Lehi City Council Meeting
Agenda
May 13, 2025

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. North Point Solid Waste District Update- Neil Schwendiman

   2.2. Bike and Pedestrian Master Plan Update- Planning Department

   2.3. Discussion of Public Improvement Districts and Sidewalks

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

4. Administrative Report

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

6. Consideration to hold a Closed Session to discuss the character, professional competence, or physical or mental health of an individual.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Waterwise Yard of the Month Presentation- Environmental Sustainability Committee

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 Purchase Orders
None to approve

4.2. Approve City Council Meeting Minutes
040825 CC.pdf

Regular Agenda

5. Consideration of Resolution #2025-27 approving an Agreement between Lehi City and FX Construction for the construction of the McLachlan Well.
Petitioner: Lehi City
Res 2025-27.docx
FX Agreement for the McLachlan Well (clean) (002).docx

6. Consideration of allocating additional funds for the Community Development Block Grant (CDBG).
Petitioner: Mountainland Association of Governments

7. Consideration of Resolution #2025-29 approving an Amended Cafeteria Plan including a Health Flexible Spending Account and Dependent Care Flexible Spending Account.
Petitioner: Lehi City
Res 2025-29.docx

8. Lehi City Budget and Consolidated Fee Schedule for Fiscal Year 2026 (July 2025- June 2026).
a. Public Hearing
b. Budget discussion and further consideration.

Petitioner: Lehi City
FY 2026 MAYOR'S TENTATIVE BUDGET.pdf
2026 Fee Schedule.pdf

9. Consideration of Ordinance #27-2025 approving the Anderson Zone Change located at 206 North 1100 West, changing the zoning on 0.60 acres from A-1 (agriculture) to R-1-22 (residential/agriculture).
Petitioner: Caden Hazard
CC Staff Report Anderson Zone Change 05.13.25.docx
Anderson Zone Change Update DRC 03.19.25.docx
Anderson ZC narrative.pdf
Anderson Zone Change updated zone change area.pdf
Anderson Aerial.pdf
Anderson GP.pdf

Anderson Zoning.pdf
Ordinance - Anderson Zone Change 05.13.25.docx

10. Bart Christofferson Annexation #2, located at 440 S 300 E
    a. Public Hearing
    b. Consideration of Resolution #2025-28 approving an Annexation Agreement with the owners of the property that is the subject of the Bart Christofferson Annexation #2.
    c. Consideration of Ordinance #26-2025 approving the Bart Christofferson Annexation #2 on 0.40 acres of property located at 440 S 300 E, assigning the R-1-Flex zoning.

    Petitioner: Tony Trane
    CC Staff Report Bart Christofferson Annexation #2 - Final Approval 05.13.25.docx
    Bart Christofferson Annexation #2 DRC 02.26.25.docx
    Bart Christofferson annexation Narrative.pdf
    Bart Christofferson annexation #2 plat.pdf
    Bart Christofferson Annexation aerial.pdf
    Bart Christofferson Annexation GP.pdf
    Bart Christofferson Annexation Zoning.pdf
    Bart Christofferson Annexation #2 AnnexAgreement 05.13.25.docx
    Resolution Annexation Agreement - Bart Christofferson Annexation #2 05.13.25.docx
    Ordinance -Bart Christofferson Annexation #2 05.13.25.docx

11. Consideration of Ordinance #29-2025 approving the Barron Zone Change located at 61 East 2200 North, changing the zoning on 1-acre of property from A-1 (agriculture) to R-1-15 (residential).
    Petitioner: Natalie Barron
    CC Staff Report Barron Zone Change 05.13.25.docx
    Barron Zone Change DRC 03.26.25.docx
    Ordinance - Barron Zone Change 05.13.25.docx
    narrative.pdf
    Aerial Map.png
    General Plan Map.png
    Zoning Map.png

12. Consideration of Preliminary Subdivision approval for Inverness Plat D, including 278 single family homes and 126 townhomes located at approximately Horton Way and Edinburgh Avenue.
    Petitioner: DR Horton
    CC Staff Report Inverness Plat D Preliminary Subdivision 05.13.25.docx
    Inverness Plat D DRC 03.26.25.docx
    Narrative.pdf
    Preliminary Plans.pdf
    Building Elevations 1.pdf

Building Elevations 2.pdf
Aerial Map.png
General Plan Map.png
Zoning Map.png

13. Consideration of Ordinance #32-2025 approving the Salt Spring General Plan amendment on 13.32 acres of property located at approximately 500 East 950 South, changing the land use designation from VLDRA to HDR.

Petitioner: Fieldstone Homes
CC Staff Report Salt Spring General Plan Amendment 05.13.25.docx
Salt Spring General Plan Amendment DRC 03.05.25.docx
Ordinance -Salt Spring General Plan Amendment 05.13.25.docx
Salt Spring narrative.pdf
Salt Spring Aerial.pdf
Salt Spring General Plan.pdf
Salt Spring Zoning.pdf

14. Consideration of Ordinance #28-2025 approving a Development Code amendment to Chapter 20, Home Occupations, to address landscape and construction companies.
Petitioner: BreAnn & Mitchell Beckstrom
CC Staff Report Beckstrom Chapter 20 Development Code Amendment Home Occupations 05.13.25.docx
Beckstrom Code Amendment DRC 04.09.25.docx
Beckstrom Code Amendment Narrative.pdf
Beckstrom Chapter 20 Development Code Amendment Home Occupations DRC 04.09.25.pdf
Ordinance -Chapter 20 Home Occupations (Beckstrom) 05.13.25.docx

15. Consideration of Ordinance #30-2025 approving a Development Code Amendment to Table 05.040-B, removing the side and rear yard setbacks from the Neighborhood Commercial Zone.
Petitioner: Lehi City
CC Staff Report Table 05.040-B Development Code Amendment 05.13.25.docx
Table 05.040-B Amendment DRC 03.26.25.docx
TBL05.040-B bulk and intensity nonresidential 03.26.25.pdf
Ordinance -Non-residential Table of Uses 05.030-B 05.13.25.docx

16. Consideration of Ordinance #31-2025 approving a Development Code Amendment to Table 37.080, Off Street Parking.
Petitioner: Lehi City
CC Staff Report 37.080 Development Code Amendment 05.13.25.docx

Table 37.080 Development Code Amendment DRC 03.19.25.docx
TBL37.080 Parking new - parks and open space.pdf
Ordinance Table37.080 Parks Off-Street Parking Development Code Amendment 05.13.25.docx

17. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
North Point Solid Waste District Update- Neil Schwendiman

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Bike and Pedestrian Master Plan Update- Planning Department

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of Public Improvement Districts and Sidewalks

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Waterwise Yard of the Month Presentation- Environmental Sustainability Committee

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders
None to approve

Suggested Action:

Attachments:

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve City Council Meeting Minutes

Suggested Action:

Attachments:

040825 CC.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, **April 8, 2025,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Excused:

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator: Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Dean Lundell, Finance Director; Beau Thomas, Deputy City Administrator; Alyson Alger, City Treasurer; Karma Bentson, Assistant Finance Director; Matthew Lee, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 5:00 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Condie gave the opening comment.

2. Presentations and Reports

2.1 Presentation and Discussion of the Hospital / 2100 North Station Area Plan- Planning Department

Christine Richmond with GSBS presented an update on the North Station Area Plan, which is a state-mandated document focused on creating a vision and goals for the future transit-supported neighborhood around the planned north Lehi station. The plan aims to establish a unique hub of activity that is accessible to people of all ages and abilities, with a mix of residential, commercial, and community spaces. The plan proposes a central hub with gathering spaces, an interconnected network of roads and paths, and coordination with planned infrastructure projects like a future I-15 interchange. The implementation of the plan is complicated by the uncertainty around when the actual transit service will arrive.

2.2 Lehi City Finance Report- Dean Lundell, Finance Director

Dean Lundell, Lehi Finance Director, presented the financial report, highlighting the general fund balance and the impact of large claims. The sales tax revenue was discussed, with fluctuations due to online sales and the overall budget being ahead of expectations.

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2.3. Discussion to Extend Waste Management Contract- Blake Leonelli, Waste Management
Blake Leonelli stated that the contract with Waste Management will be up for renewal soon and they would like to continue working with Lehi City. He said that Lehi benefited from the blended value rate for recyclables.

2.4 Presentation and Discussion of a Green Waste Facility at 1700 W 1400 S
Steve Marchbanck, Lehi City Parks and Facilities Manager, presented a proposal to add a green waste facility at Mellor-Rhoads Park. He stated that the facility would handle green waste from tree removal and provide a service for city residents because they could drop off their green waste and purchase product. It would also improve the soil quality and provide the needed topsoil for the future park. The council discussed the benefits and logistics of the green waste facility, with concerns about the impact on neighbors. The Council also discussed mitigation options.

2.5 Presentation and Discussion of Revisions to the Employee Policy Manual - David Kitchen, Human Resources Director
David Kitchen, Human Recourses Director, presented the proposed revisions to the workplace harassment policy to include all protected classes. Changes to the parental leave policy was also presented.

3. Agenda Questions
There were no agenda questions from the Council.

4. Administrative Report
None.

5. Mayor and Council Reports
None.

Pre Council ended at approximately 6:56 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance
Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Hancock led the Pledge of Allegiance.

2. Presentations and Reports
2.1 Recognition of Chief Darren Paul's award for Police Chief of the Year
Chief Paul was recognized for his accomplishments.

3. 20 Minute Citizen Input
. Kate Peterson raised concerns about speeding on 1700 West, especially during the morning/evening commute.

Shauna Jones also expressed concerns with traffic at 2300 W and Pioneer Crossing. She said that they can't exit their subdivision because the traffic is backed up.

DRAFT

Bob Richardson expressed frustration about the garbage and trash ending up in his hay fields due to the uncovered dump trucks on Pioneer Crossing.

4. Consent Agenda

4.1) Approve Purchase Orders
4.2) Approve Surplus of Substation Equipment

Motion: Councilor Condie moved to approve the consent agenda and noted that item 4.3 was pulled from the consent agenda. Councilor Newall seconded the motion.

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

5. Public Hearing to receive input from the public with respect to (i) the issuance of the Series 2025 Bonds under the Act and (ii) any potential economic impact that the Series 2025 Project to be financed with the proceeds of the portion of the Series 2025 Bonds issued under the Act may have on the private sector.

Dean Lundell introduced the public hearing for the issuance of the series 2025 bonds, explaining the process and the benefits of a high bond rating. This is related to the city's fiber network project.

Mayor Johnson opened the public hearing for comments. There were no comments.

6. Consideration of Resolution #2025-19 amending the Lehi City Consolidated Fee Schedule for Cemetery and Literacy Center fees.

Alyson Alger, City Treasurer, presented the proposed fee changes for the Literacy Center and cemetery. Changes include a fee for the Literacy Center's summer discover program. For the cemetery, they want to increase rates for the upper section to $1,300 for residents and $1,600 for non-residents, which is $300 more than the lower section. The goal is to encourage sales of the lower section plots.

The public hearing and consideration of the resolution will be on the April 22, meeting agenda.

7. Budget Adjustment #2 for FY 2024-2025 Budget

Dean Lundell presented the second budget amendment for FY 2024-2025, detailing various expenditures and revenue allocations.

a. Public Hearing- Mayor Johnson opened the public hearing. There were no comments.

b. Consideration of Resolution #2025-17 amending the Lehi City Budget for Fiscal Year 2024-2025

Motion: Councilor Hancock moved to approve Resolution #2025-17 amending the Lehi City Budget for Fiscal Year 2024-2025. Councilor Condie seconded the motion.

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

8. Consideration of Resolution #2025-18 adopting a Tentative Budget for the City of Lehi for Fiscal Year 2026 (July 1, 2025- June 30, 2026).

Dean Lundell presented the tentative budget for fiscal year 2026, highlighting a total revenue of $63.7 million with consistent tax revenue growth. He stated that some highlights include new positions for police and parks. One-time costs include a $600,000 health insurance reserve, city website update, equipment for new officers, and a portable ice rink purchase.

It was noted that there would be more opportunities and further discussions about the budget before final approval in May.

Motion: Councilor Condie moved to approve Resolution #2025-18 adopting a Tentative Budget for the City of Lehi for Fiscal Year 2026 (July 1, 2025- June 30, 2026). Councilor Hancock seconded the motion.

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

9. Public Hearing to receive input on a public green waste facility use, located at approximately 1700 West 1400 South in a Public Facilities zone.

Mayor Johnson explained the proposed green waste facility as a temporary solution to prepare for the future park by clearing trees, adding fill, improving soil conditions. A contractor offered to remove invasive Russian olive trees and grind the material on-site at no cost to the city. Citizens would be allowed to drop off green waste for free. The facility would be moved as the park is constructed from south to north. Mayor Johnson emphasized this as a cost-saving measure that could benefit the city by avoiding expensive tree removal, improving soil quality, and providing a green waste service. He stressed that this was not a permanent solution and was intended to help clear the land for park construction.

The Mayor and Council discussed concerns such as noise and traffic and how to potentially mitigate those concerns.

Mayor Johnson opened the public hearing.

Jonathan Cavender: Concerned about increased truck noise, traffic, and the long-term impact on the neighborhood. Worried about a 5-year timeline for the facility.

Ryan Hess: Questioned the length of the project and its impact on traffic, especially near school bus stops.

Warren Johnson: Asked about potential environmental impacts and water contamination.

Dan Logan: Expressed frustration about existing traffic problems on 1700 West, concerned about additional trucks and safety issues.

Steve Steadman: Highlighted traffic congestion and road limitations.

Anne Bailey: Raised concerns about potential methane gas buildup and impact on nearby schools and well water.

Ernie Jones: Questioned the potential conflict of interest.

Jeff Dixon: Concerned about dust control, and proximity to houses.

Nicole Melling: Requested clarification on traffic situation.

Annette Gom: Questioned the need for the facility and the lack of public input.

Bob Richardson: Asked about the long-term solution and commitment to making this truly temporary.

The contractor proposed limiting truck movements to avoid peak hours. He stated that there would be no additional traffic. He explained that they would grind the material and remove it quickly to prevent methane buildup. He was committed to submitting a fugitive dust control plan and using water trucks.

Kenneth Webb: Asked about weed control for the remaining area not covered by the green waste facility and questioned how many cities would utilize the free green waste drop-off.

Warren Johnson: Argued the project seemed long-term.

