Teisha Wilson, City Recorder |

EXHIBIT “A”

Micron East Annexation Legal Description

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTIONS 22, AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING DRAPER CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TRAVERSE MOUNTAIN ANNEXATION PLAT*, LOCATED N89°52'57"E ALONG THE SECTION LINE 30.75 FEET AND SOUTH 1126.60 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING SIX (6) COURSES: N77°15'00"E 924.26 FEET; THENCE N38°15'00"E 630.96 FEET; THENCE N53°15'00"E 1310.10 FEET; THENCE N62°30'00"E 304.92 FEET; THENCE N62°15'00"E 989.34 FEET; THENCE N66°30'00"E 515.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND BOULEVARD AS DESCRIBED BY DEED ENTRY NO. 153953:2002 AND 154716:2002 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 42.42 FEET WITH A RADIUS OF 623.00 FEET THROUGH A CENTRAL ANGLE OF 3°54'05" CHORD: S1°49'45"E 42.41 FEET; THENCE S0°07'18"W 2441.30 FEET TO THE NORTH LINE OF THE EXISTING HIGHLAND CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TAYLOR, SIGGARD, BULL RIVER, IVORY HOMES ANNEXATION PLAT;* THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING TWO (2) COURSES: S89°49'52"W 1341.05 FEET; THENCE S0°02'55"W 47.43 FEET TO THE EXISTING LEHI CITY MUNICIPAL BOUNDARY AND DEFINED BY THE *MICRON ANNEXATION PLAT;* THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING FIVE (5) COURSES: S89°59'46"W 1323.50 FEET; THENCE N0°00'14"W 905.52 FEET; THENCE S38°14'46"W 630.52 FEET; THENCE S77°14'46"W 924.71 FEET; THENCE N0°02'17"W 38.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±111.51 ACRES

LEHI CITY

**RESOLUTION NO: 2021-**

**A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE PROPERTY THAT IS THE SUBJECT OF THE NELDON AND JEWEL BULLOCK ANNEXATION**

WHEREAS, the owners desire to annex certain property located at approximately 578 West 2100 North to the City of Lehi which property is further described in Exhibit "A" of the Annexation Agreement and incorporated by reference herein; and

WHEREAS, owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the owners, their heirs, executors, assigns and successors in interest; and

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries; and

WHEREAS, the conditions, performances and obligations of the owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the owners and/or developers have complies with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Annexation Agreement with the owners of the property that is the subject of the Neldon and Jewel Bullock Annexation; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Neldon and Jewel Bullock Annexation Agreement attached hereto as Exhibit "A" is herby approved and the Mayor is authorized to execute the Agreement and take all other such actions 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 16th day of November, 2021.

| LEHI CITY | ATTEST |
| --- | --- |
| _____ | _____ |
| MARK JOHNSON, Mayor | TEISHA WILSON, City Recorder |

**NELDON AND JEWEL BULLOCK**
**ANNEXATION AGREEMENT**

THIS AGREEMENT made and entered into this____ day of_____, 20___, by and between **LEHI CITY CORPORATION,** a municipal corporation of the State of Utah and **THE UNDERSIGNED PROPERTY OWNERS,** hereinafter referred to as Owners.

WHEREAS, the Owners desire to annex certain property to the City of Lehi which property is described on Attachment A and incorporated by reference herein; and

WHEREAS, Owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the Owners, their heirs, executors, assigns and successors in interest.

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the Owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries.

WHEREAS, the conditions, performances and obligations of the Owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

NOW THEREFORE, for and in consideration of the City of Lehi's Agreement to annex said property into the corporate limits of the City of Lehi, the Owners and the City agree to the following:

1. This agreement shall be and is hereby expressly made binding upon all of the heirs, executors, assigns and any and all other successors in interest of the parties hereto.
2. It is agreed that the Owners and/or developers shall pay unto the City of Lehi at such times and places as required by the ordinance, rules and regulations existing at the time of this Agreement, or as subsequently changed by ordinance, rules of regulations, such sums as are required by the said ordinances, rules and regulations pertaining to development of subdivisions, connections fees, impact fees, and any and all other such fees as are so made and provided.
3. The property will be zoned **A-1 Agriculture** as shown on the annexation plat map**.**
4. There will be a water right dedication required as a condition of recording the annexation plat because of the A-1 zoning designation. The amount of water to be dedicated is 1 Lehi Irrigation Company Share. When water transfers do occur, they must comply with Exhibit B (attached).
5. The City will pay for the water (culinary and pressurized irrigation) and sewer utilities to be stubbed to the

property line for the existing agricultural building and the north parcel. This will allow easier connection when they develop in the future. All of the connection and impact fees for the two sets of new utility services shall be paid by the applicant at the time building permits are issued. Also, the property owner will be required to apply for and obtain building permits from the City for any new buildings or conversion of the existing agriculture building to residential from the City per the standard process.

6. The City will pay for and install the curb, gutter and sidewalk along 600 West. The applicant shall remove the existing fence to allow for the sidewalk construction, maintain any animals in a separate area during the construction process, allow the City to slope the existing ground at the back of sidewalk into the applicants property, dedicate the small property areas that will be needed to install the sidewalk and the existing corner radius at 600 West 2100 North and reinstall the fence after the construction of the walk is complete. The sidewalk will be built integral to the road without a planter strip for the length of the Bullock property, until it jogs in to match with the existing sidewalk to the north.

7. The current animal rights that are allowed in the County (horses, sheep, cows, etc.) will be allowed to continue up until the time the properties with the animal rights uses are developed (agricultural building is converted to a garage or a home, a home is constructed on the north parcel). At that time the animal rights will revert back to those for the A-1 Zone as listed in the Development Code.

8. Upon annexation the applicant can put brick on the exterior of the agriculture building without a building permit as long as it remains an agricultural building. If upon annexation the building has been transformed or is in the process of being transformed into a residential dwelling, it will need a new building permit through the City.

9. As per Utah State Code requirements, Owners agree to work with Lehi City Power to purchase and remove any existing Rocky Mountain Power services to individual customers within the annexation area and connect them to Lehi City Power as a condition of recording the annexation plat and prior to any application for development being considered. This will be at the Owner's expense, and they are required to work with the Lehi City Power Department to provide Lehi City power to the existing customers. If purchase is needed, Lehi City Power will send a request for facility transfer to Rocky Mountain Power, and all costs for the transfer will be passed on to the owner/developer.

10. At the time of development of the property, the Owners and/or Developer will be responsible to purchase, move or remove any existing Rocky Mountain Power main lines and/or facilities affected by the development.

11. As property is developed, roadway dedication may be required to accommodate local roads as identified on the Lehi City Master Transportation Plan.

12. The extension of all city utility lines and services will be the responsibility of the Developer.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names and day and year as written.

_____ _____
MARK JOHNSON, Mayor Date

ATTEST:_____
TEISHA WILSON, City Recorder
Lehi City, Utah

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____DAY OF _____A.D. 20___ PERSONALLY APPEARED BEFORE ME

_____, THE SIGNERS OF THE FOREGOING DOCUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC (SEE SEAL)

**EXHIBIT "A"**

**BOUNDARY DESCRIPTION**

A PART OF THE NE QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN IN THE EXISTING LEHI CITY BOUNDARY AS ESTABLISHED BY THE RICHARD JOHN BULLOCK ANNEXATION AND THE INTERSECTION WITH A LONG STANDING LEHI CITY BOUNDARY, SAID POINT LIES S89°49'21"W, 2502.25 FEET AND N00°10'39"W, 107.45 FEET from THE EAST QUARTER CORNER OF SAID SECTION 5 THENCE ALONG SAID LONG STANDING BOUNDARY S89°48'00"W, 126.28 FEET TO THE EAST LINE OF 600 WEST STREET; THENCE ALONG SAID EAST LINE N00°07'56"W, 347.02 FEET TO THE SOUTH LINE OF COUNTRY MANOR ESTATES SUBDIVISION AND THE LEHI CITY BOUNDARY; THENCE ALONG SAID SUBDIVISION AND CITY BOUNDARY S89°39'19"E, 255.15 FEET; TO THE THOMAS AND HOLLY BULLOCK ANNEXATION BOUNDARY, THENCE ALONG SAID BOUNDARY S01°12'42"W, 103.40 FEET; TO THE RICHARD JOHN BULLOCK ANNEXATION BOUNDARY, THENCE ALONG SAID BOUNDARY S89°59'32"W, 124.90 FEET AND S00°14'00"W, 241.65 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 57178.7 SQUARE FEET, 1.313 ACRES

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH STATE PLANE COORDINATE SYSTEM WHERE THE BEARING TO VIEW 2 IS N02°50'34"W FROM THE E $\frac{1}{4}$ CORNER OF SECTION 5.

**EXHIBIT "B"**

**LEHI CITY**
**WATER RIGHT TRANSFER PROCEDURES**

**The procedures in this exhibit pertain to all transfers of water rights to Lehi City such as transfers related to annexations, zone changes, etc.**

**1. General Requirements. The water right dedication for an annexation is based on the zoning designation assigned at the time of annexation. Should the zone be changed subsequent to annexation, an adjustment will be made in order to conform to the water dedication schedule for the new zone. Acre-feet will be rounded up if the shares/water rights do not exactly match the required amount. Lehi Irrigation Company shares shall be used as the standard in determining the number of shares of water stock to be dedicated. Owner warrants good and marketable title to the Stock/Water Rights and warrants that Stock/Water Rights will be transferred free of all liens, encumbrances and security interests. Owner shall pay all debts, taxes, charges and assessments against said Stock/Water Rights existing as of the date that the Owner transfers Stock/Water Rights to Lehi City.**

**2. Irrigation Company Shares. If the irrigation shares can be used directly in the Lehi pressurized irrigation system, the shares shall be transferred into the name of Lehi City through the Irrigation company and the certificates delivered to Lehi City. If the irrigation company shares cannot be used directly in the Lehi pressurized irrigation system, the change application procedure in item #4 must be followed. When the change application is final, Owner must transfer the shares into the name of Lehi City through the Irrigation company and deliver the certificates to Lehi City.**

**3. Fee in Lieu of Future Assessments. Shares of stock in mutual irrigation companies are subject to payment of an annual fee to cover assessments levied by the irrigation company board of directors pursuant to Utah Code Annotated 16-4-4 et seq. If the city incurs pumping costs in order to use the irrigation water in the city system, then there shall be an additional assessment. In consideration for the City's additional obligation created herein for all future assessments levied by the irrigation company, Owner agrees to make a one-time payment to Lehi City equal to the most recent assessment levied against the shares being**

**transferred to the City multiplied by 15.**

**4. <u>Non-irrigation Company Shares.</u> The Owner must prepare, submit, pay appropriate fees and receive approval from State Engineer's Office for a Joint Change of Water for said water right to be used from an existing City source for municipal use as approved by the Lehi City Engineer. (This will allow quantification and verification of the right by the State Engineer's Office.) The decision on the change application shall be considered final when the time for filing a request for reconsideration with the Utah State Engineer's office (20 days after issuance of the Utah State Engineer's decision) and the time for filing a judicial review action in the district court (30 days after the later of the issuance of the Utah State Engineer's decision or a denial of a request for reconsideration) has run and no judicial review action has been filed. When the change application is final, Owner must:**

**a. Prepare warranty deed to transfer title to Lehi City**

**b. Record deed at the Utah County Recorder's Office**

**c. Transfer title to Lehi City at the State Engineer's Office**

**d. Deliver recorded deed to Lehi City**

**ITEM (3)____Annexation Information Requirements**

(a)___ In general, what is the topography, vegetation, and other natural features present on the property proposed to be annexed?

**This property is gentle slope of approximately 1% from North to South. The vegetation natural pasture with some areas of animal pens, residential gardens.**

(b)___ What is the existing land use of the property proposed for annexation and those requested by the owners?

**The existing use of the property is one residential unit, one garage and agriculture use. It is proposed that one additional residential unit will be added by remodeling the existing garage into a residential structure with continued agriculture uses.**

(c)___ What is the current and potential (if the property were developed) population and residential density pf the proposed area?

**The current property contains one residential unit. The potential use under the R1-15 zone would be one additional residential unit for a total of 2 units**

(d)___ How will the proposed annexation comply with and achieve Lehi City's land use, goals and policies outlined in the Lehi City General Plan.

**This annexation would comply with the goals of Lehi City to fill in the "County Islands" that are within the City boundaries. It would be consistent with the lot density residential development of the surrounding area.**

(e)___What are the current and potential (if the property were developed) demands for City Provided facilities and services to the area proposed for annexation, including culinary water, irrigation water, wastewater, transportation facilities, drainage, fire protection solid waste, parks and recreation and police protection?

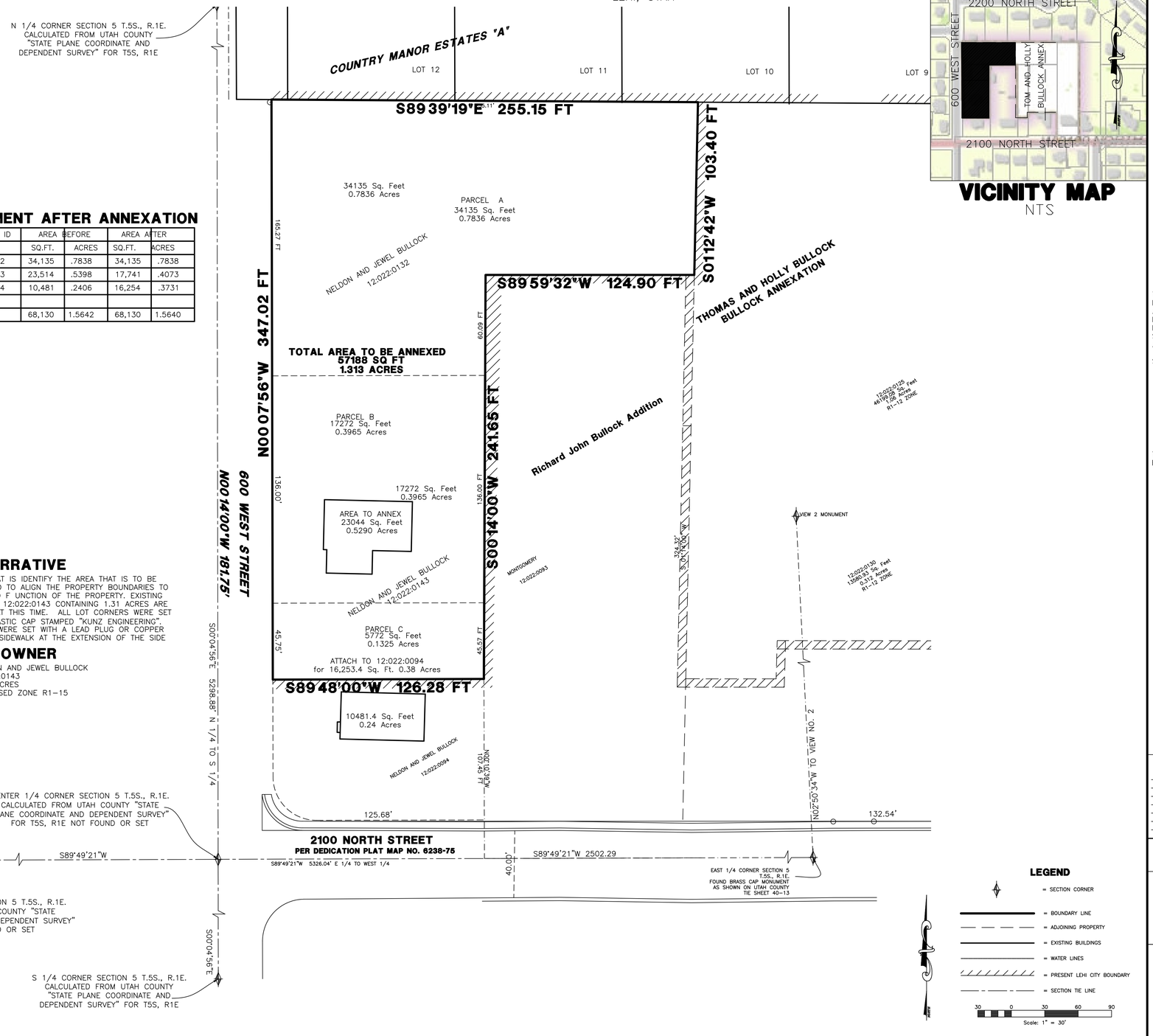
**The annexation of this property would result in the addition of one residential unit with the associated utility connections. It would not have a significant effect on the transportation, parks and recreation and police protection.**

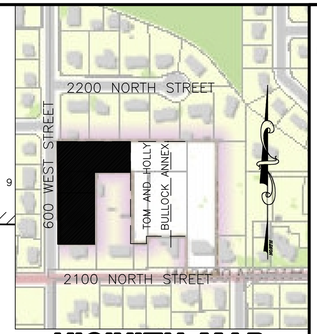
(f)___ Are the water rights necessary for annexation found in Section 27-040 of the Lehi Development Code available for dedication to Lehi City Upon Annexation?

**According to section 24-040 of the Lehi Development code, 3.69 shares per acre (2.00 for 0.54 acres) of Lehi water would be required for a R1-15 zone. These shares would be available at time of annexation.**

# NELDON AND JEWEL BULLOCK ANNEXATION

SW QUARTER OF THE NE QUARTER SECTION 5, T5S, R1E, SLB&M
LEHI, UTAH




## VICINITY MAP
NTS

## LOT ALIGNMENT AFTER ANNEXATION

| PARCEL | UT. CO. TAX ID | AREA BEFORE | | AREA AFTER | |
|---|---|---|---|---|---|
| | | SQ.FT. | ACRES | SQ.FT. | ACRES |
| A | 12:022:0132 | 34,135 | .7838 | 34,135 | .7838 |
| B | 12:022:0143 | 23,514 | .5398 | 17,741 | .4073 |
| EXIST LOT | 12:022:0094 | 10,481 | .2406 | 16,254 | .3731 |
| | | | | | |
| | TOTALS | 68,130 | 1.5642 | 68,130 | 1.5640 |

## NARRATIVE

THE PURPOSE OF THIS PLAT IS IDENTIFY THE AREA THAT IS TO BE ANNEXED TO LEHI CITY AND TO ALIGN THE PROPERTY BOUNDARIES TO CONFORM TO THE USE AND F UNCTION OF THE PROPERTY. EXISTING PARCELS 12:022:0132 AND 12:022:0143 CONTAINING 1.31 ACRES ARE REQUESTING TO ANNEXED AT THIS TIME. ALL LOT CORNERS WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG OR COPPER RIVET NEAR THE BACK OF SIDEWALK AT THE EXTENSION OF THE SIDE LOT LINES.

## OWNER

NELDON AND JEWEL BULLOCK
12:022:0143
0.54 ACRES
PROPOSED ZONE R1-15

## LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EXISTING BUILDINGS
- = WATER LINES
- = PRESENT LEHI CITY BOUNDARY
- = SECTION TIE LINE

30 0 30 60 90
Scale: 1" = 30'

## SURVEYOR'S CERTIFICATE

I, ROBERT D KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD UTAH L.S. NUMBER 150228-2201. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE LAND TO BE ANNEXED TO LEHI CITY, UTAH COUNTY, UTAH AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LAND'S BOUNDARY.

## BOUNDARY DESCRIPTION

A PART OF THE NE QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN IN THE EXISTING LEHI CITY BOUNDARY AS ESTABLISHED BY THE RICHARD JOHN BULLOCK ANNEXATION AND THE INTERSECTION WITH A LONG STANDING LEHI CITY BOUNDARY, SAID POINT LIES S89°49'21"W, 2502.25 FEET AND N00°10'39"W, 107.45 FEET from THE EAST QUARTER CORNER OF SAID SECTION 5 THENCE ALONG SAID LONG STANDING BOUNDARY S89°48'00"W, 126.28 FEET TO THE EAST LINE OF 600 WEST STREET; THENCE ALONG SAID EAST LINE N00°07'56"W, 347.02 FEET TO THE SOUTH LINE OF COUNTRY MANOR ESTATES SUBDIVISION AND THE LEHI CITY BOUNDARY; THENCE ALONG SAID SUBDIVISION AND CITY BOUNDARY S89°39'19"E, 255.15 FEET; TO THE THOMAS AND HOLLY BULLOCK ANNEXATION BOUNDARY, THENCE ALONG SAID BOUNDARY S01°12'42"W, 103.40 FEET; TO THE RICHARD JOHN BULLOCK ANNEXATION BOUNDARY, THENCE ALONG SAID BOUNDARY S89°59'32"W, 124.90 FEET AND S00°14'00"W, 241.65 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 57178.7 SQUARE FEET, 1.313 ACRES

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH STATE PLANE COORDINATE SYSTEM WHERE THE BEARING TO VIEW 2 IS N02°50'34"W FROM THE E ¼ CORNER OF SECTION 5.

ROBERT D. KUNZ, P. E. , L. S. — DATE
UTAH NO. 150228-2201

## ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE NELDON AND JEWEL BULLOCK ANNEXATION

SIGNED THIS _____DAY OF _____, 20___

MAYOR — ATTEST: CITY RECORDER

## UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE UTAH COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN. 17-23-20 AS AMENDED

UTAH COUNTY SURVEYOR

REVISIONS

| DATE | DESCRIPTION |
|---|---|
| | |


KUNZ ENGINEERING
ENGINEERING SURVEYING LAND PLANNING
280 EAST 260 SOUTH, OREM, UTAH 84058 CELL NUMBER (801)-830-9896
PHONE: (801) 225-8232 FAX: (801) 221-9213 e-mail: ROBERTDKUNZ@GMAIL.COM


# ANNEXATION PLAT

## NELDON AND JEWEL BULLOCK ANNEXATION

LEHI CITY,UTAH COUNTY,UTAH
SCALE 1"=20'

| SURVEYOR | COUNTY SURVEYOR | CITY SEAL | OTHER |
|---|---|---|---|
| REGISTERED LAND SURVEYOR 150228-2201 ROBERT D. KUNZ STATE OF UTAH | | | |

Before the 5 acre subdivision was approved, the city approving that subdivision would be responsible to make sure of any impact on the surrounding residence.

The city was fully aware of the Fox Ditch. It is marked on the plats. Before the plat for the subdivision was approved, the city would have made sure that there were sufficient gates for the passage of the owners watercourse. The city would have made sure before it ever approved the subdivision, that the vested rights in the established canals and watercourse were protected against all encroachments. The city would have seen to it that there were sufficient gates provided for the passage of the owners watercourse.

Lehi City failed to protect the rights of its people. The subdivision was approved without regard for its impact on those using that watercourse (The Fox Ditch).

James Greer - Deputy Director of Water Rights - State Water Engineer Dept. stated April 29th of this year, that before any plat was approved, the city would make sure that the water rights would have been taken care of ( any easements would have been filed for).

Deputy Director, James Greer told me that the State Law 73-1-14 and 73-1-15 is still very much in effect. "It is unlawful to obstruct canals or other watercourses. It is unlawful for any person to place or maintain in place any obstruction, OR CHANGE THE WATER FLOW by fence or otherwise, along or across or in such canal or watercourse, except as where said watercourse inflicts damage to private property, without first receiving written permission for the change and PROVIDING GATES SUFFICIENT FOR THE PASSAGE OF THE OWNER OR OWNERS OF SUCH CANAL OR WATERCOURSE. That the vested rights in the established canals and watercourse shall be protected against all encroachments."

"Any person violating this section 73-1-15 is guilty of a crime punishable under Section 73-2-27 and is also LIABLE FOR DAMAGES OR OTHER RELIEF AND COSTS."

Now is the time to take the courage to rectify the wrong that was done.

1. Based on the City's standard water dedication requirements, the dedication amount would be 5.79 acre feet or 2.2 Lehi Irrigation Company shares. However, per our previous discussion on July 19, 2017, we are willing to honor the commitment we made at that time that only one share of Lehi Irrigation Company water will need to be dedicated to satisfy the water dedication requirements.
2. The City will pay for the water (culinary and PI) and sewer utilities to be stubbed to the property line for the existing ag building and the north parcel. This will allow easier connection when they develop in the future. All of the connection and impact fees for the two sets of utility services will need to be paid by the applicant at the time building permits are issued. Also, the property owner will be required to apply for and obtain building permits for any new buildings or conversion of the agriculture building to residential from the City per our standard process.
3. The City will pay for and install the curb, gutter and sidewalk along 600 West. The applicant shall remove the existing fence to allow for the sidewalk construction, maintain any animals in a separate area during the construction process, allow the City to slope the exiting ground at the back of sidewalk into the applicants property, dedicate the small property areas that will be needed to install the sidewalk and the existing corner radius at 600 West 2100 North and reinstall the fence after the construction of the walk is complete. The sidewalk will be built integral to the road without a planter strip for the length of the Bullock property, until it jogs in to match with the existing sidewalk to the north.
4. The current animal rights that are allowed in the County (horses, sheep, cows, etc.) will be allowed to continue up until the time the properties with the animal rights uses are developed (ag building is converted to a garage or a home, a home is constructed on the north parcel). At that time the animal rights will revert back to those for the zone as listed in the Development Code.
5. Upon annexation the applicant can put brick on the agriculture building without a building permit as long as it remains an agricultural building. If upon annexation the building has been transformed or is in the process of being transformed into a residential dwelling, it will need a building permit.

Under State Law 73-1-14 and 73-1-15 it is unlawful to obstruct canals or other watercourses. It is unlawful for any person to place or maintain in place any obstruction, OR CHANGE OF THE WATER FLOW by fence or otherwise, along or across or in such canal or watercourse, except as where said watercourse inflicts damage to private property, without first receiving written permission for the change and PROVIDING GATES SUFFICIENT FOR THE PASSAGE OF THE OWNER OR OWNERS OF SUCH CANAL OR WATERCOURSE. That the vested rights in the established canals and watercourse SHALL BE PROTECTED AGAINST ALL ENCROACHMENTS.

Any person violating this section 73-1-15 is guilty of a crime punishable under Section 73-2-27 and is also LIABLE FOR DAMAGES OR OTHER RELIEF AND COSTS.

We have been denied our water now for 28 years. It is our request that Lehi City

1. Waive the impact and hook up fee for a sufficient and reliable pressurized irrigation service to two properties north of the Bullock home.

2 Accept the (Ag Building) and provide a building permit to finish it as a residence, with all required permits, water and sewer hookups at the expense of Lehi City, as a result of making right what was illegally done for 28 years. Provide a second building permit to the very north property.

3. Annex full property with full animal rights A-1 and a dog kennel permit for Anna Dolegiewicz Stewart.

4. Finish the curb, gutter, and sidewalk along 600 west running along side proposed annex property.

We the citizens of Lehi, sign that we request Lehi City to make full amends with the Bullocks and their property as requested above.

| Name | Address |
|---|---|
| Holly Bullock | 550 W. 2100 N. Lehi, UT. 84043 |
| Martin L Mansfield | 571 W. 2200 N. Lehi, Ut. 84043 |
| Marlin Mansfield | 571 W. 2200 N, Lehi, Utah, 84043 |
| Rachanna Sborne | 2249 N. 600 W. Lehi 84043 |
| Michael K Bass | 491 W 2200 N Lehi, UT 84043 |
| Tyler Nalder | 1250 N 1000 W Lehi Ut 84043 |
| Erin Dastrup | 1920 N 900 W Lehi UT 84043 |

| Name | Address |
| --- | --- |
| Stefanie Orton | 2242 N 430 W, Lehi, UT 84043 |
| Jeremy Orton | 2242 N. 430 W. Lehi UT 84043 |
| Gina Arkell | 470 W 2225 North Lehi, UT 84043 |
| Mike Hooley | 1813 N 500 west Lehi UT 84043 |
| Celesta Virgin | 2069 N 500 W, Lehi Ut 84043 |
| Jalyn Olsen | 584 W. 2200 N. Lehi, UT 8404[illegible] |
| Paul Neal | 582 W. 2200 Lehi, Ut. 84043 |
| Tiffany Cox | 2221 N 490 W Lehi, UT 84043 |
| Dallin Davenport | 1835 N 500 W Lehi, UT 84043 |
| Mary Ann Davenport | 1835 N 500 W Lehi. UT 84043 |
| Angela Grantham | 329 W. 2200 N. Lehi, |
| Jacalyn Allgaier | 534 W. 2200 N. Lehi |
| Rosemary Christiansen | 473 W. 1800 N. Lehi, Ut 84043 |

| | |
|---|---|
| Heidi Liddle | 144 W 3050 N Lehi |
| Gaylen Hymas | 2105 N 600 W. Lehi |
| Jens Davis | 2151 N 600 W. Lehi |
| Oni Davis | 2151 N 600 W Lehi |
| [illegible] | 2165 N. 600 W. Lehi |
| [illegible] | 2165 N. 600 W Lehi |
| Keith Bube | 2203 N 600 W LEHI |
| Patty Beebe | 2203 N 600 W Lehi |
| [illegible] | 558 W 2100 N Lehi |
| Angela [illegible] | 2143 N 600 W LEHI |
| [illegible] | 264 N 100 E Lehi |
| Sara Talley | 563 W. 2100 N Lehi UT 84043 |
| Jason Talley | 563 W. 2100 N. Lehi UT 84043 |
| K. Bennion | 2977 N 1410 W Lehi UT 84043 |
| [illegible] | 540 W 2100 LELI UT 84043 |
| Carrie Fjelsted | 2255 N 490 W Lehi, UT 84043 |
| Kathy Bjemba | 2256 N 430 W Lehi, UT 84043 |
| Kevin Bjemba | 2256 N 430 W LEHI, UT 84043 |
| Dennis W Bellows | 1792 N 340 W Lehi UT 8404[illegible] |
| Connie Bellows | 1792 N. 340 W. Lehi UT. 8404[illegible] |
| [illegible] | 510 west 2100 North |
| Beckie Butler | 582 west 2225 North |

# Bullock Annexation
## Lehi City Water Right Requirements

| | |
|---|---|
| Date Estimate Was Prepared: | 1-Apr-21 |
| Potential Zone District Classification: | R-1-12 |
| Acreage: | 1.33 |
| **Culinary Water** | |
| Culinary Water Rights Required Per Acre (in acre feet): | 1.35 |
| Culinary Water Required (in acre feet): | 1.80 |
| **Irrigation Water** | |
| Irrigation Water Rights Required Per Acre (in acre feet): | 2.34 |
| **Irrigation Water Required (in acre feet):** | 3.11 |

**Total Water Due in Acre Feet:** **4.91**

**73-1-15. Obstructing canals or other watercourses -- Penalties.**

(1) Whenever any person has a right-of-way of any established type or title for any canal or other watercourse it shall be unlawful for any person to place or maintain in place any obstruction, or change of the water flow by fence or otherwise, along or across or in such canal or watercourse, except as where said watercourse inflicts damage to private property, without first receiving written permission for the change and providing gates sufficient for the passage of the owner or owners of such canal or watercourse. That the vested rights in the established canals and watercourse shall be protected against all encroachments. That indemnifying agreements may be entered as may be just and proper by governmental agencies.

(2) Any person violating this section is guilty of a crime punishable under Section 73-2-27.

(3) Any person who commits an act defined as a crime under this section is also liable for damages or other relief and costs in a civil action to any person injured by that act.

(4) (a) A civil action under this section may be brought independent of a criminal action.

(b) Proof of the elements of a civil action under this section need only be made by a preponderance of the evidence.

Amended by Chapter 215, 2005 General Session



Who represents me?

State House of

**73-1-14. Interfering with waterworks or with apportioning official -- Penalty and liability.**

(1) Any person, who in any way unlawfully interferes with, injures, destroys or removes any dam, head gate, weir, casing, valve, cap or other appliance for the diversion, apportionment, measurement or regulation of water, or who interferes with any person authorized to apportion water while in the discharge of his duties, is guilty of a crime punishable under Section 73-2-27.

(2) Any person who commits an act defined as a crime under this section is also liable in a civil action for damages or other relief to any person injured by that act.

(3) (a) A civil action under this section may be brought independent of a criminal action.

(b) Proof of the elements of a civil action under this section need only be made by a preponderance of the evidence.

Amended by Chapter 215, 2005 General Session

Download Options PDF | RTF | XML

Who represents me?

State Senate

House of Representatives

# LEHI IRRIGATION COMPANY

P.O. Box 316
Lehi, Utah 84043
(801) 768-8730

Shelby Taylor, *President*
Stan Lewis, *V.President*
John Bushman, *Secretary*


November 10, 1997

To Whom it may concern:

Neldon Bullock and Vera Bullock have asked the Irrigation Company to write a letter explaining the situation on the Fox Ditch. The Fox Ditch does not have a outlet or headgate that can furnish water to the Bullocks. The headgate was eliminated when the new development north of their property was completed.

If we can be of any more help, please let us know.

Sincerely,

John K. Bushman
Secretary

# Bullock

7/[illegible] Mayor / Jason / Kim / Lorin / Bert
Jewel /

Jewel discussed history — trouble getting water etc.