Mrs. Richardson: expressing concerns about traffic and environmental impact.

Kate Peterson: Questioned the budget allocation for the portable ice rink, suggested a specific contract end date, and asked about potential health impacts for her daughter with asthma.

David Johnson: Inquired about the current green waste disposal methods and the need for the facility.

Ryan Hess- Questioned the assertion that no additional traffic will be generated by the green waste facility.

Mayor Johnson and the City Council carefully considered the green waste facility proposal, ultimately concluding that while the concept had merit, the proposed location was unsuitable. They acknowledged the significant traffic problems in the area and appreciated the contractor's good-faith effort to provide a cost-effective solution. They emphasized the importance of saving money for the city without creating additional burdens for residents. The council unanimously agreed to reject the current proposal, encouraging the developer to explore alternative sites.

The Council recessed at approximately 9:00 p.m.
The Council resumed at 9:07 p.m.

Mayor Johnson left the Meeting. Councilor Albrecht assumed the role of Mayor Pro Tempore for the remainder of the meeting.

10. Consideration of Resolution #2025-23 approving a Development Agreement between ProSteel Customs and Lehi City.

Kim Struthers, Community Development Director, presented the Agreement. He stated that the Council had given staff the direction to work with ProSteel Customs on a Development Agreement.

Motion: Councilor Condie moved to approve Resolution #2025-23 approving a Development Agreement between ProSteel Customs and Lehi City. Councilor Hancock seconded the motion.

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

11. Consideration of Ordinance #10-2025 approval of a Development Code Amendment, amending Table 05.030-B to allow auto sales and rental on parcels larger than an acre in the Commercial zone. (Tabled from the March 18, 2025 meeting.)

Kim Struthers noted that the development agreement resolves the issue.

Motion: Councilor Condie moved to *deny* this item, noting that the request was resolved with a development agreement. Councilor Newall seconded the motion.

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

12. Consideration of Resolution #2025-21, approving a Resolution of Intent to Annex Real Property for the Salt Spring Annexation, approximately 13.32 acres located at approximately 500 East 950 South with TH-5 zoning.

Cameron Smith was the applicant.

Motion: Councilor Condie moved to approve Resolution #2025-21, approving a Resolution of Intent to Annex Real Property for the Salt Spring Annexation, approximately 13.32 acres located at approximately 500 East 950 South with TH-5 zoning; and include all Development Review Committee comments. Councilor Hancock seconded the motion.

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

13. Consideration of Resolution #2025-22 a Resolution of Intent to Annex Real Property for the Clark Meadows Annexation, approximately 7.2 acres located at approximately 1800 W 1300 S with R-1-22 zoning.

Kaden Hazard was the applicant.

Motion: Councilor Hancock moved to approve Resolution #2025-22 a Resolution of Intent to Annex Real Property for the Clark Meadows Annexation, approximately 7.2 acres located at approximately 1800 W 1300 S with R-1-22 zoning. Councilor Newall seconded the motion.

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

14. Consideration of Ordinance #16-2025 amending Lehi City Code Title 4 Chapter 1, for general Business License provisions.

This amendment was discussed in a previous pre council meeting.

Motion: Councilor Hancock moved to approve Ordinance #16-2025 amending Lehi City Code Title 4 Chapter 1, for general Business License provisions. Councilor Newall seconded the motion.

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

15. Consideration of Ordinance #17-2025 approval of the North Lehi Station Area Plan, including areas half a mile around the future Trax station at approximately 3200 West Traverse Mountain Blvd.

Christine Richmond presented the North Lehi Station Area Plan. She noted that this is a state-mandated document for future transit-oriented development around a proposed transit station.

Mayor Pro Tempore asked for public input

Karl Karen, representing the Bateman Irrevocable Trust, expressed concerns about the plan's potential restrictions on future development.

Joshua Wilson, attorney for the Bateman Irrevocable Trust, echoed the concerns and requested that the plan be tabled to give the land owners an opportunity to work with the city.

The Council discussed the legal implications and potential impact on future property development. There were concerns with the plan's language potentially restricting property

owners' rights and explored ways to protect those rights, such as making it clear that this is non-binding.

Kim Struthers stated that it is a conceptual, non-binding document required by state statute and is not the same as Lehi City's definition of an area plan.

Motion: Councilor Hancock moved to approve Ordinance #17-2025 approval of the North Lehi Station Area Plan, and direct legal to fine tune the language of the Ordinance, by clarifying that there are no entitlements or requirements tied to this. It is just a concept of what it could look like to meet the state requirements based on code. Councilor Condie seconded the motion.

There was further discussion on the motion.

Amendment to the Motion: Council Hancock moved to amend the motion to include that the station area plan can be amended in the future and note that the predominant landowner (Bateman Irrevocable Trust) does not agree with the current concept. Council Condie seconded the amendment to the motion.

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

Councilor Hancock requested to include an additional amendment to the motion. Mayor Pro Tempore Albrecht agreed.

2nd Amendment to the Motion: Council Hancock moved to amend the motion to include that this is a station area plan as defined by Utah State Code, and not by Lehi City's definition of an area plan. Examples of Lehi City area plans- that this is not- would be the Traverse Mountain Area Plan, the Skye Estates Area Plan, and the Holbrook Farms Area Plan. Council Condie seconded the 2nd amendment to the motion.

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

16. Consideration of Ordinance #18-2025 approval of the Whitmore General Plan Amendment on 2.41-acres located at approximately 4150 North Digital Drive, changing the land use designation from Commercial to Light Industrial.

Jim Whitmore was the applicant. He requested that the Council consider a development agreement to allow temporary light industrial use on his commercial property because it's very difficult to develop as commercial right now. The proposed uses include parking for semis and a sod transfer area. The council discussed creating a three-year development agreement that would allow these specific uses while keeping the property zoned as commercial. They also suggested potentially exploring the property as a location for the green waste facility discussed earlier.

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Motion: Councilor Condie moved to table Ordinance #18-2025, and direct staff to work with the applicant to create a development agreement that allows uses of sod transfer as defined in the light industrial zone, and include allowed use of construction vehicles and semis to park as allowed in the light industrial zone, and that the initial timeframe of the agreement would be for 3 years and that the applicant would be required to come back in three years to request an extension if desired, and that staff consider other light industrial uses as they work with the applicant and draft a development agreement. Council Condie clarified that the intent is to leave the zone as commercial but allow limited light industrial uses for 3 years. Councilor Hancock seconded the motion.

There was discussion on allowing a green waste facility on this property.

Amended Motion: Council Condie amended the motion to direct staff to connect with the applicant to discuss a green waste facility at this location, and that a green waste facility use also be considered in the agreement. Councilor Hancock seconded the amendment to the motion.

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

17. Consideration of approval for the Inverness East Side Grading permit on approximately 197 acres, located at approximately 4800 North Suncrest Drive.

Scott Bishop was representing the applicant. He informed the Council that they need this grading permit to move dirt between phases of development. He noted the importance of balancing dirt and fill grading operation to minimize trucking.

Motion: Councilor Newall moved to approve the Inverness East Side Grading permit on approximately 197 acres, located at approximately 4800 North Suncrest Drive, and include all Development Review Committee comments. Councilor Hancock seconded the motion.

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

18. Consideration of Ordinance #19-2025 approving the Skye Area Plan Amendment, adding two uses to the Table of Uses.

Howard Cook was representing the Gardner Group. The amendment aims to explicitly list uses that were previously implied, making potential anchor tenants more comfortable.

Motion: Councilor Condie moved to approve Ordinance #19-2025 approving the Skye Area Plan Amendment, adding two uses to the Table of Uses. Councilor Newall seconded the motion.

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

19. Consideration of Ordinance #20-2025 approving a Development Code Amendment to Chapter 39, clarifying dwelling units are to be occupied by one family and that townhomes and condos can only have one kitchen facility.

Kim Struthers explained that the building division had seen several permits for adding second kitchens in townhomes, which could potentially lead to overcrowding. Council members debated the enforceability of such a restriction, with Councilor Condie expressing concerns about how to define a kitchen and whether the ordinance would effectively prevent unauthorized occupancy.

Motion: Councilor Hancock moved to table Ordinance #20-2025 and directed staff to develop a clear definition of what constitutes a kitchen facility, with the understanding that a cooktop might be the key distinguishing feature. Councilor Newall seconded the motion.

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

20. Consideration of Resolution #2025-20 approving an Interlocal Cooperation Agreement between Utah County and Lehi City for the administration of the 2025 Municipal Elections.

Teisha Wilson, City Recorder, presented the interlocal cooperation agreement for the 2025 municipal elections with Utah County. She highlighted a significant cost increase, which she noted was due to factors like inflation, increased poll worker wages, and new state mandates for ballot printing. She explained that while the maximum contract amount is $240,000, she hopes to negotiate the costs down.

Motion: Councilor Hancock moved to approve Resolution #2025-20 approving an Interlocal Cooperation Agreement between Utah County and Lehi City for the administration of the 2025 Municipal Elections, and direct staff to negotiate a lower maximum amount. Councilor Newall seconded the motion.

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

21. Consideration of Resolution #2025-16, appointing members to the Lehi City Parks, Arts, Recreation, and Cultural (PARC) Advisory Committee

Motion: Councilor Condie moved to approve Resolution #2025-16, appointing members to the Lehi City Parks, Arts, Recreation, and Cultural (PARC) Advisory Committee. Councilor Newall seconded the motion.

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

22. Adjournment

With no further business to come before the City Council at this time, Councilor Newall moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 11:15 p.m.

Approved: May 13, 2025

Attest:

_____

Mark Johnson, Mayor

_____

Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-27 approving an Agreement between Lehi City and FX Construction for the construction of the McLachlan Well.

Suggested Action:

Attachments:

Res 2025-27.docx

FX Agreement for the McLachlan Well (clean) (002).docx

RESOLUTION NO. 2025-27

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT BETWEEN LEHI CITY AND FX CONSTRUCTION FOR THE CONSTRUCTION OF THE MCLACHLAN WELL

WHEREAS, Lehi City ("City") desires to construct a new pressurized irrigation well located at 3620 West 952 North in Lehi.

WHEREAS, Lehi City determined that FX Construction's bid was the lowest responsive and responsible bid and awarded it the project;

WHEREAS, on May 13th, 2025, 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 Agreement with FX Construction; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Agreement 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 them effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 13th day of May, 2025.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit “A”

AGREEMENT FOR THE CONSTRUCTION OF THE MCLACHLAN WELL

THIS AGREEMENT FOR THE CONSTRUCTION OF THE MCLACHLAN WELL ("Agreement") is made and entered into and effective as of the date the last party signs below ("Effective Date") by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and FX Construction, whose principal place of business is located at 461 N 500 W, Suite 300, Lehi, Utah 84043 ("Contractor").

WHEREAS, City desires to contract for the construction of a new pressurized irrigation well located at 3620 West 952 North (the "Work"); and

WHEREAS, City issued RFB No. 2025-7 and Contractor submitted a Response to RFB No. 2025-7 which City determined to be the lowest responsive and most responsible proposal/bid and the City desires to contract with Contractor to perform the Work;

NOW, THEREFORE, in consideration of the premises, the covenants and conditions set forth in this Agreement, and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. Scope of Work. City hereby hires Contractor and Contractor agrees to be bound to the City to perform the Work as described in RFB No. 2025-7 and Contractor's Response to RFB No. 2025-7 dated April 14, 2025, both attached hereto as Exhibit A, and referred to as the "Contract Documents" and by this reference are incorporated herein and made a part of this Agreement.

2. Term. The Work shall commence on the Effective Date and shall be completed no later than 270 calendar days ("Term"). Failure to complete the Work by the end of the Term constitutes an event of default. The actual damages to the City for the delay in completion may be difficult or impossible to determine. Therefore, in lieu of actual damages, the Contractor shall pay to the City, liquidated damages for each calendar day in completing performance of the Work past the end of the Term, in an amount of $1,000 per day. The final costs for liquidated damages shall be deducted from the Payment amount identified in Section 3 below.

3. Payment. City shall pay Nine Hundred Six Thousand and Eight Hundred Dollars ($906,800). Both Parties agree that under current conditions the imposition of tariffs on equipment that is the subject of this Agreement is difficult to predict. In the event that the amount of tariffs imposed upon certain equipment contained in Contractor's bid is less than $25,000, the City public works director shall have authority to sign the change order. If the amount of tariffs is between $25,001 and $50,000, the mayor or city administrator shall have authority to sign the change order. If the amount of the tariffs exceeds $50,000, this contract must be re-approved by resolution of the Lehi City Council.

4. Changes in Performance. All changes in performance of this Agreement shall be

described in detail on a change order request form, provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance. Contractor shall not be entitled to any additional consideration for changes in performance which were not authorized as contemplated by this section, nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like.

5. Withholding Payment for Defective Performance. The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of defective or incomplete performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.

6. Termination. The City may terminate this Agreement at any time if, in the sole discretion of the City, Contractor's performance under this Agreement is unsatisfactory, Contractor fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein, or Contractor has otherwise materially breached this Agreement.

6.1 Before terminating this Agreement if Contractor's performance is unsatisfactory, the City shall first provide written notice to Contractor of the City's intention to terminate this Agreement. The notice of termination must be provided by City to Contractor at least seven (7) calendar days prior to termination. After receiving such notice of termination from City, Contractor shall have the next five (5) working days in which to cure any deficiency noted by the City. If Contractor adequately cures any such deficiency to the sole satisfaction of the City, this Agreement shall continue. However, in the event Contractor fails to adequately cure any such deficiency, this Agreement shall terminate and Contractor shall be liable for any resulting damages associated with the deficiency and breach of this Agreement. The City may pursue any such damages through all available means, whether in law or in equity, or both.

6.2 The City may, in its sole discretion, terminate, suspend, or abandon this Agreement without cause at any time by providing written notice to Contractor of the City's intention to terminate this Agreement without cause. The notice of termination shall be provided by the City to Contractor at least seven (7) calendar days prior to termination. This Agreement may also be terminated without cause under Section 3 if the City Council elects not to re-approve the Agreement if tariffs greater than $50,000 are imposed on equipment.

6.3 Any Work which Contractor has completed or performed or any materials Contractor has ordered prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement

without cause, then subsequently requests Contractor to recommence its performance of the Work after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto.

If City terminates this Agreement without cause, including under Section 6.2, Contractor shall be paid a pro rata portion of the Payment for the reasonable value of the Work that Contractor has completed or performed or the actual cost of the materials Contractor has ordered prior to the date of termination. Contractor is only entitled to be paid the actual cost of materials ordered if City previously approved a submittal for the materials.

6.4 If the Lehi City Council decides not to appropriate a sufficient amount to fund the consideration payment, this Agreement shall be void and of no further force or effect. In the event of such non-appropriation of resources, the City shall be relieved of all of its obligations contemplated by this Agreement, including but not limited to the Payment. In the event of such non-appropriation of resources, Contractor shall be entitled to payment for all services performed prior to being notified of the non-appropriation event.

7. Taxes.

7.1 Each party shall be solely responsible for any tax liability which it may incur as a result of this Agreement.

8. Indemnification and Insurance.

8.1 Contractor shall be solely responsible for any damage or injury which it, or its employees, agents, subcontractors, independent contractors, and the like may cause in the performance of this Agreement. Consequently, to the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the City, any subsidiary or affiliate of the City, and its past, present and future agents, representatives, and employees from and against all claims, damages, lawsuits, losses, liabilities, liens, cost, citations, penalties, fines and expenses, including but not limited to attorneys' fees, arising out of or resulting from Contractor's performance of this Agreement, provided that such claims, damages, losses, liabilities, liens, costs, citations, penalties, fines, and expenses are caused in whole or in part by any negligent, grossly negligent, reckless, or intentional act or omission attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by Contractor or any subcontractor, or any party for whose acts Contractor may be liable, regardless of whether liability is imposed upon such party. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which may otherwise exist in favor of the City. In any and all claims against the City, or any subsidiary or affiliate, or any of its

past, present or future agents, representatives, or employees, by Contractor, or its current or former employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by the amount or types of damages, compensations, or benefits payable by or for Contractor, or any subcontractor, worker's compensation acts, disability benefit acts, or other employee benefit acts.

8.2 Contractor, at its own expense, shall provide: Workers' Compensation Insurance: Statutory workers' compensation insurance (Part A). Such insurance shall also include employer's liability (Part B) insurance in a limit of not less than $1,000,000 for each: accident, disease and employee. No owner or officer may be excluded. Rights of subrogation against the city shall be waived.

8.3 Contractor, at its own expense, shall maintain General Liability Insurance: Commercial General Liability insurance written on an occurrence basis, arising out of claims for bodily injury (including death), property damage, products liability, completed operations liability, personal injury, advertising injury, damage to premises rented to you, with not less than $3,000,000 per occurrence and $3,000,000 aggregate, with the contractor naming the City as Additional Insured for ongoing and completed operations, on a primary and non-contributory basis, with rights of subrogation against the city waived.

8.4 Contractor, at its own expense, shall maintain commercial automobile liability insurance with combined single limits of at least $1,000,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain commercial automobile liability insurance in amounts satisfying applicable Utah law.

8.5 Builder's Risk / Installation Floater: Contractor shall provide optional terms for builder's risk insurance or installation floater, with the proposed premium broken out as a separate line item. Contractor agrees to have City approve builder's risk insurance program including limits, deductibles, terms, etc. The City shall maintain the right to directly purchase builder's risk coverage at their discretion.

8.6 Before commencing the Work, and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect. The City reserves the right to require complete, certified copies of all required insurance policies, with all endorsements, at any time.

8.7 All insurance required by this Agreement, with the exception of worker's

compensation and employer's liability policies, shall include the City, its directors, officers, agents, and employees as additional insured persons with respect to the activities of Contractor in the performance of this Agreement, or that of its employees, agents, subcontractors, independent contractors, and the like. Any certificate presented as evidence of insurance shall specify the date when such benefits and insurance expire. Unless a different length of time is expressly set forth in this Agreement, Contractor shall maintain any insurance required by this Agreement until after the Work has been fully performed by Contractor, and subsequently approved and accepted by the City. Contractor shall provide the City with written notice at least sixty (60) days in advance of any cancellation, termination, or material alteration of said policies of insurance.

9. Performance and Warranty Bonds or Letters of Credit.

9.1 Prior to commencing work on the Scope of Service, Contractor must provide the City with a performance bond and a payment bond in the amount of the Payment. The completed performance bond and payment bond are attached hereto as Exhibit B. In the event that Contractor fails to provide a performance bond and a payment bond within 10 days of the Effective Date, this Agreement shall be void.

9.2 The purpose of the performance bond and payment bond are to guarantee the proper completion by Contractor of the Work as contemplated by this Agreement and property payment to subcontractors; if any.

9.3 The performance bond and payment bond shall remain valid until the City approves of and accepts the Work, as set forth in Section 9.6.

9.4 Prior to the City's approval and acceptance of the Work, Contractor must provide the City with a warranty bond/warranty letter of credit in the amount of 10% of the Payment. The completed warranty bond/warranty letter of credit is attached as Exhibit C.

9.4.1 The purposes of the warranty bond/letter of credit is to guarantee that the Work:

(A) complies with this Agreement; and

(B) will not fail in any material respect as a result of poor workmanship or materials within the Warranty Period.

9.5 The warranty bond/warranty letter of credit shall remain valid for the entire Warranty Period.

9.6 Approval and acceptance of the Work shall be deemed to have occurred when each of the following events have been satisfied:

(A) Contractor provides written notice to the City that Contractor considers the Work to be complete.

(B) The City provides written approval and acceptance of the Work, or fails to provide a written response to Contractor, within thirty (30) days after receiving the notification contemplated by Section 9.6(A), indicating the additional work which the City considers incomplete pursuant to this Agreement.

10. Representations and Warranties.

10.1 Each party represents that:

10.1.1. Its signatory has the authority to the party to this Agreement.

10.1.2 It has not sold, assigned, or otherwise transferred any interest in the claims or subject matter contemplated by this Agreement.

10.2 Contractor represents and warrants that:

10.2.1. Contractor has sufficiently and reasonably researched the requirements of this Agreement, understands the same, and is able to competently perform each of its duties and obligations required hereunder.

10.2.2. Contractor warrants the workmanship, materials, proper functioning, and manner of the Work contemplated by this Agreement for the entire Warranty Period. In the event that any portion of the Work does not remain in good and operating condition (in the sole judgment of the City) during the Warranty Period (ordinary wear and tear excepted), Contractor, at its own expense, shall immediately perform all necessary repairs and replacements to maintain such inadequate Work in good and operating condition (to the City's sole satisfaction). Should any portion of the Work imminently jeopardize the health and safety of the City, or any other individual, the City may perform any necessary repairs and replacements (or arrange for a third party to perform such services) at Contractor's expense – to be paid by Contractor within thirty (30) days of receiving a notice of indebtedness from the City.

10.2.3. Contractor shall perform its obligations required by this Agreement in a manner consistent with applicable professional and technical standards for Work of a similar and comparable nature, and shall ensure that the implementation thereof is also performed in an applicable professional, technical, and workman-like manner. Contractor shall correct any defect in its performance at no additional cost to the City. Upon request by the City, Contractor must be able to summarize and concisely report pertinent information associated with this Agreement and the performance thereof to the City in a timely manner. Contractor shall not make any alterations or variations in or additions to, or omissions from, its duties and obligations contemplated by this Agreement, without the prior written consent of the City

10.3 Contractor's licensure or authority to transact business issued by the Utah Division of Corporations and Commercial Code and the Utah Division of Occupational and Professional Licensing, as well as any other required licensure, is currently active, and shall remain active throughout the performance of this Agreement.

11. Confidentiality. The parties acknowledge that this Agreement may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq*., as the same may be amended from time to time.

Notwithstanding the above, Contractor agrees that, except as directed by the City, Contractor shall not at any time during or after the term of this Agreement disclose to any person or entity any information or document provided by the City which the City has designated as "confidential" or "private." Upon the conclusion or termination of this Agreement, Contractor shall turn over to the City all documents, papers, and other matter, including copies thereof, which are in Contractor's possession or control, and which are designated "confidential" or "private." Contractor further agrees to bind its employees and any sub-contractors to the terms and conditions of this Section 11.

12. Authority. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents and has authority to enter into this Agreement on behalf of the party.

13. Notice.

13.1 If any notice is required to be provided pursuant to the terms and conditions of this Agreement, said notice must be provided as follows:

<u>To the City</u>: <u>To Contractor</u>:

Lehi City Corporation Attn: Greg Allred 2538 North 300 West Lehi, Utah 84043	FX Construction Attn: Brent Fox 461 N, 500 W, Suite 300 Lehi, Utah 84043

13.2 If notice is sent via regular mail, commercial courier, and the like, receipt thereof shall be presumed on the third Calendar Day thereafter.

14. Attorneys' Fees and Costs. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

15. Non-Waiver. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

16. Binding Effect. This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, and assignees.

17. Assignment. Neither party may assign this Agreement nor delegate any responsibilities under this Agreement without prior written consent. Any purported assignment or delegation in violation of this Section without prior written consent from the non-assigning party, shall be void and will be considered a material breach of this Agreement.

18. Amendments. This Agreement may not be modified, amended, or terminated, except by an instrument in writing.

19. Time. Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.

20. Force Majeure. Neither party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, pandemics, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180 days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party.

21. Severability. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

22. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Utah.

23. Entire Agreement. All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.

Dated the _____ day of _____, 2025.

FX Construction

_____
By:
Its:

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this _____ day of _____, 2025, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of FX Construction and that said document was signed by him/her in behalf of said Corporation by Authority of its Articles of Incorporation, Bylaws, or Resolution of its Board of Directors and said _____ acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

_____
(notary signature)

Dated the _____ day of _____, 2025.

Lehi City Corporation

_____
Mayor Mark Johnson

Attest:

_____
Teisha, Wilson, City Recorder

EXHIBIT A – Contract Documents

EXHIBIT B – Performance Bond and Payment Bond

EXHIBIT C – Warranty Bond

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of allocating additional funds for the Community Development Block Grant (CDBG).

Suggested Action:

Attachments:

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-29 approving an Amended Cafeteria Plan including a Health Flexible Spending Account and Dependent Care Flexible Spending Account.

Suggested Action:

Attachments:

Res 2025-29.docx

RESOLUTION NO. 2025-__

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AMENDED CAFETERIA PLAN INCLUDING A HEALTH FLEXIBLE SPENDING ACCOUNT AND DEPENDENT CARE FLEXIBLE SPENDING ACCOUNT

WHEREAS, Lehi City ("City") desires to amend its flexible benefits plan (the "Plan");

WHEREAS, the City's intent is that the Plan qualify as a "Cafeteria Plan" within the meaning of Section 125 of the Internal Revenue Code of 1986;

WHEREAS, on May 13th, 2025, 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 amended Plan; 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. That the form of amended Cafeteria Plan including a Health Flexible Spending Account and Dependent Care Flexible Spending Account effective May 1, 2025, presented to this meeting is hereby approved and adopted and that an authorized representative of the City is hereby authorized and directed to execute and deliver to the Administrator of the Plan one or more counterparts of the Plan.

2. The undersigned further certifies that attached hereto as Exhibits A and B, respectively, are true copies of Lehi City Corporation Flexible Benefits Plan as amended and restated, and the Summary Plan Description approved and adopted in the foregoing resolutions.

3. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 13th day of May, 2025.

LEHI CITY

_____
Mark Johnson, Mayor

ATTEST

_____
Teisha Wilson, City Recorder

Exhibit “A”

Exhibit “B”

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Lehi City Budget and Consolidated Fee Schedule for Fiscal Year 2026 (July 2025- June 2026).
a. Public Hearing
b. Budget discussion and further consideration.

Suggested Action:

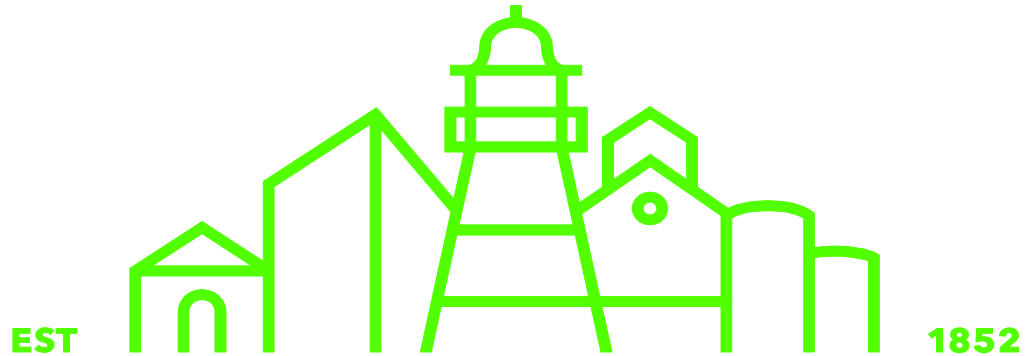
Attachments:

FY 2026 MAYOR'S TENTATIVE BUDGET.pdf

2026 Fee Schedule.pdf

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2026



LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2026

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2026

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2026

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153 North 100 East
Lehi, Utah 84043-1895
385-201-1000

April 08, 2025

Dear City Council members,

I am pleased to present to you a budget for the upcoming 2025-26 fiscal year. This budget is the culmination of many hours of work which began with the budget retreat in February. The budget is presented based on priorities identified by the City Council and proposals presented by City staff. I commend our City Departments for their dedication to providing quality services for our residents and keeping within budget restraints.

Lehi continues to experience commercial and residential growth, with 645 new permits issued for homes and businesses. The city's population is currently estimated at 90,227, making it the eighth-largest city in Utah. Although the growth rate has slowed compared to previous years, the demand on city infrastructure remains substantial. Both commercial and residential construction are expected to accelerate in the near future. To support this growth responsibly, ongoing investments in infrastructure are essential to prevent undue burdens on future residents.

While Lehi continues to experience economic development, growth in sales tax revenue slowed during calendar year 2024. However, demand for employees, particularly in public safety, requires the City to stay committed to keeping pace with the market for employee wages and benefits. Furthermore, as Lehi continues to add parks and recreation facilities, additional staff will be required to keep the facilities fully operational.

Rising employee costs and increasing prices for contracted goods and services have limited the City's ability to fund all budget proposals. While many of these proposals would provide meaningful benefits to Lehi residents, the proposed budget was developed with a focus on fiscal responsibility, maintaining conservative growth, and ensuring the City operates within its means. These objectives have been successfully achieved without requiring an increase to property tax rates.