Kim → Cul/PI for 1.35 acres in Annex
Need 4.95 AF

[Agreed — To help settle past issues]

"Only" 1 share LLC needed for both Cul & PI

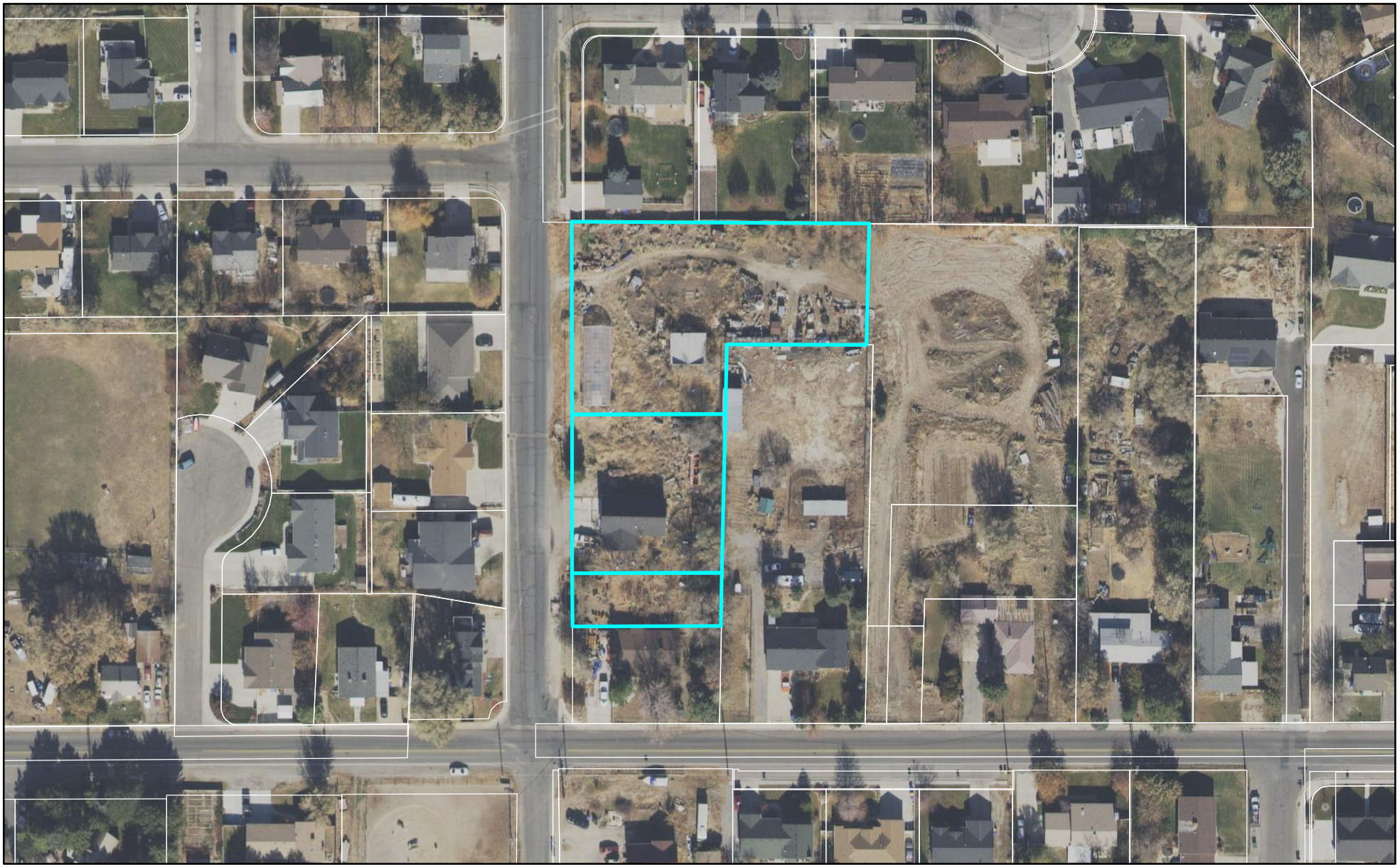
Still must pay all IF etc. Fees

12/14/20 Brittney Harris
Told her above info

4/1/21 Mtg. w/
Rosemary Christiansen, Holly Bullock, Jewel Bullock
- They gave us a list of "asks". We said we'd look into it.
- Low pressure

# Newel and Jewel Bullock Annexation

Aerial

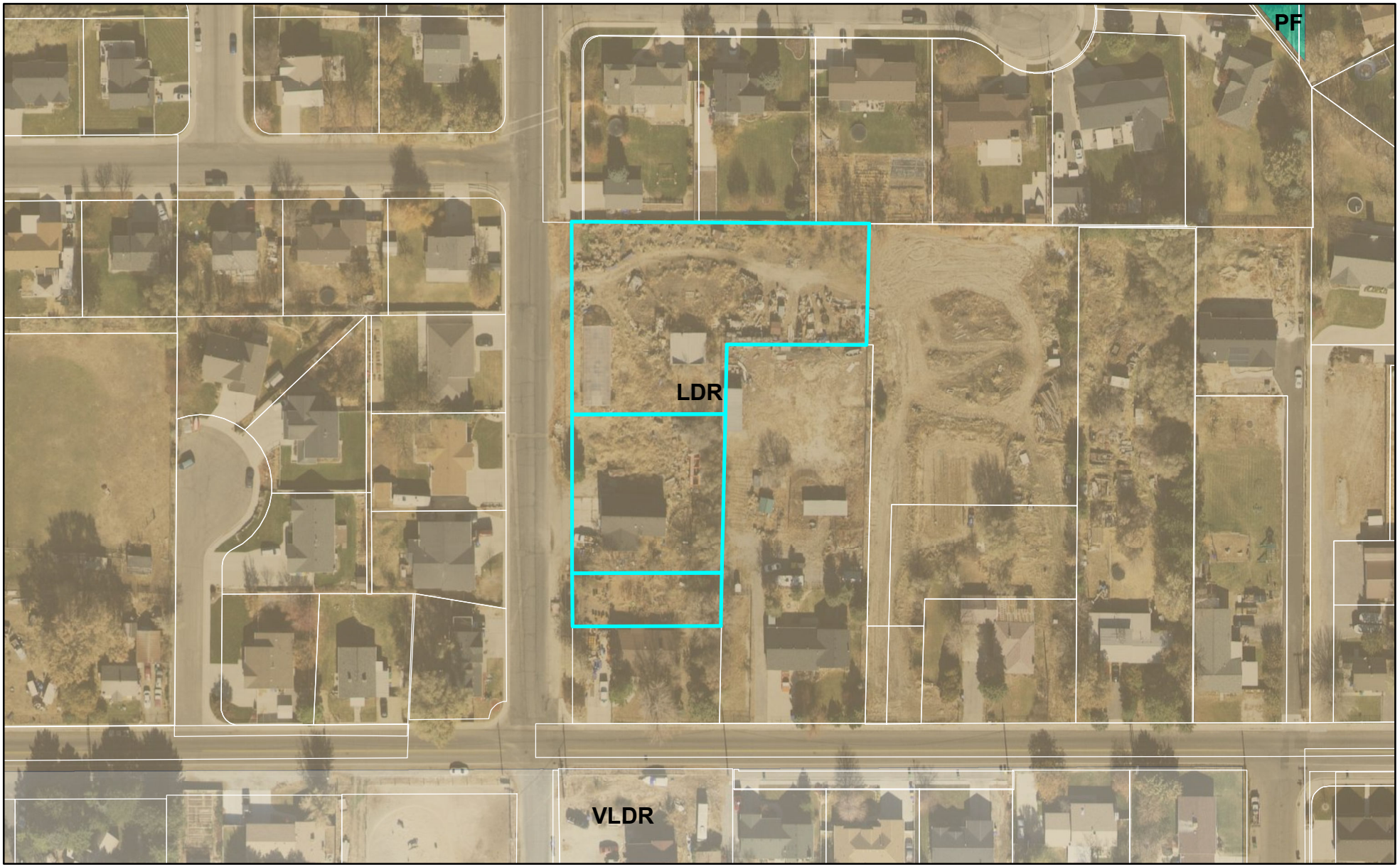


0 140 280 Feet

LEHI CITY

# Newel and Jewel Bullock Annexation

General Plan

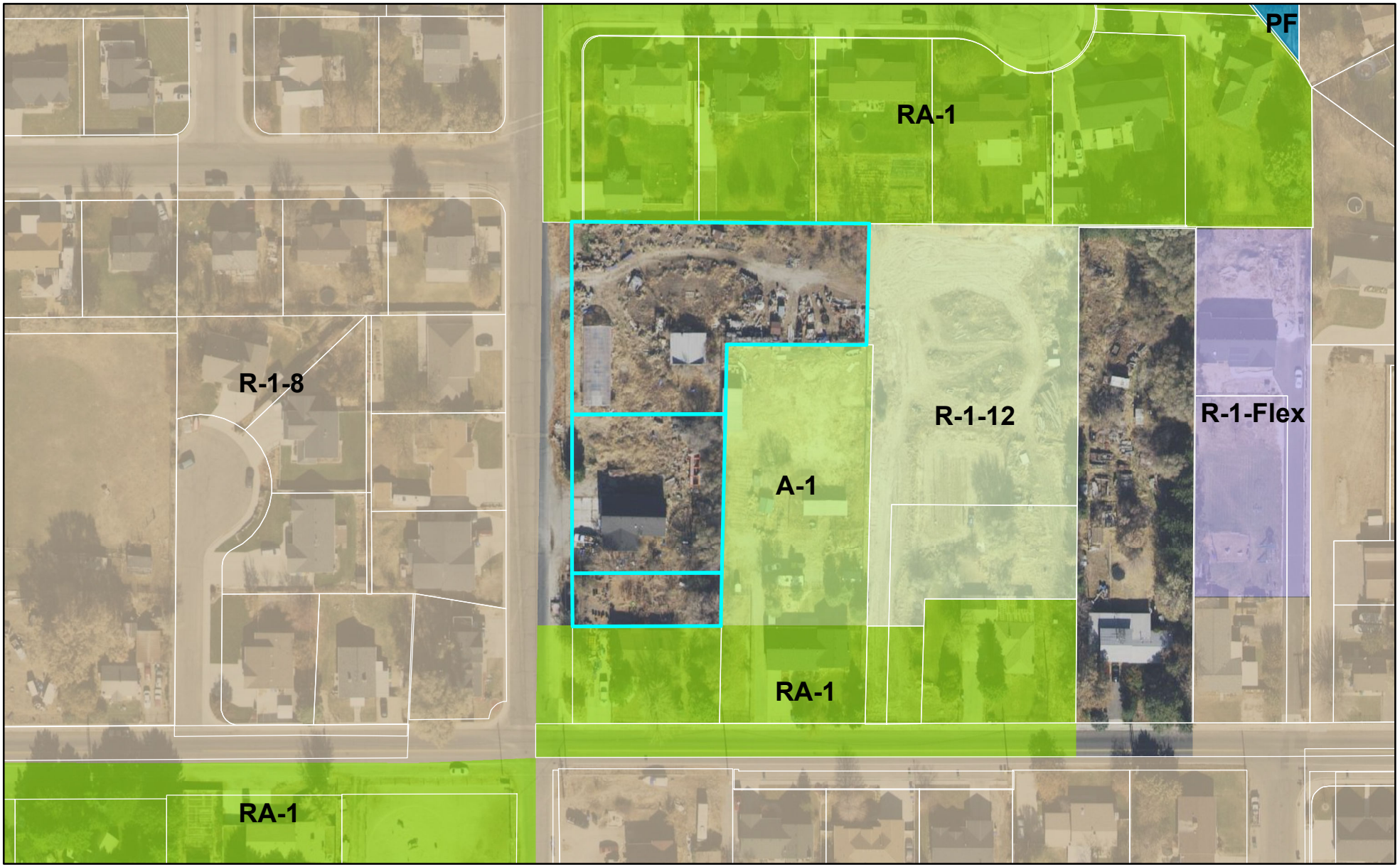



0 140 280 Feet

LEHI CITY

# Newel and Jewel Bullock Annexation

Zoning




0 140 280 Feet

LEHI CITY

**Agenda Item No: 19**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Ordinance #62-2021, approving the Beck's Landing zone change on 10.48 acres of property changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture) located at 1080 North 2300 West.

**Suggested Action:**

**Attachments:**

CC Staff Report Beck's Landing Zone Change 11.16.21.docx

Beck's Landing Zone Change DRC 10.13.21.docx

Ord 62-2021.docx

Beck's Landing Zone Change 10.13.21 narrative, map.pdf

Beck's Landing aerial.pdf

Beck's Landing General Plan.pdf

Beck's Landing Zoning.pdf

# BECK'S LANDING RESIDENTIAL ZONE CHANGE

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Matthew Jorgensen | | |
| **Meeting Date** | November 16, 2021 | | |
| **Requested Action/Purpose** | Approval of a proposed zone change | | |
| **Location** | 1080 North 2300 West | | |
| **Project Area** | 10.48 acres | | |
| **Existing Zoning** | A-1 | | |
| **Proposed Zoning** | R-1-22 | | |
| **Existing General Plan Land Use Designation** | VLDRA | | |
| **Adjacent Zoning and Land Use** | *North* | A-1 | Single family residential |
| | *South* | R-1-22 | Calton Cove/Bingham Farms Subdivisions |
| | *East* | RA-1 | Colony Point Plat B |
| | *West* | A-1 | Single family residential |
| **Date of DRC Review** | October 13, 2021 | | |
| **Date of Planning Commission Review** | October 28, 2021 | | |
| **Assigned Planner** | Jacob Curtis | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Review and recommendation |
| **City Council** | Final approval |

## 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 2.0 units per acre. Much of the area designated as VLDRA is located at the periphery of the City in the south and west, in 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 when adjacent to such agricultural areas. In particular, provision should be made of 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 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 2.0 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 the 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.

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

## PROPERTY HISTORY

**December 11, 1978** The property was annexed into Lehi City with the Lehi Meadows Addition.

## REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-1 to R-1-22 for 10.48 acres located 1080 North 2300 West. The applicant proposes to eventually develop the entire 16.52 acres of property that are under ownership, but to maintain the southern portion of the property in greenbelt they will be phasing the zone change and are only requesting to change 10.48 acres at this time.

This zone change is consistent with the approved General Plan designation of VLDRA for the properties. The applicant is seeking a zone change as it will allow development of the property while maintaining the two existing single-family homes and detached garages. The proposed zone change is consistent with the zoning of the surrounding area.

The purpose of Very Low Density Residential/Agriculture districts such as R-1-22 is to provide single-family residential areas and/or hobby farm developments.

**DRC Comments**

The DRC had one comment on the proposed zone change.

1. As a condition of recording the Zone Change Ordinance and prior to submission of an application for a preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.

   Please consider the DRC comment in the motion.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the Very Low Density Residential Agriculture 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 change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on October 28, 2021. The minutes and motion from this meeting are as follows:

Motion: Commissioner Ellis moved to recommend approval to the Council for the Beck's Landing Zone Change, including the DRC comments with the findings stated in the report and noting that it is consistent with the General Plan. Commissioner Bunker seconded the motion. The motion passed with all in favor.

**Beck's Landing Residential Zone Change**
**DRC Redline Comments**

*Matthew Jorgensen - requests review of the **Beck's Landing zone change**, changing the zoning from A-1 to R-1-22 for 16.52 acres located at 1080 North 2300 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: **10/5/21**
Time Start: 1:22 pm
Time End: 1:23 pm

**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. As a condition of recording the Zone Change Ordinance and prior to submission of an application for a preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 28, 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: 62-2021**

# AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 1080 NORTH 2300 WEST

WHEREAS, Matthew Jorgensen, authorized agent for the owner of property located at 1080 North 2300 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-1-22; and

WHEREAS, following a public hearing on October 28, 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 November 16, 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 October 28, 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 R-1-22.

PART II:

A. If a provision of this Ordinance 62 -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 16th day of November 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

BECK’S LANDING ZONE CHANGE PROPERTY LEGAL DESCRIPTION

***PHASE 1 OVERALL PARCEL DESCRIPTION***

*POINT OF BEGINNING; THENCE, N 89° 59' 56" E FOR A DISTANCE OF 1003.25 FEET TO A POINT ON A LINE.*
*THENCE, S 00° 27' 54" W FOR A DISTANCE OF 356.38 FEET TO A POINT ON A LINE.*
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*PERIMETER: 3522.011'  AREA: 456728.52 SQ. FT. 10.48 ACRES*

# Zoning Amendment Details

## Property: 1080 N 2300 W & 1208 N 2300 W

**1(a): The reason and justification for the proposed amendment:**

The subject properties currently contain two single family homes with detached garages and a large agricultural shed. The owners would like to find a higher and better use for their properties. However, both single family homes and the detached garages will remain. Also, Gary and Mary Kay Streadbeck plan to stay in their current home and maintain Phase 2 in 6 acres of greenbelt for the foreseeable future.

**1(b): Consistency of the proposed amendment with the goals and policies of the General Plan:**

The current General Plan designation is VLDRA. This designation is consistent with the proposed R-1-22 zone.

**1(c): Compatibility of the proposed zone with the existing land uses of nearby and adjoining properties:**

The proposed R-1-22 zone is a very low-density zone. Colony Pointe Subdivision (directly to the east) is a PUD with a higher density (RA-1). Calton Cove (to the south) has the same zoning as the proposed (R-1-22). Spring Haven Plat B (northwest) has a higher density (RA-1). The remaining smaller parcels (owned by Cody & Megan Warren, Alan & Sharon Johnson, and Yuan Utah Et.Al) are zoned A-1.

**1(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:**

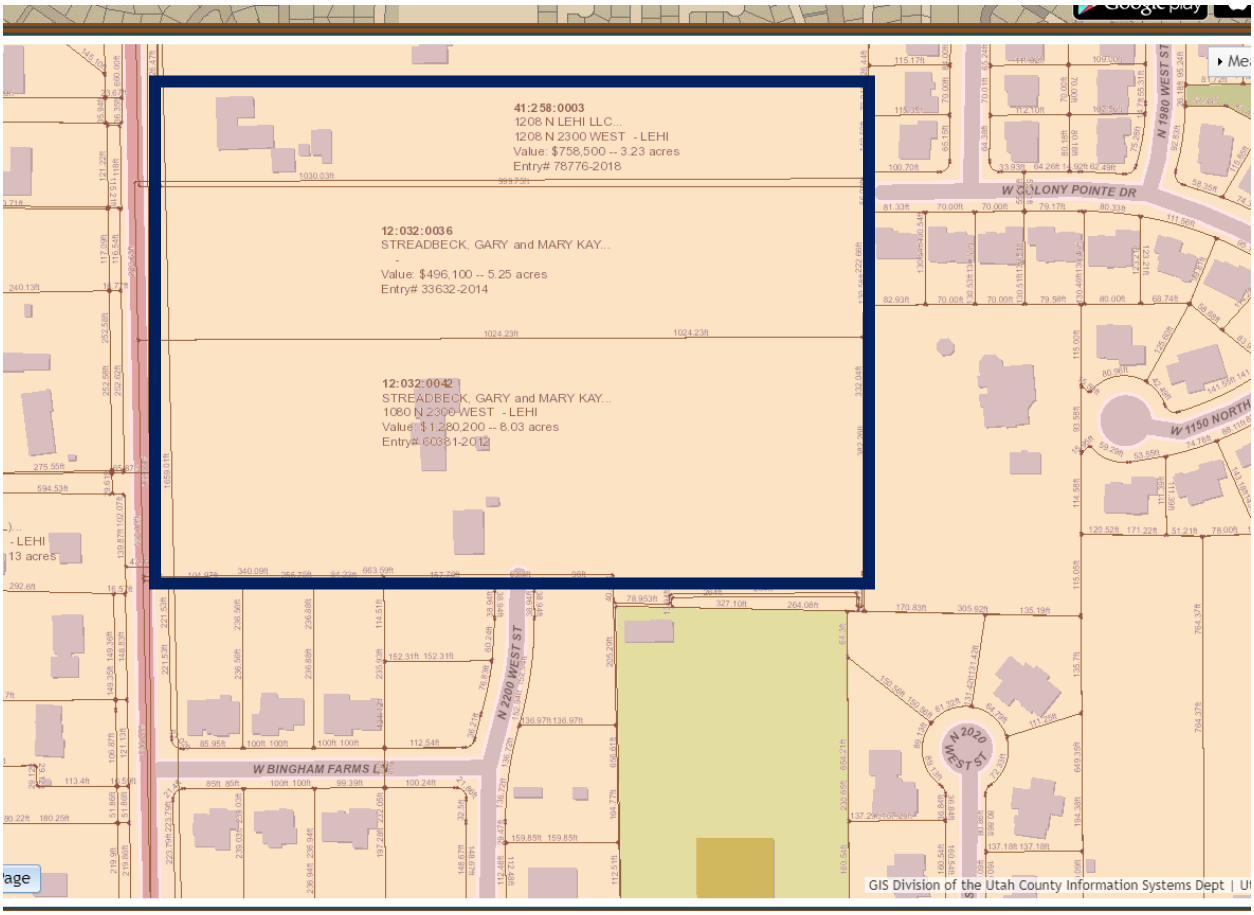
The surrounding area contains residential subdivisions and is consistent with current uses. Tyrone and Emily Frazier own a 3.032 acre parcel to the east of the subject, and we will not be connecting to it. Doing so would force the Fraziers to develop their property from the east side (if they wanted higher density). However, according to City staff, that land cannot be further subdivided because it was part of the total PUD plan approved for Colony Pointe subdivision. Therefore, no surrounded properties will be unduly affected.

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

This zone change (and subsequent development) will be beneficial to the community. The connection of Colony Pointe Dr. to 2300 W. will improve the traffic flow out of the Colony Pointe Subdivision. Also, since Phase 2 will remain on greenbelt, approximately 6 acres will remaining a productive farm with horses.

**2: Supporting documentation including: a map showing the properties included in the zone change, studies, and any other information which would allow the City Council to make a well-informed decision:**

See below.



**3: A legal description of the property proposed for a Zoning Map Amendment. If the Amendment includes two or more parcels, a survey of the property included in the proposed amendment will be required by the City. If a survey is required, the applicant shall submit a copy of the survey and indicate the name and phone number of the surveyor:**

Survey**:** To be completed by *Infinity Consultants* (801.541.3040).

Parcel #**:** 41:258:0003
Legal Description**:** LOT 3, PLAT A, HALLS RANCHETTES SUBDV. AREA 3.230 AC.

Parcel #**:** 12:032:0036
Legal Description: COM N 88 DEG 58'32"E 320.10 FT & N 01 DEG 01'28"W 1025.20 FT FR W 1/4 COR SEC 7, T5S, R1E, SLM; N 01 DEG 01'28"W 222.68 FT; E 1030.03 FT; S 28'W 222.66 FT; W 1024.23 FT TO BEG. AREA 5.25 ACRES

Parcel #**:** 12:032:0042
Legal Description: COM N 88 DEG 58'32"E 320.10 FT & N 01 DEG 01'28"W 693.11 FT FR W1/4 COR SEC 7, T5S, R1E, SLM; N 01 DEG 01'28"W 332.09 FT; E 1024.23 FT; S 00 DEG 28'W 332.04 FT; S 46'14"W 47.63 FT; N 88 DEG 49'59"W 7.636 FT; N 14'56"W 20.464 FT; S 89 DEG 45'04"W 264 FT; S 14'56"E 13.939 FT; N 88 DEG 49'59"W 78.953 FT; N 01 DEG 04'30"W 40.48 FT; W 663.59 FT TO BEG. AREA 8.03 ACRES.

Parcel #**:** 12:032:0035
Legal Description: COM N 652.067 FT & E 1053.786 FT FR W1/4 COR SEC 7, T5S, R1E, SLM; N 13.939 FT; E 264 FT; S 20.464 FT; N 88 DEG 35'03"W 264.08 FT TO BEG. AREA .10 ACRE.

Parcel #**:** 12:032:0501
Legal Description: COM N 88 DEG 58'32"E 320.10 FT & N 01 DEG 01'28"W 693.11 FT FR W1/4 COR SEC 7, T5S, R1E, SLM; N 01 DEG 01'28"W 332.09 FT; E 1024.23 FT; S 00 DEG 28'W 332.04 FT; S 46'14"W 47.63 FT; N 88 DEG 49'59"W 7.636 FT; N 14'56"W 20.464 FT; S 89 DEG 45'04"W 264 FT; S 14'56"E 13.939 FT; N 88 DEG 49'59"W 78.953 FT; N 01 DEG 04'30"W 40.48 FT; W 663.59 FT TO BEG. AREA 8.03 ACRES.

Parcel #**:** 12:032:0106
Legal Description: COM N 88 DEG 58'32"E 320.10 FT & N 01 DEG 01'28"W 693.11 FT FR W1/4 COR SEC 7, T5S, R1E, SLM; N 01 DEG 01'28"W 332.09 FT; E 1024.23 FT; S 00 DEG 28'W 332.04 FT; S 46'14"W 47.63 FT; N 88 DEG 49'59"W 7.636 FT; N 14'56"W 20.464 FT; S 89 DEG 45'04"W 264 FT; S 14'56"E 13.939 FT; N 88 DEG 49'59"W 78.953 FT; N 01 DEG 04'30"W 40.48 FT; W 663.59 FT TO BEG. AREA 8.03 ACRES.

# Zoning Amendment Details #2

## Property: 1080 N 2300 W & 1208 N 2300 W

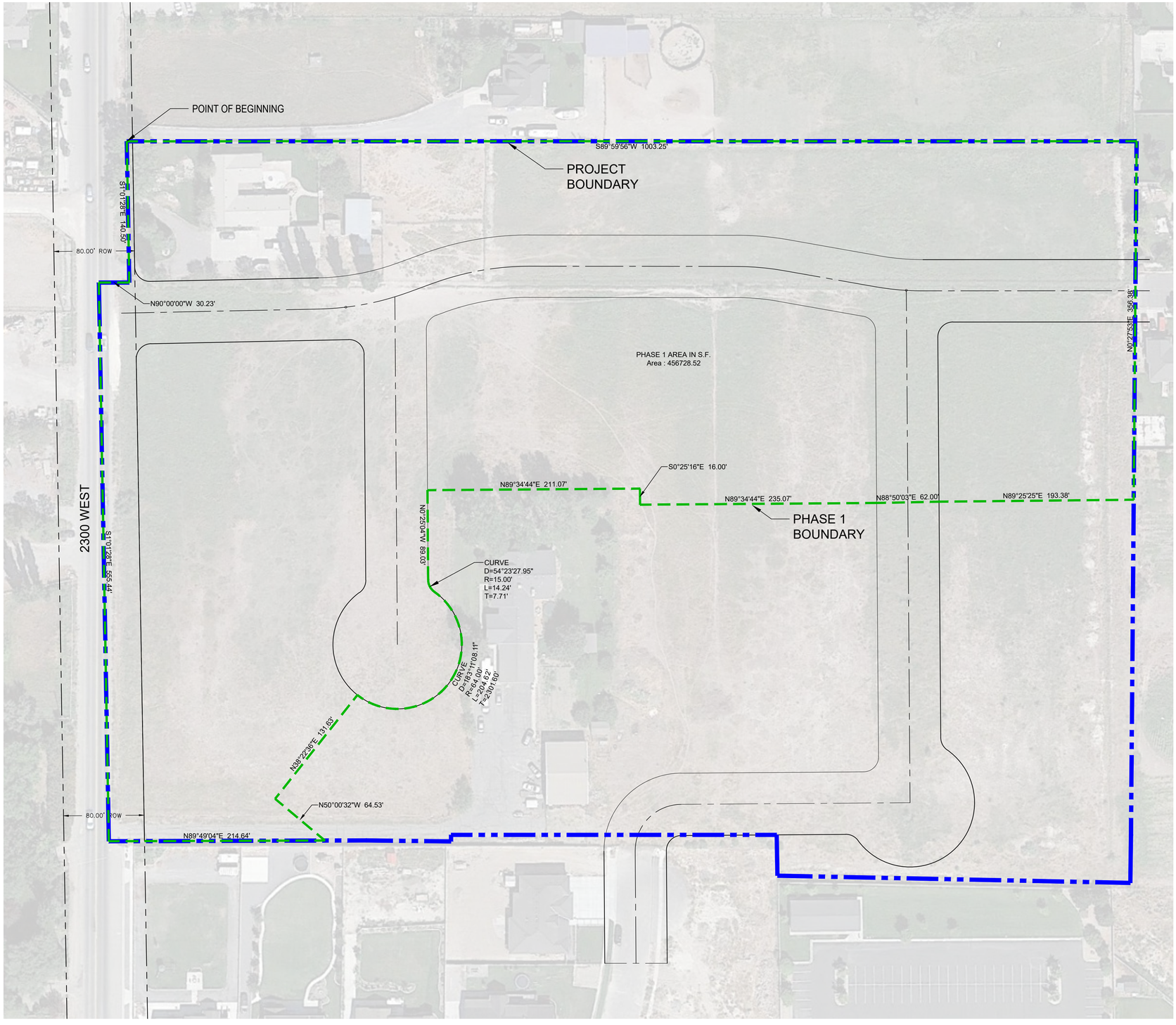
## (Beck's Landing)

**Additional Notes:**

1. Development Intent. The owners only intend to develop Phase 1A and Phase 1B currently. Phase 2 won't be developed for several years. The purpose for drawing the lot lines in Phase 2 was to ensure that Phase 2 would be workable in the future.

2. Specific Zoning Area Requested. All affected parcels have been listed on the zoning change application. However, the owner wants to maintain Phase 2 in greenbelt. County officials have told us that Phase 2 must remain as an agricultural zone to be eligible for greenbelt status. Therefore, the zone change request is for Phase 1A and Phase 1B areas only. No zone change is requested for Phase 2.

3. Legal Description for requested zone change. The Phase 1 Zoning Boundary.pdf document included with this application gives the legal description and a map of the sole area requested for the zoning change. It is the area outlined with the dotted green line.

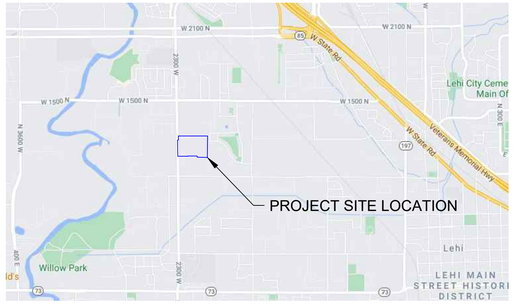



GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

## *VICINITY MAP*




***PHASE 1 OVERALL PARCEL DESCRIPTION***

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*PERIMETER: 3522.011' AREA: 456728.52 SQ. FT. 10.48 ACRES*

## *GENERAL NOTES*

1. *BOUNDARY TAKEN FROM SURVEY BY OTHERS*
2. *COLONY POINTE DR IS DIVIDED BETWEEN PHASES*
   - *2.1. PHASE 1A = 41,144 S.F. (61%)*
   - *2.2. PHASE 1B = 26,768 S.F. (39%)*

REGISTERED PROFESSIONAL LAND SURVEYOR
No.260242
REID H. DICKSON
STATE OF UTAH

| No. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

SCALE (HORIZ): -
SCALE (VERT): -
DRAWN BY: RJF
CHECKED BY: RHD
DATE: 09.22.2021
PROJECT No: -

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

STREADBECK

# PHASE 1 OVERALL PARCEL BOUNDARY

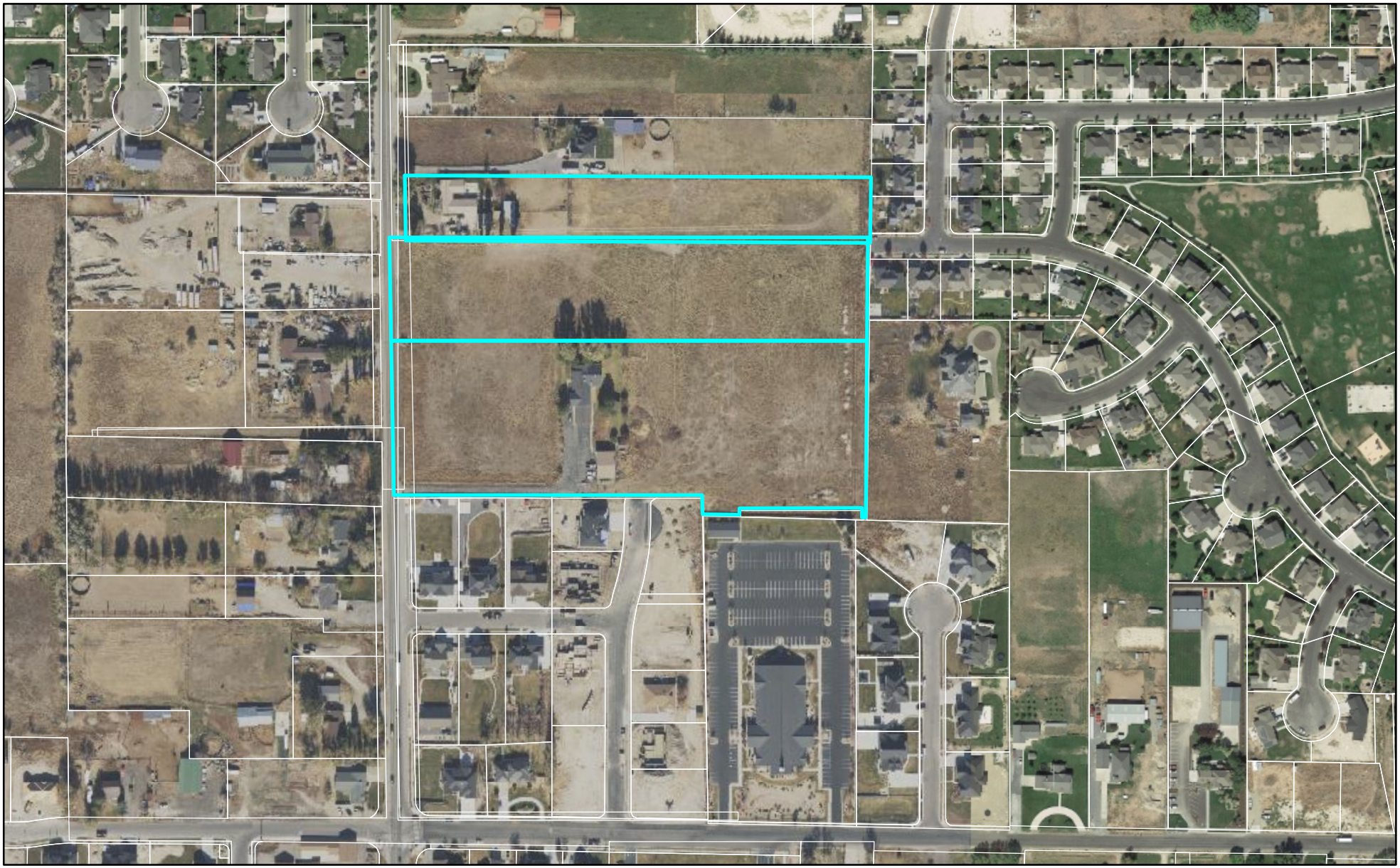
LEHI, UTAH

SHEET
EX25

P:\Shared Files\Marketing\Matthew Jorgensen\Streadbeck\00-Cadd\Site #25 10-5 PARCEL 1 BOUNDARY.dwg October 05, 2021 - 2:28pm

# Beck's Landing Zone Change & Concept

Aerial

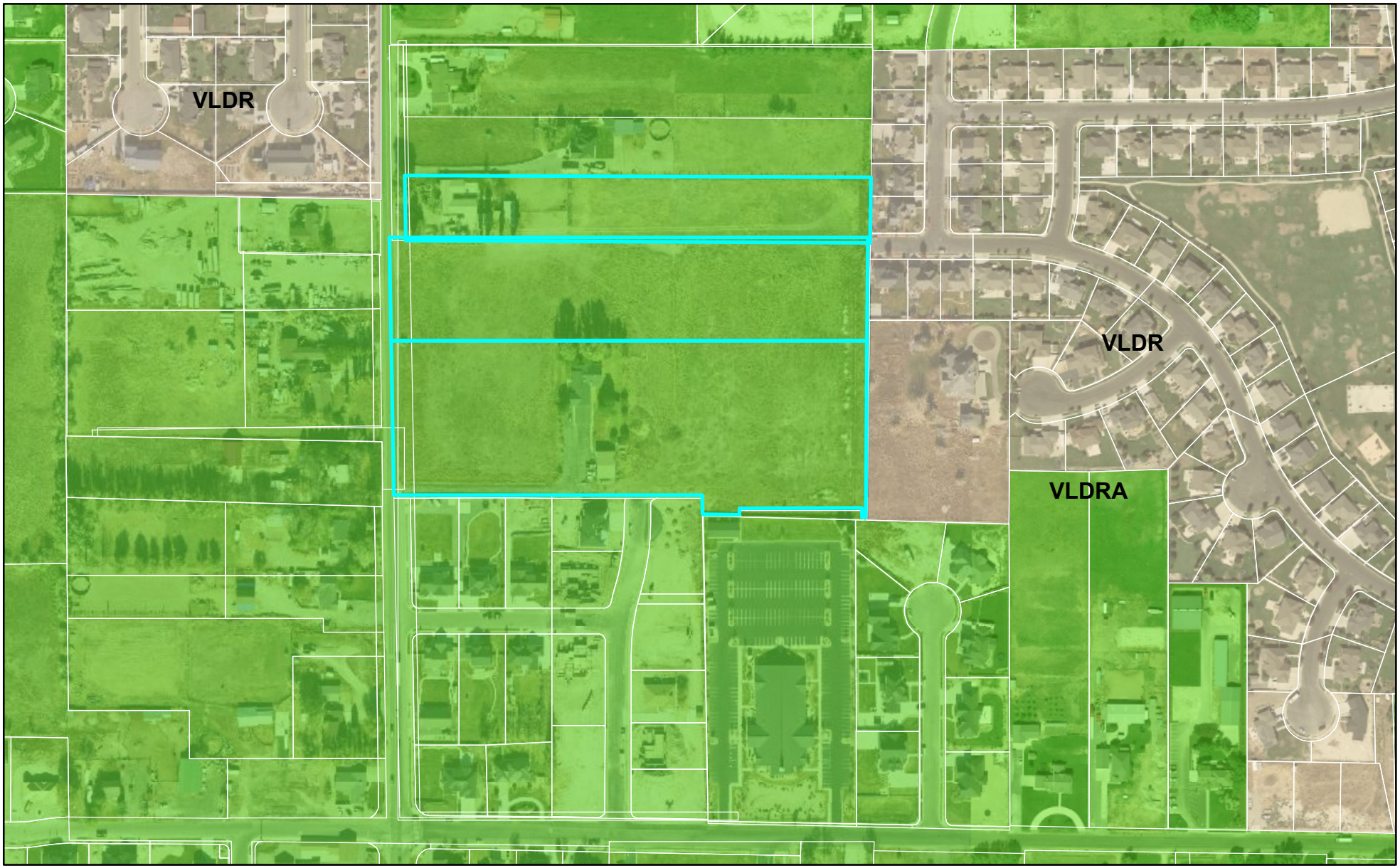


0 350 700 Feet

LEHI CITY

# Beck's Landing Zone Change & Concept

## General Plan

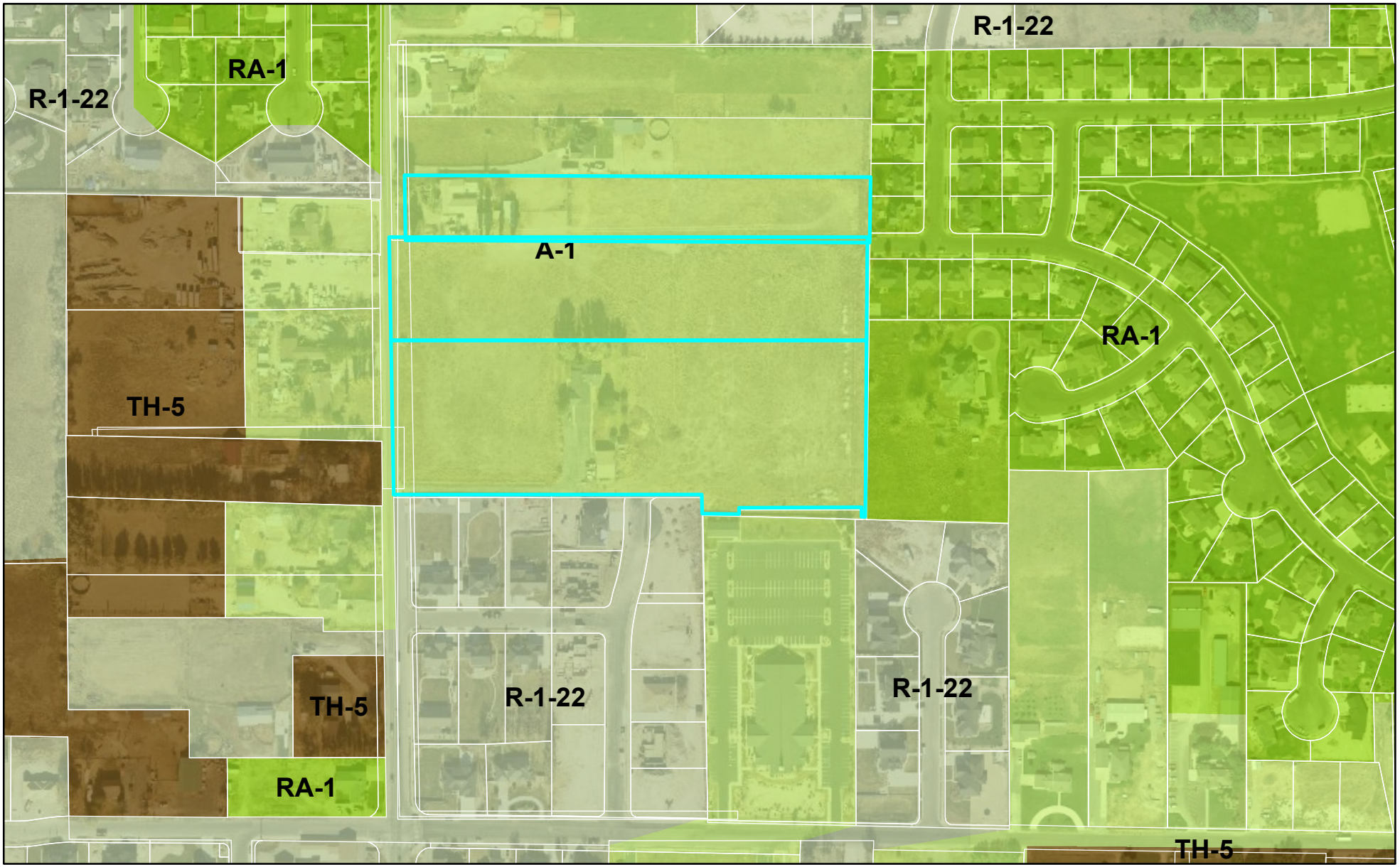



0 350 700 Feet

LEHI CITY

# Beck's Landing Zone Change & Concept

Zoning




0 350 700 Feet

LEHI CITY

**Agenda Item No: 20**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Concept approval for the Beck's Landing concept, a 16-lot residential subdivision project located at 1080 North 2300 West.

**Suggested Action:**

**Attachments:**

CC Staff Report Beck's Landing Concept 11.16.21.docx

Beck's Landing Concept DRC 10.13.21.docx

Beck's Landing Concept 10.13.21 narrative.pdf

Beck's Landing Concept Updated with road connection 10.19.21.pdf

Beck's Landing aerial.pdf

Beck's Landing General Plan.pdf

Beck's Landing Zoning.pdf

# BECK'S LANDING CONCEPT
## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Matthew Jorgensen | | |
| **Meeting Date** | November 16, 2021 | | |
| **Requested Action/Purpose** | Approval of a proposed concept plan | | |
| **Location** | 1080 North 2300 West | | |
| **Project Area** | 10.48 acres | | |
| **Existing Zoning** | A-1 | | |
| **General Plan Land Use Designation** | VLDRA | | |
| **Adjacent Zoning and Land Use** | *North* | A-1 | Single family residential |
| | *South* | R-1-22 | Calton Cove/Bingham Farms Subdivisions |
| | *East* | RA-1 | Colony Point Plat B |
| | *West* | A-1 | Single family residential |
| **Date of DRC Review** | October 13, 2021 | | |
| **Date of Planning Commission Review** | November 16, 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 37.030. Connectivity Standards**

1. Superblock Internal Connectivity. All new roads constructed within superblocks shall interconnect all existing stub streets and future adjacent vacant properties in order to prevent isolated developments. New subdivisions shall meet the following requirements:

    a. New roads and pedestrian walkways in the proposed subdivision shall be connected to all existing streets and pedestrian walkways stubbed to the property (see Figure 154).



*Figure 154. Subdivision under construction is connecting to an existing street stub.*

b. Street stub connections shall be provided to adjacent undeveloped properties at a maximum spacing equivalent to the maximum allowed block length (see Section 37.030(E)(2) to find applicable maximum block lengths). Street stub spacing is measured along the property line of a proposed subdivision (see Figure 155). Street stub connections shall be placed to nonresidential areas for future connections as part of redevelopment projects.



*Figure 155. Street stub spacing is shown with red arrows placed along the property lines of a subdivision.*

c. Local streets shall be connected to each collector or arterial road located on the edges of a superblock, unless it is a limited-access roadway that specifically prohibits local street connections (see Figure 156).



*Figure 156. The subdivision connects to each collector and arterial street bounding the superblock with the exception of Pioneer Crossing, which is a limited access roadway.*

d. Isolated developments shall not be created within a superblock that requires travel on collector and arterial

roads to get to other destinations within the same superblock.

e. Exceptions for to the superblock internal connectivity requirements may be allowed if the applicant provides clear and convincing evidence that it is impracticable to meet the standards 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.

## PROPERTY HISTORY

**December 11, 1978** The property was annexed into Lehi City with the Lehi Meadows Addition.

## REPORT ANALYSIS

The applicant requests approval of a proposed concept plan for Beck's Landing, specifically the first phase which includes 16 lots and is located at 1080 North 2300 West.

A proposed zone change to R-1-22 was submitted concurrently with the concept plan. The zone change will make the development and proposed density possible, while also preserving two existing homes. The applicant proposes to eventually develop the entire 16.52 acres of property that are under ownership and develop nine additional lots to have 25 total lots, but to maintain the southern portion of the property in greenbelt they will be phasing the project and are only requesting to develop 10.48 acres at this time. The concept plan layout does show Phase 2, which will not be part of the zone change or the 16 lots being proposed at this time.

The first phase of the concept plan will consist of 16 single family lots on a total of 10.48 acres. The lots range in size from 17,237 to 25,391 square feet. There is an overall density of 1.52 units per acre for this subdivision which is consistent with the goals of the General Plan designation and proposed zoning. The R-1-22 zone establishes a maximum density of 1.75 units per acre.

Of the 16 proposed lots in this phase, 13 of them are slightly less than 22,000 square feet and a few others have frontages under 100 feet as required by the R-1-22 zone. However, these lots reflect the decision to allow additional density in the form of modified lots in lieu of reimbursement for right-of-way for master planned road widening on 2300 West and a 10-foot asphalt trail.

The proposed concept shows a road stub to the north to provide for future connectivity and the required connection into Colony Pointe Drive. Access to the subdivision is currently provided on 2300 West and through the Calton Cove subdivision to the south.

The DRC had 20 comments on the proposed concept plan, including the following:

1. When planning the location of your hydrants I want to see a hydrant on the corner of 2300 W and your northern road.
2. Plat will need to include note that owner of lot 202 will be responsible for landscaping and maintaining double frontage park strip.
3. A 6' no-climb fence will be required along the North and East property lines.
4. Double fronting lots 101, 102, 103, 104, and 201 will require a masonry wall to be owned and maintained by the adjacent residential lot owners. Landscaping behind these lots and the detention basin will also be required. It is preferred these areas are maintained by an HOA. If they are to be maintained by the city, they are required to meet all city standards and details. This project should match the improvements made with the Cloverleaf Fields subdivision to the south.
5. Most lots are under the 22,000 sq. ft. requirement for the R-1-22 zone.
6. Add note to plans stating 2 lots were added in lieu of reimbursement for road widening along 2300 west and a 10' trail

The applicant addressed several of the DRC comments prior to the Planning Commission and City Council meetings, including the comment to include a street connection to the north property line.

Please consider all DRC comments as part of the motion.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed concept will provide lots for single family homes and be consistent with the existing housing type in the neighborhood.
2. The proposed Concept is/is not consistent with the Lehi City Development Code
3. The proposed Concept does/does not conform to the goals and policies of the General Plan.
4. Other findings as determined by the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on October 28, 2021. The minutes and motion from this meeting are as follows:

**Overall public comments included concerns with the road connecting through to 2300 West.**

**Motion: Commissioner Ellis moved to recommend approval to the Council for the Beck's Landing Concept, including all DRC comments with the findings stated in the report and noting that it is consistent with the goals and policies of the General Plan. Commissioner Hereth seconded the motion. The motion passed with all in favor.**

**Beck's Landing Concept**
**DRC Redline Comments**

*Matthew Jorgensen - requests review of the **Beck's Landing Concept**, a 16-lot residential subdivision project located at 1080 North 2300 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Matthew Jorgensen
Date of Plans Reviewed: **10/5/21**
Time Start: 1:24 pm
Time End: 2:00 pm

**DRC REDLINE COMMENTS:**

**Glade – Power:**

1. Show poles at 2300 W.
2. A 10' PUE is required at all road frontages. A 15' PUE is required where there is no parkstrip. - ().

**Garion – Fire:**

3. When planning the location of your hydrants I want to see a hydrant on the corner of 2300 W and your northern road.

**Greg – Water/Sewer:**

4. All irrigation ditch piping, abandonment, or modification will require Lehi Irrigation Co approval
5. Hard surface access to all detention area piping and structures must be provided. Locate all detention ponds to eliminate any piping through lots.
6. Lehi City owned water/PI, and sewer utilities are all located in 2300 West. 12" culinary main, 14" PI main, 36" sewer main.
7. Existing home shown on lot 202 must be connected to new sewer main in un-named road with cul-de-sac.
8. Nearest storm drain is located at end of road stubbed through Caltons Cove
9. Water, sewer, and PI services must be run to lots 201 and 202 with the construction of the Cul-de-sac. These 2 lots are currently shown in phase 2.
10. Will need a SWPPP plan before construction

**Trent – Parks:**

11. Plat will need to include note that owner of lot 202 will be responsible for landscaping and maintaining double frontage park strip.
12. A 6' no-climb fence will be required along the North and East property lines.
13. Double fronting lots 101, 102, 103, 104, and 201 will require a masonry wall to be owned and maintained by the adjacent residential lot owners. Landscaping behind these lots and the detention basin will also be required. It is preferred these areas are maintained by an HOA. If they are to be maintained by the city, they are required to meet all city standards and details. This project should match the improvements made with the Cloverleaf Fields subdivision to the south.

**Gary – Building/Inspections:**

14. A soil report will be required if this moves past concept.
15. Most lots are under the 22,000 sq. ft. requirement for the R-1-22 zone.

**JD – Streets:**

16. When it moves past concept provide a CBR to build the asphalt section per Figure 2-1 Lehi City Pavement Design Chart.

**Ross – Engineering:**

17. Lehi City will provide the pavement section that will be installed on 2300 West
18. Add note to plans stating 2 lots were added in lieu of reimbursement for road widening along 2300 west and a 10' trail

**Luke- Traffic:** No comments

**Kim – Planning:**

19. A street connection will be required to the north property line to meet connectivity standards.
20. On the existing home on lot 121, maintain 30-foot rear setback for the existing home.

**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 OCTOBER 28, 2021 PENDING A REVISION TO THE ROAD LAYOUT BY OCTOBER 19, 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.**

# Concept Review Details

## Property: 1080 N 2300 W & 1208 N 2300 W

**1(a): Proposed lot lines and lot sizes:** (Engineer: Infinity Consultants, Lehi)

See Engineer's drawing

**1(b): Name of the current owner of the subject property:**

Owners: Gary and Mary Kay Streadbeck
1208 N Lehi, LLC (Ron Gustaveson)

**1(c): All existing structures, including setbacks and existing easements:**

Existing structures:

- Northwest: single family home and two detached garages
- Southcentral: single family home and large shed for farm

*Note: all structures will remain and will be incorporated into the development plan.*

Setbacks: current setback requirements have been incorporated into concept plan

**1(d): Location and names of adjacent properties/property owners and platted subdivisions:**

Abutting subdivisions/owners:

- To the east: Colony Point Subdivision
- To the west: Cody & Megan Warren, zoned
  Alan and Sharon K Johnson
  Utah Yuan (Et. Al.)
- To the north: Parcel not labeled on County site
- To the south: Calton Cove Subdivision
  Corp or Pres Bishop Church of Jesus Christ of LDS

**2(a): Type of development:**

Residential subdivision. R-1-22 zone with single family homes on large lots.

**2(b): Proposed building materials:**

Stucco, hardy board plank, stone.

**2(c): Proposed CC&Rs (if any):**

TBD

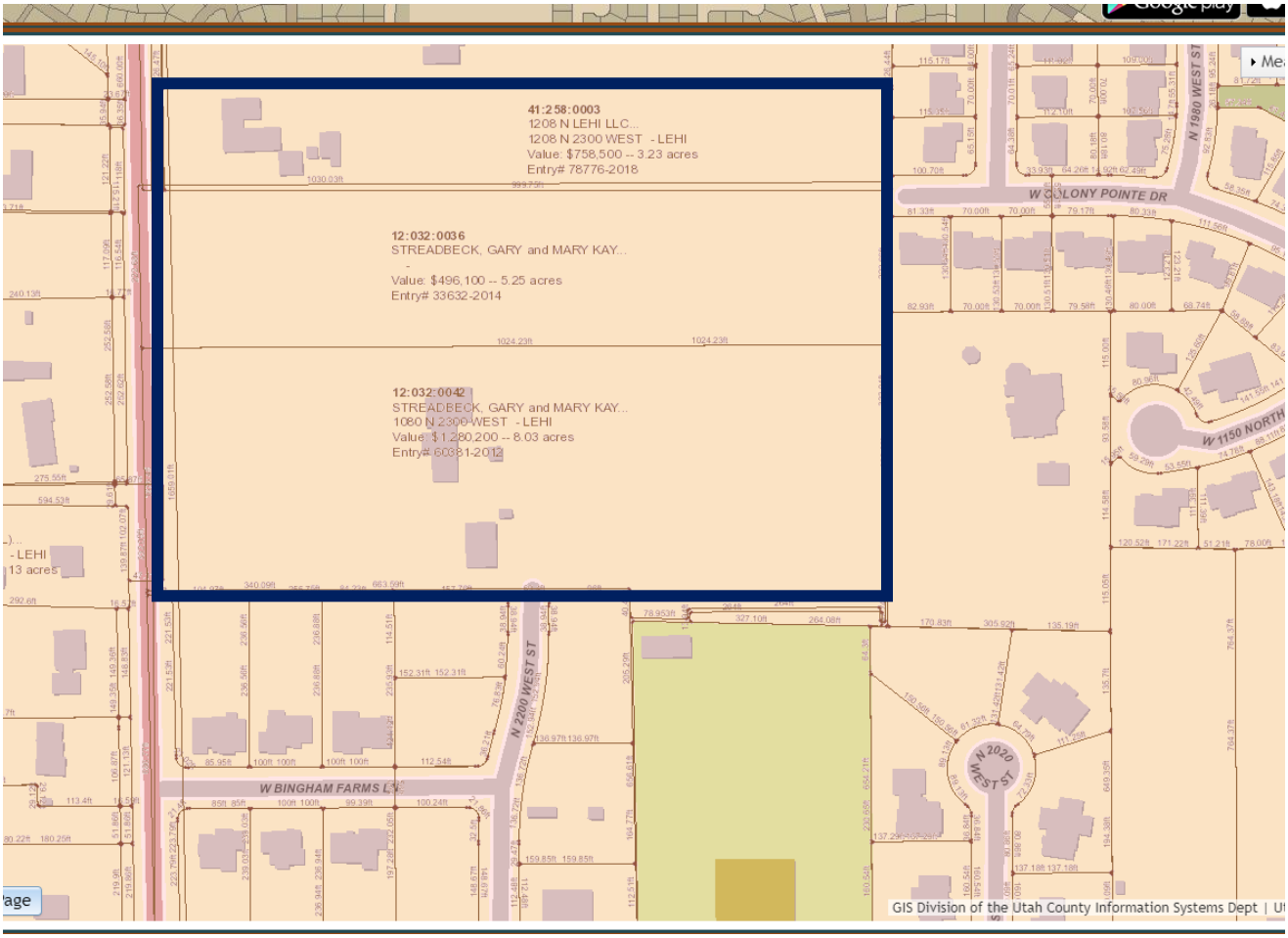
**2(d): Proposed amenities to be included in the development (landscaping, fencing, trails, special lighting, design theme, etc.:**

10 ft. trail along 2300 W.

**3: Proposed building elevations and floor plans:**

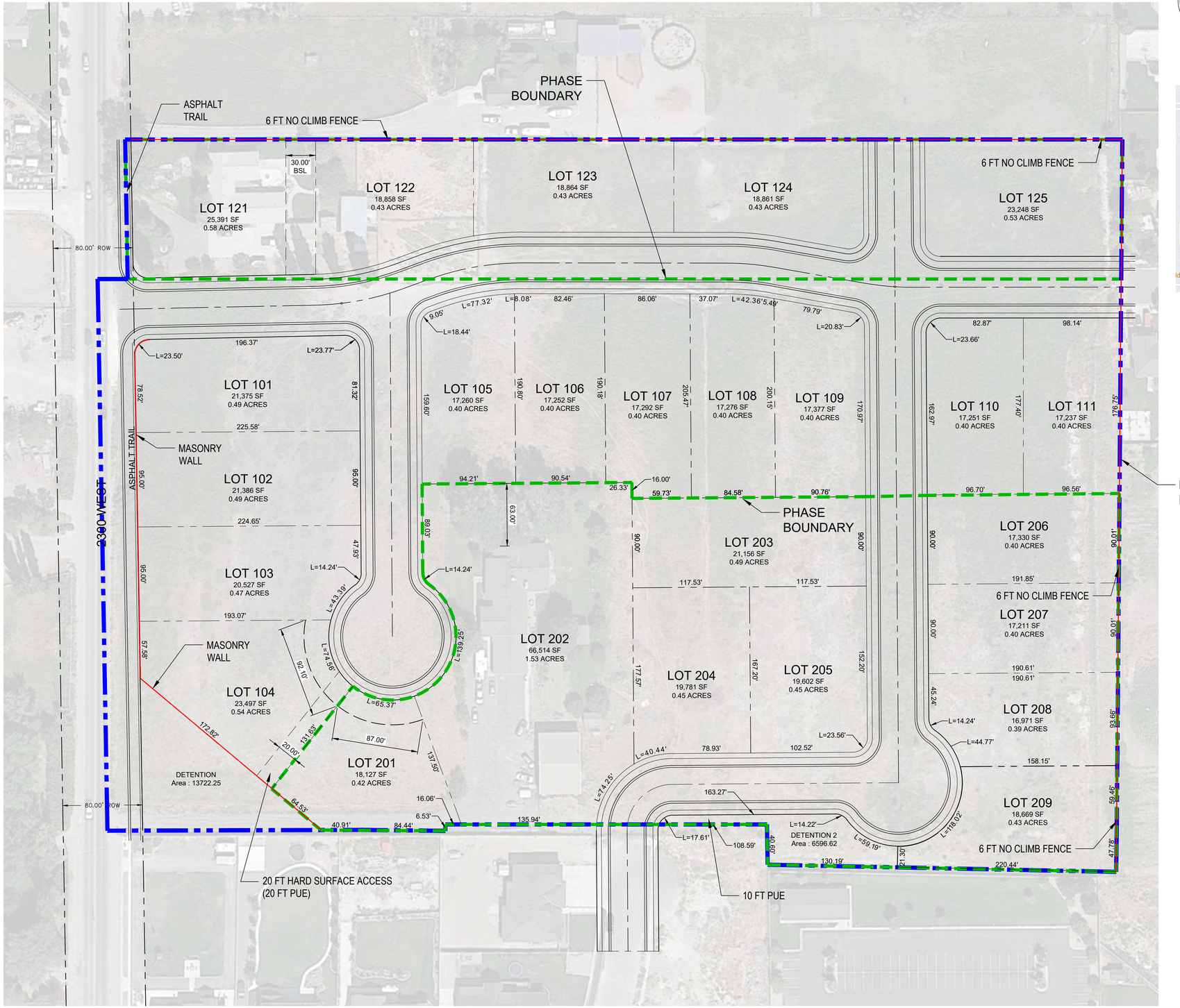
TBD

**4: Supporting documentation, maps, studies, and any other information that would allow the Planning Commission and City Council to make a well-informed decision:**




Notes:

1. The properties will be developed in two phases. Phase 1 will happen immediately. Phase 2 will be done at a future date.
2. Phase 2 will remain on greenbelt as a productive farm for the foreseeable future.