Three police officers, three parks employees and two administrative employees are included as new positions in this year's budget. The administrative positions will allow the City better focus on fiscal responsibility, adherence to State regulations, transparency, and community education. However, to ensure expenditures align with revenues, the administrative positions will be on hold until indicators are received relative to the City's tax revenues. While several other positions were proposed, they will need to be considered in future budgets. The budget committee continues to take a conservative approach to forecasting, enabling the City to remain adaptable to changing conditions. The goal remains to maintain a high level of service, support City employees, and remain responsive to economic realities.

In evaluating the overall city budget, expenditures in all funds for the fiscal year 2026 total $286,368,379. This is significantly less than last year's budgeted expenditures of $354,420,812. This is

primarily related to fewer capital projects in the upcoming year. During fiscal year 2025, the City completed the current phase of Family Park as well as Fire Station #84. Both facilities will contribute to the quality of life of Lehi's citizens.

The City is currently working on several capital projects throughout the City. The City's fiber network and Library/City Hall are anticipated to be completed during the first half of the fiscal year. Construction on both projects is progressing on time and on budget. I believe residents will be pleased with the results of the projects and the positive impact they will have on our community.

While there are fewer capital projects in this budget than in previous years, the budget does propose the construction of the first phase of the City's public works yard. Expansion is needed to accommodate the personnel and fleet required to maintain the City's water, sewer, pressurized irrigation and storm drain systems. This was proposed in last year's budget. However, construction was not able to begin and the project is included again in this year's budget. I am committed to continue to invest in city infrastructure in order to maintain reliable systems.

The City continues to invest in expanding park infrastructure. Family Park opened last fall and provides unique recreational opportunities to City residents. Lakeview Park as well as Holbrook Parks I & II are scheduled to open in the upcoming year. These new park facilities will be a great asset to the City and its residents. In order to support the commitment to park infrastructure, an additional three employees are proposed to be added to the current staff in this year's budget.

When considering rates charged to utility customers, several factors are considered, including operational costs, capital needs and external factors outside the City's control. Additionally, comparative rates with neighboring cities are evaluated to consider the reasonableness of the rates Lehi charges. Keeping rates at a level to meet operational and capital needs is critical to maintain City infrastructure and not passing on larger rate increases to future customers.

No rate increases are planned for Culinary Water, as this fund maintains strong reserve levels and operational coverage. However, a 5% increase is proposed for Pressurized Irrigation to support new and expanded infrastructure, including the State-mandated project to install meters on all connections. Sewer rates are expected to rise by 15% due to significant increases in treatment costs. While the City owns the distribution lines, wastewater treatment is managed by the Timpanogos Special Services District (TSSD), which accounts for 89% of the Sewer Fund's budgeted expenditures. As TSSD increases its rates, corresponding adjustments must be made for end users.

The Storm Drain fee will increase by $0.25, marking the final scheduled adjustment from the rate analysis conducted five years ago. Additionally, garbage rates will rise by $1 per month to align with cost increases from the City's contracted service providers. Despite these adjustments, Lehi City's utility rates will remain among the lowest compared to neighboring cities.

I believe this budget, as proposed, addresses the needs which will be of greatest benefit to city residents and city employees. As we work closely with the development community, the City's rapid growth can continue in a responsible way. Lehi continues to be on solid financial footing with the aim to secure a high quality of life for current and future Lehi residents.

Respectfully

Mayor Mark Johnson

Guiding Financial Principles

While the City's long-term goals and objectives guide what the budget accomplishes, the accomplishment of these goals and objectives through the budget process is based on following guiding principles:

Budgeting

- Lehi City should finance services rendered to the general public, such as police, fire, streets, and parks, from revenues imposed on the general public, such as property and sales taxes. Special services rendered to specific groups of residents should be financed by user fees, impact fees, license and permit fees, or special assessments.

- Lehi City should balance all budgets annually, in accordance with Utah law, which states the following:
    - The total of the anticipated revenues shall equal the total of appropriated expenditures (Section 10-6-110, U.C.A.)
    - The governing body of any city may not make an appropriation in the final budget of any fund in excess of the estimated expendable revenue for the budget period of the fund (Section 10-6-117, U.C.A.)

- Revenue projections will be based on recent trends and current economic conditions. Projections will be conservative in order to reduce the chance of revenue shortfalls.

- The city will use one time or temporary funds for capital or other nonrecurring purposes. These funds will not be used to fund on-going expenditures.

- Reports will be made quarterly to the City Council to report performance and identify areas in the budget that may need to be adjusted.

Taxation

- Lehi recognizes that Utah property tax regulation do not keep property tax revenue current with inflation. The City will consider adjusting property tax rates to recover lost purchasing power associated with the certified tax rate every two years. Increases in the property tax rate will primarily increase to make tax revenue consistent with inflation.

Debt

- Lehi City should strive for inter-generational fairness. Thus, each generation of taxpayers should pay its fair share of the long-range cost of city services.

- Debt will be only issued for capital projects, not on-going operations. Payments for debt service will not extend beyond the useful life of the asset financed.

- Any debt issuance will be accompanied by the identification of the specific revenue stream which will be utilized to make debt service payments.

- The City will analyze its current debt to identify opportunities to take advantage of long-term borrowing to restructure or refund current debt to achieve improved interest rate and/or debt service payments.

- Finance professionals will be utilized in the area of advising and underwriting to obtain the best possible credit rating and interest rate. These professionals will be chosen based on their expertise and experience.

- Lehi City will regularly evaluate factors related to its credit rating. These factors will be used to develop policies which will maintain a high credit rating for the City.

- Lehi City will adhere strictly to all bond covenants and strive to maintain the best possible credit rating.

Investment Policies

- Lehi City seeks to invest its idle cash in securities and deposits that provide safety and liquidity, while maintaining compliance with Utah State law.

- The City's objectives when determining investment alternatives will be based on (1) safety of principal, (2) liquidity, and (3) return on investment.

- The City will utilize the State of Utah's Public Treasurer's Investment Fund (PTIF) to invest its funds to emphasize security and liquidity.

- Lehi City will also engage investment advisors/brokers as needed to boost return, while keeping in line with liquidity needs and strict adherence to the Utah Money Management Act.

- As required by Utah State law, balances of all public funds will be reported semi-annually.

Reserves

- Lehi City should allow for a reasonable surplus (fund balance) to accumulate for the following purposes:
    - To provide sufficient working capital
    - To provide a cushion to absorb emergencies such as floods, earthquakes, etc.
    - To provide for unavoidable shortfalls in revenues

- Fees will be evaluated on a regular basis. All fees should cover the full cost of the service provided. These costs include a fair allocation of administrative and facilities costs.

- Lehi City's targeted general fund reserve is 20% - 25% of annual general fund revenues.

- Due to the high investment in capital assets and risk exposure, all utility funds will maintain an unrestricted cash reserve of 180 days.

Capital Expenditures

- Proprietary funds are intended to recover the full cost of services. These costs include operations, administration, and asset replacement.

- Lehi will maintain long-term capital plans accounting for the construction and replacement of city facilities and infrastructure.

Proprietary Funds

- The city's enterprise funds will cover the full cost of the service, including a reasonable allocation of administration costs.

- Key indicators will be measured annually to monitor reserve balances, capital replacement, and debt levels.

- Internal service funds will accurately allocate costs to individual departments and funds. The city will maintain the following internal service funds:
    - Fleet
    - Information Technology
    - Risk Management
    - Facilities

Financial Planning

- Lehi City exists only to serve the needs of its residents. Since these needs are continually changing, the City should consistently receive resident feedback based on both long-term and current needs.

- The City will develop and use a multi-year financial plan to identify issues of financial stress. The plan will propose possible solutions to any difficulties which are identified.

- Lehi will use a five-year rolling capital improvement plan with funding identified for all years linked to the operating budget and long-term financing strategy.

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Taxes						
Current property taxes	$ 14,350,131	$ 16,093,541	$ 16,943,541	$ 17,043,541	26%	$ 950,000
911 Tax (pass through)	-	-	-	-	0%	-
General sales tax	23,481,471	23,770,096	26,095,696	26,087,522	40%	2,317,426
Franchise taxes	6,621,407	5,600,000	6,000,000	6,000,000	9%	400,000
Cell phone taxes	688,957	625,000	700,000	700,000	1%	75,000
Innkeeper taxes	388,800	230,000	400,000	400,000	1%	170,000
Total Taxes	**$ 45,530,766**	**$ 46,318,637**	**$ 50,139,237**	**$ 50,231,063**		
License and Permits						
Business licenses	$ 161,441	$ 115,000	$ 170,000	$ 170,000	0%	55,000
Building permits	2,180,028	3,229,000	2,729,000	2,786,000	4%	(443,000)
Accessory Dwelling Unit	8,506	-	-	-	0%	-
Plan reviews	1,194,261	1,625,000	1,475,000	1,200,000	2%	(425,000)
Micron plan review & inspection	75,750	75,000	75,000	75,000	0%	-
Inspection fees	520,415	700,000	550,000	600,000	1%	(100,000)
State 1% building permit fees	23,149	20,000	20,000	20,000	0%	-
Total License and Permits	**$ 4,163,550**	**$ 5,764,000**	**$ 5,019,000**	**$ 4,851,000**		
Intergovernmental Revenue						
COPS Grant	$ 165,002	$ 100,000	$ 100,000	$ -	0%	(100,000)
Library grant	17,928	15,000	15,000	15,000	0%	-
Fire department grants	23,955	-	25,000	25,000	0%	25,000
County recreation grants	-	137,000	137,000	137,000	0%	-
State grants	55,418	75,000	75,000	75,000	0%	-
Grants	44,491	10,000	10,000	10,000	0%	-
Sr citizen building rental income	-	5,000	5,000	5,000	0%	-
Senior citizen income	52,335	50,000	50,000	50,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Intergovernmental Revenue- Continued						
Alpine District / Police reimbursement	157,500	157,500	202,500	202,500	0%	45,000
County fire allocation	8,856	15,000	15,000	15,000	0%	-
Total Intergovernmental	**$ 525,485**	**$ 564,500**	**$ 634,500**	**$ 534,500**		
Charges For Service						
Library receipts	$ 19,769	$ 70,000	$ 20,000	$ 20,000	0%	(50,000)
Library video rental fees	404	25,000	-	-	0%	(25,000)
Special police revenue	112,678	50,000	100,000	100,000	0%	50,000
Sale of cemetery lots	236,950	250,000	250,000	250,000	0%	-
Headstone setting fee	7,275	4,500	4,500	4,500	0%	-
Cemetery burial fees	126,750	52,000	100,000	100,000	0%	48,000
Fire fees	45,189	195,600	100,000	100,000	0%	(95,600)
Ambulance fees	2,509,264	2,224,000	2,500,000	2,650,000	4%	426,000
Passports	82,513	100,000	100,000	100,000	0%	-
Total Charges for Service	**$ 3,140,791**	**$ 2,971,100**	**$ 3,174,500**	**$ 3,324,500**		
Fines and Forfeitures						
Court fines & forfeitures	$ 972,745	$ 732,500	$ 950,000	$ 950,000	1%	217,500
Enforcement fees	775	5,000	5,000	5,000	0%	-
Total Fines and Forfeitures	**$ 973,520**	**$ 737,500**	**$ 955,000**	**$ 955,000**		
Miscellaneous Revenues						
Interest earnings	$ 1,592,695	$ 100,000	$ 500,000	$ 650,000	1%	550,000
Traffic school	42,842	33,000	33,000	33,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Miscellaneous Revenues - continued						
Park rental	112,636	42,000	100,000	100,000	0%	58,000
Portable stage rental	1,500	5,500	5,500	5,500	0%	-
Cellular one tower/park fee	11,915	65,000	10,000	10,000	0%	(55,000)
Sale of fixed assets	53,854	10,000	10,000	10,000	0%	-
Sale of city property	-	-	-	-	0%	-
Sale of materials	-	500	500	500	0%	-
Sale of history books	-	500	500	500	0%	-
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-
Literacy center revenue	-	3,250	3,250	3,250	0%	-
Miss Lehi revenue	4,670	21,000	-	10,000	0%	(11,000)
Lehi roundup revenue	39,017	64,500	40,000	40,000	0%	(24,500)
Misc revenue contractors	111,668	50,000	90,000	90,000	0%	40,000
Alpine School District Rec Fee	-	15,000	-	-	0%	(15,000)
Office building rental fee	39,954	40,000	40,000	40,000	0%	-
Miscellaneous revenue	54,221	92,500	80,000	80,000	0%	(12,500)
Total Miscellaneous Revenues	**$ 2,064,971**	**$ 545,500**	**$ 915,500**	**$ 1,075,500**		
Contributions, Transfers & Admin						
Allocation from water & sewer	$ 590,496	$ 590,500	$ 590,500	$ 700,000	1%	109,500
Allocation from electric	540,996	541,000	541,000	700,000	1%	159,000
Administrative charges RDA	748,235	1,600,000	1,600,000	1,350,000	2%	(250,000)
Fund balance reappropriation	-	40,000	-	954,105	1%	914,105
Total Contributions & Transfers	**$ 1,879,727**	**$ 2,771,500**	**$ 2,731,500**	**$ 3,704,105**		
Total General Fund Revenues	**$ 58,278,810**	**$ 59,672,737**	**$ 63,569,237**	**$ 64,675,668**	**100%**	**$ 5,002,931**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Justice court	$ 735,023	$ 754,315	$ 823,766	$ 783,666	1%	$ 29,351
City recorder	379,275	241,650	451,370	451,370	1%	209,720
Administration	1,540,288	1,701,219	2,029,645	1,959,378	3%	258,159
Human resources	519,693	630,988	658,893	658,893	1%	27,905
Treasury	610,290	622,229	641,731	641,731	1%	19,502
Finance	764,990	801,747	821,082	821,082	1%	19,335
Mayor & City Council	454,116	449,122	464,323	494,323	1%	45,201
Legal services	803,794	995,328	1,063,464	1,063,464	2%	68,136
Emergency management	121,894	181,995	214,315	191,638	0%	9,643
Information Center	604,304	671,806	711,373	711,373	1%	39,567
Police	13,227,494	14,178,080	16,289,051	15,351,092	24%	1,173,012
Fire	10,307,179	12,672,477	12,949,689	12,773,658	20%	101,181
Planning & zoning	1,111,441	1,208,041	1,361,836	1,242,862	2%	34,821
Development Services (Building Dept)	1,710,087	1,951,387	1,991,299	1,991,299	3%	39,912
Economic development	250,439	275,618	283,826	283,826	0%	8,208
Streets & public improvements	2,338,623	2,515,312	2,656,580	2,570,974	4%	55,662
Engineering	1,010,302	1,160,399	1,237,303	1,237,303	2%	76,904
Parks	4,328,724	5,083,551	6,637,481	6,259,985	10%	1,176,434
Community events	569,320	501,700	566,700	541,700	1%	40,000
Senior citizen	278,846	420,926	430,077	430,077	1%	9,151
Library	1,732,494	1,820,551	2,040,082	1,968,412	3%	147,861
Literacy center	406,439	488,373	548,493	548,493	1%	60,120
Cemetery	625,500	735,216	880,014	879,014	1%	143,798
Museum	290,053	681,055	326,800	311,800	0%	(369,255)
Non-departmental	8,781,132	8,928,152	10,890,552	10,508,252	16%	1,580,100
Total General Fund Expenditures	**$ 53,501,741**	**$ 59,671,237**	**$ 66,969,748**	**$ 64,675,668**	**100%**	**$ 5,004,431**
Surplus/(Deficit)	**$ 4,777,069**	**$ 1,500**	**$ (3,400,511)**	**$ 0**		

HUMAN RESOURCES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	4	4	4	4		0
Salaries & Wages	$ 267,117	$ 337,319	$ 357,050	$ 357,050	54%	19,731
Employee Benefits	118,737	162,029	166,604	166,604	25%	4,575
Books, Subscriptions, Memberships	1,048	1,500	5,100	5,100	1%	3,600
Travel & Training	3,228	5,000	5,000	5,000	1%	-
Office Supplies	3,910	2,750	2,750	2,750	0%	-
IT Fund Charges	45,000	45,000	45,000	45,000	7%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	702	800	800	800	0%	-
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	1%	-
Professional & Technical	74,711	61,005	61,005	61,005	9%	-
Miscellaneous	237	10,585	10,585	10,585	2%	-
Total HR Expenditures	**$ 519,693**	**$ 630,988**	**$ 658,893**	**$ 658,893**	**100%**	**$ 27,905**

JUSTICE COURT

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	5.5	5.5	5.5	5.5		0
Salaries & Wages	$ 363,690	$ 386,031	$ 451,927	$ 411,827	53%	$ 25,796
Overtime	490	750	750	750	0%	-
Employee Benefits	130,062	144,399	147,954	147,954	19%	3,555
Books, Subscriptions, Memberships	1,000	1,000	1,000	1,000	0%	-
Travel & Training	6,245	13,100	13,100	13,100	2%	-
Office Supplies	13,438	11,000	11,000	11,000	1%	-
Building & Grounds	90,000	90,000	90,000	90,000	11%	-
IT Fund Charges	35,004	35,000	35,000	35,000	4%	-
Utilities	27,682	18,000	18,000	18,000	2%	-
Equipment Maintenance	2,498	1,800	1,800	1,800	0%	-
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	1%	-
Electricity - Lehi City Power	3,879	5,575	5,575	5,575	1%	-
Professional & Technical	20,434	34,660	34,660	34,660	4%	-
Witness & Jury Fees	339	4,000	4,000	4,000	1%	-
Miscellaneous	3,746	4,000	4,000	4,000	1%	-
Capital Outlay	31,511	-	-	-	0%	-
Total Justice Court Expenditures	**$ 735,023**	**$ 754,315**	**$ 823,766**	**$ 783,666**	**100%**	**$ 29,351**

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	1	1.5	1.5	1.5		0
Salaries & Wages	$ 89,546	$ 105,915	$ 120,934	$ 120,934	27%	$ 15,019
Employee Benefits	47,542	52,835	55,536	55,536	12%	2,701
Books, Subscriptions, Memberships	485	5,000	5,000	5,000	1%	-
Public Notices	-	7,500	7,500	7,500	2%	-
Travel & Training	1,985	4,000	4,000	4,000	1%	-
Office Supplies	135	2,500	2,500	2,500	1%	-
IT Fund Charges	18,996	19,000	19,000	19,000	4%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	23,155	20,800	20,800	20,800	5%	-
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-
Professional & Technical	10,012	12,100	12,100	12,100	3%	-
Miscellaneous	-	11,000	11,000	11,000	2%	-
Election Expense	186,424	-	192,000	192,000	43%	192,000
Capital Outlay	-	-	-	-	0%	-
Total City Recorder Expenditures	**$ 379,275**	**$ 241,650**	**$ 451,370**	**$ 451,370**	**100%**	**$ 209,720**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	9.5	9.5	11	11		1
Salaries & Wages	$ 891,915	$ 978,435	$ 1,152,910	$ 1,109,410	57%	$ 130,975
Overtime	3,408	-	-	-	0%	-
Employee Benefits	378,563	431,921	536,973	511,405	26%	79,484
Books, Subcriptions, Memberships	8,330	6,500	12,830	12,830	1%	6,330
Public Notices	280	1,000	1,000	1,000	0%	-
Travel & Training	54,989	39,000	39,000	39,000	2%	-
Office Supplies	3,509	18,700	21,190	21,190	1%	2,490
Fleet Fund Charges	18,660	18,662	18,662	18,662	1%	-
Fuel	3,020	500	500	500	0%	-
IT Fund Charges	24,600	24,601	25,801	24,601	1%	-
Utilities	-	-	-	-	0%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Electricity - Lehi City Power	-	-	-	-	0%	-
Professional & Technical	49,920	40,000	78,880	78,880	4%	38,880
Public Defender	53,420	100,000	100,000	100,000	5%	-
Miscellaneous	39,677	31,900	31,900	31,900	2%	-
Capital	-	-	-	-	0%	-
Total Administration Expenditures	**$ 1,540,288**	**$ 1,701,219**	**$ 2,029,645**	**$ 1,959,378**	**100%**	**$ 258,159**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	5	5	5	5		0
Salaries & Wages	$ 332,129	$ 336,852	$ 351,504	$ 351,504	55%	$ 14,652
Employee Benefits	206,062	208,677	213,527	213,527	33%	4,850
Books, Subscriptions, Memberships	49	1,000	1,000	1,000	0%	-
Travel & Training	1,593	4,000	4,000	4,000	1%	-
Office Supplies	4,889	3,200	3,200	3,200	0%	-
IT Fund Charges	45,996	46,000	46,000	46,000	7%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	500	500	500	0%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-
Professional & Technical	8,866	11,000	11,000	11,000	2%	-
Miscellaneous	710	1,000	1,000	1,000	0%	-
Total Treasury Expenditures	**$ 610,290**	**$ 622,229**	**$ 641,731**	**$ 641,731**	**100%**	**$ 19,502**

FINANCE

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	4	4	4	4		0
Salaries & Wages	$ 428,201	$ 444,667	$ 462,290	$ 462,290	56%	$ 17,623
Employee Benefits	192,410	211,295	213,007	213,007	26%	1,712
Books, Subscriptions, Memberships	2,250	2,246	2,246	2,246	0%	-
Travel & Training	7,116	6,500	6,500	6,500	1%	-
Office Supplies	17,836	10,000	10,000	10,000	1%	-
IT Fund Charges	40,488	40,489	40,489	40,489	5%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	45	1,500	1,500	1,500	0%	-
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	1%	-
Professional & Technical	17,071	30,000	30,000	30,000	4%	-
Yearly audit	54,000	46,000	46,000	46,000	6%	-
Budget award	-	550	550	550	0%	-
Miscellaneous	569	3,500	3,500	3,500	0%	-
Total Finance Expenditures	**$ 764,990**	**$ 801,747**	**$ 821,082**	**$ 821,082**	**100%**	**$ 19,335**

MAYOR & CITY COUNCIL

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	6	6	6	6		0
Salaries & Wages	$ 170,370	$ 176,713	$ 183,121	$ 183,121	37%	$ 6,408
Employee Benefits	135,492	147,409	156,202	156,202	32%	8,793
Books, Subscriptions, Memberships	64,299	35,000	35,000	65,000	13%	30,000
Travel & Training	23,421	10,000	10,000	10,000	2%	-
Office Supplies	160	3,000	3,000	3,000	1%	-
Reimb. Expenses	2,056	5,000	5,000	5,000	1%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-
IT Fund Charges	20,004	20,000	20,000	20,000	4%	-
Professional & Technical	24,053	25,000	25,000	25,000	5%	-
Miscellaneous	4,264	17,000	17,000	17,000	3%	-
Total City Council Expenditures	**$ 454,116**	**$ 449,122**	**$ 464,323**	**$ 494,323**	**100%**	**$ 45,201**

LEGAL SERVICES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	5.5	6.5	6.5	6.5		0
Salaries & Wages	$ 480,770	$ 624,249	$ 666,855	$ 666,855	63%	$ 42,606
Employee Benefits	204,175	271,045	288,776	288,776	27%	17,731
Books, Subscriptions, Memberships	9,584	8,500	13,300	13,300	1%	4,800
Travel & Training	3,884	5,500	8,500	8,500	1%	3,000
Office Supplies	2,693	10,000	10,000	10,000	1%	-
IT Fund Charges	23,532	23,534	23,534	23,534	2%	-
Utilities	-	-	-	-	0%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Professional & Technical	25,521	40,000	40,000	40,000	4%	-
Prosecutor Outside Counsel	42,639	-	-	-	0%	-
Miscellaneous	1,001	2,500	2,500	2,500	0%	-
Total Legal Services Expenditures	**$ 803,794**	**$ 995,328**	**$ 1,063,464**	**$ 1,063,464**	**100%**	**$ 68,136**

EMERGENCY MANAGEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 73,654	$ 76,124	$ 83,592	$ 83,592	44%	$ 7,468
Employee Benefits	42,183	48,171	50,346	50,346	26%	2,175
Books, Subscriptions & Memberships	-	-	-	-	0%	-
Travel & Training	230	3,500	3,500	3,500	2%	-
Office Supplies	-	500	500	500	0%	-
Fleet Fund Charges	-	-	22,677	-	0%	-
Professional & Technical	-	10,000	10,000	10,000	5%	-
Program Expenditures	-	3,000	3,000	3,000	2%	-
Miscellaneous	171	21,700	21,700	21,700	11%	-
Cert Program	3,449	6,000	6,000	6,000	3%	-
Rehab Program	2,207	13,000	13,000	13,000	7%	-
Capital Outlay	-	-	-	-	0%	-
Total Emergency Mgmt Expenditures	**$ 121,894**	**$ 181,995**	**$ 214,315**	**$ 191,638**	**100%**	**$ 9,643**

INFORMATION CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	7.5	7.5	7.5	7.5		0
Salaries & Wages	$ 360,988	$ 388,747	$ 411,670	$ 411,670	58%	$ 22,923
Overtime	-	-	-	-	0%	-
Employee Benefits	193,910	230,244	223,388	223,388	31%	(6,856)
Books, Subscriptions, Memberships	-	1,000	21,000	21,000	3%	20,000
Travel & Training	3,590	6,150	6,150	6,150	1%	-
Office Supplies	5,717	5,600	5,600	5,600	1%	-
IT Fund Charges	27,060	27,065	27,065	27,065	4%	-
Professional & Technical	5,180	4,000	7,500	7,500	1%	3,500
Miscellaneous	7,859	9,000	9,000	9,000	1%	-
Capital Outlay	-	-	-	-	0%	-
Total Information Center Expenditures	**$ 604,304**	**$ 671,806**	**$ 711,373**	**$ 711,373**	**100%**	**$ 39,567**

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	74	74	84	78		3
Salaries & Wages	$ 6,655,991	$ 7,331,150	$ 8,343,102	$ 7,883,604	51%	$ 552,454
Overtime	663,982	333,166	333,166	333,166	2%	-
Employee Benefits	3,883,902	4,425,594	5,228,587	4,855,147	32%	429,553
Uniforms	153,287	69,020	69,020	69,020	0%	-
Tactical Equipment	6,747	23,100	109,275	51,825	0%	28,725
Books, Subscriptions, Memberships	10,126	4,338	4,338	4,338	0%	-
Travel & Training	84,926	65,550	65,550	65,550	0%	-
Office Supplies	39,650	31,000	31,000	31,000	0%	-
Fleet Fund Charges	490,584	546,399	725,038	598,275	4%	51,876
Fuel	204,662	206,000	206,000	206,000	1%	-
Buildings & Grounds O&M	175,024	175,000	175,000	175,000	1%	-
Utilities	18,225	17,500	17,500	17,500	0%	-
Equipment Maintenance	208,620	210,946	242,158	221,350	1%	10,404
Miscellaneous Supplies	808	30,890	30,890	30,890	0%	-
Electricity - Lehi City Power	95,913	60,000	60,000	60,000	0%	-
Professional & Technical	191,604	321,118	321,118	321,118	2%	-
IT Fund Charges	173,928	173,921	173,921	273,921	2%	100,000
Risk Mgmt Fund Charges	50,016	50,000	50,000	50,000	0%	-
K9 Supplies	23,819	12,000	12,000	12,000	0%	-
Firearms & Supplies	28,013	47,800	47,800	47,800	0%	-
Miscellaneous	37,227	25,588	25,588	25,588	0%	-
Capital Outlay	-	-	-	-	0%	-
Communities That Care	22,056	10,000	10,000	10,000	0%	-
NOVA Expenses	8,084	6,000	6,000	6,000	0%	-
RAD Kids Expenses	300	2,000	2,000	2,000	0%	-
Total Police Expenditures	**$ 13,227,494**	**$ 14,178,080**	**$ 16,289,051**	**$ 15,351,092**	**100%**	**$ 1,173,015**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	68	84	86	84		0
Salaries & Wages	$ 5,226,742	$ 6,325,579	$ 6,749,397	$ 6,580,377	52%	$ 254,798
Overtime	158,309	258,650	258,650	258,650	2%	-
Employee Benefits	2,691,586	3,409,518	3,444,606	3,353,287	26%	(56,231)
Uniforms	102,919	192,607	117,757	103,107	1%	(89,500)
Books, Subscriptions, Memberships	35,830	23,150	23,150	23,150	0%	-
Travel & Training	29,395	47,410	47,410	47,410	0%	-
Office Supplies	14,726	22,400	22,400	22,400	0%	-
Fleet Fund Charges	1,244,400	1,244,394	1,329,486	1,244,394	10%	-
Fuel	90,577	101,000	101,000	101,000	1%	-
Buildings & Grounds O&M	90,363	90,000	90,000	276,000	2%	186,000
Utilities	33,568	24,000	24,000	24,000	0%	-
Equipment Maintenance	76,522	74,500	74,500	74,500	1%	-
Electricity - Lehi City Power	46,503	50,000	50,000	50,000	0%	-
Professional & Technical	49,771	86,450	86,450	86,450	1%	-
IT Fund Charges	67,572	67,573	69,523	67,573	1%	-
Risk Mgmt Fund Charges	50,016	50,000	50,000	50,000	0%	-
Education	37,221	30,550	30,550	30,550	0%	-
First Aid Supplies	110,242	122,950	135,450	135,450	1%	12,500
Miscellaneous	150,916	245,360	245,360	245,360	2%	-
Capital Outlay	-	206,386	-	-	0%	(206,386)
Total Fire Expenditures	**$ 10,307,179**	**$ 12,672,477**	**$ 12,949,689**	**$ 12,773,658**	**100%**	**$ 101,181**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2026
Personnel FTEs	7.25	7.25	8.25	7.25		0
Salaries & Wages	$ 668,887	$ 739,161	$ 837,750	$ 767,260	62%	$ 28,099
Employee Benefits	315,773	325,831	379,537	332,553	27%	6,722
Books, Subscriptions, Memberships	2,852	3,000	3,000	3,000	0%	-
Public Notices	-	9,000	9,000	9,000	1%	-
Travel & Training	11,940	13,300	13,300	13,300	1%	-
Office Supplies	5,915	12,500	12,500	12,500	1%	-
Fleet Fund Charges	3,504	3,500	3,500	3,500	0%	-
Fuel	104	500	500	500	0%	-
Buildings & Grounds O&M	-	-	-	-	0%	-
Equipment Maintenance	-	4,295	4,295	4,295	0%	-
Professional & Technical	44,491	32,320	32,320	32,320	3%	-
IT Fund Charges	29,532	29,534	31,034	29,534	2%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Recording Fees	6,098	6,000	6,000	6,000	0%	-
Standards Update	-	1,000	1,000	1,000	0%	-
Enviornmental Sustainablitity Program	10,478	15,600	15,600	15,600	1%	-
Miscellaneous	1,871	2,500	2,500	2,500	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Planning Expenditures	**$ 1,111,441**	**$ 1,208,041**	**$ 1,361,836**	**$ 1,242,862**	**100%**	**$ 34,821**