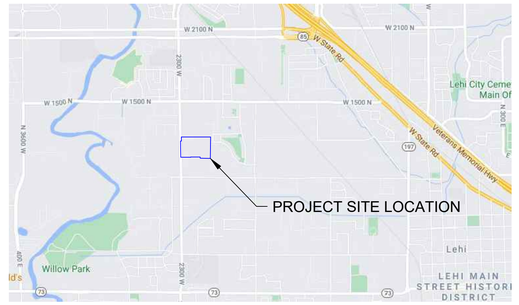



GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

*VICINITY MAP*




## *NOTE:*

*2 LOTS WERE ADDED IN LIEU OF REIMBURSEMENT FOR ROAD WIDENING ALONG 2300 W. AND 10 FOOT ASPHALT TRAIL.*

*LAND USE SUMMARY*

| | | |
|---|---|---|
| *OVERALL AREA* | *719,698 S.F.* | *16.52 ACRES* |
| *PHASE IA* | *316,082 S.F.* | *7.26 ACRES* |
| *PHASE IB* | *140,686 S.F.* | *3.23 ACRES* |
| *PHASE 2* | *262,930 S.F.* | *6.04 ACRES* |

*PHASE IA: 11 UNITS (1.5 UNITS / ACRE)*
*PHASE IB: 5 UNITS (1.5 UNITS / ACRE)*
*PHASE II: 9 UNITS (1.5 UNITS / ACRE)*

*GENERAL NOTES*

1. *BOUNDARY TAKEN FROM SURVEY BY OTHERS*

REGISTERED PROFESSIONAL LAND SURVEYOR
No.260242
REID H. DICKSON
STATE OF UTAH

| No. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

SCALE (HORIZ): -
SCALE (VERT): -
DRAWN BY: RJF
CHECKED BY: RHD
DATE: 09.22.2021
PROJECT No: -

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

STREADBECK

CONCEPT LOT PLAN

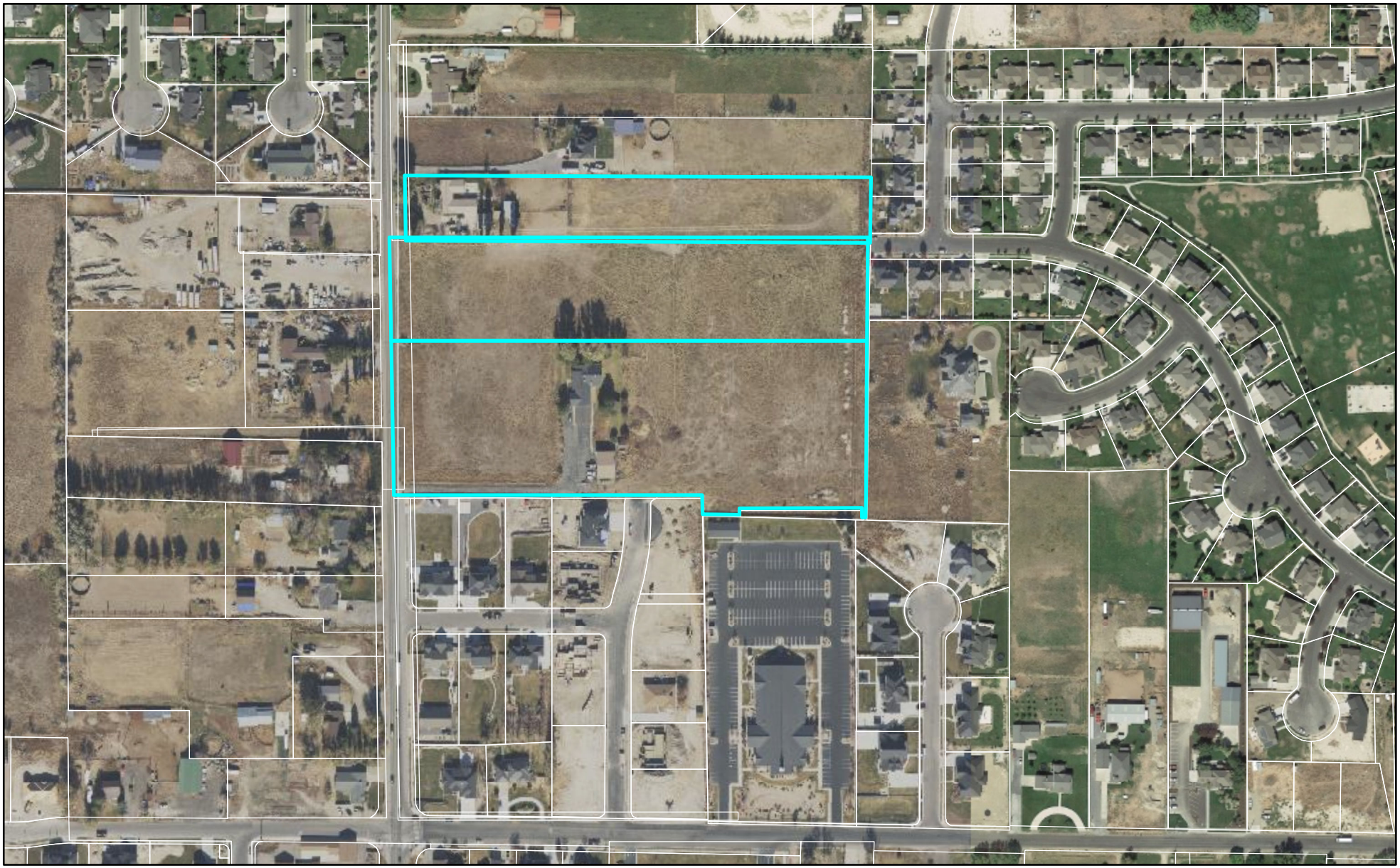
LEHI, UTAH

SHEET
EX26

P:\Shared Files\Marketing\Matthew Jorgensen\Streadbeck\00-Cadd\Site #26 10-19.dwg October 19, 2021 - 3:01pm

# Beck's Landing Zone Change & Concept

Aerial

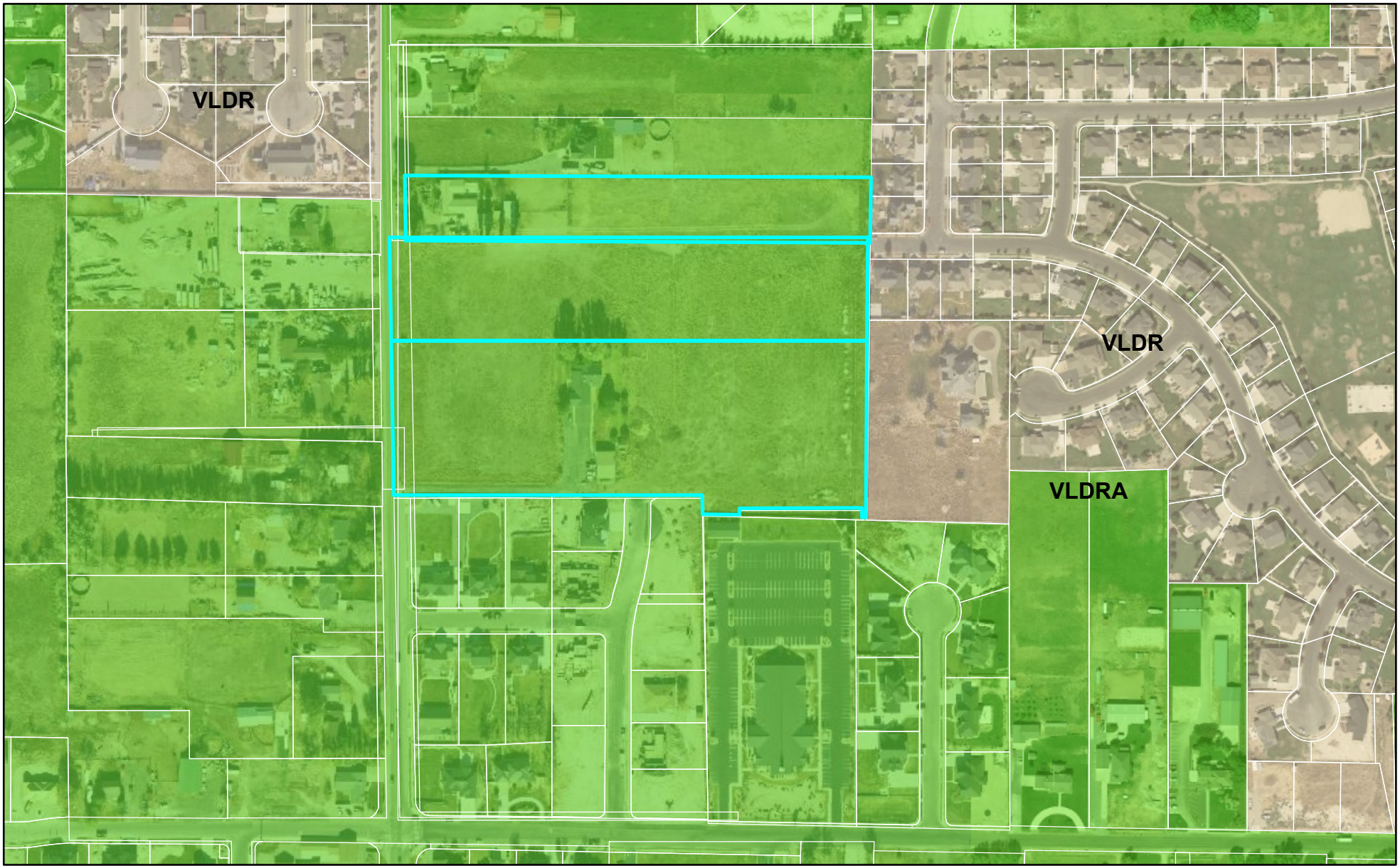


0 350 700 Feet

LEHI CITY

# Beck's Landing Zone Change & Concept

## General Plan

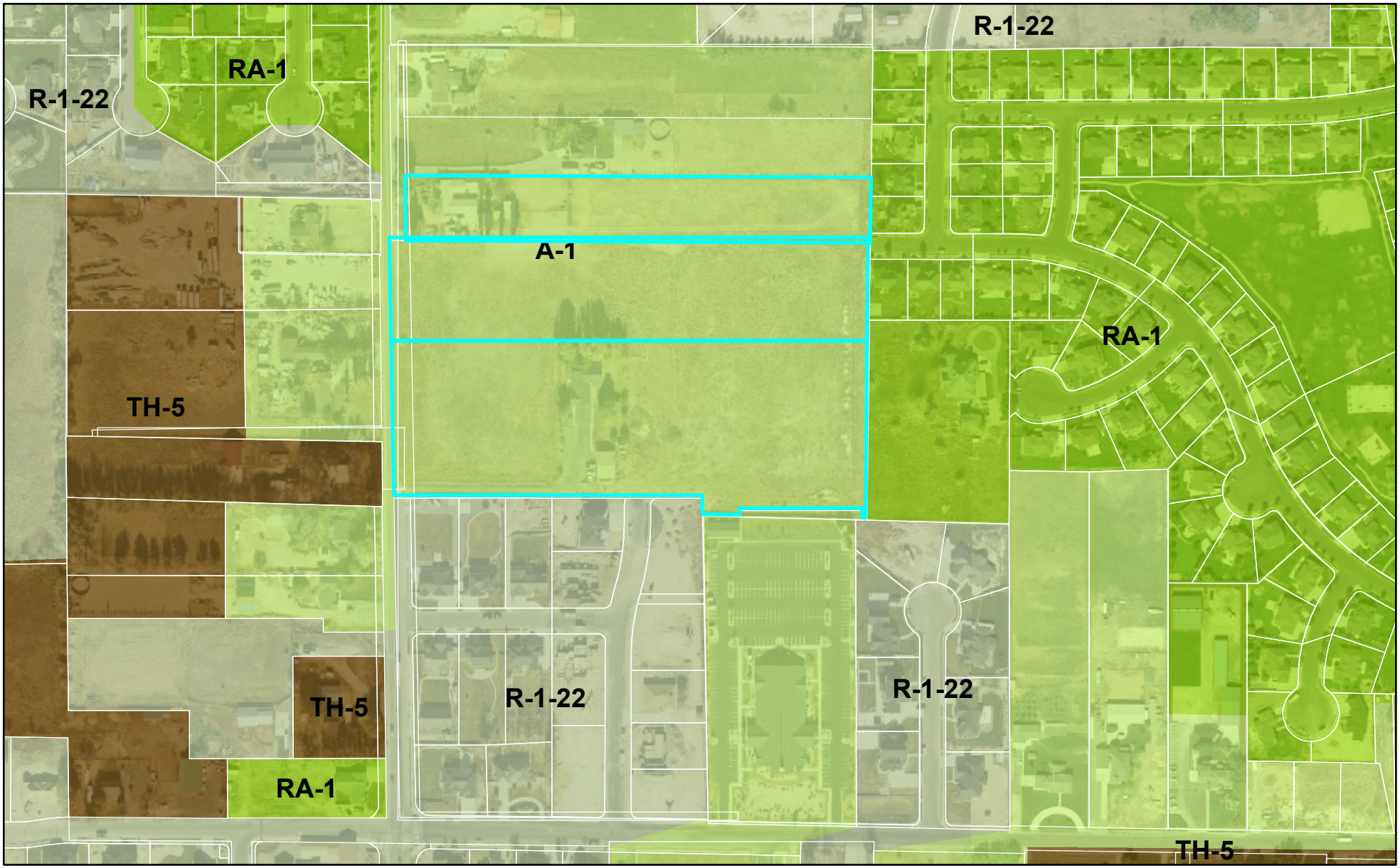



0 350 700 Feet

LEHI CITY

# Beck's Landing Zone Change & Concept

Zoning




0 350 700 Feet

LEHI CITY

**Agenda Item No: 21**

# City Council Agenda Item Report

Meeting Date: November 16, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Ordinance #63-2021, approving a Development Code amendment to Chapters 1-10 of the Lehi City Development Code.

**Suggested Action:**

**Attachments:**

CC Staff Report Chapters 1-10 Dev Code Amendment 11.16.21.docx

Ord 63-2021.docx

Chapters 1-10 Development Code Amendment 09.15.21.docx

Lehi City Development Code Amendments Chapters 1-10 09.15.21.pdf

# CHAPTERS 1-10 DEVELOPMENT CODE AMENDMENT

## CIYT COUNCIL REPORT

| | |
|---|---|
| **Applicant** | Lehi City |
| **Meeting Date** | November 16, 2021 |
| **Requested Action/Purpose** | Approval of proposed amendments to the Lehi City Development Code |
| **Date of DRC Review** | September 15, 2021 |
| **Date of Planning Commission Review** | October 14, 2021 |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Review and recommendation |
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 04.060. Criteria for Approval.**
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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

## REPORT ANALYSIS

The applicant requests approval of proposed amendments to Chapters one to ten of the Development Code. Planning Staff has begun the process of a comprehensive update of the Development Code. Most of these changes are minor in nature. A breakdown of the proposed revisions in each Chapter is given below.

**Chapter 1- Title, Authority and Purpose**
No major edits made to this Chapter. Wording changes to add clarity. Elimination of some words that were unnecessary including Section 01.100 Repealing of Existing Ordinances and Effective Date.

**Chapter 2- Interpretation and Effect**
Language was added that the most restrictive provision of the Code applies when different provisions conflict. And other minor wording changes to add clarity.

**Chapter 3- Administration**
Lots of minor wording and capitalization changes as well as the elimination of Letter D in Section 03.060 that talks about approval of specific projects. This section was eliminated because it is covered in Chapter 11 of this code.

**Chapter 4-Amendments to the City General Plan, Development Code, and Zoning District Map**
This chapter only has minor changes to the wording and punctuation.

**Chapter 5- Establishment of Zoning Districts**
Updates to the wording and formatting of this chapter. The reference to the Industrial Zone was also eliminated because we have no more land that is zoned industrial and very low probability for any land to change to industrial since it is no longer going to be shown on the General Plan.

**Chapter 6- Planned Community Districts**
Minor changes to wording, formatting and punctuation. The Residential Design Standards were removed from this chapter and a reference provided for their location in Chapter 37 of the Code.

**Chapter 7-Historic Preservation Overlay District (H) and Landmark Sites**
Only minor wording, formatting and punctuation changes were made.

**Chapter 8- Permitted Uses**
This chapter did not have any proposed changes and was not included in the packet.

**Chapter 9- Conditional Use Permits**
Edits included changes to wording, order, and elimination of some unnecessary verbiage.

**Chapter 10- Development Applications and Procedures**
The list of applications was reformatted and updated to include all current application types. Wording was added for clarification as well as formatting updates.

**DRC Comments**
The DRC reviewed the proposed amendments and had one redline comment:

1. Reduce font size on Section 06.100(B)

## POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed amendments to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendments add/do not add clarity to the Code.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

## PLANNING COMMISISON RECOMMENDATION

The Planning Commission reviewed the proposed Development Code Amendments on October 14, 2021. The minutes and motion from the meeting follow:

**3.8) Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Chapters 1-10 of the Lehi City Development Code.**
Brittney Harris presented information on the agenda item.

Commissioner Nielsen opened and closed the public hearing.

**Motion:** Commissioner Britton moved to recommend approval of **Lehi City's request for review of a Development Code amendment to Chapters 1-10 of the Lehi City Development Code**; including all

DRC comments and findings stated in the report. Commissioner Eyre seconded.

**Vote:** Commissioner Nielsen, yes; Commissioner Bunker, yes; Commissioner Eyre; yes; Commissioner Newall, yes; Commissioner Britton, yes. The vote passed unanimously.

**ORDINANCE NO: 63-2021**

# AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTERS 1-10, MINOR CHANGES FOR CLARITY

WHEREAS, it has become necessary to amend Chapters 1-10 of the Lehi City Development Code, minor changes to add clarity and ease of reading; and

WHEREAS this amendment is part of a comprehensive update to the Development Code; and

WHEREAS, following a public hearing on October 14, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on November 16, 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 October 14, 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: Chapters 1-10 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapters 1-10 of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance 63-2021 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 16th day of November 2021.

ATTEST

| | |
|---|---|
| _____ | _____ |
| Mark Johnson, Mayor | Teisha Wilson, City Recorder |

**Chapters 1-10 Development Code Amendment**
**DRC Redline Comments**

*Lehi City- requests review of amendments to Chapters 1 to 10 of the Development Code*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: **9/7/21**
Time Start:
Time End:

**DRC REDLINE COMMENTS:**
**Glade – Power: No comments**
**Garion – Fire: No comments**
**Greg – Water/Sewer: No comments**
**Trent – Parks:**
1. Reduce font size on Section 06.100(B)

**Gary – Building/Inspections:**
**JD – Streets: No comments**
**Ross – Engineering: No comments**
**Luke- Traffic: No comments**
**Kim – Planning: No comments No comments**

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 14th

**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.**

# CHAPTER 01

## TITLE, AUTHORITY AND PURPOSE

*(Amended 12/14/17)*

Section 01.010. Short Title.
Section 01.020. Authority.
Section 01.030. Intent and Purpose.
Section 01.040. Applicability.
Section 01.050. Permits and Licenses to Conform to Development Code.
Section 01.060. Building Permits Required.
Section 01.070. Building Codes and Permits.
Section 01.080. Certificates of Occupancy.
Section 01.090. Exemptions.
~~Section 01.100. Repeal of Existing Ordinances and Effective Date.~~

### Section 01.010 Short Title.

This Code shall be known and may be referred to as the Lehi City Development Code. The Lehi City Development Code may, in subsequent sections, be referred to as "Code", "the Code", or "this Code".

### Section 01.020 Authority.

The City Council of Lehi City, Utah adopts this Code pursuant to ~~The Municipal Land Use Development and Management Act, Title 10, Chapter 9,~~the Municipal Land Use, Development, and Management Act, Title 10, Chapter 9a of the Utah Code and all other authorities and provisions of Utah statutory and common law that are applicable.

### Section 01.030 Intent and Purpose.

The purpose of this Code is to implement the goals and policies of the Lehi City General Plan. This Code contains standards, provisions and requirements intended to protect the health, safety and welfare of the citizens of Lehi City by ~~ensuring~~ striving to ensure that adjacent and neighboring properties are protected from potential negative impacts in the development and use of land and resources. It is the intent of this Code to provide ~~a means of ensuring~~ predictability and consistency in the use of land and individual properties, ~~and~~ to guide and direct the development of land, and to achieve a balance between the desires of the individual property~~-~~ owner and the citizens of the City of Lehi. These purposes are met by:

A. ~~providing the means of~~ implementing the various policies and other provisions of the Lehi City General Plan;

B. guiding the growth and development of the City in an orderly manner consistent with the land use and environmental goals and policies of the City;

C. directing and guiding land development so more intense development is located in areas of the City having adequate Levels of Service (LOS) capacity sufficient to meet the demands of the development activity and redevelopment;

D. promoting the public health, safety and general welfare by regulating the location and use of buildings, structures and land for residential, commercial, and other specified uses contained within this Code so as to achieve:

1. a physical environment which provides for the housing, employment, business, service, recreational, social, cultural, educational, entertainment, open space and conservation needs of the City and maintains and enhances a high quality of life for its residents; and

2. a physical environment which protects the City's natural environment and manages the development of land in areas containing environmentally sensitive areas as defined in the City's General Plan and this Code;

E. ~~preventing~~reducing damage and injury from disasters such as fire, flood, geologic and seismic hazards and other dangers;

F. avoiding excessive concentration of people and overcrowding of the land;

G. assuring adequate transportation facilities, public utilities, schools, parks, open space and other public facilities and improvements~~.~~;

H. directing and managing, through the establishment of use districts, the type, distribution and intensity of activity;

I. ensuring the maintenance of property in the City by requiring each owner, occupant or other person in charge of any property to keep it in good repair and in compliance with the provisions of this Code;

J. providing that development proposals relate to the provisions of the Lehi City General Plan;

K. protecting landowners from potential adverse impacts from adjoining uses;

L. securing economy and efficiency in the allocation and expenditure of public funds;

M. balancing the interest of the citizens of the City of Lehi with those of the individual property owners; and

N. protecting and preserving areas, sites and structures of historic, cultural, scenic, archaeological and natural significance.

**Section 01.040 Applicability.** *(Amended 12/13/16; 07/10/18)*

A. Applications accepted by the City as complete for any approval, permit or license issued under the provisions of this Code shall be processed, reviewed and approved or denied, subject to the provisions of this Code in effect at the time the application is accepted as complete by Lehi City unless, before the complete application is submitted, the City has formally initiated proceedings to amend the City's land use regulations in a manner that would prohibit approval of the application as submitted. "Formally initiated proceedings to amend the City's land use regulations" shall be interpreted to mean such date and time as when the City posts or publishes a Planning Commission agenda advertising the fact that a given land use ordinance, land use map, or zoning ordinance, as may be applicable, is to be considered and a draft of the proposed amendment is available to members of the public.

B. No building may be erected, moved, altered or enlarged nor shall any land, building or premises be used, designed or intended to be used for any purpose or in any manner other than as listed in this Code and as allowed and authorized by the zoning district in which such land, building or premises is located.

C. All approvals, permits, or licenses issued under the provisions of this Code must be found to be consistent with the goals, policies, and uses of the Lehi City General Plan.

D. The provisions of this Code shall apply to all lands within the corporate boundaries of the City of Lehi, as indicated on the City's official Zoning District Map~~, which is accompanying and incorporated herein by reference.~~ Except as expressly provided in this Code, no development or use of land shall be undertaken without approval pursuant to the provisions of this Code. The provisions of this Code are not intended to interfere with, abrogate or require the enforcement by the City of any legally enforceable easements, covenants, or other agreements between private parties that may restrict the use of land or dimensions more than the requirements and provisions of this Code. When the regulations of this Code impose greater restrictions than are imposed by such easements, covenants or other agreements between parties, or are required by laws or other applicable ordinances, the provisions of this Code shall control.

E. In interpreting and applying the provisions of this Code, they shall be held to be the minimum requirements necessary to protect the public health, safety and welfare of the citizens of the City. ~~Additional requirements may be imposed by the Zoning Administrator, Reviewing Departments, Land Use Hearing Examiner, Planning Commission or City Council to more fully ensure the goals and policies of the Lehi City General Plan are achieved, the public health, safety and welfare of the residents of the City protected, and the purposes of this Code achieved.~~ Where this Code requires a greater restriction upon the use of buildings or land, or upon the height, bulk, or intensity of buildings, or requires greater open space areas, landscape areas, buffer areas, or other site requirements than are imposed by easements, covenants or agreements, the provisions of this Code shall control.

**Section 01.050 Permits and Licenses to Conform to Development Code.**

All departments, officials, employees, agencies, and bodies of the City with the duty or authority to issue permits or licenses shall conform to the provisions of this Code and shall issue no permits or licenses for uses, buildings or any purpose in conflict with the provisions of this Code.

**Section 01.060 Building Permits Required.**

No construction shall occur except pursuant to a validly issued, unexpired and unrevoked building permit. Applicants for a building permit shall submit an approved final site plan or final subdivision plat, and, if applicable, a conditional use permit prior to obtaining issuance of a building permit. The permittee shall proceed only in accordance with the approved building permit, development permit, and any approved conditions.

**Section 01.070 Building Codes and Permits.**

A. Adoption of Building Codes. The adoption and enforcement of building codes serves the public interest by providing for the inspection of structures for structural stability, fire resistance, adequate ventilation and other safety and sanitary features.

A.B. Building Permit Required.– Construction or removal of any building or structure or any part thereof, including all structures or uses of which plans have been approved as part of a zoning district amendment, site plan, subdivision plat, or conditional use permit, shall not be commenced, or proceeded with, until a building permit is obtained from the City's Chief Building Official.

B.C. Code Compliance. All structures shall comply with the requirements of the International Building Code, as adopted by the City, excluding manufactured homes.

C.D. Issuance of Building Permits Prior to Completion and Acceptance of Required Improvements. Building permits may be issued for construction in subdivisions and other projects prior to the completion and acceptance by the City of the required public improvements provided, however, that no building permit may be issued until adequate financial assurance has been provided for completion of such improvements as approved by the City. In such cases, the Chief Building Official may require that the applicant for a building permit sign a statement indicating:

1. that the applicant is aware of the terms of the bond or escrow account established to guarantee completion of required improvements to the satisfaction of the City;

2. that the applicant releases Lehi City from all liability for the installation, maintenance, or repair of the required improvements until the same have been completed and accepted by the City; and

3. that the applicant assumes all risk in connection with construction on the subject property.

D.E. Guarantees. Prior to issuance of a building permit, the applicant may be required to post a bond or provide other financial security in such form and sum as the City Council shall determine, with sufficient surety running to the City, to offset any costs or expenses associated with the abatement of debris and material associated with construction activities on and off the site.

## Section 01.080 Certificates of Occupancy.

A. No land shall be occupied or used, and no building erected or altered, occupied or used, until an inspection by the Chief Building Official of the City determines and verifies that all requirements and conditions related to the use or construction have been fully met and complied with and fully satisfied.

B. A certificate of occupancy shall be required before any structure or premises, or part thereof, hereafter erected, changed, converted, moved, altered or enlarged wholly or in part, may be used or occupied. No certificate of occupancy shall be issued permitting the use or occupation of any such structure or premises unless:

1. if a building permit was required, the construction pursuant to such permit as reflected in the approved building has been fully completed and accomplished;

2. if no building permit was required, the use conforms to this Code and all other applicable statutes, ordinances and regulations, or the use is a valid legal nonconforming use in accordance with the provisions of this Code; and

3. payment of all applicable fees, charges and other requirements have been made.

## Section 01.090 Exemptions.

A. Properties, uses and structures owned and operated by the State of Utah or the Federal Government shall to the extent provided by law, be exempt from the provisions of this Code. Where State or Federal law applicable to such properties require the property owner to take steps to comply with local regulations, this exemption shall not be construed to abrogate that requirement.

## ~~Section 01.100 Repeal of Existing Ordinances and Effective Date.~~

~~Title 18 of the Lehi City Municipal Code as codified and amended, together with any maps, which are part of that Ordinance, is hereby superseded, repealed and amended to read as set forth in this Code . .~~

# CHAPTER 02 *(Amended 12/14/17)*

# INTERPRETATION AND EFFECT

Section 02.010. Interpretation.
Section 02.020. Rules for Interpretation of Zoning District Boundaries.
Section 02.030. Lots in Two or More Districts.
Section 02.040. Interpretation of Authorized Permitted or Conditional Uses.
Section 02.050. Amendments to Table of Uses.
Section 02.060. Severability.

## Section 02.010. Interpretation.

A. In interpreting this Code, all provisions shall be:

1. liberally construed in favor of the governing body; and

2. deemed neither to limit nor repeal any other powers granted under State statues.

B. The following rules shall be observed in the application and interpretation of the provisions of this Code, except where the context clearly requires otherwise:

1. The words "shall" or "must" are mandatory. The words "should" and "may" are permissive.

2. Words used or defined in one tense or form shall include other tenses or derivative forms.

3. Words used in the singular shall include the plural. Words used in the plural shall include the singular.

4. Words referencing the masculine gender shall extend and be applied to the female gender and shall be considered to be gender neutral.

5. In the event of a conflict between the text of this Code and any illustrations, captions, figures, or other material, the text of this Code shall control.

6. The word "includes" shall not limit a term to the specified examples but is intended to extend its meaning to all other instances or circumstances of like kind or character.

7. In the event that any provisions of this Code conflict with each other, the most restrictive provision shall apply.

~~7.~~

## Section 02.020 Rules for Interpretation of Zoning District Boundaries. *(Amended 12/13/16)*

In the event of a dispute pertaining to the boundary or location of a zoning district, the Hearing Examiner shall have the authority and jurisdiction to render a written determination of the applicable boundary for a zoning district. The Hearing Examiner shall take into consideration the following criteria in rendering such determination:

A. The policies and development standards pertaining to such zoning district shall be given substantial weight.

B. Where a zoning district boundary is shown following a road, right-of-way line, interstate highway, parkway, public utility right-of-way, railroad line, stream or watercourse, or a line located midway between the main track of a railroad, the zoning district boundary shall be deemed to be changed automatically whenever such center line is changed by natural or artificial means.

C. Where a zoning district boundary is shown as following a municipal boundary line, a property line, a plot line or a projection of any one of the same, such boundary shall be such landmarked or monumented line or projection thereof. If such boundary is shown as separated from but approximately parallel to any such landmarked or monumented line or projection thereof, such boundary shall be deemed to be parallel to any landmarked or monumented line or projection thereof, as the case may be, at such distance therefrom as shown on the Lehi City Zoning District Map~~Planning Zone Map~~.

D. In areas not subdivided into lots and blocks, wherever a zoning district is indicated as a strip adjacent to and paralleling a road or railroad right-of-way, the depth of such strips shall be in accordance with dimensions measured at right angles from the center line of the road or railroad right-of-way, and the length of frontage shall be in accordance with dimensions measured from section, quarter section, or division lines, or center lines of roads or railroad rights-of-way, unless otherwise indicated.

E. Where a road, railroad or other physical monument or marker on the ground, by which a boundary is determined, varies from that as shown on the Lehi City Zoning District Map, the on-the-ground physical monument or marker shall control.

**Section 02.030 Lots in Two or More Districts.** *(Amended 3/28/00)*
Where a lot of record at the time of passage of this Code or any amendments thereto falls into two or more districts, the more restrictive zoning district provisions shall apply. However, the TH-5 District shall not be considered for this purpose.

**Section 02.040. Interpretation of Authorized Permitted or Conditional Uses.**
The City Council, following the receipt of a Planning Commission recommendation, shall have the authority and jurisdiction to interpret and to render a ~~written~~ determination as to whether a proposed use is similar to and consistent with the permitted or conditional uses of the applicable zoning district as contained in the Table of Uses. The process and procedures for an interpretation of use shall be the same as for an amendment to the provisions of this Code, as contained in Section 04.050. The City Council and Planning Commission shall ~~take into consideration~~consider the following criteria in rendering such interpretation:

A. consistency with the purpose and intent of the policies and development standards pertaining to such district or Land Use Category as described in this Code and the Land Use Element of the Lehi City General Plan; and

B. whether the proposed use is substantially similar to other uses, taking into consideration ~~the following criteria~~:

1. whether the proposed use is within the same two-or three-digit classification of the *Standard Land Use Code Manual* (1977);

2. trip generation;

3. impact on public facilities and services; and

4. impact on environmental resources.

**Section 02.050 Amendments to Table of Uses.**
If the City Council, following receipt of a Planning Commission recommendation, determines that the proposed use is not consistent with the purpose and intent of the policies and development standards pertaining to a given zoning district described in this Code and the Land Use Element of the Lehi City General Plan, or is not substantially similar to another use permitted within the applicable zoning district, the applicant may apply for an amendment to the Lehi City General Plan and this Code~~,~~ by following the procedures as identified in Section 04.020 and Section 04.050.

**Section 02.060. Severability.**
The provisions of this Code shall be construed to carry out the purposes of this Code and the Lehi City General Plan and to avoid conflict with the laws of the State of Utah or any other limitation imposed by law. If any section, provision, sentence or clause of this Code is declared unconstitutional by a court of competent jurisdiction, such determination shall not impair the validity of the remainder of this Code, which shall remain in full force and effect.

# CHAPTER 03
*(Amended 11/14/17)*
# ADMINISTRATION

Section 03.010. Decision-Making and Administrative Bodies.
Section 03.020. City Council.
Section 03.030. Planning Commission.
Section 03.040. Land Use Hearing Examiner.
Section 03.050. Parks Trails and Trees Advisory Committee.
Section 03.060. Reviewing Departments.
Section 03.070. Zoning Administrator.
Section 03.080. Staff.
Section 03.090. Meetings and Public Hearings.
Section 03.100. Public Hearing Noticing.

## Section 03.010 Decision-Making and Administrative Bodies.

The decision-making bodies and officials identified in the title have responsibility for implementing and administering the Lehi City General Plan and Lehi City Development Code. Other City ~~D~~ddepartments, bodies and officials also may have specific responsibilities related to this Code and are identified as appropriate.

## Section 03.020 City Council.

*(Amended 12/13/16)*

The Lehi City Council ("Council") shall have the following powers and duties:

A. to adopt the Lehi City General Plan and all elements of the General Plan;

B. to initiate amendments to the text and map of this Code, the Lehi City General Plan, and all elements of the General Plan;

C. to approve, deny, or to amend and approve applications for development approval;

D. to render, or to appoint a hearing officer to render a determination, pursuant to the provisions of Chapter 31 of this Code, if an applicant asserts a deprivation of, or has been subject to, a taking of property without just compensation or asserts some other invalidity by the passage of this Code;

E. to establish a fee schedule by resolution for applications for development approval, zone district amendments and all other approvals, permits and licenses required by this Code;

F. to designate and appoint an administrative official to decide routine and uncontested matters which otherwise would be heard by the Hearing Examiner; and

G. to take such other action not expressly delegated to the Reviewing Department, Planning Commission or the Hearing Examiner that may be desirable and necessary to implement the provisions of the Lehi City General Plan and this Code.

## Section 03.030 Planning Commission.

*(Amended 2/8/00)*

A. Creation. There is hereby created and established a Lehi City Planning Commission ("Commission").

B. Powers and Duties. The Commission shall be an advisory body to the City Council in making decisions pertaining to amendments to the Lehi City General Plan and this Code. The Commission shall have the following powers and duties:

1. to prepare or cause to be prepared a General Plan or element thereof and to submit the proposed General Plan or elements to the City Council;

2. to prepare or cause to be prepared amendments to the General Plan or elements thereof from time to time and submit the proposed amendments to the City Council;

3. to review and make recommendations to the City Council with regard to amendments to the Lehi City General Plan Land Use Maps;

4. to review and make recommendations to the City Council with regard to interpretations of authorized permitted and Conditional Uses;

5. to initiate, hear, review and make recommendations to the City Council on applications for amendments to the text or Zoning District Map of this Code;

6. to hear, review, recommend approval or disapproval, or approve or disapprove applications for development approval, as authorized in accordance with the provisions of this Code;

7. to hear and decide appeals from actions of the Reviewing Departments; and

8. to adopt bylaws, policies, procedures and

regulations for the conduct of its duties and meetings, for the consideration of applications for development approval, and for any other purposes deemed necessary for the functioning of the Commission, provided that such bylaws, policies, procedures and regulations shall be consistent with this Code and shall be approved by the City Council before taking effect.

C. Qualifications for Membership. Members of the Commission shall be appointed from the qualified electors of the City.

D. Membership: Appointment, Removal, Terms, and Vacancies.

1. The Commission shall be composed of seven members to be appointed by the Mayor with the advice and consent of the City Council. Each member of the City Council may submit names of candidates.

2. The Mayor, with the advice and consent of the City Council, may remove any member of the Commission for violation of this Code or any policies or procedures adopted by the Commission following receipt of a written complaint filed against the member. The Mayor shall provide the member with a hearing, if requested.

3. Members of the Commission may be compensated on a per diem basis, based upon meetings actually attended and reasonable and necessary expenses, as determined by the City Council.

4. All members shall serve a term of three years. No member shall serve more than three consecutive terms.

5. At an annual organizational meeting, the members of the Commission shall elect one of their members as chair and one of their members as vice-chair. In the absence of the chair, the vice-chair shall act as chair and shall have all powers of the chair. The chair shall serve a term of one year. No member shall serve as chair for more than two consecutive terms.

6. The chair, or in the chair's absence the vice-chair, shall administer oaths, shall be in charge of all proceedings before the Commission, and shall take such action as shall be necessary to preserve order and the integrity of all proceedings before the Commission.

E. Alternate Members.

1. The Mayor with the advice and consent of the City Council may appoint up to two alternate Planning Commissioners who may act with the full powers and duties of a regular Planning Commissioner, however, an alternate member may vote only in the absence of a regular member. The senior alternate member will be the first to replace an absent regular member.