DEVELOPMENT SERVICES (BUILDING INSPECTION)

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	15	15	15	15		0
Salaries & Wages	$ 1,067,862	$ 1,186,519	$ 1,227,339	$ 1,227,339	62%	$ 40,820
Overtime	5,242	10,000	10,000	10,000	1%	-
Employee Benefits	520,242	620,375	628,167	628,167	32%	7,792
Uniforms	1,314	3,100	4,400	4,400	0%	1,300
Books, Subscriptions, Memberships	10,439	9,000	9,000	9,000	0%	-
Travel & Training	15,665	17,000	17,000	17,000	1%	-
Office Supplies	10,379	19,000	9,000	9,000	0%	(10,000)
Fleet Fund Charges	24,600	24,601	24,601	24,601	1%	-
Fuel	17,830	20,500	20,500	20,500	1%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	2,200	2,200	2,200	0%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Professional & Technical	-	-	-	-	0%	-
State 1% Building Fees	-	-	-	-	0%	-
IT Fund Charges	22,884	22,882	22,882	22,882	1%	-
Miscellaneous	3,634	6,210	6,210	6,210	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Building Inspection Expenditures	**$ 1,710,087**	**$ 1,951,387**	**$ 1,991,299**	**$ 1,991,299**	**100%**	**$ 39,912**

ECONOMIC DEVELOPMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 145,285	$ 151,074	$ 158,998	$ 158,998	56%	$ 7,924
Employee Benefits	57,739	60,269	60,553	60,553	21%	284
Books, Subscriptions, Memberships	21,851	19,200	19,200	19,200	7%	-
Public Notices	-	1,200	1,200	1,200	0%	-
Travel & Training	6,393	7,875	7,875	7,875	3%	-
Office Supplies	-	1,500	1,500	1,500	1%	-
IT Fund Charges	9,996	10,000	10,000	10,000	4%	-
Permits & Licenses	911	1,500	1,500	1,500	1%	-
Risk Management Charges	5,004	5,000	5,000	5,000	2%	-
Professional & Technical	-	8,000	8,000	8,000	3%	-
Miscellaneous	3,260	10,000	10,000	10,000	4%	-
Total Economic Develop Expenditures	**$ 250,439**	**$ 275,618**	**$ 283,826**	**$ 283,826**	**100%**	**$ 8,208**

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	17.75	18.75	19.75	19.75		0
Salaries & Wages	$ 943,236	$ 1,101,296	$ 1,113,657	$ 1,113,657	43%	$ 12,361
Overtime	70,164	70,000	70,000	70,000	3%	-
Employee Benefits	542,323	631,866	663,183	663,183	26%	31,317
Uniforms	8,423	8,700	8,700	8,700	0%	-
Books, Subscriptions, Memberships	-	200	200	200	0%	-
Travel & Training	21,968	27,000	27,000	27,000	1%	-
Office Supplies	5,040	5,500	5,500	5,500	0%	-
Fleet Fund Charges	437,232	437,234	522,840	437,234	17%	-
Fuel	75,355	-	-	-	0%	-
Buildings & Grounds	75,075	75,000	75,000	75,000	3%	-
Utilities	13,250	7,612	7,612	7,612	0%	-
Equipment Maintenance	24,337	25,000	30,000	30,000	1%	5,000
Risk Mgmt Fund Charges	24,996	25,000	25,000	25,000	1%	-
Electricity - Lehi City Power	31,100	30,000	30,000	30,000	1%	-
Professional & Technical	26,643	25,094	30,000	30,000	1%	4,906
IT Fund Charges	15,384	15,388	15,388	15,388	1%	-
Department Supplies	24,097	27,922	30,000	30,000	1%	2,078
Landfill Closure/Postclosure	-	2,500	2,500	2,500	0%	-
Capital	-	-	-	-	0%	-
Total Streets Expenditures	**$ 2,338,623**	**$ 2,515,312**	**$ 2,656,580**	**$ 2,570,974**	**100%**	**$ 55,662**

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	6.5	6.5	7	7		0.5
Salaries & Wages	$ 619,290	$ 704,825	$ 768,511	$ 768,511	62%	$ 63,686
Employee Benefits	284,308	342,952	350,169	350,169	28%	7,217
Uniforms	592	600	600	600	0%	-
Books, Subscriptions, Memberships	334	2,500	2,500	2,500	0%	-
Travel & Training	4,274	9,500	9,500	9,500	1%	-
Office Supplies	7,395	4,500	10,500	10,500	1%	6,000
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-
Fuel	42	1,000	1,000	1,000	0%	-
IT Fund Charges	25,020	25,022	25,022	25,022	2%	-
Equipment Maintenance	22,999	31,000	31,000	31,000	3%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Professional & Technical	32,301	25,000	25,000	25,000	2%	-
Miscellaneous	750	500	500	500	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Engineering Expenditures	**$ 1,010,302**	**$ 1,160,399**	**$ 1,237,303**	**$ 1,237,303**	**100%**	**$ 76,904**

PARKS

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	42	45	49.5	48.5		3.5
Salaries & Wages	$ 1,805,999	$ 1,897,296	$ 2,559,065	$ 2,508,708	40%	$ 611,412
Overtime	82,501	55,000	55,000	55,000	1%	-
Employee Benefits	799,094	989,443	1,217,043	1,175,122	19%	185,679
Uniforms	10,231	10,730	11,530	10,730	0%	-
Travel & Training	16,132	22,000	22,000	22,000	0%	-
Office Supplies	3,355	2,000	2,000	2,000	0%	-
Fleet Fund Charges	81,787	112,207	180,954	168,536	3%	56,329
Fuel	74,633	82,000	82,000	82,000	1%	-
Buildings & Grounds O&M	226,525	225,000	225,000	225,000	4%	-
Utilities	26,224	29,979	29,979	29,979	0%	-
Equipment Maintenance	32,881	44,526	44,526	44,526	1%	-
Risk Mgmt Fund Charges	24,996	25,000	25,000	25,000	0%	-
Electricity - Lehi City Power	125,334	100,000	100,000	100,000	2%	-
Professional & Technical	430,832	319,500	399,500	399,500	6%	80,000
IT Fund Charges	31,020	31,021	31,021	31,021	0%	-
Tree Care	50,100	168,000	188,000	168,000	3%	-
Miscellaneous	26,520	39,484	39,484	39,484	1%	-
Paved Trail & Parking Lot Maintenance	-	35,000	70,000	35,000	1%	-
Concrete Maintenance	-	25,000	30,000	25,000	0%	-
Snow Removal	-	25,000	25,000	25,000	0%	-
Park Maintenance	387,437	366,700	453,379	443,379	7%	76,679
Park Pavilion & Playground Upgrades	93,125	100,000	100,000	100,000	2%	-
Capital Outlay	-	378,665	747,000	545,000	9%	166,335
Total Parks Expenditures	**$ 4,328,724**	**$ 5,083,551**	**$ 6,637,481**	**$ 6,259,985**	**100%**	**$ 1,176,434**

COMMUNITY EVENTS

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Cultural Arts Council Expense	$ 78,000	$ 78,000	$ 78,000	$ 78,000	14%	$ -
Boys State Contribution	-	800	800	800	0%	-
Miss Lehi Pageant	52,536	22,000	22,000	22,000	4%	-
Lehi Float	14,000	16,000	16,000	16,000	3%	-
Lehi Parade & Events Committee	131,469	-	-	-	0%	-
Youth City Council	15,504	5,000	15,000	15,000	3%	10,000
Family Week	19,086	-	-	-	0%	-
Foam Day	18,203	-	-	-	0%	-
Lehi Silver Band	2,500	2,500	2,500	2,500	0%	-
Community Beautification	11,891	11,000	11,000	11,000	2%	-
Brochures Published	-	3,000	3,000	3,000	1%	-
Santa Parade	4,953	-	-	-	0%	-
Special Projects	48,301	90,000	90,000	90,000	17%	-
Summer Splash Party	28,023	-	-	-	0%	-
Teen Event	2,580	-	-	-	0%	-
National Night Out Event	6,593	5,000	5,000	5,000	1%	-
Outdoor Movies	11,835	-	-	-	0%	-
Archives Donation	38,000	38,000	63,000	38,000	7%	-
Fireworks Show	25,000	25,000	25,000	25,000	5%	-
Parks & Trails Committee	-	1,700	1,700	1,700	0%	-
Christmas in Lehi	-	-	-	-	0%	-
Easter Egg Hunt	9,189	-	-	-	0%	-
Special Events	31,657	174,700	209,700	209,700	39%	35,000
Just for Kids	20,000	20,000	20,000	20,000	4%	-
Volunteer Celebration	-	4,000	4,000	4,000	1%	-
Veteran's Day Celebration	-	5,000	-	-	0%	(5,000)
Total Comm Events Expenditures	**$ 569,320**	**$ 501,700**	**$ 566,700**	**$ 541,700**	**100%**	**$ 40,000**

SENIOR CITIZEN

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	3.5	3.5	3.5	3.5		0
Salaries & Wages	$ 145,677	$ 189,205	$ 197,219	$ 197,219	46%	$ 8,014
Overtime	961	-	-	-	0%	-
Employee Benefits	55,361	62,223	63,360	63,360	15%	1,137
Travel & Training	6,637	12,000	12,000	12,000	3%	-
Office Supplies	987	4,000	4,000	4,000	1%	-
Senior Citizen - Bldgs & Grounds	24,996	25,000	25,000	25,000	6%	-
Utilities	-	-	-	-	0%	-
IT Fund Charges	-	-	-	-	0%	-
Electricity - Lehi City Power	-	-	-	-	0%	-
Professional & Technical	70	1,650	1,650	1,650	0%	-
Program Expenditures	30,657	94,848	94,848	94,848	22%	-
Meal Management	11,200	23,000	23,000	23,000	5%	-
Miscellaneous	2,300	9,000	9,000	9,000	2%	-
Capital Outlay	-	-	-	-	0%	-
Total Senior Citizen Expenditures	**$ 278,846**	**$ 420,926**	**$ 430,077**	**$ 430,077**	**100%**	**$ 9,151**

LIBRARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	22	22	26	24		2
Salaries & Wages	$ 864,104	$ 894,706	$ 1,057,226	$ 1,003,306	51%	$ 108,600
Employee Benefits	329,098	362,327	374,188	374,188	19%	11,861
Books	234,198	225,000	245,000	245,000	12%	20,000
Subscriptions	10,821	11,998	11,998	11,998	1%	-
Travel & Training	405	7,000	7,000	7,000	0%	-
Office Supplies	31,265	41,000	41,000	41,000	2%	-
Equipment Maintenance	65,202	65,380	67,280	67,280	3%	1,900
Buildings & Grounds O&M	50,004	50,000	50,000	50,000	3%	-
Utilities	8,458	10,000	10,000	10,000	1%	-
Story Hour Expense	11,215	12,250	30,000	12,250	1%	-
Risk Mgmt Fund Charges	24,996	25,000	25,000	25,000	1%	-
Electricity - Lehi City Power	18,992	18,000	18,000	18,000	1%	-
Professional & Technical	10,944	15,000	18,000	18,000	1%	3,000
Collections	2,563	2,000	4,000	4,000	0%	2,000
IT Fund Charges	66,564	66,560	66,560	66,560	3%	-
Miscellaneous	3,665	14,330	14,830	14,830	1%	500
Capital Outlay	-	-	-	-	0%	-
Total Library Expenditures	**$ 1,732,494**	**$ 1,820,551**	**$ 2,040,082**	**$ 1,968,412**	**100%**	**$ 147,861**

LITERACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	6.5	6.5	6.5	6.5		0
Salaries & Wages	$ 256,336	$ 292,093	$ 336,974	$ 336,974	61%	$ 44,881
Employee Benefits	57,051	104,030	106,270	106,270	19%	2,240
Books, Subscriptions, Memberships	355	500	500	500	0%	-
Travel & Training	-	1,000	1,000	1,000	0%	-
Office Supplies	3,587	5,000	5,000	5,000	1%	-
Buildings & Grounds O&M	24,996	25,000	25,000	25,000	5%	-
Utilities	6,190	5,500	5,500	5,500	1%	-
Equipment Maintenance	-	750	750	750	0%	-
Risk Mgmt Fund Charges	25,613	25,000	25,000	25,000	5%	-
Electricity - Lehi City Power	7,256	6,500	6,500	6,500	1%	-
Program Expenditures	2,387	-	3,000	3,000	1%	3,000
IT Fund Charges	20,004	20,000	20,000	20,000	4%	-
Miscellaneous	2,663	3,000	3,000	3,000	1%	-
Capital Outlay	-	-	10,000	10,000	2%	10,000
Total Literacy Center Expenditures	**$ 406,439**	**$ 488,373**	**$ 548,493**	**$ 548,493**	**100%**	**$ 60,120**

CEMETERY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	7	7	7	7		0
Salaries & Wages	$ 309,175	$ 340,307	$ 346,708	$ 346,708	39%	$ 6,401
Overtime	7,193	3,500	3,500	3,500	0%	-
Employee Benefits	139,090	147,552	159,949	159,949	18%	12,397
Uniforms	1,425	1,800	1,800	1,800	0%	-
Newspaper Expense	-	357	357	357	0%	-
Travel & Training	800	2,000	2,000	2,000	0%	-
Office Supplies	932	2,000	3,000	2,000	0%	-
Fleet Fund Charges	15,000	15,000	15,000	15,000	2%	-
Fuel	447	-	2,000	2,000	0%	2,000
Cemetery Maintenance	32,428	29,000	29,000	29,000	3%	-
Utilities	9,684	5,879	5,879	5,879	1%	-
Equipment Maintenance	5,929	16,000	16,000	16,000	2%	-
Risk Mgmt Fund Charges	20,004	20,000	20,000	20,000	2%	-
Electricity - Lehi City Power	3,645	3,000	3,000	3,000	0%	-
Professional & Technical	12,336	25,000	25,000	25,000	3%	-
IT Fund Charges	9,324	9,321	9,321	9,321	1%	-
Safety	-	-	-	-	0%	-
Purchase Trees	6,039	8,500	8,500	8,500	1%	-
Miscellaneous	8,201	9,000	9,000	9,000	1%	-
Capital Outlay	43,848	97,000	220,000	220,000	25%	123,000
Total Cemetery Expenditures	**$ 625,500**	**$ 735,216**	**$ 880,014**	**$ 879,014**	**100%**	**$ 143,798**

MUSEUM

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Buildings & Grounds O&M	$ 15,000	$ 15,000	$ 15,000	$ 15,000	5%	$ -
Utilities	4,840	6,800	6,800	6,800	2%	-
Electricity - Lehi City Power	10,213	10,000	10,000	10,000	3%	-
Professional & Technical	260,000	260,000	275,000	260,000	83%	-
Miscellaneous	-	20,000	20,000	20,000	6%	-
Capital	-	369,255	-	-	0%	(369,255)
Museum Contribution	-	-	-	-	0%	-
Total Museum Expenditures	**$ 290,053**	**$ 681,055**	**$ 326,800**	**$ 311,800**	**100%**	**(369,255)**

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Utilities	$ 296,209	$ 245,000	$ 245,000	$ 245,000	2%	$ -
Credit Card & Bank Charges	48,925	20,000	50,000	50,000	0%	30,000
Document Imaging (HRIS/Timesheet)	-	30,000	230,000	-	0%	(30,000)
Contribution to Risk Fund	384,996	635,000	635,000	685,000	7%	50,000
Contribution to Fleet Fund	-	-	-	-	0%	-
Employee Appreciation	65,424	100,000	100,000	100,000	1%	-
Contrib to Recreation Facilities Fund	2,082,226	2,338,434	2,338,434	2,338,434	22%	-
Museum Project Thanksgiving Point	100,000	100,000	100,000	100,000	1%	-
Contribution to Chamber	10,000	10,000	12,000	10,000	0%	-
Fox Hollow Golf Course	240,000	275,000	275,000	275,000	3%	-
Contingency	14,825	100,000	100,000	100,000	1%	-
MAG Contribution	-	25,000	25,000	25,000	0%	-
Branding	11,803	20,000	20,000	20,000	0%	-
Mayor/Council Special Projects	20,798	50,000	50,000	50,000	0%	-
Contribution to IT Fund	448,092	501,801	501,801	501,801	5%	-
Contribution to Capital Projects Fund	999,996	-	1,000,000	-	0%	-
Intergovernmental Relations	66,020	50,000	50,000	75,000	1%	25,000
Employee Wellness	53,261	152,000	152,000	152,000	1%	-
UVSSD dispatch costs	547,546	400,907	400,907	650,907	6%	250,000
Market Adjustment	-	44,600	180,000	180,000	2%	135,400
Health Insurance Reserve Fund	-	-	600,000	600,000	6%	600,000
Youth Council	-	5,000	-	-	0%	(5,000)
Information fair	10,657	10,000	10,000	10,000	0%	-
VIPS	664	5,000	5,000	5,000	0%	-
Contribution to Bldgs/Grounds Fund	602,124	602,122	602,122	922,122	9%	320,000
Transfer to Local Building Authority	1,220,675	1,534,675	1,534,675	1,739,675	17%	205,000
Transfer to Debt Service	1,556,892	1,673,613	1,673,613	1,673,313	16%	(300)
Total Non-Departmental Expenditures	**$ 8,781,132**	**$ 8,928,152**	**$ 10,890,552**	**$ 10,508,252**	**100%**	**$ 1,580,100**

CLASS "C" ROADS

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Class 'C" Road Allotment	$ 3,605,995	$ 3,300,000	$ 3,600,000	$ 3,600,000	50%	$ 300,000
Utah County Transportation Tax	2,146,312	2,000,000	2,100,000	2,100,000	29%	$ 100,000
Lehi Trasportation Tax	472,924	750,000	750,000	900,000		
Interest Earnings	267,786	-	-	-	0%	-
Re-appropriate balance	-	-	-	666,826	9%	666,826
Total Revenues	$ 6,493,016	$ 6,050,000	$ 6,450,000	$ 7,266,826	88%	$ 1,066,826
Expenditures						
Salaries & Wages	$ -	$ -	$ 157,637	$ 157,637	2%	157,637
Employee Benefits	-	-	66,488	66,488	1%	66,488
Road Maintenance	1,441,323	1,900,000	1,700,000	1,700,000	23%	(200,000)
Snow Removal & Salt	157,945	160,000	160,000	160,000	2%	-
Striping	251,493	250,000	300,000	300,000	4%	50,000
Equipment rental	70,665	75,000	75,000	75,000	1%	-
Street signs	104,134	125,000	125,000	125,000	2%	-
Traffic Control Updates	18,547	20,000	20,000	20,000	0%	-
Road Reconstruction Projects	2,482,547	2,380,000	3,185,000	3,185,000	44%	805,000
Signal Lights & Signal Development	513,964	300,000	300,000	300,000	4%	-
Future Site Plan Land Purchase	5,333	3,630,000	-	-	0%	(3,630,000)
Loader	-	-	231,742	213,742	3%	213,742
ADA Sidewalks/Sidewalk Replacement	-	750,000	1,000,000	750,000	10%	-
Fleet Fund Charges	47,016	119,488	136,959	136,959	2%	17,471
Fuel	-	77,000	77,000	77,000	1%	-
Reserves	-	93,512	-	-	0%	(93,512)
Total Expenditures	$ 5,092,967	$ 9,880,000	$ 7,534,826	$ 7,266,826	97%	$ (2,837,299)
Surplus(Deficit)	**$ 1,400,049**	**$ (3,830,000)**	**$ (1,084,826)**	**$ 0**		

LIQUOR FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
Liquor fund allottment	90,610	70,000	90,000	90,000	100%	20,000
Re-appropriate fund balance	-	-	-	-	0%	-
Total Revenues	$ 90,610	$ 70,000	$ 90,000	$ 90,000	100%	$ 20,000
Expenditures						
Wages > DUI enforcement	$ 46,470	$ 28,000	$ 45,000	$ 45,000	50%	$ 17,000
Benefits	25,022	6,500	9,500	9,500	11%	3,000
Miscellaneous	19,117	35,500	35,500	35,500	39%	-
Fund Balance	-	-	-	-	0%	-
Total Expenditures	$ 90,610	$ 70,000	$ 90,000	$ 90,000	100%	$ 20,000
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

PARC TAX

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
PARC Tax Revenue	$ 1,946,018	$ 1,800,000	$ 1,800,000	$ 1,800,000	100%	$ -
Fund Balance Appropriation	-	-	-	-	0%	-
Total Revenues	$ 1,946,018	$ 1,800,000	$ 1,800,000	$ 1,800,000	100%	$ -
Expenses						
PARC Tax Arts Programs	$ 508,640	$ 540,000	$ 540,000	$ 540,000	30%	$ -
Transfer to Capital Projects Fund	1,660,144	1,260,000	1,260,000	1,260,000	70%	-
Total Expenses	$ 2,168,784	$ 1,800,000	$ 1,800,000	$ 1,800,000	100%	$ -
Surplus(Deficit)	**$ (222,766)**	**$ -**	**$ -**	**$ -**		

RECREATION FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 30,040	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Legacy Center Pass Sales	1,681,929	1,750,000	1,750,000	1,800,000	22%	50,000
Charges For Service	1,564,463	1,480,000	1,530,000	1,565,000	19%	85,000
Merchandise Sales	38,208	30,000	40,000	40,000	0%	10,000
Offsite Concession Sales	8,348	60,000	35,000	35,000	0%	(25,000)
Center Court Receipts	235,144	200,000	230,000	230,000	3%	30,000
Swim Program Revenue	470,832	350,000	400,000	430,000	5%	80,000
Outdoor Pool	186,495	207,068	207,068	207,068	3%	-
Ice Rink Revenue	248,796	275,000	230,000	230,000	3%	(45,000)
Curtis Center Revnues	-	-	341,746	92,529	1%	92,529
Contribution From General Fund	2,082,226	2,338,434	2,338,434	2,488,075	30%	149,641
Contribution From Capital Projects Fund	-	-	779,959	779,959	9%	779,959
Contribution From Fund Balance	-	359,435	-	366,233	4%	6,798
Total Revenues	$ 6,546,482	$ 7,050,937	$ 7,883,207	$ 8,264,864	100%	$ 1,213,927
Total Fund Expenses						
Legacy Center	$ 6,148,321	$ 6,263,581	$ 6,830,016	$ 6,740,730	82%	$ 477,149
Outdoor Pool	273,575	151,709	156,260	156,260	2%	4,551
Curtis Center	-	358,741	385,057	365,256	4%	-
Ice Rink	343,824	275,000	1,002,618	1,002,618	12%	727,618
Total Recreation Fund Expenses	**$ 6,765,720**	**$ 7,049,031**	**$ 8,373,951**	**$ 8,264,864**	**100%**	**$ 1,209,318**
Surplus/(Deficit)	**$ (219,238)**	**$ 1,906**	**$ (490,744)**	**$ (0)**		

LEGACY CENTER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	76.77	81.05	82.05	81.05		0
Salaries & Wages	$ 3,420,135	$ 3,434,958	$ 3,612,572	$ 3,560,572	53%	$ 125,614
Overtime	959	1,000	1,500	1,500	0%	500
Employee Benefits	648,073	706,900	772,893	730,427	11%	23,527
Uniforms	4,043	5,000	5,120	5,000	0%	-
Fleet Fund Charges	2,004	2,000	2,000	2,000	0%	-
Fuel	125	2,500	2,500	2,500	0%	-
IT Fund Charges	67,608	67,608	68,808	67,608	1%	-
Risk Mgmt Fund Charges	65,004	65,000	65,000	65,000	1%	-
Books, Subscriptions, Memberships	4,930	5,500	5,500	5,500	0%	-
Recreation Public Notices	2,311	5,000	5,000	5,000	0%	-
Travel & Training	20,179	18,500	18,500	18,500	0%	-
Office Supplies	22,526	24,515	24,515	24,515	0%	-
Buildings & Grounds O&M	150,381	92,000	92,000	100,000	1%	8,000
Utilities	83,503	140,000	140,000	140,000	2%	-
Offsite Concession Expenses	3,389	64,000	64,000	64,000	1%	-
Center Court Expenses	187,634	181,000	186,430	186,430	3%	5,430
Electricity - Lehi City Power	229,045	230,000	230,000	230,000	3%	-
Professional & Technical	181,470	153,000	175,000	175,000	3%	22,000
Program Expenditures	151,320	156,000	160,680	160,680	2%	4,680
Gymnastics	63,430	76,000	76,000	76,000	1%	-
Dance	14,132	13,900	14,317	14,317	0%	417
Itty Bitty Ball	7,787	10,000	10,000	10,000	0%	-
Birthday Parties	12,301	9,500	11,000	9,500	0%	-
Facilities Stations	13,405	19,400	19,400	19,400	0%	-
Pool Operation & Maintenance	142,554	148,900	153,367	153,367	2%	4,467
Miscellaneous	10,527	23,000	23,000	23,000	0%	-
Swimming Program	88,025	103,800	110,314	110,314	2%	6,514
Tennis	4,132	6,000	6,000	6,000	0%	-

LEGACY CENTER-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Legacy Center - Expenditures continued						
Golf	7,411	7,800	7,800	7,800	0%	-
Adult Softball League	3,587	4,000	4,000	4,000	0%	-
Soccer Program Expense	19,016	26,000	26,000	26,000	0%	-
Volleyball Expense	6,983	10,200	10,200	10,200	0%	-
Baseball Expense	33,171	66,000	66,000	66,000	1%	-
Girls Softball	12,772	22,000	22,000	22,000	0%	-
Basketball Expense	144,980	150,000	150,000	150,000	2%	-
Flag Football Expense	7,761	9,600	9,600	9,600	0%	-
Wrestling Program Expense	3,195	3,000	3,000	3,000	0%	-
Debt Service	-	-	-	-	0%	-
Contribution to Outdoor Pool	-	-	-	-	0%	-
Capital Outlay	221,989	142,000	430,000	430,000	6%	288,000
Pool Capital Outlay	86,525	58,000	46,000	46,000	1%	(12,000)
Total Legacy Center Expenses	**$ 6,148,321**	**$ 6,263,581**	**$ 6,830,016**	**$ 6,740,730**	**100%**	**$ 477,149**