2. Alternate members may participate in the discussion and debate of a meeting even if all regular members are present. However, if all regular members are present, the alternate members ~~would~~ do not vote.

3. Alternate members shall not vote in the place of a member who abstains from voting unless that member completely withdraws from the discussion and removes himself/herself from the Commission table during the consideration for the matter upon which he/she abstains. Under such circumstances, the alternate member may sit as a replacement for the regular member for that particular agenda item.

4. The appointment and participation of alternate members does not increase the number of members of the Commission nor does it increase the number of members constituting a quorum required to take action. When an alternate member fills in for an absent or abstaining regular member, such alternate is considered to be a regular member for the purpose of that meeting or agenda item.

5. Alternate members shall serve a term of three years.

F. Recording Secretary. The Mayor shall appoint a recording secretary to serve the Commission. The Recording Secretary shall keep minutes of all proceedings of the Commission, which minutes shall be the official record of all proceedings before the Commission, attested to by a majority vote of the members of the Commission. The Recording Secretary shall maintain all records of Commission meetings, hearings and proceedings, and handle the correspondence of the Commission.

G. Quorum and Necessary Vote. No meeting of the Commission may be called to order, nor may any business be transacted without a quorum consisting of at least four members of the Commission being present. The chair shall be included for purposes of establishing a quorum and shall act as a voting member

of the Commission. All actions shall require the vote of a majority of the members of the Commission.

H. Meetings, Hearings and Procedure.

1. The Commission shall establish a regular meeting schedule.

2. Special meetings may be requested by the City Council, the chair of the Commission, or a majority of the members of the Commission.

3. If a matter is postponed due to lack of a quorum, the chair shall reschedule the matter to the next available Commission meeting. The Recording Secretary shall notify interested parties and all members of the Commission of the date of the continued meeting.

## Section 03.040 Land Use Hearing Examiner.

*(Amended 11/28/06; 12/13/16)*

A. Creation. There is hereby created and established a Lehi City Land Use Hearing Examiner.

B. Powers and Duties.

1. The Hearing Examiner shall hear and decide:
   (a) appeals from final administrative decisions of the Zoning Administrator applying the provisions of this Code;
   (b) variances from the terms of this Code with a finding of unreasonable hardship as allowed by Chapter 25;
   (c) interpretations of a zoning district boundary line as allowed by Section 02-020;
   (d) appeals from Planning Commission decisions concerning Conditional Use permits; and
   (e) requests for the issuance of a building permit authorizing the reconstruction, remodeling, expansion or enlargement of a nonconforming building or structure.

2. The Hearing Examiner shall not have power, jurisdiction or authority to consider:
   (a) variances to any of the standards governing approval of subdivisions, site plans, or Conditional Use permits; or
   (b) amendments to the General Plan, any element or map of the General Plan, any provision, requirement or map of this Code, or the Zoning District Maps including the permissible use of land within any Zoning District.

C. Qualifications for Membership. The Hearing Examiner shall be retained by the Mayor or the Mayor's designee as needed to fulfill the duties and responsibilities described in this chapter and shall be an attorney currently licensed to practice law in Utah. The Hearing Examiner shall have experience in Utah municipal land use law, municipal land use code, constitutional due process requirements and administrative or quasi-judicial hearings.

D. Recording Secretary. The City Recorder shall provide a ~~r~~Recording ~~s~~Secretary to serve the Hearing Examiner. The ~~r~~Recording ~~s~~Secretary shall keep minutes of all proceedings of the Hearing Examiner, which minutes shall be the official record of all proceedings before the Hearing Examiner, attested to by the Hearing Examiner. The Recording Secretary shall maintain all record of Hearing Examiner meetings, hearings and proceedings, and handle the correspondence of the Hearing Examiner.

E. Meetings, Hearings and Procedure.

1. Meetings: Meetings of the Hearing Examiner shall be held only as necessary to fulfill the duties and responsibilities described in this chapter.

2. Other Duties: The Hearing Examiner may adopt rules in accordance with the provisions of State law, this chapter, and any other applicable City Ordinance. Meetings of the Hearing Examiner shall be held at such times as the Hearing Examiner may determine. The Hearing Examiner may administer oaths and compel the attendance of witnesses. All meetings of the Hearing Examiner shall be subject to the Utah Open Meetings Act.

3. Written Statement Setting Forth Theories of Relief Required: The appellant shall deliver to the Hearing Examiner and all other participants, five business days prior to the hearing, a written statement setting forth each and every theory of relief the appellant intends to raise at the hearing, along with a brief statement of facts in support thereof.

4. Condition Precedent to Judicial Review: No theory of relief may be raised in the District Court unless it was timely and specifically presented to the appeal authority.

5. Standard of Review and Burden of Proof on Appeal: The Hearing Examiner shall, on appeal,

presume that the decision applying the land use ordinance is valid and determine only whether or not the decision is arbitrary, capricious, or illegal. The burden of proof on appeals is on the appellant.

**Section 03.050 Parks, Trails, and Trees Advisory Committee.** *(New 04/22/04)*

A. Parks, Trails, and Trees Advisory Committee. There is hereby created and established a Lehi City Parks, Trails, and Trees Advisory Committee (PTTAC). The following provisions shall apply to the Committee:

1. Appointment. The Mayor shall appoint, and the City Council approve a Parks, Trails, and Trees Advisory Committee consisting of seven voting members, all of whom ~~must~~shall be residents of the City. Other non-voting members of the Committee may be appointed by the Mayor as needed.

2. Term of Office.
   (a) All members shall serve a term of six years.
   (b) Members may be reappointed, with no limit on the number of terms a member may serve.
   (c) In the event that a vacancy shall occur during the term of any member, a successor shall be appointed for the unexpired portion of the term.

3. Chairperson. At an organizational meeting, the members of the Committee shall elect one of their members as chair and one of their members as vice-chair. In the absence of the chair, the vice-chair shall act as chair and shall have all powers of the chair. The chair shall serve a term as per the bylaws of the Committee.

4. Receipt of gifts and bequests. The PTTAC, on behalf of and with the consent of the City Council, shall have the authority to receive gifts or bequests for the purchase and planting of trees and shrubs along any street, avenue or public property and fund other special events sponsored by the Committee. Such gifts or bequests shall be received by the City Treasurer and conveyed into a special fund for the purposes set out in this Chapter.

5. Compensation. Members of the Committee shall serve without compensation but may be reimbursed for personal expenditures on behalf of the Committee. Any expenditure to be reimbursed shall be reviewed and recommended by the Committee and approved by the Lehi City Finance Director.

B. Parks, Trails, and Trees Advisory Committee–Duties and Responsibilities. The Committee shall be an advisory body to the Mayor, City Council, Planning Commission, department heads, and other City employees in making decisions regarding the needs and management of the City's parks, open space, trails, and trees. The Committee shall report to and is accountable to the Mayor and City Council. The Committee shall have the following duties and responsibilities:

1. assist in the development and administration of a community tree management program for Lehi City;

2. adopt bylaws, policies, procedures and regulations for the conduct of its duties and meetings, for the consideration of items brought before the Committee, and for any other purposes deemed necessary for the functioning of the Committee provided that such bylaws, policies, procedures and regulations shall be approved by the City Council before taking effect;

3. review development applications in an advisory capacity that include elements pertaining to parks, trails, open space and community forestry, and provide recommendations to the Planning Commission and City Council regarding the applications;

4. develop and maintain a Street Tree and Landscape Tree Selection Guide;

5. assist the City's department heads in establishing educational and information programs;

6. assist the City's department heads in the establishment and maintenance of a street tree inventory database and mapping;

7. in cooperation with the Lehi City Historic Preservation Commission, identify and mark notable or historic trees for preservation; and

8. assist the City's department heads in the scheduling and planning of an annual Arbor Day observance.

**Section 03.060 Reviewing Departments.**
*(Amended 3/23/04; 05/13/14)*

A. Review Required. The following departments and divisions, collectively known as the Reviewing Departments, shall provide technical reviews on all development requests requiring approval from the Planning Commission and City Council:

1. Engineering Department;
2. Planning Division;
3. Public Works Department;
4. Building Division;
5. Fire Department;
6. Power Department;
7. Water Department;
8. Parks Division; and
9. Streets Division.

B. As requested by the Reviewing Departments, a representative from the Streets Division, Police Department, Recreation Division, and any other City department or staff may be asked to provide input during the review process.

C. Procedure. The following procedure shall govern the review and approval process on all development requests requiring approval from the Planning Commission or City Council:

1. The Planning Division shall coordinate and oversee the review process referenced in Section 03.060(A).

2. Applications for development requests shall be submitted to the Planning Division. Only complete applications, as determined by the Planning Division, shall be forwarded to the Reviewing Departments. It shall be the applicant's responsibility to ensure that the application is complete.

3. At any time during the review process, any or all of the Reviewing Departments may require the applicant to provide additional information regarding the applicant's development request. Any or all of the Reviewing Departments may also request the applicant to appear personally or through a representative of the applicant before the Department and provide additional information regarding the application.

4. The Planning Division shall compile and maintain a record of each Reviewing Department's application review. Once the Planning Division has received and compiled each required review for an application, the Planning Division shall forward the application and compilation of reviews to the Planning Commission and City Council, as applicable, for consideration. A consensus approval by the Reviewing Departments of the proposed development application is required before any such application or compilation of reviews is forwarded to the Planning Commission and City Council.

5. The Planning Division shall also provide a copy of the reviews to the applicant. Applications containing Development Code deficiencies, as indicated by the Reviewing Departments, shall be corrected by the applicant and resubmitted to the Planning Division for further review and submittal to the Planning Commission and City Council.

~~D. Approval for Specific Projects. If an application for a permitted use satisfies the requirements of Section 03.060(A) and (B) and has a valuation of less than $500,000, the Zoning Administrator, with the consent of the Reviewing Departments, may grant final approval of the development request. Notwithstanding, the Zoning Administrator may use discretion and defer the decision to the Planning Commission.~~

## Section 03.070 Zoning Administrator.

It is the responsibility of the Zoning Administrator to ensure all processes, procedures and other provisions of this Code are consistently and equitably applied and to affect the general administration and enforcement of this Code. The City Council shall designate a staff person, or staff persons, to carry out the responsibilities of the Zoning Administrator. The staff person or persons designated are referred to in this Code as the "Zoning Administrator".

## Section 03.080 Staff.

*(Amended 12/13/16)*

The staff of the Lehi City Planning Division shall perform the planning functions of the City, ~~and~~ shall provide professional and technical support, advice and guidance on all amendments to the General Plan, General Plan Elements, and this Code, on all applications for development approval, permits, licenses and appeals, and shall perform all ~~such~~ other functions as may be requested by the City Council, the Planning Commission, the Hearing Examiner, or as authorized by this Code.

## Section 03.090 Meetings and Public Hearing.

*(Amended 5/22/01; 7/10/07; 12/13/16)*

All meetings and hearings of the City Council, Planning Commission, Hearing Examiner and Reviewing Departments shall comply with the provisions of this Code and the Utah Code. At least ten days' notice shall be provided for all public hearings required by

this Code, except public hearings required for all applications for preliminary subdivision plat, which shall require at least seven days' notice, and all applications for annexation which shall be noticed according to the Utah Code. The applicant shall be required to pay the cost for the City to provide the required notice to all property owners and public entities as required by this Code.

**Section 03.100 Public Hearing Noticing.**
*.(Amended 5/22/01; 11/19/19)*

A. Courtesy Notices. As a courtesy to property owners, all applicants for a concept plan, conditional use permit or preliminary subdivision plat shall provide the City with stamped and preaddressed envelopes for each owner of record of each parcel located entirely or partly within 300 feet from any boundary of the property subject to the application, including any owners of property in unincorporated Utah County or adjacent municipalities, together with a mailing list for those owners.

Any defect in courtesy notice shall not affect or invalidate any hearing or action by the Planning Commission or City Council.

B. Required Notices.

1. All applicants for general plan amendment, annexation, area plan, zoning map amendment or required subdivision plat amendment shall provide the City with stamped and preaddressed envelopes for each owner of record of each parcel located entirely or partly within 300 feet from any boundary of the property subject to the application, including any owners of property in unincorporated Utah County or adjacent municipalities, together with a mailing list for those owners.

2. All applicants for vacation of a street shall provide the City with stamped and preaddressed envelopes for each owner of record of each parcel that is accessed by the public street, together with a mailing list for those owners.

3. Amendments to subdivisions and vacation of or change to street shall also have a sign posted on the property to give notice to passers-by.

C. The names and addresses shall be as shown on the most recently available Utah County tax assessment rolls. It shall be the sole responsibility of the applicant to verify that the mailing list and envelopes are complete and accurate. The notices shall be mailed by the City and state that an application has been filed, the nature of the application or action, and the time place and date set for a public hearing or meeting on the matter.

# CHAPTER 04 *(Amended 11/14/17)*

# AMENDMENTS TO THE CITY GENERAL PLAN, DEVELOPMENT CODE AND ZONING DISTRICT MAP


Section 04.010. Amendments to Lehi City General Plan; General Procedures.

Section 04.020. Procedures for Amending the Lehi City General Plan and Maps.

Section 04.030. ~~Application Requirements and~~ Criteria for Approval of General Plan Text and Map Amendments.

Section 04.040. Effect of General Plan Amendment.

Section 04.050. Procedure for Amending the Lehi City Development Code and Lehi City Zoning District Map.

Section 04.060. ~~Application Requirements and~~ Criteria for Approval ~~of Development Code and Zoning Map Amendments~~.

Section 04.070. Effect of an Amendment to the Lehi City Development Code and Lehi City Zoning District Map ~~Amendments~~.


## Section 04.010. Amendments to Lehi City General Plan; General Procedures.

*(Amended 09/08/08; 12/13/16)*

A. A proposed amendment to the Lehi City General Plan may be initiated by any property owner, any person residing in the City, any business owner, the Hearing Examiner, the Planning Commission, the City Council, the Reviewing Departments, or the City Staff by filing an application for a General Plan amendment.

B. An application for an amendment to the Lehi City General Plan or General Plan Land Use Map ~~may~~ shall be filed with the City on the applicable application form as established pursuant to the provisions of this Code.

C. If such amendment is approved, the applicant may then proceed to file an application for development approval if ~~such~~the development is consistent with the approved General Plan amendment.

## Section 04.020. Procedures for Amending the Lehi City General Plan Text and Maps.

(Amended 07/10/07; 07/10/12)

A. The Planning Division shall prepare a report of the findings of the Reviewing Departments within 21 days and not less than seven days prior to the meeting with the Commission indicating whether the proposed amendment is consistent with the Elements of the General Plan including~~,~~ the effect of the proposed amendment on the existing goals, objectives and policies of the General Plan, and listing any revisions to this Code that would be needed to implement the proposed amendment.

B. Prior to recommending the adoption, rejection or revision of any General Plan amendment, the Planning Commission shall hold a public hearing in accordance with the procedures of this Code and the Utah Code, after receiving the report of the findings of the Reviewing Departments and providing at least ten days' notice.

C. After the Planning Commission has reviewed the application and made its recommendation, the Planning Division shall submit a copy of the General Plan amendment as recommended by the Commission, the report of the findings of the Reviewing Departments, and the transcripts or minutes of the proceedings before the Commission to the City Council. The City Council shall then schedule a public meeting to consider the Planning Commission recommendation ~~for the proposed General Plan amendment~~. The City Council shall consider the proposed General Plan amendment and the recommendation of the Commission pursuant to the procedures established by this Code and the Utah Code including the required notice for a public meeting. The City Council shall approve the amendment, revise and approve the proposed amendment, or reject the proposed amendment. If the City Council approves the proposed amendment as submitted or as revised, the City Council shall adopt the General Plan amendment by ordinance.

## Section 04.030. Criteria for Approval of General Plan Text and Map Amendments.

In considering a proposed amendment to the Lehi City General Plan, the applicant shall identify, and the City Staff, Reviewing Departments, Planning Commission, and the City Council will~~may~~ consider the following factors, among others:

1. the effect of the proposed amendment on the character of the surrounding area;

2. consistency with the goals and policies of the General Plan ~~Land Use Map and the goals and policies of the General Plan~~;

3. consistency and compatibility with the General Plan uses of nearby and adjoining properties;

4. the suitability of the properties for the uses requested and their suitability for the uses identified by the General Plan;

5. whether a change in the uses proposed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;

6. the gain to the public health, safety and welfare from the existing classification to the proposed amendment; and

7. the overall community benefit of the proposed amendment.

**Section 04.040. Effect of General Plan Amendment.**
From and after the effective date of a General Plan amendment, no amendments shall be made to this Code nor shall any ~~development order or~~ development permit be approved or approved with conditions, unless such amendments, approvals and conditions are consistent with the adopted General Plan or Element or portion thereof as amended. A General Plan amendment ~~shall~~does not authorize the development of land. After a General Plan amendment has been approved by the City Council, no development shall occur until the required development permits and licenses have been issued by the City.

**Section 04.050. Procedures for Amending the Lehi City Development Code and Lehi City Zoning District Map.** (Amended 7/10/07; 07/10/12)

A. The text of this Code and the Lehi City Zoning District Map may be amended from time to time, consistent with the adopted Lehi City General Plan.

B. The Planning Division shall prepare a report of the findings of the Reviewing Departments within 21 days and not less than seven days prior to the meeting with the Planning Commission indicating whether the proposed amendment is consistent with the Elements of the General Plan, the effect of the proposed amendment on the existing goals, objectives and policies of the General Plan, and listing any revisions to this Code that would be needed to implement the proposed amendment. Following the required public hearing, the Commission shall file a recommendation with the City Council recommending approval, modification or disapproval of the proposed Development Code or Zoning District Map amendment. The City Council shall consider the proposed amendment and the recommendation of the Commission pursuant to the procedures established by this Code and the Utah Code, and shall provide the required notice for a public meeting. The City Council may approve the amendment, revise and approve the proposed amendment, or reject the proposed amendment. If the City Council approves the proposed amendment as submitted or as revised, the City Council shall adopt the amendment by ordinance and in accordance with all procedures established by law.

C. The Commission may recommend and the City Council may attach such conditions to the approval of an application for Development Code amendment or Zoning District Map amendment as are necessary to implement the General Plan and carry out the intent of this Code. All conditions shall be expressly stated in the approving ordinance.

**Section 04.060. Criteria for Approval.**
No amendment to this Code or the Zoning District Map may be recommended for approval by the Planning Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code or Zoning District Map amendment, the applicant shall identify, and the City Staff, Reviewing Departments, Commission, and the City Council will~~may~~ consider the following factors, among others:

1. the effect of the proposed amendment on the character of the surrounding area;

2. consistency with the goals and policies of the General Plan;

3. consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;

4. the suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;

5. whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;

6. the gain to the public health, safety and welfare from the existing classification to the proposed amendment; and

7. the overall community benefit of the proposed amendment.

**Section 04.070. Effect of an Amendment to the Lehi City Development Code and Zoning District Map~~(s)~~.**

An amendment to the Lehi City Development Code or Zoning District Map shall not authorize the development of land. After an amendment has been approved by the City Council, no development shall occur until the required development permits and licenses have been issued by the City.

# CHAPTER 05

# ESTABLISHMENT OF ZONES

*(Amended 09/11/18)*

Section 05.010. Zoning by Districts.
Section 05.020. Zoning Districts Purpose.
Section 05.030. Table of Permitted and Conditional Uses.
Section 05.040. Table of District Yard, Bulk and Intensity Requirements.
Section 05.050. Table of ~~Off Street~~Off-Street Parking.

## Section 05.010. Zoning by Districts.

*(Amended 10/10/00, 08/07/01, 04/22/08, 09/09/08, 09/11/12, 01/13/15, 02/24/15)*

In accordance with the requirement of the Utah Code that zoning within municipalities be by districts, Lehi City, as shown on the Lehi City Zoning Map is divided into the following zoning districts or zones which govern the use, intensity, area and other requirements for the use of land as required by this Code. The ~~map accompanying this Code, the~~ Lehi City Zoning Map ~~accompanying this Code,~~ identifies the geographic distribution of each zone within Lehi City, Utah. All development, use, activity, and authorized permits and licenses shall adhere to all the provisions, standards, and requirements of the applicable zone. To meet the purposes of this Code and the Lehi City General Plan, the City of Lehi is divided into the following ~~zones~~zoning districts:

_____Transitional Holding ~~-~~-5 (TH-5)
_____Agriculture-5 (A-5)
_____Agriculture-1 (A-1)
_____Residential/Agriculture (RA-1)
_____Residential (R-1-22)
_____Residential (R-1-15)
_____Residential (R-1-12)
_____Residential (R-1-10)
_____Residential (R-1-8)
_____Residential (R-1-Flex)
_____Medium Density Residential (R-2)
_____Intermediate High Density Residential (R-2.5)
_____High Density Residential (R-3)
_____Mixed Use Commercial/Residential (MU)
_____Historic Commerce District (HC)
_____Regional Commercial (CR)
_____Commercial (C)
_____Heavy Commercial (C-H)
_____Commercial/Food Processing (C-1)
_____Neighborhood Commercial (NC)
_____Technology and Manufacturing (T-M)
_____Business Park (BP)
_____Light Industrial (LI)
_____Historical/Industrial (HI)
_____Industrial (I)
_____Planned Community (PC)
_____Resort Community (RC)
_____Sports Entertainment (SE)
_____Public Facilities (PF)
_____Transit Oriented Development (TOD)

## Section 05.020. Zoning Districts Purpose.

*(Amended 1/11/00, 10/10/00, 5/22/01, 08/07/01, 11/15/05, 04/22/08, 09/09/08, 06/09/09, 07/28/09, 07/09/13, 02/24/15, 02/13/18, 08/14/18; 01/22/19; 12/8/20)*

Consistent with the goals and policies of the Lehi City General Plan, the zoning districts are formulated to provide and achieve the following purposes:

~~A.~~ The **Transitional Holding-5 (TH-5)** District is designated primarily for the annexation of land where no water is dedicated upon annexation and where no city culinary water or pressurized irrigation water services will be provided. Characteristic of this district is a continuation of uses and services existing at the time of annexation. All new uses must comply with Table 05-030-A, Table 05-040-A, and Table 12-060 of the Lehi City Development Code. Property may be annexed into the TH-5 district without the requirement of a General Plan amendment. It is, however anticipated that when the property is rezoned, it will comply with the General Plan designation. Otherwise, a General Plan amendment will be required.

Following annexation into the TH-5 District, a single lot may be partially rezoned to a different zoning district so long as the portion of the lot remaining in the TH-5 district is not smaller than one acre.

~~B.~~A. The **Agriculture-5 (A-5), Agriculture-1 (A-1) and Residential/Agriculture (RA-1) Districts** are designed to preserve lands suited for farming and ranching operations protected from the encroachment of incompatible uses. Additionally these districts are intended to allow viable agricultural uses to remain on lands potentially suited for the eventual development ~~for~~of other uses, pending proper timing and the provision of the required services including all public utilities, streets, parks, schools and other facilities, so that an orderly development pattern is encouraged.

~~C.~~B. The Residential Districts of Lehi City **(RA-1, R-1-22, R-1-15, R-1-12, R-1-10, R-1-8, R-1-Flex, R-2, R-2.5 and R-3)** are formulated to provide a range of housing choices to meet the needs of Lehi City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live. These dis

tricts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single-family dwellings, two-family dwellings, multi-family dwellings, ~~condominiums~~condominiums, and townhouses. Also allowed are parks, open space and conservation areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City and residents of each of the City's neighborhoods.

~~D.~~ The purpose of the Very Low Density Residential Agricultural Districts **(A-5, A-1, and R-1-22)** is to provide for single-family residential areas within a rural setting.

~~1. RA-1 may also be permitted on properties that are no larger than two acres in size.~~

C.

~~E.~~D. The purpose of the Very ~~Low Density~~Low-Density Residential Districts **(R-1-22, RA-1, R-1-15)** is to provide for large-lot single-family residential areas and/or hobby farm developments. RA-1 may also be permitted on properties that are no larger than two acres in size.

~~F.~~E. The purpose of the ~~Low Density~~Low-Density Residential Districts **(R-1-12, R-1-10, R-1-8, and R-1-Flex)** is to provide for single-family residential areas and dwelling units on individual lots.

1. The standard zones for the ~~Low Density~~Low-Density Residential District are the R-1-Flex zone and R-1-12.

2. A property may be zoned to an R-1-8 or R-1-10 zone only in cases where a parcel of property is immediately adjacent to existing R-1-8 or R-1-10 zoning on at least ~~3~~three sides.

~~G.~~F. ~~The~~ An additional purpose of the R-1-Flex District is to break from traditional single-family zoning with fixed lot requirements, which typically results in neighborhoods where all of the lots are similar in size. ~~–~~The R-1-Flex District allows a diversity of lot sizes while still keeping within the density standard of the district. The intent is to allow for flexibility in lot size standards, and to promote diversification and stability of neighborhoods while assuring that the character of the single-family district is maintained.

1. All developments within the R-1-Flex District that are less than ten ~~(10)~~ gross acres ~~(gross)~~ in size shall meet the following requirements:
   (a) ~~M~~maximum density of three and one quarter (3.25) units per acre~~.~~; and
   (b) ~~M~~minimum lot size of ~~eight thousand (~~8,000~~)~~ square feet.

2. All developments within the R-1-Flex District that are ten ~~(10)~~ gross acres ~~(gross)~~ or greater, in size shall meet the following additional requirements:
   (a) ~~M~~maximum density of ~~three and one half (~~3.5~~)~~ units per acre~~.~~;
   (b) ~~M~~minimum lot size of ~~eight thousand (~~8,000~~)~~ square feet~~.~~;
   (c) ~~E~~each development shall contain a mix of lot sizes. ~~Forty~~ ~~40~~Forty percent ~~(40%)~~ must be ~~twelve thousand (~~12,000~~)~~ square feet or larger, ~~thirty~~ 30 percent ~~(30%)~~ must be between ~~ten thousand and eleven thousand nine hundred and ninety nine (~~10,000-11,999~~)~~ square feet, and ~~thirty~~ 30percent ~~(30%)~~ must be between ~~eight thousand and nine thousand nine hundred ninety nine (~~8,000 and 9,999~~)~~ square feet in size. When calculating the required number of lots, the number may be rounded down to the nearest whole number~~.~~; and
   (d) PUD or PRD developments may be allowed. In such cases, the lot size mix requirement in ~~item~~subparagraph 2(~~bc~~) does not apply.

~~H.~~G. The purpose of the **Medium Density Residential District (R-2)** is to identify and encourage the development of medium density residential uses, including single family and ~~two family~~two-family dwellings.

~~I.~~H. The purpose of the **Intermediate High Density Residential District (R-2.5)** is to provide an attractive setting for small lot single family and low rise townhouses ~~and condominiums~~ in a Planned Unit Development ~~setting~~. The R-2.5 zone is intended to provide greater housing affordability and mix of housing types~~be a transition zone between medium density and high density or commercial areas~~. All developments within the R-2.5 Zone shall meet the following requirements:

1. Only Planned Unit Developments will be allowed in the R-2.5 Zone and must be approved in accordance with Chapter 17, Planned Unit Developments, of this Code. Use of the R-2.5 Zone and approval of a Planned Unit Development is at the discretion of the Planning Commission and City Council.

2. A Concept Plan shall be filed concurrent with any request to amend the Land Use Element of the General Plan to an Intermediate ~~High Density~~High-Density Residential designation. The Concept Plan shall be filed in accordance with the Concept Plan requirements contained in Chapter 11 of this Code.

3. A Concept Plan shall be effective for a period of one ~~(1)~~ year from the date that the Concept Plan and General Plan Amendment are reviewed by the City Council, at the end of which time an application for a Zoning Map amendment shall have been submitted and under review by the City. If an application for a Zoning Map Amendment to the R-2.5 Zone has not been filed within the one ~~(1)~~ year ~~period~~period, the Concept Plan shall be void. The City Council may grant an extension of the Concept Plan according to the provisions of Section 10.120.

4. Properties designated as an Intermediate High Density Land Use or R-2.5 Zone for which the Concept Plan has become void shall require the applicant to submit a new Concept Plan for review subject to the then existing provisions of this Code and General Plan.

~~4.~~

5. 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 review of a Concept Plan including review by Staff, Planning Commission and City Council.

~~J.~~I. The purpose of the ~~**High Density**~~**High-Density Residential District (R-3)** is to provide an environment and opportunities for higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses.

~~K.~~J. 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.

~~L.~~K. The **Historic Commerce District (HC)** is located in the historic commercial areas along Main Street and State Street. This district is created to preserve the historic character of the original commercial areas along Main Street and State Street; to revitalize the heart of downtown Lehi by creating a walkable downtown characterized by unique retail, restaurants, entertainment, and small artisan businesses; and to celebrate Lehi's Pioneer heritage. The district is characterized by a distinct "street wall" that maintains the classic "Main Street" feel with little or no setback from the street.

~~M.~~L. The **Regional Commercial (CR) District** is created to provide for a variety of retail and service-oriented commercial uses that serve a broad geographical market beyond the Lehi area. This zone is generally applied to properties along major transportation corridors with the infrastructure to support them and is designed to promote high quality commercial developments that can take advantage of the zone's close proximity to I-15 and other major transportation corridors. Development within this zone should be designed in a manner that presents a favorable image of the City and is encouraged to be developed in large, well-planned and cohesive projects rather than smaller, piecemeal projects.

~~N.~~M. The **Commercial (C) District** is intended to provide controlled and compatible locations for retail, office, ~~and~~ business, and ~~/~~commerce activities.~~,~~ The Commercial zone is envisioned to enhance employment opportunities, ~~to encourage the efficient use of land, to enhance property values and the strength of~~ to strengthen the city's tax base, and ~~i~~ensure high quality design and functionality of commercial areas. Uses typical to this District may include retail sales and services, offices and institutional uses.

~~O.~~N. The **Heavy Commercial (C-H) District** 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.

~~P.~~O. ~~**Commercial/Food Processing (C-1) District.**~~ The purpose of the **Commercial/Food Processing District (C-1)** is to allow for the continued operation of existing food processing businesses that involve the slaughtering and processing of livestock. However, animal rendering and feed lots are ~~prohibited~~prohibited, and livestock may not be corralled outdoors for any period of time. It is also intended to allow future retail, office and business/commerce activities. Uses typical to this District include existing food processing businesses as well as future retail sales and services, offices and institutional uses.

~~O.~~P. The **Neighborhood Commercial (NC) District** is created to provide an area where goods and services are available in close proximity or adjacent to residential areas. The purpose of this zone is to allow for the development of smaller-scale retail and service-oriented businesses that are compatible with the adjacent neighborhoods. Developments within this zone should be designed for a sensitive transition between the Neighborhood Ceommercial uses and surrounding residential uses. In order to prevent disturbance to neighboring residential areas, businesses operating hours shall be between the hours of 6 AM and 11 PM Sunday through Thursday and 6 AM to 12 AM Friday and Saturday. Structures in this zone are limited in size to a 5,000 square foot footprint unless otherwise approved by the Planning Commission based on a determination that the building meets the intent of this zone.

~~P.~~Q. The **Business Park (BP) District** is established to provide a clean, attractive and nuisance free location for corporate offices, laboratories, vocational schools, research facilities, medical and dental clinics, hospitality, supplementary retail and restaurants, ~~light assembly and accessory warehouse development,~~ and larger scale public facilities. ~~Examples of the activities that may be allowed include corporate offices, laboratories and research facilities, medical and dental clinics, professional and vocational schools, government offices and medical research facilities. The BP district requires buildings to be located in a park-like campus setting with extensive landscaping and consideration of building design and siting to create an attractive and desirable environment for larger scale corporate and public uses.~~

~~Q.~~R. The **Technology and Manufacturing (T-M) District** is to provide for and encourage the development of well planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development, manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are to be located in proximity to adequate transportation facilities and infrastructure so that the needs of these users may be met in an efficient manner with consideration to adjoining uses.

~~R.~~S. ~~**Light Industrial District (LI).**~~ The purpose of the **Light Industrial (LI) District** is to identify and provide locations for light industrial uses that produce no appreciable impact on adjacent properties, a desire for clean and attractive industrial locations, and to provide employment opportunities for residents of Lehi City.

~~S.~~T. ~~**Historical/Industrial (HI) District.**~~ The purpose of the **Historical/Industrial (HI) District** is an exclusive district for the protection and continued operation of industrial uses of historic significance to the City.

~~T. The **Industrial (I) District** is formulated to recognize existing industrial sites and activities within the City of Lehi, and unincorporated County areas that will become part of the City, to provide economic stability and opportunity, and to provide employment opportunities for City residents.~~

~~U.~~U. The **Planned Community (PC) District** is established to encourage the comprehensive planning and coordinated development of areas identified as appropriate for a mix of uses and use densities. The PC district allows the City to establish land use and ~~site specific~~site-specific provisions which enable the City to address unique areas ~~within the community~~ that warrant a comprehensive set of specific land use policies and standards. Additionally, the PC district encourages the coordinated and unified development of an area and allows use and design flexibility for the landowner within an overall framework of development standards.

~~V.~~V. ~~**Resort Community (RC) District.**~~ The purpose of the **Resort Community (RC) Zone** is to recognize and provide for the orderly development of certain properties as a tourist, convention, hospitality, business, and gathering destination. A Resort Community Zone may include a cohesive and complimentary mixture of land uses, including commercial, residential, recreational, and/or business park. Uses should focus on services for tourists, visitors, and the local community.

~~W.~~W. ~~**Sports Entertainment (SE) District.**~~ The purpose of the **Sports Entertainment (SE) Zone** is to provide a land use pattern that allows for a compatible mix of uses that creates a destination location for sports, recreation, entertainment and associated uses and a location for office and high density residential uses to support a mixed use, pedestrian friendly environment.

~~X.~~X. 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~~zoning districts 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~~300 feet of the PF-zoned property.

5. Uses typical to the PF District may include:
   (a) ~~P~~public parks, playgrounds, swimming pools, ~~trails~~trails, and similar public recreation facilities~~.~~;
   (b) ~~P~~public schools~~.~~;
   (c) ~~P~~public cemeteries~~.~~;
   (d) ~~P~~public buildings such as administrative buildings, libraries, courthouse, museums, public safety buildings, and similar structures~~.~~;
   (e) ~~M~~municipal reservoirs, well sites, pump stations, maintenance shops, storage areas and similar public utility buildings and structures~~.~~; and
   (f) ~~M~~municipal parking lots and parking areas to serve a public use.

~~AA.~~Y. The **Transit Oriented Development (TOD) District** is established to provide for the implementation of the Lehi City General Plan and to reduce automobile dependence by creating self-sustaining, walkable neighborhoods, in which residents may walk to work, shopping, ~~and~~ recreational opportunities, and ~~have access to~~ mass transit.

**Section 05.030. Table of Permitted and Conditional Uses.**

The Table of Uses identifies the uses allowed within each Zoning District of the City. The Table of Uses is divided into ~~two (3)~~two separate, but related Sections. ~~-~~These are:

A. Table 05-030-A, Agriculture and Residential Districts; and

B. Table 05-030-B, ~~Commercial, Industrial and Business Park~~Non-Residential ~~Zones;~~Zones.

~~C. Table 05-030-C, Mixed Use and Special Districts.~~

The purpose of the Table of Uses is to implement the goals and policies of the Lehi City General Plan. The Table of Uses identifies uses allowed as a Permitted Use labelled as ~~(identified as~~ 'P' ~~in the Table of Uses),~~ and uses allowed as a Conditional Use ~~(identified~~labelled as 'C' ~~in the Table of Uses)~~. Uses not identified as either ~~a~~ Permitted or Conditional ~~Use~~ are deemed to be prohibited.

**Section 05.040. Table of District Yard, Bulk and Intensity Requirements.** *(Amended 3/11/08)*

A. Accompanying the Table of Uses is a companion Table of Bulk and Intensity Requirements. The Table of Bulk and Intensity Requirements identifies the intensity, site development standards, site coverage standards, and other requirements for the uses allowed within each Zoning District.

B. The following exceptions to the Bulk and Intensity Requirements listed on Tables 05.040 A, B and C may be allowed on a case ~~-~~by ~~-~~case basis at the discretion of the City Council and following review and recommendation from the Reviewing Departments and Planning Commission. The applicant shall file a Concept Plan application as part of a request for an exception.

1. Exceptions may be allowed to the minimum lot width~~/~~ or frontage for subdivisions that are designed with curvilinear street layouts, or coving, or that incorporate traffic calming elements in their design.

~~2.~~ Exceptions may be allowed to the minimum lot size, maximum dwelling units per acre, lot width~~/~~ or frontage, or other design considerations for subdivisions located along a master planned major roadway or master planned trail or that include a planned park, historic monument or other public facility that warrants special consideration in lieu of payment to the developer for right-of-

way, property dedication, or other improvements required by the General Plan, Master Transportation Plan or Design Standards and Public Improvements Specifications Manual.

~~(a)~~2. In order to determine the amount of any additional density allowed, the applicant shall provide two concept plan designs~~:~~; one based on a standard layout that meets all of the bulk and intensity requirements and the other showing the proposed layout with the exception~~(s)~~. The standard layout shall determine the base number of lots~~/~~ and units.

3. The City Engineer shall review all proposed exceptions to evaluate the density that could be achieved under a standard layout that meets all of the bulk and intensity requirements and any additional density that may be allowed in lieu of right-of-way, improvements, property dedication or other considerations received by the City. The Engineer shall recommend to the Reviewing Departments, Planning Commission and City Council the number of additional lots~~/~~ and units that may be allowed, if any.

# CHAPTER 06

# PLANNED COMMUNITY ZONE (PC)

*(Amended 1/25/00; 09/13/16; 05/22/18)*

Section 06.010. Purpose and Intent.
Section 06.020. Planned Community Description.
Section 06.030. Design Compatibility.
Section 06.040. Minimum Eligibility Requirements.
Section 06.050. Allowed Uses.
Section 06.060. Procedures for Establishment of a Planned Community Zone.
Section 06.070. Development Approvals.
Section 06.080. Allowed Density.
Section 06.090. Required Open Space
Section 06.100. Location of Open Space.
Section 06.110. Density Bonus.
Section 06.120. Density Bonus Amenities.
Section 06.130. Total Density.
Section 06.140. Residential Design Standards.
Section 06.150. Commercial Development Standards.
Section 06.160. Variations from Development Code and Design Standards.
Section 06.170. City Council Discretion.

## Section 06.010 Purpose and Intent.

A. The intent of the Planned Community (PC) Zone and this Chapter is to provide for the implementation of the Lehi City General Plan. The standards for development contained herein are intended specifically to accomplish the following purposes:

1. allow the City to encourage and facilitate more detailed and specific planning and analysis for certain areas of the City;

2. establish provisions and requirements which enable the City to address unique areas of the City or where other characteristics exist that warrant a comprehensive set of land use policies and standards which will encourage an efficient and imaginative development pattern;

3. provide an opportunity for flexibility from the constraints of traditional zoning and allow for development on a performance basis, with higher density and intensity of uses achieved as higher quality development and performance standards are implemented within the zone; and

4. provide a consolidated and structured framework for the processing of preliminary and final subdivision plats, preliminary and final site plans, and other permits and licenses required by this Code.

B. An application for approval of a PC Zone is a request by the applicant for additional flexibility beyond that allowed by the traditional zones within the City. It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed PC Zone is preferable to traditional zoning. Approval for use of the PC Zone lies at the discretion of the City Council.

## Section 06.020 Planned Community Description.

A. Each PC Zone shall include a cohesive mixture of land uses, including commercial or business park uses, which will provide services and employment opportunities to residents within the community. Residential uses shall provide a range of housing types and densities to accommodate a variety of age and income groups and residential preferences, so that the community's demographic diversity is maintained. Commercial uses shall focus on retail services for the residents of the community and must include a unifying design theme which compliments the residential areas. Residential and commercial land uses shall be integrated to promote a walkable, sustainable community.

B. Development shall promote creative lot configuration with usable public and private recreation areas, parks, trails and open space with assurance of maintenance. Preservation of open space and critical environmental areas is required through the use of clustering and other innovative development options where a standard lot pattern is not practical or desirable due to physical constraints.

## Section 06.030 Design Compatibility.

A. Development within a PC Zone shall promote attractive, unified architectural design. Development shall be planned as one complex land use with a common architectural design theme that provides variety within a context of architectural compatibility, rather than an aggregation of individual, unrelated buildings located on separate, unrelated lots.

B. In order to ensure that development within the PC Zone is compatible and meets the purposes of this chapter, the Planning Commission may recommend and the City Council may require that certain design guidelines be employed as part of the approval of an Area Plan for a PC Zone. The design guidelines may

include, but are not limited to, architectural controls, colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the City Council. As part of the design guidelines for any PC Zone, each single family detached or attached dwelling shall include, as a minimum standard, an enclosed one car garage.

**Section 06.040 Minimum Eligibility Requirements.** *(Amended 12/14/04)*

A. The establishment of a PC Zone shall require a minimum ~~area~~ of 40 contiguous acres.

B. At the discretion of the Planning Commission and City Council, projects with a total acreage ~~of~~ over 220 acres may include a noncontiguous area if both of the properties are under one ownership or control, the noncontiguous area is 40 acres or larger, and the noncontiguous area is located not farther than 1,500 feet from the larger portion of the project.

**Section 06.050 Allowed Uses.**

Any use identified as a permitted or conditional use in Tables 05-030A, 05-030B or 05-030C, or other use proposed by the applicant, may be an allowed use in the PC Zone~~:~~. ~~h~~However, each requested use shall be authorized through an Area Plan which has been approved and adopted by the City Council pursuant to the provisions of Chapter 15, Area Plans, of this Code. Proposed uses shall be reviewed for compatibility within the PC Zone as well as compatibility with allowed uses in adjacent zones.

**Section 06.060 Procedures for Establishment of Planned Community Zone.** (Amended 7/28/09; 11/15/11)

A. General Plan Amendment. Unless an area has been previously designated as a PC Land Use as part of the Lehi City General Plan Land Use Element, all areas proposed for development as a PC shall require a General Plan Amendment in accordance with Chapter 4, Amendments, of this Code.

B. 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. The concept plan shall include the following: ~~Introduce list~~

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~~may 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~~that 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.

5. 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.

6. A concept plan shall be effective for a period of one year from the date of approval by the City Council, at the end of which time an application for a Zoning Map amendment and Area Plan shall have been submitted and under review by the City. If an application for Area Plan approval in conjunction with an application for a Zoning Map Amendment to the PC Zone has not been filed within the one year period, the concept plan shall be void. The City Council may grant an extension of the approval according to the provisions of Section 10.120.

7. Properties designated as a PC Land Use for which the concept plan has become void shall require the applicant to submit a new concept plan for approval, subject to the then existing provisions of this Code and General Plan.

8. Properties designated as a PC Zone on the Lehi City Zoning Map or properties designated as a PC Land Use on the General Plan Land Use map prior to the effective date of this chapter for which a concept plan has not been approved shall require the applicant to submit a concept plan according to these provisions, prior to any application for an area plan or zoning map amendment to the PC Zone.

C. Zoning Map Amendment and Area Plan Approval. Following approval of a General Plan Amendment and review of a concept plan by the City Council, the applicant may prepare a Zoning Map Amendment and an Area Plan pursuant to the provisions of Chapter 4 and Chapter 15 of this Code. The establishment of a PC Zone requires the review, approval and adoption by the City Council, following receipt of a Reviewing Departments and Planning Commission recommendation, of an Area Plan for those properties proposed for a PC Zone. Prior to approval and adoption of an Area Plan, the Reviewing Departments, Planning Commission and City Council shall verify that the planned community development follows the general layout of the concept plan. The Area Plan shall comply as closely as possible with the concept plan, and shall cover at least 40 acres.

**Section 06.070 Development Approvals.**

A. Following the establishment of a PC Zone and approval and adoption of an Area Plan by the City Council, the applicant may prepare and submit applications for development approval, including subdivision and site plan approval, pursuant to Chapter 11, Application Requirements, of this Code.

B. If a proposed Area Plan is adopted by the City pursuant to Chapter 15 of this Code, all permits, licenses and development shall comply with the adopted Area Plan. Additionally, developers and builders shall comply with the Lehi City General Plan, the Lehi City Development Code, and all other codes and ordinances of the City unless modified by the adopted Area Plan.

**Section 06.080 Allowed Density.** *(Amended 4/11/00)*

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.

B. The overall average residential density requirement is intended to set a baseline density standard for

all residential development, as well as encourage variety, and allow flexibility to respond to changing market conditions. A mix of housing types may be used to achieve this criterion, some high density and some low density, provided the overall average density is met. For example, a planned community may include a mix of large lot single family units of ~~(~~2two dwelling units per acre~~)~~, traditional lot single family units ~~(~~of 3.5 dwelling units per acre~~)~~, small lot single family units ~~(~~of 5.5 dwelling units per acre~~)~~, townhouses ~~(~~of 8 dwelling units per acre~~)~~, and apartments ~~(~~of 12 dwelling units per acre~~)~~ combined to meet the overall allowed density.

C. For the purposes of administering this chapter, the Area Plan shall identify and delineate each different residential area as a "sub-area" or "pod", with an indication of the number of units per acre allowed in each sub-area.

**Section 06.090 Required Open Space.**
Not less than ten percent of the total gross acreage in a PC Zone shall be devoted to open space as defined in Chapter 39, Definitions, of this Code. The open space shall be landscaped by the developer with a minimum of grass and an underground sprinkling system unless part of a critical environmental or natural area which is to be preserved, and may contain recreation activity areas, picnic pavilions, gazebos, water features, playgrounds, or other landscaped areas. The open space may be held in common, administered by a homeowners association, dedicated to the City upon acceptance by the City Council, or used to provide amenities in the development. Maintenance of the open space is the responsibility of the owner of the development, if held in single ownership, or a homeowners association, if the dwelling units are sold separately, unless dedicated to the City and accepted by the City Council. Public open space shall be dedicated with the first phase of the project. Area~~(s)~~ under existing power transmission lines included in the required open space shall be given half credit toward open space acreage.

**Section 06.100 Location of Open Space.** *(Amended 6/13/00)*
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.

**Section 06.120 Density Bonus Amenities.**

~~1.~~A. An applicant for a PC Zone may include one or more of the following amenities in the design of the development and be considered for a density bonus in accordance with this section. Each amenity is followed by a percentage increase in total density for providing the amenity. The maximum density bonus allowed is equal to a 40 percent increase in dwelling units above the base density. If an applicant were to provide all of the density bonus amenities in a planned community, the total would exceed a 40 percent increase in dwelling units. Regardless, the maximum density bonus allowed is equal to a 40 percent increase in dwelling units above the base density. The Planning Commission and City Council shall determine whether the applicant has complied with the necessary requirements for a density bonus as provided in this section.

~~2.~~B. The density increases listed represent the maximum allowed. The Planning Commission may ~~recommend~~recommend, and the City Council is entitled to approve less than the maximum amount listed.

1. Active Recreation. Active Recreational Facilities in addition to required multi-family amenities or master planned trails which are provided for residents of the Planned Community development or the citizens of Lehi City are eligible for a density bonus. Active recreation areas may include swimming pools, sports courts, tennis

courts, trails, pedestrian bridges, and other similar amenities. The Planning Commission and City Council may determine the bonus based on the cost of the amenity, its benefit to the residents of the Planned Community, its size, and the number of amenities in the Planned Community. The allowed density bonus for active recreation may be up to ten percent.

2. Common Buildings or Facilities. Developments which contain buildings or facilities in addition to required multi-family amenities that are constructed for use by the residents of the planned community or citizens of the community for meetings, indoor recreation, receptions, classes, or other similar uses are eligible for a density increase up to a maximum amount of ten percent. The Planning Commission and City Council may determine the bonus based on the cost of the building or facility, its benefit to the residents of the Planned Community, or its size. The common buildings or facilities must be constructed prior to 25 percent of the building permits being issued for the overall development.

3. Civic Sites. Developments which set aside and donate property for civic uses including police or fire satellite stations, municipal buildings, public recreation facilities and other public buildings or facilities are eligible for a density increase. The Planning Commission and City Council may determine the bonus based on the cost and size of the property. The allowed density bonus for active recreation may be up to ten percent.

4. Street Beautification. Planned Communities which incorporate detached meandering sidewalks with grass, shrubs, perennial flowers and trees along all streets of the development with provision for maintenance through a homeowners association or other means acceptable to the City are eligible for up to a five percent density increase.

5. Pedestrian and Bicycle Enhancements. Planned Communities which include additional pedestrian and bicycle amenities not typically required as part of the street improvements are eligible for up to a ten percent density increase. Improvements may include, but are not limited to:

(a) raised planters;
(b) bulb-outs or curb extensions;
(c) pedestrian plazas~~—~~, ~~I~~including a minimum ~~seven hundred fifty (~~750~~)~~ square feet with seating areas and tables; and
(d) additional bike lanes and ~~/~~facilities not already required.

6. Entry Monuments. Planned Communities which provide a landscaped entry sign area for residential areas, which landscaping will be maintained by an automatic sprinkling system, are eligible for a two percent density increase per entry sign area.

7. Landscaping. Planned Communities which provide completely landscaped front yards maintained by an automatic sprinkling system for all single family dwellings, and installed by developer at time of construction, including grass or other acceptable ground cover, plus at least three one-gallon shrubs and two shade or evergreen trees of at least a two-inch caliper are eligible for up to a two percent density increase.

8. Open Space in Addition to Ten Percent Minimum. Planned Communities which provide either active or passive open space, as defined in this section, in addition to the ten percent minimum requirement for all residential areas, are eligible for a density increase as indicated. Planned Communities which provide an additional ten to 14~~%~~ percent open space (20-24 ~~%~~ percent total) are eligible for a two percent density increase. Planned Communities which provide an additional 15 to 19~~%~~ percent open space (25-29 percent total) are eligible for a five percent density increase. Planned Communities which provide more than an additional 20~~%~~ percent open space (30~~%~~ percent or greater total) are eligible for a ten percent density increase. All open space areas shall be maintained by the owner of the project if held in single ownership, a homeowners association if sold separately, or dedicated and accepted by the City for maintenance purposes. All open space areas shall include emergency vehicle access.

9. Water Features. Planned Communities which provide water features, exclusive of any features provided as part of an entry sign area, such as fountains, streams, ponds, or other similar features that are used commonly and are highly visible in the planned community are eligible for a two percent density increase for each separate feature.

10. Theme Lighting. Planned Communities which incorporate a lighting theme into the development such as decorative street lights/lamp

posts, lighting along walkways or trails, entrance way lighting, and exterior building lighting in addition to the normal street lighting requirements of this chapter are eligible for a two percent density increase. All theme lighting shall be approved by the Lehi City Power Department to ensure proper inventory, quality, and maintainability.

11. Design Features. Architecture that is unique, visionary and timeless as determined by the Planning Commission and City Council may be eligible for up to a five percent density bonus.

12. Connectivity. Layouts that exceed the minimum connectivity index and have reduced block and cul-de-sac lengths from those identified in Section 37.050 may be eligible for up to a ten percent density bonus.

**Section 06.130 Total Density.**

The total density of a Planned Community is determined by multiplying the Base Density of three units per acre and the total percent of density increase earned. In no case will the total density exceed 40% percent above the base density. For example, if an applicant had a base density of 200 units and earned a 20% percent density increase, the applicant would be eligible for 240 dwelling units. However, in no case would the applicant be eligible for more than a 40% percent density increase or 280 dwelling units. The total density of a PC Zone shall be determined at the time of Area Plan approval.

**Section 06.140 Residential Design Standards.**

A. New residential development located within a PC zone shall conform to the Multi-Family Residential Design Standards in Section 37.020 and the Single Family Residential Design Standards in Section 37.030 of the development Code. The design standards in this section shall apply to any residential developments within a PC Zone including any defined sub-area or pod, or any residential project or development or any portion of a residential project or development. These standards are considered as minimum requirements for residential areas, and shall be met regardless of whether the applicant is requesting a density bonus. However, if a density bonus is being requested, the applicable standards required by this section may be used as part of the requirement to obtain a density bonus under the provisions of this Chapter.

B. Single Family Design Standards. For all single family detached units, the following standards shall apply:

1. Product Mix. Single family detached areas shall provide a variety of home styles to insure a diverse and interesting street scene. Neighborhoods that have nearly identical homes and streets without variation in product placement and form are not allowed. In order to ensure that the neighborhood is non-repetitive, the same home elevation or homes with the same color scheme shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another.

2. Corner Lots. Attention shall be paid to corner lots. At least one home plan per neighborhood shall be designed specifically for corner home sites. This home plan is required to include wrap-around architecture to provide visual interest on both the front and corner side yard of the home, and the ability to turn the garage for side entry. An example would be continuing a full-wrap of material accent onto the side façade, adding a wraparound porch, or facing the home on a diagonal towards the intersection.

3. Garages. The home and front yard rather than the garage shall be the primary emphasis of the front elevation. The garage shall not extend forward of the main architecture of the home. The use of side load or swing-in type garages is highly encouraged.

4. Wall Variations. Each exterior wall of the home shall have architectural variations. Four or more of the following architectural features shall be incorporated into the design: a change in building materials, building projections measuring at least three feet in depth, roof line variations measuring at least three feet in height, awnings and lighting, or another architectural variation that creates visual interest.

5. Building Materials. The majority of each exterior wall and elevation, excluding windows and doors, shall be constructed of brick, stone, fiber cement siding, or other durable building material as approved by the Planning Commission. At least 25% of the front elevation and wall shall be rock or brick. Stucco or metal may be allowed by the Planning Commission as an accent or secondary material only on 49% or less of the wall. Metal clad buildings, or majority portions of walls constructed of stucco or vinyl siding, are prohibited.

~~C. Multi-Family Design Standards. The standards found in Section 37.040 of this Code shall apply to all multi-family attached residential projects.~~

**Section 06.150 Commercial Development Standards.**

In addition to residential and recreational uses, a PC Zone may provide offices and professional service uses in a planned environment. Where a PC Zone proposes a mix of residential and commercial or business park uses, the following development standards shall apply in addition to any other commercial development standards contained in this Code or the Design Standards and Public Improvement Specifications manual: Section 37.010

A. Building Design. The proposed non-residential structures shall be complimentary to the surrounding architecture in terms of scale, massing, roof shape, and exterior materials. ~~Buildings should be scaled down into groupings of smaller attached structures. Buildings adjacent to single family detached units shall be limited to two stories or 35 feet.~~

B. Parking. Large expanses of asphalt shall be reduced and broken into smaller parking areas through the use of parking lot landscaping. Parking lots shall include ample landscaping to buffer cars from neighboring properties including the use of berms and landscaped islands.

C. Access and Traffic. Adequate vehicular and pedestrian access shall be provided. A traffic impact study shall be required as part of the Area Plan, to project auto and truck traffic generated by the uses proposed.

D. Roof Design. Rooflines shall blend in with surrounding buildings in a way that promotes an attractive, unified architectural design.

E. Materials. New buildings shall blend with the materials of surrounding buildings in a way that promotes an attractive, unified architectural design.

F. Signage. Signage of the non-residential buildings shall be part of a coordinated signage system for the entire PC development. Signage shall help unify the development and provide a positive image. Natural materials such as wood, stone, rock and metal with external illumination are encouraged. The use of monument signs is also encouraged. Pole signs, billboards and off-premises signs are prohibited. The size and location of signage shall conform to the requirements and design guidelines of Chapter 23, Signs, of this Code.

G. Lighting. Outdoor lighting shall be screened by shields or hoods to prevent glare onto adjacent properties. The intensity of large fixtures shall be reduced by utilizing a larger number of smaller light poles of ~~twelve~~ 12 to 18 feet. Incandescent lights shall be used in pedestrian spaces where quality light is especially important.

H. Buffering. A buffer between residential and non-residential uses within and adjacent to the PC Zone shall be required as per Section 12.080 of this Code. The buffer may include open space areas, pedestrian trails, and landscaped areas, and may be counted toward the open space requirement for the Planned Community.

**Section 06.160 Variations from Development Code and Design Standards.**

A. In the process of approving an Area Plan for a PC Zone, the Planning Commission may recommend and City Council may approve variations from applicable standards of this Code or the Lehi City Design Standards and Public Improvements Specifications Manual if all of the following conditions are met:

1. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents;

2. that the variation desired will not adversely affect the public health, safety or general welfare; and

3. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the General Plan.

~~B.~~ B. Any exceptions granted under this section must still allow adequate installation, construction, and operation of all required utilities and infrastructure.

**Section 06.170 City Council Discretion.**

The limitations and standards contained in this Chapter with respect to maximum density, density bonus amenities, and maximum units per acre allowed in any one sub-area or pod represent baseline standards that apply to typical development within the PC Zone. However, there may be special circumstances where

there are extraordinary contributions made or the applicant proposes to go beyond the standards required to achieve any given density bonus. In such instances, the Planning Commission may recommend and the City Council is entitled to approve variations from the density limitations. It shall be the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that such an increase or variation is warranted, and that such increase or variation will further the purposes and intent of this chapter.

# CHAPTER 07

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## HISTORIC PRESERVATION OVERLAY DISTRICT (H) AND LANDMARK SITES


Section 07.010. Purpose.
Section 07.020. Definitions.
Section 07.030. Procedure for Establishment of an Historic Preservation Overlay District or Designation of a Landmark Site.
Section 07.040. Criteria for Establishment of an Historic Preservation Overlay District (H) or Landmark Site.
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Section 07.150. Bona Fide Preservation Effort.
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### Section 07.010 Purpose.

The purposes of the Lehi City Historic Preservation Overlay District (H) and designation of Landmark Sites is to:

A. ~~P~~provide a means to protect areas of the City, structures and sites having historic significance;

B. ~~E~~encourage new development that is compatible with the character of existing structures within the Historic Districts or adjacent to individual landmark sites;

C. ~~A~~abate the destruction and demolition of historic structures;

D. ~~I~~implement plans of the City related to historic preservation; and

E. ~~F~~foster an awareness of the history of Lehi City.

### Section 07.020 Definitions.

A. Historic Preservation Overlay District (H). A geographically defined area which contains buildings, structures, sites, objects, or other features, singularly or in combination, that contribute to the purposes of the District and the historic preservation goals of the City.

B. Historic Preservation Commission. The Commission established by ~~Lehi City Ordinance #5-28-91-1~~ the Lehi City Council and responsible for the overall administration of this ~~Ordinance~~chapter.

C. Contributing Structure. A structure or site within an Historic Preservation Overlay District and of historic importance to the City, State, or Nation because it imparts artistic, historic, or cultural values but which may not qualify as a Landmark Site. A contributing structure has its major character-defining features intact, and although minor alterations may have occurred, they are generally reversible.

D. Non-Contributing Structure. A structure within an Historic Preservation Overlay District that either; (i) has been altered as to make the original and/or historic form, materials, and details indistinguishable, and alterations are irreversible, or (ii) the structure is less than ~~fifty (~~50~~)~~ years old.

E. Landmark Site. A site included on the Lehi City Historic Places List or State or National Register of Historic Places that meets the criteria of Section 07.040 ~~herein~~of this chapter. Such sites are of importance to the City, State, or Nation and impart~~s~~ high artistic, historic, or cultural values.

**Section 07.030 Procedure for Establishment of an Historic Preservation Overlay District (H) or Designation of a Landmark Site.**

An Historic Preservation Overlay District (H) or Landmark Site shall be established pursuant to the procedures for amending the Zoning Districts Map of Lehi City, as provided by Section 04.050 of ~~The Lehi City Development~~this Code. An application for a Zoning Districts Map amendment to establish an Historic Preservation Overlay District (H) or Landmark Site shall be prepared by a property owner or the Lehi City Historic Preservation Commission. Any individual or organization can request that the Historic Preservation Commission consider preparing an application for a Historic Preservation Overlay District (H) or Landmark Site. The application shall contain information concerning the area, buildings, and/or sites included in the Historic Preservation Overlay District or Landmark Site application. Following the consideration of the review criteria~~,~~ contained in Section 07.040 ~~herein~~of this Code, the Historic Preservation Commission shall present a recommendation to the Planning Commission on the appropriateness for the establishment of an Historic Preservation Overlay District (H) or Landmark Site.

**Section 07.040 Criteria for Establishment of an Historic Preservation Overlay District (H) or Landmark Site.**

The Historic Preservation Commission shall evaluate each parcel of property within a proposed Historic Preservation Overlay District (H), or Landmark Site(s) according to the following criteria:

A. ~~S~~significance in Local, State, or National history, architecture, archaeology, engineering, or culture associated with at least one of the following:

1. ~~E~~events that have a significant contribution to history;

2. ~~L~~lives of persons significant in the history of the City, State, or Nation;

~~2.~~

3. ~~D~~distinctive characteristics of a type, period, or method of construction or the work of a notable architect or craftsman; or

4. ~~I~~information important in the understanding of the history of Lehi City.

B. ~~P~~physical integrity in terms of location, setting, materials, workmanship, and association as defined by the National Park Service for the National Register of Historic Places~~.~~; and

C. ~~T~~the age of the site~~., Sites~~which must be at least ~~fifty (~~50~~)~~ years old or have achieved significance within the past ~~fifty (~~50~~)~~ years.

**Section 07.050 Boundaries of a Proposed Historic Preservation Overlay District (H).**

When applying the evaluation criteria in Section 07.040, the Historic Preservation Commission shall recommend boundaries of a proposed Historic Preservation Overlay District (H) to ensure that the boundaries:

A. ~~C~~contain historic, architectural, or archaeological resources; and

B. ~~C~~contain non-historic resources only where necessary to create appropriate boundaries to meet the criteria of Section 07.040.

**Section 07.060. Required notice to property owners.**
Upon the final determination by the City Council of the establishment of a Historic Preservation Overlay District (H) or Landmark Site the City Staff shall provide notice to all owners of property within the Historic Preservation Overlay District (H) or Landmark Site by first class mail. The Historic Preservation Commission shall ensure that the Title of all properties within the Historic Preservation Overlay District (H) or Landmark Site possess a ''Notice of Historic Designation~~.~~' identifying that such properties are within a Historic Preservation Overlay District (H) or Landmark Site.

**Section 07.070 The Adjustment of Boundaries of a Historic Preservation Overlay District and The Revocation of the Designation of a Landmark Site.**

A. Procedure. The procedure for the adjustment of the boundaries of an Historic Preservation Overlay District and the revocation of the designation of a Landmark Site shall be the same as contained in Section 07.030 and Section 07.040 herein.

B. Criteria for Adjusting the Boundaries of an Historic Preservation Overlay District. Criteria for adjusting the boundaries of an Historic Preservation Overlay District are as follows:

1. The properties have ceased to meet the criteria for inclusion within an Historic Preservation Overlay District; or

2. Additional information indicates that the properties do not comply with the criteria for selection of the Historic Preservation Overlay District.

C. Criteria for the Revocation of the Designation of a Landmark Site. Criteria for the revocation of the designation of a Landmark Site are as follows:

1. The property has ceased to meet the criteria for designation as a Landmark Site because the qualities that caused it to be originally designated have been lost; or.

2. Additional information indicates that the Landmark Site does not comply with the criteria for selection of a Landmark Site.

D. Property Title. Upon a final determination by the City Council adjusting the Boundaries of an Historic Preservation Overlay District or revoking the designation of a Landmark Site the City Staff shall provide notice to all affected owners of property by first class mail. The Historic Preservation Commission shall ensure that any Title record indicting the property is located within the boundaries of a Historic Preservation Overlay District (H) or Landmark Site is removed from the property Title.

**Section 07.080. Certificate of Appropriateness Required.** *(Amended 05/14/19)*

A. ~~A.~~ After the establishment of an Historic Preservation Overlay District (H) or the designation of a Landmark Site, no alteration in the exterior appearance of a structure, site, or object affecting any property within the Historic Preservation Overlay District or Landmark Site shall be authorized by the City until an application for a Certificate of Appropriateness has been submitted to, approved, and issued by the Historic Preservation Commission. Certificates of Appropriateness shall be required for:

1. ~~A~~any construction requiring a building permit~~.~~;

2. ~~R~~removal and replacement, or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices, and siding~~.~~;

3. ~~R~~relocation of a structure or object on the same site or to another site~~.~~;

4. ~~C~~construction of additions or decks~~.~~;

5. ~~A~~alteration or construction of accessory structures, such as garages, etc.;

6. ~~A~~alterations to windows and doors, including replacement or changes in fenestration patterns~~.~~;

7. ~~C~~construction or alteration of porches~~.~~;

8. ~~M~~masonry work, including but not limited to tuckpointing, sandblasting, and chemical cleaning~~.~~;

9. ~~T~~the construction or alterations of site features, including but not limited to fencing, walls, paving, and grading~~.~~;

10. ~~I~~installation or alteration of any exterior sign~~.~~; and

11. ~~A~~any demolition.

B. Parks which are given a historic overlay are exempt from the requirements of this Section 07.080, except if an applicant seeks to terminate the park use and replace it with another use.

**Section 07.090 Procedure for issuance of Certificate of Appropriateness.**

Certificates of Appropriateness shall only be issued by the Historic Preservation Commission with a finding of compliance to the following procedures:

A. Submission of Application. An application for a Certificate of Appropriateness shall be made on the form available from the Planning Department and shall be submitted to the Zoning Administrator. The Zoning Administrator shall make a determination of completeness pursuant to Section 10.080 of the Lehi City Development Code.

B. Materials Submitted with Applications. The application shall include photographs, building elevations, construction drawings, construction materials, and other documentation, as may be required, such as an architectural model, window frame sections, and samples, and identified on the applicable Certificate of Appropriateness Application, deemed necessary to consider the application completely.

C. Notice. Applications for a Certificate of Appropriateness shall require notice pursuant to Section 03.080 of the Lehi City Development Code.

D. Standards for Approval. The application for a Certificate of Appropriateness shall be reviewed by the Historic Preservation Commission, according to the standards set forth in Sections 07.100, 07.110, 07.120 and 07.130, as applicable.

E. Review and Decision by the Historic Preservation Commission. The Historic Preservation Commission shall make a decision at a regular meeting of the Commission.

1. On the basis of its findings, the Historic Preservation Commission shall either approve, approve with conditions, or deny a Certificate of Appropriateness. A decision for a Certificate of Appropriateness for demolition may be deferred for up to one ~~(1)~~ year pursuant to Section 07.120(2). Demolition permits shall not be issued until the applicable appeal period has expired.

2. Written notice of the decision of the Historic Preservation Commission on the application, including a copy of the findings, shall be sent by first class mail to the applicant within seven ~~(7)~~ days following the Historic Landmark Commission=s decision.

F. Appeal of Final Decisions of Historic Preservation Commission. Any party aggrieved by a final decision of the Historic Preservation Commission may appeal the decision by filing a written appeal with the City Council within ~~twenty-one (~~21~~)~~ days following the Historic Preservation Commission=s decision. The filing of the appeal shall stay the decision of the Historic Preservation Commission pending the outcome of the appeal, except that the filing of the appeal shall not stay the decision of the Historical Preservation Commission if such a decision defers a demolition request for up to one ~~(1)~~ year.

1. The appeal shall specify any alleged error made by the Historic Preservation Commission.

2. The appeal shall be considered by the City Council on the record made before the Historic Preservation Commission. No new evidence shall be heard by the City Council unless such evidence was improperly excluded by the Historic Preservation Commission.

3. The City Council shall review and decide the appeal according to the standards contained in Sections 07.100, 07.110, 07.120 and 07.130, as applicable.

4. The City Council shall uphold the decision of the Historic Preservation Commission unless the City Council finds that the decision of the Historic Preservation Commission was made in error.

G. Appeal of City Council Decision to District Court. Any party aggrieved by the appeal decision of the City Council may appeal that decision to District Court within ~~thirty (~~30~~)~~ days following the decision of the City Council.

**Section 07.100. Standards for Certificate of Appropriateness for Construction, Alteration, Installation or Replacement Affecting a Landmark Site or Contributing or Noncontributing Structure Located in a Historic Preservation Overlay District.**

In considering an application for a Certificate of Appropriateness for a Landmark Site, or any structure, site, or object, including both Contributing and Noncontributing Structures located in a Historic Preservation Overlay District, the Historic Preservation Commission shall find that the proposed project complies with the following standards, as applicable, for the proposed construction, alteration, installation, or replacement;

A. The existing historic character of a property shall be retained and preserved.

B. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.

C. Relationships to surrounding structures and the historic character of the Historic Preservation overlay District or Landmark Site shall be considered including;

1. Height and Width shall be consistent with scale of surrounding structures.
~~1.~~

2. Roof Shapes shall be consistent with the surrounding structures.

3. Scale of a proposed structure shall be consistent with the size and massing of surrounding structures.

4. The relationship of windows and doors shall be consistent with surrounding structures.

5. Building Materials, including building materials color and texture shall be compatible and consistent with the predominant materials used in surrounding structures.

6. Continuity of Building Facades and other Site Structures, such as wells, fences, and landscaping shall provide continuity along a street to ensure harmony with structures, public ways, and places to which the structure is related.

D. Deteriorated architectural features shall be repaired rather than replaced where feasible. In the event replacement is necessary, the new material should match the original material in composition, design, texture, and other qualities.

E. Chemical or physical treatments, such as sandblasting, that cause damage shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the least destructive means possible.

F. Significant archaeological resources shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

G. Contemporary design for alterations and additions shall not be discouraged when such alterations and additions do not destroy the cultural, historical, architectural, or archaeological material and such design is compatible with the size, scale, color, material, and character of the property.

H. The following building materials are prohibited, including:

1. ~~V~~vinyl or aluminum cladding when applied directly to an original or historic material; and

2. ~~A~~any other imitation siding material designed to look like the original material but fabricated from an imitation material or materials.

I. Any new sign or any change in the design of any existing sign shall be consistent with the historic character of the Landmark Site or Historic Preservation Overlay District.

**Section 07.110. Standards for Certificate of Appropriateness for The Relocation of Landmark Site.**

In considering an application for a Certificate of Appropriateness for relocation of a Landmark Site, the Historic Preservation Commission shall find that the proposed relocation complies with the following standards:

A. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure.

B. A professional building mover will move the building and protect it while being moved ~~and~~/or stored.

C. A financial guarantee to ensure the rehabilitation of the structure once the relocation has occurred is provided to the City. The financial guarantee shall be in a form approved by the City Attorney in an amount determined by the Historic Preservation Commission sufficient to cover the estimated cost to (i) rehabilitate the structure as approved by the Historic Preservation Commission and (ii) restore the grade and landscape the property from which the structure was removed if the land is to be left vacant once the relocation of the structure occurs.

**Section 07.120. Standards for Certificate of Appropriateness for the Demolition of a Landmark Site or Contributing Structure Located in an Historic Preservation Overlay District.**

A. Standards. In considering an application for a Certificate of Appropriateness for ~~d~~Demolition of a Landmark Site or a Contributing Structure located in a Historic Preservation Overlay District, the Historic Preservation Commission shall only approve such application upon finding that the project fully complies with one of the following standards:

1. The demolition is required to alleviate a threat to public health and safety; or

2. The demolition is required to rectify a condition of economic hardship, as provided by Section 07.130 herein.

~~2.~~

B. Deferral of Decision for up to One ~~(1)~~ Year. The Historic Preservation Commission may defer a decision for a Certificate of Appropriateness for demolition for up to one year~~,~~ from the date of application for a Certificate of Appropriateness for Demolition, during which time the applicant is encouraged to conduct a bona fide effort to preserve the site pursuant to Section 07.150.

**Section 07.130. Determination of Economic Hardship.**

The determination of economic hardship shall require the applicant to prove the existence of a condition of unreasonable economic return.

A. Application for Determination of Economic Hardship. An ~~a~~Application for a Determination of Economic Hardship shall be made on a form available from the Planning Department and shall be submitted to the Zoning Administrator. The application must include information necessary to make findings on the Standards for Determination of Economic Hardship.

B. Standards for Determination of Economic Hardship. The Historic Preservation Commission shall make findings on the following standards in order to make such determination~~.~~:

1. ~~T~~the applicant~~=~~'~~s~~ knowledge of the landmark designation at the time of acquisition or whether the property was designated subsequent to acquisition~~.~~;

2. ~~T~~the current level of economic return on the property as considered in relation to the following:
   (a) ~~T~~the amount paid for the property, the date of purchase, and party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased;
   (b) ~~T~~the annual gross and net income, if any, from the property for the previous three ~~(3)~~ years, itemized operating and maintenance expenses for the previous three ~~(3)~~ years, and depreciation deduction from annual cash flow before and after debt service, if any, for the previous three ~~(3)~~ years;
   (c) ~~R~~remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, during the previous three ~~(3)~~ years;
   (d) ~~R~~real estate taxes for the previous three ~~(3)~~ years and assessed value of the property according to the two ~~(2)~~ most recent assessed valuations;
   (e) ~~A~~all appraisals obtained within the previous two ~~(2)~~ years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
   (f) ~~T~~the fair market value of the property;
   (g) ~~F~~form of ownership or operation of the property; i.e., sole proprietorship, for-profit corporation or not-for-profit corporation, limited partnership, joint venture, etc.; and
   (h) ~~A~~any state or federal income tax returns on or relating to the property for the previous two ~~(2)~~ years.

3. ~~T~~the marketability of the property for sale or lease considered in relation to any listing of the property for sale or lease and price asked and offers received, if any, within the previous two ~~(2)~~ years. This determination can include testimony and relevant documents regarding:
   (a) ~~A~~any real estate broker or firm engaged to sell or lease the property;
   (b) ~~R~~reasonableness of the price or rent sought by the applicant; and
   (c) ~~A~~any advertisements placed for the sale or rent of the property.

4. ~~T~~the infeasibility of alternative uses that can earn a reasonable economic return for the property as considered in relation to the following:
   (a) ~~A~~a report from a licensed architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;

(b) ~~E~~estimate of the cost of the proposed construction, alteration, demolition, or removal and an estimate of any additional cost that would be incurred to comply with the decision of the Historic Preservation Commission concerning the appropriateness of proposed alterations;
(c) ~~E~~estimated market value of the property in the current condition after completion of the demolition and proposed new construction and after renovation of the existing property for continued use; and
(d) ~~T~~the testimony of an architect, appraiser, or other professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.

5. c~~E~~economic incentives and~~/or~~ funding available to the applicant through federal, state, city, or private programs.

**Section 07.140. Procedure for Determination of Economic Hardship.**
The Historic Preservation Commission shall consider all applications for economic hardship and shall;

A. ~~Review Evidence. The Historic Preservation Commission shall~~ review the evidence of unreasonable economic return in relation to the standards set forth in Section 07.130~~.~~; and

B. ~~Approval of Economic Hardship. I~~if, after reviewing all the evidence, the Historic Preservation Commission finds that the standards set forth in Section 07.130 are satisfied, ~~the Historic Preservation Commission shall~~ issue a Certificate of Appropriateness for demolition~~.~~; or

C. ~~Denial of Economic Hardship. I~~if the Historic Preservation Commission finds that the applicant has failed to present sufficient evidence and that the standards are not satisfied, deny the Certificate of Appropriateness for ~~d~~Demolition ~~shall be denied~~.

**Section 07.150. Bona Fide Preservation Effort.**
Upon the decision of the Historic Preservation Commission to defer the decision of a Certificate of Appropriateness for demolition for up to one year, calculated from the date of application for a Certificate of Appropriateness for Demolition, the applicant is encouraged to perform bona fide efforts to preserve the structure. A bona fide effort of preservation may consist of all ~~of~~ the following:

A. ~~M~~marketing the property for sale or lease;

B. ~~F~~filing an application for alternative funding sources, such as federal or state preservation tax credits, Utah Heritage Revolving Fund loans, Redevelopment Agency loans, or other appropriate loans;

C. ~~F~~filing an application for alternative uses, such as conditional uses, zoning text amendments etc.; and

D. ~~O~~obtaining written statements from licensed building contractors or architects detailing efforts to rehabilitate the property.

~~D.~~

**Section 07.160. Final Decision for Certificate of Appropriateness for Demolition Following One ~~(1)~~ Year Deferral.**
Upon the completion of the one ~~(1)~~ year period for a bona fide preservation effort, calculated from the date of application for a Certificate of Appropriateness for Demolition, the Historic Preservation Commission shall make a final decision on the Certificate of Appropriateness for ~~d~~Demolition pursuant to Section 07.120. At that time the Historic Preservation Commission shall either approve or deny the Certificate of Appropriateness for ~~d~~Demolition. The Historic Landmark Commission shall not defer its decision for any additional time.

**Section 07.170. Record Requirement for Approved Certificate of Appropriateness for Demolition.**
Upon approval of a Certificate of Appropriateness for ~~d~~Demolition of a Landmark Site or a contributing structure, the Historic Preservation Commission shall be responsible for securing archival quality exterior and interior photographs, plans, and elevation drawings, as available, necessary to record the structure~~(s)~~ being demolished.

**Section 07.180. Landscaping Plan and Bond Requirement for Approved Certificate of Appropriateness for Demolition.**

Prior to approval of any Certificate of Appropriateness for ~~d~~Demolition, the Historic Preservation Commission shall review the post-demolition plans to assure that the plans comply with the standards of this Section and the requirements of Section 07.170 have been met. If the post-demolition plan is to landscape the site, a bond shall be required to ensure the completion of the landscaping plan approved by the Historic Preservation Commission.

A. The bond shall be issued in a form approved by the City Attorney. The bond shall be in an amount determined by the Historic Preservation Commission and shall be sufficient to cover the estimated cost to:

1. restore the grade,
2. install an automatic sprinkling system; and
3. revegetate and landscape as per the approved plan.

B. The bond shall require installation of landscaping and sprinklers within six ~~(6)~~ months unless the owner has obtained a building permit and commenced construction of a building or structure on the site.

# CHAPTER 09

# CONDITIONAL USE PERMITS

*(Amended 05/22/18)*

Section 09.010. Purpose.
Section 09.020. Application Requirements.
Section 09.030. Public Hearing Required.
Section 09.040. Granting/Denial of Application.
Section 09.050. Standard for Granting a Conditional Use.
Section 09.060. Conditions.
Section 09.070. Noncompliance with Conditional Use Permit.

## Section 09.010. Purpose. *(Amended 01/13/15)*

A. An application for a conditional use permit may be granted by the Planning ~~c~~Commission subject to the provisions of this Code, for any of the uses for which a conditional use permit is required, as identified in Tables 05-030-A~~,~~and 05-030-B ~~. and 05-030-C~~.

B. The purpose of a conditional use permit is to allow the proper integration into the City of certain uses which may have a detrimental effect within the City, and which may be suitable only in specific locations in a zoning district, or only if such uses are designed, arranged, located, conditioned, or conducted on the site in a particular manner.

## Section 09.020. Application Requirements. *(Amended 01/13/15)*

A. Application. All requests for a conditional use permit shall be made on the application form provided by the City and shall detail the nature of the conditional use request.

B. Documentation. Along with its application, the applicant shall provide any documentation in support of the proposed conditional use, including the information contemplated by Chapter 11 of this Code for the submission and review of a plat or site plan, whichever is applicable.

~~C. Filing Fee. An application for a conditional use permit shall be accompanied by a filing fee in an amount set forth in the City's Consolidated Fee Schedule.~~

C. ~~D.~~ Submission. Completed applications, along with supporting documentation and filing fee, shall be submitted to the Planning Division. The Planning Division shall ensure that the application and supporting documentation are complete before forwarding the application to the Reviewing Departments. The Reviewing Departments shall review the application and corresponding supporting documentation, and shall provide reports, comments, and recommendations to the commission. If the Reviewing Departments determine that more information is needed from the applicant before the Reviewing Departments can provide reports, comments, and recommendations to the Commission, the applicant shall be notified to provide any required additional information.

D. Filing Fee. An application for a conditional use permit shall be accompanied by a filing fee in an amount set forth in the City's Consolidated Fee Schedule.

## Section 09.030. Public Hearing Required. *(Amended 01/13/15)*

All applications for a conditional use permit shall be the subject of a public hearing and shall be subject to the same notice requirements as a zone district amendment, as identified in Section 04.050 of this Code. The public hearing shall take place only after the Reviewing Departments have reviewed the application and supporting documents, and have provided all reports, comments, and recommendations to the commission. At all times, including at the public hearing, the applicant has the burden of proof, by a preponderance of the evidence, to convince the commission that the requirements of this chapter have been satisfied with respect to the applicant's proposed conditional use.

## Section 09.040. Granting/Denial of Application. *(Amended 01/13/15)*

After the public hearing contemplated by Section 09.030, the commission is authorized to render a final decision on the granting or denial of a conditional use permit to the applicant, subject to the provisions of this chapter. The commission may grant, ~~conditionally~~ grant with conditions, or deny an application for a conditional use permit. Alternatively, the commission may require the applicant to return at a continued public hearing to provide additional information before the commission renders its final decision.

## Section 09.050. Standard for Granting a Conditional Use. *(Amended 07/11/06; 01/13/15)*

A. Conditional use permits shall be granted or ~~conditionally~~ granted with conditions by the commission, unless:

1. the proposed conditional use will be detrimental or injurious to the health, safety, or general welfare of persons or properties within the vicinity of the proposed conditional use; and

2. the reasonably anticipated detrimental or injurious effects of the proposed conditional use cannot be mitigated by the imposition of reasonable conditions upon said proposed conditional use.

B. A proposed conditional use shall be considered as detrimental or injurious to the health, safety, or general welfare of persons or properties within the vicinity of the proposed conditional use if:

1. the ~~proposed conditional~~ use will cause unreasonable risks to the safety of persons or properties because of vehicular traffic, parking, or large gatherings of people;

2. the ~~proposed conditional~~ use will unreasonably interfere with the lawful use of properties within the vicinity of the proposed conditional use;

3. the ~~proposed conditional~~ use will create an additional need for essential City or public services including utilities, law enforcement, and fire prevention, which cannot be met without unreasonable efforts or expenditures of City or public resources;

4. the ~~proposed conditional~~ use will be noncompliant with Chapters 12 and 13 of this Code~~.~~;

5. the ~~proposed conditional~~ use will present an unreasonable detriment or injury to the health, safety, or general welfare of persons or properties in the vicinity of the proposed conditional use; or

6. the ~~proposed conditional~~ use will not be in harmony with the General Plan.

C. Real Estate Values. A change in the market value of real estate as a result of the proposed conditional use shall not constitute a basis for denying a proposed conditional use.

**Section 09.060. Conditions.** *(Amended 01/13/15)*

A. Conditions. In granting a conditional use permit, the commission may impose such ~~requirements and~~ conditions which the commission, in its sole discretion, deems necessary for the protection of persons and properties in the vicinity of the proposed conditional use, as well as the preservation of the integrity of the General Plan. The ~~requirements and~~ conditions may include location, construction, size, maintenance, operation, site planning, traffic control and parking, relocations, dedications, installation and upgrading of public services and roads, and time limits for the proposed conditional use, in addition to the following non-exclusive list of potential ~~requirements~~ and conditions:

1. that the site will be suitably landscaped and maintained and that the design, setbacks, fences, walls, and buffers of all buildings and other structures are adequate to protect property and preserve or enhance the appearance and character of the area;

2. that all buildings or other structures are architecturally attractive and add to the quality of the area;

3. that parking facilities, including vehicular ingress and egress and the surfacing of parking areas and driveways are provided to specified standards;

4. that street and highway dedications are made and improvements provided, including sidewalks, curbs and gutters;

5. that water supply and fire protection are adequate;

6. that mitigation of nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electro-magnetic disturbances and radiation is properly accomplished;

7. that operating hours for activities affecting normal neighborhood schedules and functions are addressed;

8. that signs are regulated pursuant to this Code;

9. that a guarantee, bond, or other surety is

provided ensuring the proposed conditional use will be maintained and operated in compliance with all approval conditions and requirements; and

10. other conditions determined necessary by the commission to allow the establishment and operation of the proposed conditional use in an orderly and efficient manner and in compliance with all elements of the General Plan, and the intent and purpose of this Code.

B. Conditional Use Permit Required. No permits, certificates, or licenses shall be issued with respect to the property upon which the proposed conditional use will exist until a conditional use permit has been granted by the commission.

**Section 09.070. Noncompliance with Conditional Use Permit.** *(New 01/13/15)*

A. Public Hearing. If grounds for revocation or modification of a conditional use permit exist, the Commission shall hold a public hearing on the question of modification or revocation pursuant to the provisions of this Chapter 9. Notice of the hearing shall be the same as would be required for consideration of a conditional use application.

B. Revocation. A conditional use permit may be revoked if the commission finds, by a preponderance of the evidence, that one or more of the following exist:

1. the conditional use permit was obtained in a fraudulent manner;

2. the use for which the conditional use permit was granted has ceased for at least six consecutive calendar months; or

3. one or more of the conditions of the conditional use permit have not been substantially met.

C. Modification. A conditional use permit may be modified by the commission without the consent of the property owner or operator, if the commission finds, by a preponderance of the evidence, that the conditional use constitutes or is creating a nuisance.

D. Enforcement. The City may enforce the provisions of this chapter by any lawful means, including obtaining injunctions and instigating civil and criminal actions against the violating party.

# CHAPTER 10

# DEVELOPMENT APPLICATIONS AND PROCEDURES

*(Amended 05/22/18)*

Section 10.010. Purpose.
Section 10.020. Applicability.
Section 10.030. Application Forms.
Section 10.040. Development Application Procedures.
Section 10.050. Combined Actions Permitted.
Section 10.060. Permits Required.
Section 10.070. Development Application; Initiation.
Section 10.080. Determination of Application Completeness.
Section 10.090. Remedying Application Deficiencies.
Section 10.100. Payment of Taxes and Charges Required.
Section 10.110. Scope of Development Approvals.
Section 10.120. Extensions of Development Approvals.
Section 10.130. Amendment to Development Permits.
Section 10.140. Reapplication Following Denial.
Section 10.150. Inspections.
Section 10.160. Fee for Processing Development Applications.

## Section 10.010. Purpose.

The development applications and procedures are formulated and intended to protect the integrity and character of the residential and nonresidential areas of the City through the application of the provisions of this Code, consistent with the mission, goals, policies, and guidance of the Lehi City General Plan. Development applications and development review are structured to consider and determine if the development application should be approved by weighing the public need for and the benefit to be derived from the proposed use, building, or structure against any associated negative impact.

## Section 10.020. Applicability.

A development application shall be required for all uses, intensification of uses, and construction or modifications for all properties located in the City. All development applications shall be presented to the City on the applicable application form available from the City. The type of development application to be presented for review and consideration is at the discretion of the applicant.

## Section 10.030. Application Forms. *(Amended 12/13/16)*

The City shall identify submittal requirements, instructions for completing forms, and internal procedures for acceptance and filing of applications. Additional information may be required for particular applications. The City shall provide the necessary forms for the administration, interpretation, and enforcement of this Code, which shall be maintained in the offices of the Planning Division, including but not limited to:

A. Application for Accessory Dwelling Unit;

B. Application for Annexation;

C. Application for Appeal;

D. Application for Area Plan Approval;

E. Application for Change in Permitted Use Approval;

F. Application for Conditional Use Permit Approval;

G. Application for Final Subdivision Plat Approval;

H. Application for General Plan Amendment, including text and Land Use Map amendments;

I. Application for Home Occupation Permit;

J. Application to the Land Use Hearing Examiner;

K. Application for Minor Revision;

L. Application for Permitted Use Approval;

M. Application for Preliminary Subdivision Plat Approval;

N. Application for a Sign Permit;

O. Application for Site Plan Approval;

P. Application for Temporary Uses; and

Q. Application for Zone District Map Amendment or Development Code Amendment;

~~A. Application for General Plan Amendment, including text and Land Use Map amendments;~~

~~B. Application for Zone District Map Amendment or Development Code Amendment;~~

~~C. Application for Temporary Uses;~~

~~D. Application for Site Plan Approval;~~

~~E. Application for Preliminary Subdivision Plat Approval;~~

~~F. Application for Final Subdivision Plat Approval;~~

~~G. Application for Conditional Use Permit Approval;~~

~~H. Application for Permitted Use Approval;~~

~~I. Application for Change in Permitted Use Approval;~~

~~J. Application for Minor Revision;~~

~~K. Application for Area Plan Approval;~~

~~L. Application to the Land Use Hearing Examiner;~~

~~M. Application for Home Occupation Permit;~~

~~N. Application for Appeal;~~

**Section 10.040. Development Application Procedures.**
The steps in the review and consideration of the various development applications, permits, and licenses authorized by this Code are identified in the Appendix of this Code.

**Section 10.050. Combined Actions Permitted.** *(Amended 11/28/06; 12/13/16)*

A. The applicant may request and the Planning Division, the Reviewing Departments, the Planning Commission, the Hearing Examiner, or the City Council may, at their discretion, combine the processing and hearing of various development applications, administrative actions, and legislative actions. The sequence of review and approval of applications authorized by this Code requires that compliance with the Lehi City General Plan be considered initially.

B. Combined actions shall only be considered, and if deemed appropriate, permitted as follows:

1. Application for a General Plan amendment, including text and map amendments, may be combined with an Application for Annexation.

2. Application for Zone District Map amendment may be combined with an Application for Area Plan approval.

3. Application for Zone District Map amendment, Lehi City Development Code amendment, site plan approval, preliminary subdivision approval, final subdivision approval, Planned Residential Design (PRD) approval, Planned Unit Development (PUD) approval, or an application for a conditional use, variance, or other required approvals may be combined.

4. Concept plan applications may be combined with any other application.

**Section 10.060. Permits Required.**
The standards and requirements of this Code shall apply to all uses, development, or development activity located within Lehi City. No use, development, or development activity may be commenced or undertaken unless all necessary approvals, permits, and licenses have been issued in accordance with the provisions of this Code.

**Section 10.070. Development Application; Initiation.**
An application for a development approval, permit or license required by this Code shall be initiated by submitting the appropriate application to the City. All applications shall be processed in accordance with the provisions of this Code.

**Section 10.080. Determination of Application Completeness.**
After receipt of an application, the Planning Division shall determine whether the application is complete. If the Planning Division determines that the application is not complete, the Planning Division shall notify the applicant in writing, identifying the deficiencies of the application, including any additional information that must be provided, and advise the applicant that no action can be taken by the City until the deficiencies have been corrected. Determinations made by the Planning Division concerning application completeness shall be reviewed by the Reviewing Departments if the applicant considers the staff determination to be in error.

**Section 10.090. Remedying Application Deficiencies.**
If the applicant fails to correct the specified deficiencies within 30 days following notification of the deficiency, the application for development approval or a development permit or license shall be deemed withdrawn and will be returned to the applicant. All application fees shall be refunded.

**Section 10.100. Payment of Taxes and Charges Required.**
All development approvals ~~shall be~~are conditioned so that no final plat or site plan document ~~is~~may be recorded or building permit issued on the subject property until all outstanding taxes and charges have been paid to date of approval.

**Section 10.110. Scope of Development Approvals.** (Amended 8/10/99; 7/28/09; 7/10/12; 2/10/15; 10/25/16; 12/13/16)

A. Except as otherwise provided, the rights conferred by a development permit upon the filing of a complete application and approval by the City Council, Planning Commission, Hearing Examiner, Reviewing Departments,

or Zoning Administrator shall be limited to those development rights granted in the applicable provisions of this Code and any conditions attached to the development permit.

B. All development approvals, permits, or licenses shall be considered void after two years of final approval if substantial progress, construction, or development has not taken place or has not continued in good faith without interruption, or if the applicant has failed to satisfy the water rights conveyance requirements in connection with an approval for Annexation or Zoning Map Amendment. A longer period of time may be provided for a phased subdivision application or phased site plan application as set forth in the conditions attached to the preliminary plat or site plan. A shorter period of time may be approved for temporary uses, grading permits, and other short-term projects.

C. All development applications shall be considered void after two years from the date the application is received by the City if no action has been taken to move the project toward approval.

D. Should an application be considered void, the applicant shall be required to re-submit the application and shall satisfy all requirements in place at the time of re-submission, including the payment of fees.

**Section 10.120. Extension of Development Approval.** *(New 07/28/09; Amended 07/10/12)*

A. Up to a one-year extension of a development approval may be granted by the Planning Commission or City Council, as applicable, based on the body that granted the original approval, upon a finding that special circumstances exist that warrant such an extension.

B. All requests for an extension are subject to the following:

1. ~~a~~An extension shall be requested by the applicant within 30 days of the expiration of the original development approval. However, the approval of an extension will be based on the date of the original approval, not on the date the application for extension is filed or approved.

2. ~~r~~Requests for an extension of a development approval shall be made in writing~~,~~ and shall set forth the reasons why an extension is necessary and should be granted.

3. ~~w~~Where bonding is deemed necessary as part of the development approval, a new bond will be required to take into account any changes in costs to match prevailing conditions for the construction and installation of all required improvements.

4. ~~a~~All requests for an extension shall be reviewed by the Reviewing Departments prior to approval by the approving body. The Reviewing Departments shall consider the following factors and~~–~~ make appropriate recommendations to the approving body:
   (a) whether the original conditions of approval are still appropriate based on current requirements of the Lehi City Development Code and the Lehi City Design Standards and Public Improvement Specifications Manual;
   (b) whether any ordinance changes have occurred or are being considered that may affect the activity or project authorized by the development approval;
   (c) whether any changes in infrastructure or surrounding land uses have occurred that would affect the activity or project authorized by the development approval;
   (d) the length of time since the original approval was granted; and
   (e) any other applicable factors that would affect the viability of the previous approval.

5. ~~i~~If the Reviewing Departments determine that changes to the approved plans are necessary to meet current standards, and the applicant is willing to make the changes, an extension may be granted subject to the changes.

C. If a final plat which covers only a portion of an approved preliminary plat is recorded within the two~~–~~year time limit or extension thereof, the validity of the unrecorded portion of the preliminary plat shall automatically be extended for two years from the date of recording the final plat.

**Section 10.130. Amendment to Development Permits.**
All proposed amendments to an approved application for a development approval, permit, or license issued under the provisions of this Code shall be reviewed and reapproved in accordance with the procedures established for the approval of the original development approval or development permit, unless determined to be a minor revision under the provisions of Section 14.020 of this Code.

**Section 10.140. Reapplication Following Denial.**
If an application for a development approval, permit, or license is denied for failure to meet the requirements of this Code, an application for all or a part of the same property shall not be considered for a period of at least one year from the date of denial unless the subsequent application is for a development that is materially different from the previously denied proposal or the prior denial was based upon a material mistake of fact.

**Section 10.150. Inspections.** *(Amended 12/13/16)*
In order to review information relevant to an application, permit or license the Planning Division, Reviewing Departments, Hearing Examiner, Planning Commission, or City Council may, at any reasonable time and for any proper purpose, and upon the permission of the owner, enter upon any public or private premises and make an inspection thereof.

**Section 10.160. Fee for Processing Development Applications.**
The City Council shall establish a fee schedule~~,~~ for the processing and review of all applications, permits, and licenses required by this Code, designed to recover an amount not to exceed the actual or anticipated costs of review and processing of the application.

WALL CONSULTANT GROUP

# Lehi Terrace
# Traffic Impact Study




LICENSED PROFESSIONAL ENGINEER
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JEREMY E
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08/05/2021
STATE OF UTAH

**Prepared by: WCG**

Date: August 5, 2021

# Executive Summary

This study addresses the traffic impacts associated with the proposed residential Lehi Terrace development (Project) located in Lehi, Utah. The Project is located at approximately 2960 North on the east side of 1200 West in Lehi.

The Project consists of 39 new residential single-family lots. The Project proposes two public street accesses to 1200 West. The northern street is planned to align directly with 2960 North and the southern street is planned to align directly with Bridalwood Loop. The project also includes a connection to 3020 North and a stub road to the west.

The level of service (LOS) for the evening peak hours were determined for each study intersection under every scenario. A summary of the analysis results is shown in ***Table ES-1*** and as shown below all intersections are expected to operate with acceptable LOS during the PM peak hours of traffic. This project is not expected to significantly affect the nearby intersection/roadways.

**Table ES-1: Level of Service Summary**

| Intersection | Level of Service (sec/vehicle)[1] | |
|---|---|---|
| | Opening Day (2021) Background | Opening Day (2021) Plus Project |
| PM Peak Hour | | |
| 2960 North / 1200 West | A (4.6) / EB LT | B (14.0) / WB LT |
| Bridalwood Loop / 1200 West | B (11.3) / EB LT | B (13.1) / WB LT |

[1] Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for signalized intersections and the worst movement for unsignalized intersections.

## Key Findings & Recommendations

- All study intersections are currently operating at acceptable levels of service.
    - Therefore, no mitigation measures are recommended.
- The Lehi Terrace development consists of 39 new residential single-family lots.
    - The Project proposes two public street accesses to 1200 West. The northern street is planned to align directly with 2960 North and the southern street is planned to align directly with Bridalwood Loop.
- The Project is anticipated to generate approximately 368 daily trips, 29 trips during the AM peak hour, and 39 trips during the PM peak hour.
    - Trip generation for the project was compared to a neighborhood commercial development on the same site. The expected number of trips generated by a neighborhood commercial site is far greater than that of the proposed residential project. The total daily trips and the PM peak hour trips are approximately 10 times higher with a commercial site than what

is expected from the residential development.

- The traffic generated by the Project traffic does not meet any of the thresholds for auxiliary lanes at the proposed project access. **Therefore, no auxiliary lanes are recommended.**
    - There is an existing two-way left-turn lane that can be used as a left-turn deceleration lane for the proposed access.
- The proposed project includes a connection to 3020 North. This will likely induce some cut through traffic from the existing neighborhood to the northeast by creating a shorter route to 1200 West. Currently, this neighborhood has to travel to 980 West, then to 3200 North to access 1200 West. It is unlikely that the existing neighborhood will experience much cut-through traffic from the Project because the new homes will have a direct access to 1200 West which is a more direct route to most destinations.
    - An additional 16 trips were added to the plus project analysis to represent the cut-through traffic from the existing neighborhood.
- The plus project analysis showed that all study intersections will continue operating at acceptable levels of service.
    - Therefore, no mitigation measures are recommended due to project related traffic.

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# I. INTRODUCTION

## A. Purpose

This study addresses the traffic impacts associated with the proposed residential Lehi Terrace development (Project) located in Lehi, Utah. The Project is located at approximately 2960 North on the east side of 1200 West in Lehi. ***Figure 1*** depicts the location of the project and the study intersections. A concept land use plan is also included in ***Appendix A***.

Included within the analyses for this study are the traffic operations for opening day (2021) conditions with and without the project at study intersections and roadways near adjacent to the project.

## B. Scope

Based on discussions with Lehi City Staff and the proximity to the proposed project site the following intersections were analyzed to evaluate the traffic operational impacts:

- 2960 North / 1200 West
- North Bridalwood Loop

Based on discussions with Lehi City Staff, it was determined that an evaluation of the PM peak hour (between 4:00 – 6:00 PM) would be sufficient for a development of this size. Therefore, the AM peak hour was not included in the analysis.

## C. Analysis Methodology

Level-of-service (LOS) is a term that describes an intersections operating performance during critical peak hours of the day. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. ***Table 1*** provides a brief description of each LOS letter designation and an accompanying average delay per vehicle thresholds for both signalized and unsignalized intersections.

The Highway Capacity Manual (HCM) 6$^{th}$ Edition, 2016 methodology was used in this study. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized intersections, the overall intersection LOS is reported. For other unsignalized intersections, the worst approach or movement LOS is reported. LOS is measured in seconds of delay per vehicle.

| Table 1: Level of Service Definition for Intersections | | | |
|---|---|---|---|
| **LOS** | **Signalized Delay (sec/vehicle)** | **Unsignalized Delay (sec/vehicle)** | **Description** |
| **A** | ≤10 | ≤10 | Favorable progression |
| **B** | >10 and ≤20 | >10 and ≤15 | Good progression |
| **C** | >20 and ≤35 | >15 and ≤25 | Fair progression |
| **D** | >35 and ≤55 | >25 and ≤35 | Noticeable congestion |
| **E** | >55 and ≤80 | >35 and ≤50 | Limit of acceptable delay |
| **F** | >80 | >50 | Unacceptable delay |
| **Source: *Highway Capacity Manual*, Transportation Research Board, 2016** | | | |

Using Synchro/SimTraffic software, which incorporates the HCM methodology, WCG computed the peak hour LOS for each study intersection. Multiple runs (10) of SimTraffic were used to provide a statistical evaluation of traffic operations along the study corridor and at each study intersection. Detailed LOS and queueing reports are included in **Appendix C**.

### D. Level of Service Standards

For the purposes of this study, a minimum overall intersection performance for each of the study intersections was set at LOS D. LOS D is generally considered acceptable for urbanized areas. If LOS E or F conditions exist, an explanation and/or mitigation measures are presented.




WALL CONSULTANT GROUP

Vicinity Map

Lehi Terrace TIS

N

DATE: 08/06/2021

PROJECT: 21-169

Figure #1

# II. BACKGROUND EXISTING CONDITIONS

## A. Purpose

The purpose of the existing conditions section is to gather existing information on roadway geometry, lane configurations and traffic volumes for the surrounding area. This information will be used to help identify and quantify impacts that the project will have on the surrounding roadway network. The opening day (2021) background analysis evaluates the study intersections and roadways without any project traffic. This establishes existing traffic and geometric conditions.

## B. Roadway System

The intersections are described below and shown in ***Figure 3***, along with existing intersection lane configurations.

2960 North / 1200 West – This is an existing three leg intersection with a stop control in the eastbound direction. 1200 West is classified by the Lehi City Transportation Master Plan as a Major Arterial. 1200 West was recently reconstructed as a five-lane road, with two travel lanes in each direction and a center two-way left-turn lane. 2960 North is a local road with a single lane in each direction. The speed limit on 2960 North is 25 mph and the speed limit on 1200 West is 40 mph.

North Bridalwood Loop / 1200 West – This is an existing three leg intersection with a stop control in the eastbound direction. 1200 West is classified by the Lehi City Transportation Master Plan as a Major Arterial. 1200 West was recently reconstructed as a five-lane road, with two travel lanes in each direction and a center two-way left-turn lane. North Bridalwood Loop is a local road with a single lane in each direction. The speed limit on Bridalwood Loop is 10 mph and the speed limit on 1200 West is 40 mph.

Future roadway network – The Mountainland Association of Governments (MAG) long range plan identifies the reconstruction of 1200 West as a five-lane road which has already been completed. The plan does not show any future projects in or near the study area. Therefore, no significant changes to the study area are assumed.

## C. Traffic Volumes

WCG collected weekday evening (4:00 PM to 6:00 PM) peak period traffic counts at the following existing intersections:

- 2960 North / 1200 West
- North Bridalwood Loop

Based on discussions with Lehi City Staff, it was determined that an evaluation of the PM peak hour (between 4:00 – 6:00 PM) would be sufficient for a development of this size. Therefore, the AM peak hour was not included in the analysis.

The intersection turning movement counts were completed on Thursday August 5, 2021. The evening peak hour was determined to occur between 5:00 PM and 6:00 PM. These

counts were collected in August 2021, which is toward the end of the COVID-19 pandemic. No restrictions were in place when the counts were completed. According to UDOT's COVID-19 Traffic Dashboard, traffic volumes in Utah County are approximately 103 percent compared to traffic volumes in 2019 before the pandemic. Therefore, no adjustments were made to the volumes to account for fluctuations due to the pandemic. ***Figure 2*** depicts the existing (2021) PM peak hour traffic volumes. Traffic count data is included in ***Appendix B***.

## D. Level of Service Analysis

WCG determined that all study intersections are currently operating at acceptable levels of service during the PM peak hour, as shown in ***Table 2***. Detailed LOS reports are included in ***Appendix C***.

## E. Queuing Analysis

The 95th percentile queue lengths were evaluated for each study intersection. No significant queuing was observed during the AM and PM peak hours. The full queuing analysis is included in ***Appendix C***.

**Table 2: Opening Day (2021) Background Peak Hour Level of Service**

| Intersection | | Worst Movement[1] | | | Overall Intersection[2] | |
|---|---|---|---|---|---|---|
| Intersection | Control | Approach | Avg. Delay (Sec / Veh) | LOS | Avg. Delay (Sec / Veh) | LOS |
| PM Peak Hour | | | | | | |
| 2960 North / 1200 West | EB Stop | EB LT | 4.6 | A | - | - |
| Bridalwood Loop / 1200 West | EB Stop | EB LT | 11.3 | B | - | - |

[1] This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections.
[2] This represents the overall intersection LOS and delay (seconds / vehicle).

## F. Mitigation Measures

All study intersections are currently operating at acceptable levels of service and with minimal queues. Therefore, no mitigation measures are recommended.




WALL CONSULTANT GROUP

Existing Conditions

Lehi Terrace TIS

N

DATE: 08/05/2021

PROJECT: 21-169

Figure #2

# III. PROJECT CONDITIONS

## A. Purpose

This section describes the type and intensity of land uses planned as a part of the project and serves as the basis for trip generation, distribution, and assignment of project trips to the study area roadways and intersections.

## B. Project Description

The Project consists of 39 new residential single-family lots. The Project proposes two public street accesses to 1200 West. The northern street is planned to align directly with 2960 North and the southern street is planned to align directly with Bridalwood Loop. The project also includes a connection to 3020 North and a stub road to the west.

Sight distance was verified at the proposed access locations and both the northbound and southbound views are unobstructed. A conceptual land use plan for the project is included in ***Appendix A***.

## C. Overall Trip Generation, Distribution and Assignment

Project trip generation estimates were developed using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation,10th Edition*. The ITE land use #210: Single-Family Detached Housing was used to calculate the trip generation of the proposed project.

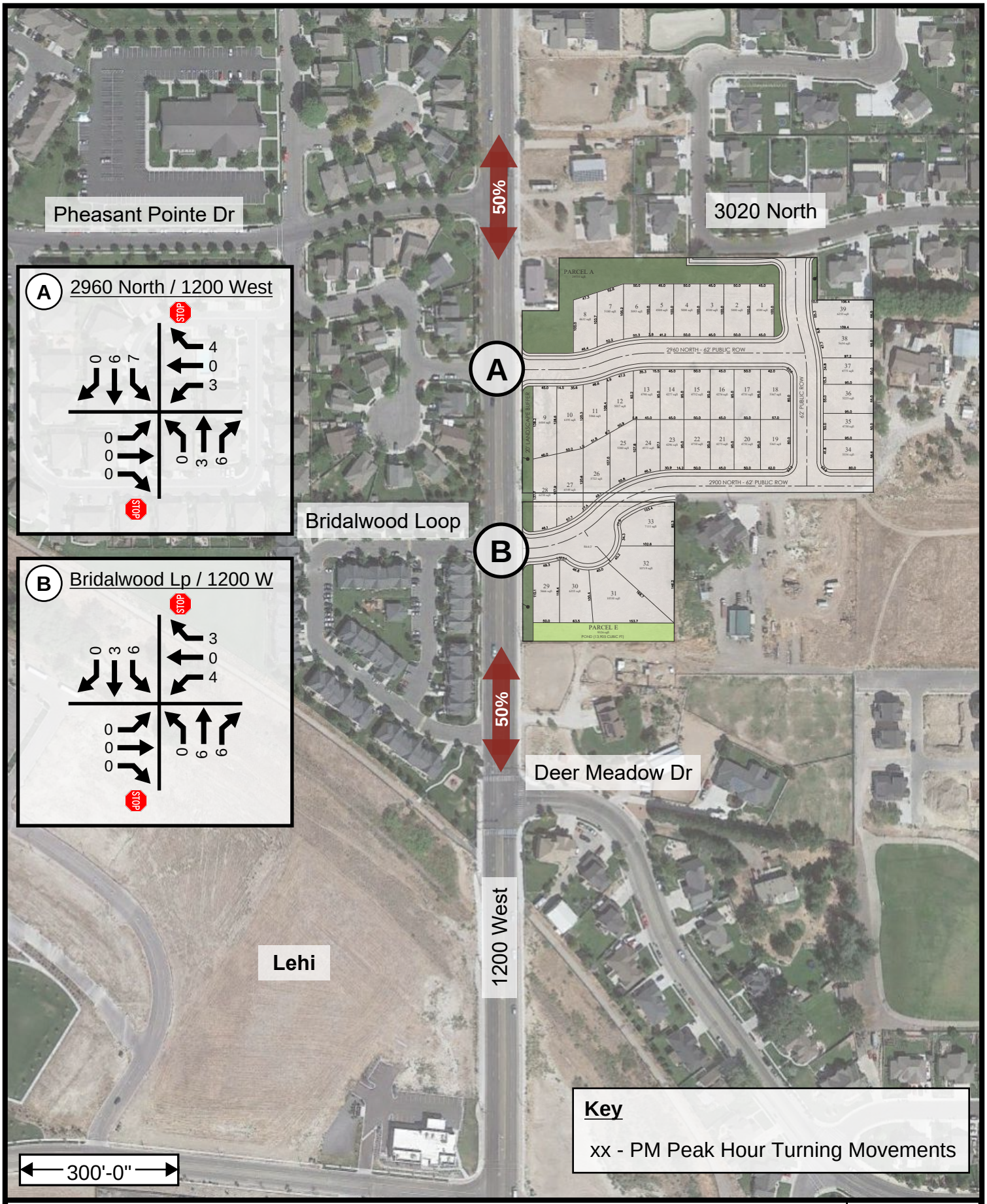
The number of trips generated by the overall project is shown in ***Table 3***.

**Table 3: Overall Trip Generation**

| Land Use | Units | Daily | AM Peak | | | PM Peak | | |
|---|---|---|---|---|---|---|---|---|
| | | Total | In | Out | Total | In | Out | Total |
| Single Family Housing | 39 | 368 | 7 | 22 | 29 | 25 | 14 | 39 |

Project traffic from ***Table 3*** was assigned to the roadway network based on the type of trip and the proximity of project access points to regional roadways and major population/employment centers. Existing travel patterns observed during data collection provided primary guidance to establish distribution percentages, especially near the Project.

It was assumed that 50 percent of the traffic entering / exiting the site would come from the north toward SR-92 and 50 percent would travel south towards I-15. The overall distribution and assignment of project traffic is shown in ***Figure 3.***




WALL CONSULTANT GROUP

Project Traffic Trip Assignment

Lehi Terrace TIS

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DATE: 08/05/2021

PROJECT: 21-169

Figure #3

## D. Neighborhood Commercial Trip Generation Comparison

The proposed project will change the General Plan zoning for this parcel from a Neighborhood Commercial zone to a Medium Density Residential zone. Therefore, a trip generation comparison was completed to illustrate the expected number of trips from each zone assuming the parcel was developed accordingly. Since there is not a specific neighborhood commercial project proposed, a floor to area ratio (FAR) was used to calculate the expected square footage from a potential neighborhood commercial development on this site. The project site is a total of 8.18 acres. A portion of the site has been set aside as a detention basin (0.24 acres), therefore the FAR ratio was calucated using a total 7.94 available acres (345,866 sq. ft.). Using a FAR of 0.3, the potential buildable square footage for the site is 103,760 square feet. This was rounded down to 100,000 square feet for the trip generation comparison.

Trip generation estimates were developed using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation,10th Edition*. The ITE land use #820: Shopping Center was used as a generic commercial land use to calculate the trip generation for the site assuming it was developed as a neighborhood commercial project. The trip generation comparison is shown in ***Table 4***.

**Table 4: Trip Generation Comparison**

| Land Use | Units | Daily | AM Peak | | | PM Peak | | |
|---|---|---|---|---|---|---|---|---|
| | | Total | In | Out | Total | In | Out | Total |
| Single Family Housing | 39 dwelling units | 368 | 7 | 22 | 29 | 25 | 14 | 39 |
| Neighborhood Commercial | 100 (1,000 sq. ft.) | 3,775 | 58 | 36 | 94 | 183 | 198 | 381 |

As shown in ***Table 4***, the expected number of trips generated by a neighborhood commercial site is far greater than that of the proposed residential project. The total daily trips and the PM peak hour trips are approximately 10 times higher with a commercial site than what is expected from the residential development.

## E. Cut-Through Traffic

The proposed project includes a connection to 3020 North. This will likely induce some cut through traffic from the existing neighborhood to the northeast by creating a shorter route to 1200 West. Currently, this neighborhood has to travel to 980 West, then to 3200 North to access 1200 West. It is unlikely that the existing neighborhood will experience much cut-through traffic because the new homes will have a direct access to 1200 West which is a more direct route to most destinations. To be conservative in the intersection analysis, it was assumed that all traffic from the proposed development would use one of the two accesses to 1200 West instead of take the longer route through the neighborhood on 3020 North. There are 24 homes in the small neighborhood to the northeast of the project that may use the new project streets as a cut-through route. It was assumed that approximately 2/3 (16 homes) would cut-through the new project.

Therefore, an additional 16 trips were added to the plus project analysis to represent the cut-through traffic.

### F. Access Spacing & Auxiliary Lanes

The proposed public street accesses are directly aligned with existing streets on the opposite side of 1200 West. This is a good access management practice. In addition, none of the single family lots have frontage or driveway access to 1200 West, which is a Major Arterial. The proposed streets are spaced approximately 300 feet apart.

There is an existing two-way left-turn lane that can be used as a left-turn deceleration lane to the project. As shown in ***Figure 3,*** the projected number of right-turn vehicles into these streets is minimal, therefore a right-turn deceleration lane is not recommended.

# IV. OPENING DAY (2021) PLUS PROJECT CONDITIONS

## A. Purpose

The opening day (2021) project traffic was combined with opening day (2021) background traffic volumes to evaluate the study intersections and determine any potential impacts that are specifically attributed to project traffic.

## B. Project Description

As mentioned in Chapter III Project Conditions, the Project will include 39 single family homes with an anticipated addition of 39 project trips in the PM peak hour of traffic. The Project will add two new street accesses to 1200 West. ***Figure 3*** depicts the project traffic distribution and assignment to the roadway network.

## C. Traffic Volumes

The opening day (2021) project traffic (***Figure 3***) was combined with opening day (2021) background traffic volumes (***Figure 2***) to reflect the opening day (2021) plus project traffic volumes shown in ***Figure 4.*** The additional 16 trips from the cut-through analysis were also added to the volumes in ***Figure 4*** to represent the plus project conditions.

## D. Level of Service Analysis

No changes to the roadway network were assumed in the LOS analysis other than the two proposed street accesses. WCG determined that all study intersections are anticipated to continue to operate at acceptable levels of service during the PM peak hours, as shown in ***Table 5***. Detailed LOS reports are included in ***Appendix C***.

## E. Queuing Analysis

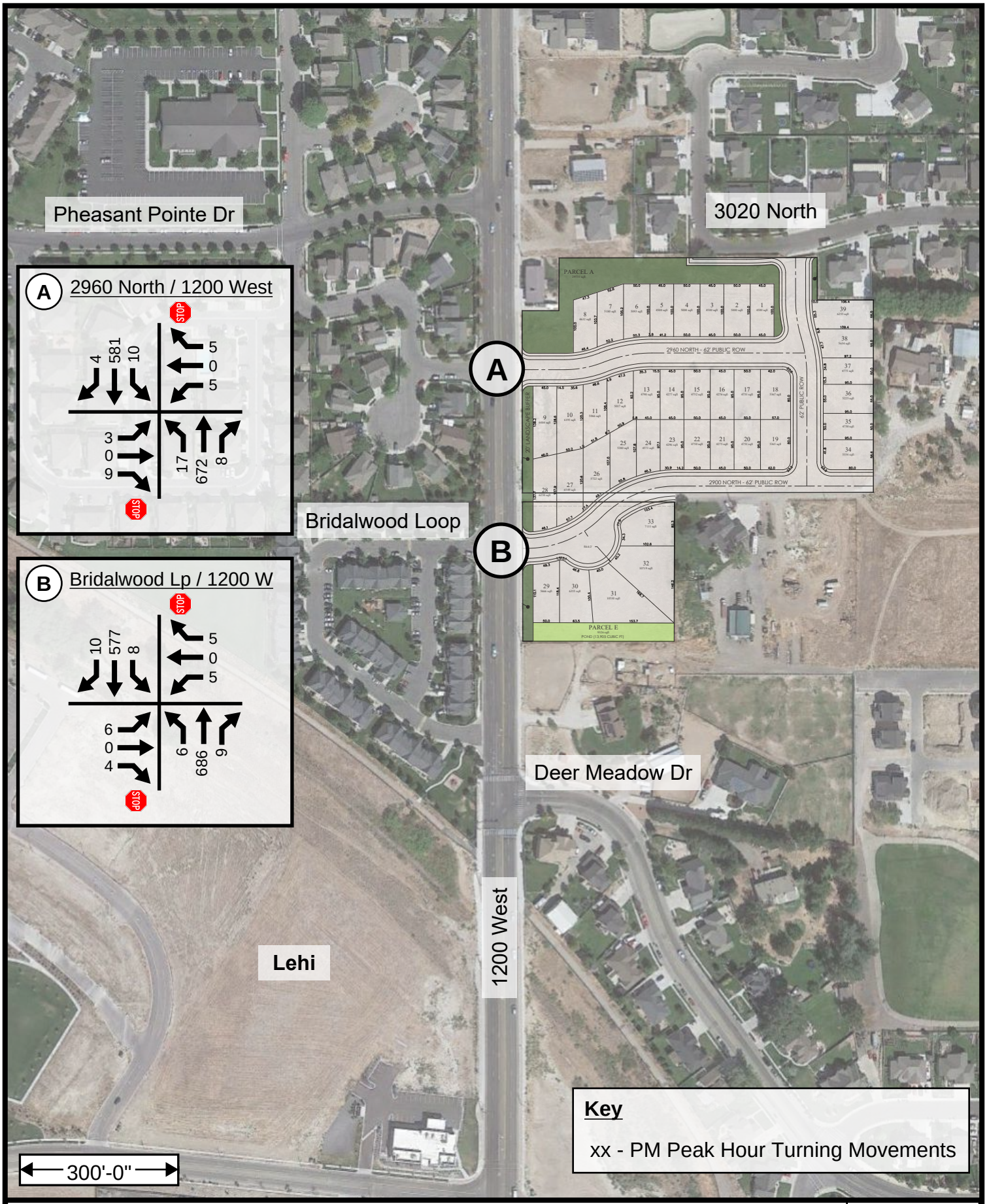
The 95$^{th}$ percentile queue lengths were evaluated for each study intersection. No significant queuing is anticipated during the PM peak hours. The full queuing analysis is included in ***Appendix C***.

## F. Mitigation Measures

All study intersections are currently operating at acceptable levels of service and with minimal queues. Therefore, no mitigation measures are recommended.

| Table 5: Opening Day (2021) Plus Project Peak Hour Level of Service | | | | | | |
|---|---|---|---|---|---|---|
| **Intersection** | | **Worst Movement[1]** | | | **Overall Intersection[2]** | |
| **Intersection** | **Control** | **Approach** | **Avg. Delay (Sec / Veh)** | **LOS** | **Avg. Delay (Sec / Veh)** | **LOS** |
| PM Peak Hour | | | | | | |
| 2960 North / 1200 West | EB & WB Stop | WB LT | 14.0 | B | - | - |
| Bridalwood Loop / 1200 West | EB & WB Stop | WB LT | 13.1 | B | - | - |

[1] This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections.
[2] This represents the overall intersection LOS and delay (seconds / vehicle).




WALL CONSULTANT GROUP

Existing 2021 Plus Project Conditions

Lehi Terrace TIS

N

DATE: 08/05/2021

PROJECT: 21-169

Figure #4

# V. APPENDICES

# APPENDIX A: CONCEPTUAL LAND USE PLAN

N

S

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

### *CONCEPT TABULATIONS*

| | |
|---|---|
| TOTAL ACREAGE | ±8.18 ACRES |
| SINGLE FAMILY LOTS | 39 |
| TOTAL DENSITY | 4.76 UNITS/ACRE |
| OPEN SPACE (PARCELS A-D) | 0.89 ACRES (0.82 REQD.) |
| POND AREA (PARCEL E) | 0.24 ACRES (13,905 CUBIC FEET) |
| RIGHT OF WAY WIDTH | 62' |
| CUL-DE-SAC RADIUS | 64' |

### *SETBACK REQUIREMENTS*

| | |
|---|---|
| FRONT YARD (PORCH) | 15' |
| FRONT YARD (GARAGE) | 20' |
| SIDE YARD | 5'; 10' TOTAL |
| CORNER SIDE YARD | 15' |
| REAR YARD | 15' |




# *LEHI TERRACE concept plan J*

LEHI CITY, UTAH COUNTY
6/28/2021
*20-0257*

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:_2020\20-0257 2900 N 1200 W Lehi\design\20-0257.dwg\concept\20-0257 Concept J.dwg

# APPENDIX B: TRAFFIC COUNTS

## 2960 North / 1200 West

Morning Peak Hour: 7 - 9:00 am Thursday, August 5, 2021

| | Northbound | | | | Southbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Totals |
| 7:00 - 7:15 | | | | | | | | | | | | | | | | | 0 |
| 7:15 - 7:30 | | | | | | | | | | | | | | | | | 0 |
| 7:30 - 7:45 | | | | | | | | | | | | | | | | | 0 |
| 7:45 - 8:00 | | | | | | | | | | | | | | | | | 0 |
| 8:00 - 8:15 | | | | | | | | | | | | | | | | | 0 |
| 8:15 - 8:30 | | | | | | | | | | | | | | | | | 0 |
| 8:30 - 8:45 | | | | | | | | | | | | | | | | | 0 |
| 8:45 - 9:00 | | | | | | | | | | | | | | | | | 0 |
| 7:00 - 8:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15 - 8:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 - 8:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 - 8:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 - 9:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

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## 2960 North / 1200 West

Evening Peak Hour: 4 - 6:00 pm Thursday, August 5, 2021

| | Northbound | | | | Southbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Totals |
| 16:00 - 16:15 | 4 | 143 | 0 | 0 | 0 | 120 | 2 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 272 |
| 16:15 - 16:30 | 0 | 129 | 0 | 0 | 0 | 137 | 1 | 0 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 1 | 269 |
| 16:30 - 16:45 | 4 | 164 | 0 | 1 | 0 | 130 | 1 | 3 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 301 |
| 16:45 - 17:00 | 5 | 171 | 0 | 0 | 0 | 111 | 3 | 2 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 293 |
| 17:00 - 17:15 | 6 | 157 | 0 | 0 | 0 | 172 | 1 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 339 |
| 17:15 - 17:30 | 3 | 164 | 0 | 0 | 0 | 158 | 2 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 329 |
| 17:30 - 17:45 | 7 | 175 | 0 | 0 | 0 | 113 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 299 |
| 17:45 - 18:00 | 1 | 171 | 0 | 0 | 0 | 130 | 1 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 306 |
| 16:00 - 17:00 | 13 | 607 | 0 | 1 | 0 | 498 | 7 | 5 | 3 | 0 | 7 | 1 | 0 | 0 | 0 | 2 | 1135 |
| 16:15 - 17:15 | 15 | 621 | 0 | 1 | 0 | 550 | 6 | 5 | 2 | 0 | 8 | 1 | 0 | 0 | 0 | 2 | 1202 |
| 16:30 - 17:30 | 18 | 656 | 0 | 1 | 0 | 571 | 7 | 5 | 3 | 0 | 7 | 0 | 0 | 0 | 0 | 1 | 1262 |
| 16:45 - 17:45 | 21 | 667 | 0 | 0 | 0 | 554 | 6 | 2 | 4 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 1260 |
| 17:00 - 18:00 | 17 | 667 | 0 | 0 | 0 | 573 | 4 | 0 | 3 | 0 | 9 | 0 | 0 | 0 | 0 | 1 | 1273 |

PHF: 0.94

## Bridalwood Loop / 1200 West

Morning Peak Hour: 7 - 9:00 am Thursday, August 5, 2021

| | Northbound | | | | Southbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Totals |
| 7:00 - 7:15 | | | | | | | | | | | | | | | | | 0 |
| 7:15 - 7:30 | | | | | | | | | | | | | | | | | 0 |
| 7:30 - 7:45 | | | | | | | | | | | | | | | | | 0 |
| 7:45 - 8:00 | | | | | | | | | | | | | | | | | 0 |
| 8:00 - 8:15 | | | | | | | | | | | | | | | | | 0 |
| 8:15 - 8:30 | | | | | | | | | | | | | | | | | 0 |
| 8:30 - 8:45 | | | | | | | | | | | | | | | | | 0 |
| 8:45 - 9:00 | | | | | | | | | | | | | | | | | 0 |
| 7:00 - 8:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15 - 8:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 - 8:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 - 8:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 - 9:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

PHF: #DIV/0!

## Bridalwood Loop / 1200 West

Evening Peak Hour: 4 - 6:00 pm Thursday, August 5, 2021

| | Northbound | | | | Southbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Totals |
| 16:00 - 16:15 | 2 | 146 | 0 | 0 | 0 | 127 | 2 | 0 | 1 | 0 | 1 | 0 | | | | | 279 |
| 16:15 - 16:30 | 3 | 124 | 0 | 0 | 0 | 134 | 3 | 0 | 2 | 0 | 1 | 0 | | | | | 267 |
| 16:30 - 16:45 | 0 | 167 | 0 | 0 | 0 | 131 | 0 | 0 | 1 | 0 | 1 | 0 | | | | | 300 |
| 16:45 - 17:00 | 4 | 171 | 0 | 0 | 0 | 113 | 2 | 0 | 0 | 0 | 3 | 0 | | | | | 293 |
| 17:00 - 17:15 | 1 | 161 | 0 | 0 | 0 | 166 | 4 | 0 | 4 | 0 | 0 | 0 | | | | | 336 |
| 17:15 - 17:30 | 0 | 165 | 0 | 0 | 0 | 154 | 4 | 0 | 1 | 0 | 2 | 0 | | | | | 326 |
| 17:30 - 17:45 | 2 | 184 | 0 | 0 | 0 | 120 | 2 | 0 | 0 | 0 | 2 | 0 | | | | | 310 |
| 17:45 - 18:00 | 3 | 165 | 0 | 0 | 0 | 124 | 0 | 0 | 1 | 0 | 0 | 0 | | | | | 293 |
| 16:00 - 17:00 | 9 | 608 | 0 | 0 | 0 | 505 | 7 | 0 | 4 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 1139 |
| 16:15 - 17:15 | 8 | 623 | 0 | 0 | 0 | 544 | 9 | 0 | 7 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 1196 |
| 16:30 - 17:30 | 5 | 664 | 0 | 0 | 0 | 564 | 10 | 0 | 6 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 1255 |
| 16:45 - 17:45 | 7 | 681 | 0 | 0 | 0 | 553 | 12 | 0 | 5 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 1265 |
| 17:00 - 18:00 | 6 | 675 | 0 | 0 | 0 | 564 | 10 | 0 | 6 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 1265 |

PHF: 0.94

# APPENDIX C: SIMTRAFFIC LOS AND QUEUEING REPORTS

## 1: 1200 West & 2960 North Performance by movement

| Movement | EBL | EBR | NBL | NBT | SBT | SBR | All |
|---|---|---|---|---|---|---|---|
| Denied Del/Veh (s) | 0.1 | 0.1 | 0.0 | 0.0 | 0.1 | 0.2 | 0.1 |
| Total Del/Veh (s) | 4.6 | 3.1 | 2.7 | 0.2 | 0.3 | 0.1 | 0.3 |

## 2: 1200 West & Bridalwood Loop Performance by movement

| Movement | EBL | EBR | NBL | NBT | SBT | SBR | All |
|---|---|---|---|---|---|---|---|
| Denied Del/Veh (s) | 0.1 | 0.1 | 3.3 | 0.1 | 0.0 | 0.0 | 0.1 |
| Total Del/Veh (s) | 11.3 | 2.6 | 2.6 | 0.5 | 0.2 | 0.1 | 0.4 |

## Total Network Performance

| | |
|---|---|
| Denied Del/Veh (s) | 0.1 |
| Total Del/Veh (s) | 1.2 |

## Intersection: 1: 1200 West & 2960 North

| Movement | EB | NB |
|---|---|---|
| Directions Served | LR | L |
| Maximum Queue (ft) | 33 | 35 |
| Average Queue (ft) | 11 | 6 |
| 95th Queue (ft) | 34 | 25 |
| Link Distance (ft) | 138 | |
| Upstream Blk Time (%) | | |
| Queuing Penalty (veh) | | |
| Storage Bay Dist (ft) | | 100 |
| Storage Blk Time (%) | | |
| Queuing Penalty (veh) | | |

## Intersection: 2: 1200 West & Bridalwood Loop

| Movement | EB | NB |
|---|---|---|
| Directions Served | LR | L |
| Maximum Queue (ft) | 36 | 26 |
| Average Queue (ft) | 10 | 2 |
| 95th Queue (ft) | 33 | 15 |
| Link Distance (ft) | 283 | |
| Upstream Blk Time (%) | | |
| Queuing Penalty (veh) | | |
| Storage Bay Dist (ft) | | 100 |
| Storage Blk Time (%) | | |
| Queuing Penalty (veh) | | |

## Network Summary

Network wide Queuing Penalty: 0

## 1: 1200 West & 2960 North Performance by movement

| Movement | EBL | EBR | WBL | WBR | NBL | NBT | NBR | SBL | SBT | SBR | All |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Denied Del/Veh (s) | 0.1 | 0.1 | 0.1 | 0.1 | 0.0 | 0.0 | 0.0 | 3.2 | 0.1 | 0.1 | 0.1 |
| Total Del/Veh (s) | 9.3 | 2.9 | 14.0 | 3.5 | 2.8 | 0.2 | 0.1 | 3.0 | 0.3 | 0.0 | 0.4 |

## 2: 1200 West & Bridalwood Loop/2900 North Performance by movement

| Movement | EBL | EBR | WBL | WBR | NBL | NBT | NBR | SBL | SBT | SBR | All |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Denied Del/Veh (s) | 0.1 | 0.1 | 0.1 | 0.1 | 2.8 | 0.1 | 0.2 | 0.0 | 0.0 | 0.0 | 0.1 |
| Total Del/Veh (s) | 10.0 | 2.2 | 13.1 | 4.2 | 2.9 | 0.5 | 0.3 | 3.6 | 0.2 | 0.0 | 0.5 |

## Total Network Performance

| | |
|---|---|
| Denied Del/Veh (s) | 0.2 |
| Total Del/Veh (s) | 1.4 |

## Intersection: 1: 1200 West & 2960 North

| Movement | EB | WB | NB | SB |
|---|---|---|---|---|
| Directions Served | LTR | LTR | L | L |
| Maximum Queue (ft) | 45 | 35 | 36 | 45 |
| Average Queue (ft) | 10 | 9 | 6 | 5 |
| 95th Queue (ft) | 35 | 32 | 26 | 26 |
| Link Distance (ft) | 139 | 448 | | |
| Upstream Blk Time (%) | | | | |
| Queuing Penalty (veh) | | | | |
| Storage Bay Dist (ft) | | | 100 | 100 |
| Storage Blk Time (%) | | | | |
| Queuing Penalty (veh) | | | | |

## Intersection: 2: 1200 West & Bridalwood Loop/2900 North

| Movement | EB | WB | NB | SB |
|---|---|---|---|---|
| Directions Served | LTR | LTR | L | L |
| Maximum Queue (ft) | 38 | 38 | 25 | 31 |
| Average Queue (ft) | 10 | 10 | 2 | 3 |
| 95th Queue (ft) | 34 | 35 | 13 | 17 |
| Link Distance (ft) | 283 | 662 | | |
| Upstream Blk Time (%) | | | | |
| Queuing Penalty (veh) | | | | |
| Storage Bay Dist (ft) | | | 100 | 100 |
| Storage Blk Time (%) | | | | |
| Queuing Penalty (veh) | | | | |

## Network Summary

Network wide Queuing Penalty: 0