OUTDOOR POOL EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2025=6	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	4.28	4.28	0	0		0
Expenditures						
Salaries & Wages	$ -	$ -	$ -	$ -	0%	$ -
Employee benefits	-	-	-	-	0%	-
Outdoor Pool Operation & Maintenance	$ 239,405	$ 151,709	$ 156,260	$ 156,260	100%	$ 4,551
Capital Outlay	34,170	-	-	-	0%	-
Total Expenditures	$ 273,575	$ 151,709	$ 156,260	$ 156,260	100%	$ 4,551

CURTIS CENTER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	0	0	0	0		0
Expenditures						
Salaries & Wages	$ -	$ 47,401	$ 48,781	$ 48,780	13%	$ 1,379
Employee benefits	-	24,753	25,474	25,474	7%	721
Buildings & Grounds Fund	-	50,000	50,000	50,000	14%	-
Program Expenditures	-	-	-	-	0%	-
Curtis Center Operation & Maintenance	9,788	171,587	176,002	176,002	48%	4,415
Capital Outlay	-	65,000	84,800	65,000	18%	-
Total Expenditures	$ 9,788	$ 358,741	$ 385,057	$ 365,256	100%	$ 6,515

ICE RINK EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	0	0	0	0		0
Expenditures						
Salaries & Wages	$ -	$ 47,300	$ 47,300	$ 47,300	5%	$ -
Employee benefits	-	-	-	-	0%	-
Program Expenditures	-	12,120	12,120	12,120	1%	-
Ice Rink Operation & Maintenance	-	275,000	163,239	163,239	16%	(111,761)
Capital Outlay	-	-	779,959	779,959	78%	779,959
Total Expenditures	$ -	$ 334,420	$ 1,002,618	$ 1,002,618	100%	$ 668,198

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Grant Revenue	$ -	$ -	$ -	$ -	0%	$ -
Interest income	1,227,566	500	500	500	0%	-
Bond Proceeds	-	-	-	-	0%	-
Appropriation from fund balance	-	12,959,500	13,429,500	1,154,500	29%	(11,805,000)
Sales tax	159,540	432,500	432,500		0%	(432,500)
Transfer from General Fund	999,996	-	-	-	0%	-
Sale of Assets	-	-	-	-	0%	-
Bond Proceeds	-	-	-	-	0%	-
Transfer From PARC Tax Fund	1,660,144	1,260,000	1,260,000	1,260,000	31%	-
Miscellaneous	-	1,600,000	1,600,000	1,600,000	40%	-
Total Revenues	$ 2,387,102	$ 13,392,500	$ 16,722,500	$ 4,015,000	100%	$ (12,237,500)
Expenditures						
Transfer to Debt Service Fund	$ -	$ -	$ -	$ -	0%	$ -
Transfer to Fleet Fund	500,000	500,000	500,000	1,190,000	30%	690,000
Transfer to State & Federal Grant Fund	-	1,000,000	1,000,000	-	0%	(1,000,000)
Transfer to IT Fund	-	-	-	-	0%	-
Debt Service - Cabelas	-	427,500	427,500	-	0%	(427,500)
Debt Service - Fire Station	159,540	-	-	-	0%	-
Bond Costs	2,200	5,000	5,000	-	0%	(5,000)
Irrigation Central Control Upgrade	-	-	-	-	0%	-
Sidewalks	488,840	-	-	-	0%	-
Parks Building	2,240,343	2,425,000	-	-	0%	(2,425,000)

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Nuisance Trees & Damaged Sidewalks	202,046	225,000	225,000	225,000	6%	-
Playground Replacements	-	-	-	-	0%	-
Fencing Replacement at Vets Ball Park	-	-	-	-	0%	-
Mellor Rhoades Park Construction	-	-	-	-	0%	-
Park Construction	-	2,000,000	-	-	0%	(2,000,000)
Family Park - All Abilities Playground	13,430,914	7,000,000	-	-	0%	(7,000,000)
Frisbee Golf Course	-	-	-	-	0%	-
Vets Ballpark Parking Lot	-	-	-	-	0%	-
Hospital Loop Road	6,679	2,600,000	1,000,000	2,600,000	65%	-
Property Improvements	297,920	-	-	-	0%	-
Dog Park Improvements	51,138	-	-	-	0%	-
Court House Design	-	-	-	-	0%	-
SCBA Equipment - Station 84	-	70,000	-	-	0%	(70,000)
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 17,379,622	$ 16,252,500	$ 3,157,500	$ 4,015,000	100%	$ (12,237,500)
Surplus(Deficit)	**$ (14,992,520)**	**$ (2,860,000)**	**$ 13,565,000**	**$ -**		

DEBT SERVICE

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Transfer from Capital Projects	$ -	$ -	$ -	$ -	0%	$ -
Transfer from Police Impact Fees	309,996	210,500	210,500	210,500	11%	$ -
Transfer from General Fund	1,556,892	1,673,613	1,673,613	1,673,313	89%	$ (300)
Fund Balance Appropriation	-	-	-	-	0%	$ -
Total Revenues	$ 1,866,888	$ 1,884,113	$ 1,884,113	$ 1,883,813	100%	$ (300)
Expenses						
Debt Service - Interest	$ 872,032	$ 844,113	$ 844,113	$ 803,813	43%	$ (40,300)
Debt Service - Principal	985,000	1,030,000	1,030,000	1,070,000	57%	40,000
Bond Costs	-	10,000	10,000	10,000	0%	-
Total Expenses	$ 1,857,032	$ 1,884,113	$ 1,884,113	$ 1,883,813	100%	$ (300)
Surplus(Deficit)	**$ 9,856**	**$ -**	**$ -**	**$ -**		

STATE & FEDERAL GRANTS

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
ARPA Grant Revenue	$ 475,867	$ 1,000,000	$ 1,000,000	$ -	0%	$ (1,000,000)
BRIC Grant Revenue	-	310,000	-	-	0%	$ (310,000)
UDOT Grant Revenue	-	-	-	-	0%	$ -
Utah County/MAG Grant Revenue	-	-	4,500,000	4,500,000	100%	$ 4,500,000
Interest Earnings	78,842	-	-	-	0%	$ -
Fund Balance Appropriation	-	-	-	-	0%	$ -
Transfer from Capital Projects Fund	-	1,000,000	1,000,000	-	0%	$ (1,000,000)
Total Revenues	$ 554,709	$ 2,310,000	$ 6,500,000	$ 4,500,000	100%	$ 2,190,000
Expenses						
ARPA Grant Project Expenditure	$ 951,734	$ 2,000,000	$ 2,000,000	$ -	0%	$ (2,000,000)
BRIC Grant Project Expenditure	92,045	310,000	-	-	0%	(310,000)
UDOT - 2100 N 2300 W	-	-	-	-	0%	-
Dry Creek Lake Project	-	-	1,500,000	1,500,000	0%	1,500,000
Pony Express Parkway	-	-	2,000,000	2,000,000	0%	2,000,000
2300 West (Pioneer Crossing to Main)	-	-	1,000,000	1,000,000	0%	1,000,000
Total Expenses	$ 1,043,779	$ 2,310,000	$ 6,500,000	$ 4,500,000	100%	$ 2,190,000
Surplus(Deficit)	**$ (489,071)**	**$ -**	**$ -**	**$ -**		

CDBG

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
CDBG	7,635	345,000	345,000	345,000	100%	-
Re-appropriation of Fund Balance	-	-	-	-	100%	-
Total Revenues	$ 7,635	$ 345,000	$ 345,000	$ 345,000	100%	$ -
Expenditures						
CDBG Project improvements	$ 187,606	$ 300,000	$ 300,000	$ 300,000	100%	$ -
CDBG Adminstration Costs	$ 20,706	$ 40,000	$ 40,000	$ 40,000	100%	$ -
CDBG Program Expenses	$ 5,756	$ 5,000	$ 5,000	$ 5,000	100%	$ -
Total Expenditures	$ 214,068	$ 345,000	$ 345,000	$ 345,000	100%	$ -
Surplus(Deficit)	**$ (206,433)**	**$ -**	**$ -**	**$ -**		

FIRE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Income	$ 44,378	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Impact Fees	176,526	200,000	200,000	200,000	100%	-
Fund balance appropriation	-	-	-	-	0%	-
Bond proceeds	-	-	-	-	0%	-
Total Revenues	$ 220,903	$ 201,000	$ 201,000	$ 201,000	100%	$ -
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Transfer to Local Building Authority	-	201,000	201,000	201,000	100%	-
Reserves	-	-	-	-	0%	-
Total Expenditures	$ -	$ 201,000	$ 201,000	$ 201,000	100%	$ -
Surplus(Deficit)	**$ 220,903**	**$ -**	**$ -**	**$ -**		

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 497,068	$ 30,000	$ 30,000	$ 30,000	0%	$ -
Park Impact Fees	2,490,354	2,050,000	2,050,000	2,050,000	26%	-
Utah State Parks Grant	47,338	-	300,000	-	0%	-
Developer Contributions	-	-	-	-	0%	-
Proceeds from Sale of Land	-	-	-	-	0%	-
Reappropriate Fund Balance	-	8,659,693	-	5,848,188	74%	(2,811,505)
Total Revenues	$ 3,034,760	$ 10,739,693	$ 2,380,000	$ 7,928,188	100%	$ (2,811,505)
Expenditures						
Debt Service - Principal	$ -	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
Family Park	5,268	-	300,000	300,000	4%	300,000
Mellor Rhodes Park - Design	556	-	250,000	250,000	3%	250,000
Shadow Ridge	383,621	2,140,000	600,000	300,000	4%	(1,840,000)
Monument Park	-	-	-	-	0%	-
Parks, Trails, & Open Space Master Plan	69,020	325,000	150,000	150,000	2%	(175,000)
Upsizing Trails	495,885	105,000	105,000	105,000	1%	-
Mountain Bike Trails	193,676	50,000	50,000	50,000	1%	-
Willow Park Upgrades	253,940	100,000	100,000	100,000	1%	-
Holbrook Farms Park I	-	2,208,548	2,208,548	2,208,548	28%	-
Cold Springs Ranch Park	31,564	2,475,145	-	-	0%	(2,475,145)
Steve Roll Rotary Park	26,186	-	-	-	0%	-
Northridge Park	-	-	503,000	503,000	6%	503,000
Fox Canyon Trailhead Park	-	-	356,000	356,000	4%	356,000
Lakeview Park	-	-	2,250,000	2,250,000	28%	2,250,000
Holbrook Farms Park II	-	-	1,265,640	1,265,640	16%	1,265,640
Park Design Expense	67,018	90,000	90,000	90,000	1%	-
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 1,526,733	$ 7,493,693	$ 8,228,188	$ 7,928,188	100%	$ 434,495
Surplus (Deficit)	**$ 1,508,027**	**$ 3,246,000**	**$ (5,848,188)**	**$ -**		

POLICE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 14,958	$ 500	$ 500	$ 500	0%	$ -
Police Impact Fees	142,545	210,000	210,000	210,000	100%	-
Proceeds from Issuance of Debt	-	-	-	-	0%	-
Contribution from General Fund	-	-	-	-	0%	-
Reappropriate Fund Balance	-	-	-	-	0%	-
Total Revenues	$ 157,503	$ 210,500	$ 210,500	$ 210,500	100%	$ -
Expenditures						
Land Purchase	$ -	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
New Police Building Design	-	-	-	-	0%	-
Transfer to Debt Service Fund	309,996	210,500	210,500	210,500	100%	-
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 309,996	$ 210,500	$ 210,500	$ 210,500	100%	$ -
Surplus(Deficit)	**$ (152,493)**	**$ -**	**$ -**	**$ -**		

ROAD IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 55,603	$ -	$ -	$ -	0%	$ -
Road Impact Fees	1,012,440	2,000,000	2,000,000	2,000,000	19%	-
Contributions from Developers	-	-	-	-	0%	-
UDOT Contributions	-	20,000	20,000	20,000	0%	-
County Contributions	958,102	10,000,000	7,000,000	7,000,000	65%	(3,000,000)
Reappropriate Fund Balance	-	2,740,000	1,750,000	1,750,000	16%	(990,000)
Total Revenues	$ 2,026,145	$ 14,760,000	$ 10,770,000	$ 10,770,000	100%	$ (3,990,000)
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Signals	185,098	250,000	250,000	250,000	2%	-
Streets Widening	513,505	260,000	125,000	125,000	1%	(135,000)
600 E North of Dry Creek	-	800,000	900,000	900,000	8%	100,000
Jordan Willows Conn Rd	-	10,000	10,000	10,000	0%	-
Center Street & SR92	-	700,000	400,000	400,000	4%	(300,000)
Accel/Deccel @ SR92 & 500 West	-	20,000	20,000	20,000	0%	-
Traverse Blvd TRAX Xing & Road	-	20,000	20,000	20,000	0%	-
Main Street 2300 W to Crossroads	6,224	-	-	-	0%	-
700 South Cycle Track Project	544,007	150,000	-	-	0%	(150,000)
1200 East Project	1,523	20,000	20,000	20,000	0%	-
2300 West - Main to 2100 North	241,315	11,000,000	7,000,000	7,000,000	65%	(4,000,000)
Thanksgiving Roads	4,890	1,000,000	1,350,000	1,350,000	13%	350,000
Flight Park Road - Fr Rd to Vista	-	400,000	400,000	400,000	4%	-
3600 W Widening - North of 1500 N	-	-	250,000	250,000	2%	250,000
Accel/Decel - Redwood/2100N	-	100,000	10,000	10,000	0%	(90,000)
Road Master Plan & Impact Fee	65,235	30,000	15,000	15,000	0%	(15,000)
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 1,561,798	$ 14,760,000	$ 10,770,000	$ 10,770,000	100%	$ (3,990,000)
Surplus(Deficit)	**$ 464,347**	**$ -**	**$ -**	**$ -**		

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Miscellaneous	$ 79,473	$ 100,000	$ 100,000	$ 100,000	0%	$ -
Interest Income	1,012,600	-	-	-	0%	-
Water service charges	8,466,285	8,409,313	8,577,499	9,198,554	28%	789,241
Water hook up fees	389,915	650,000	650,000	650,000	2%	-
CWP Water Revenues	7,340,279	1,000,000	6,835,000	6,835,000	21%	5,835,000
Gain/Loss on Sale Fixed Assets	-	-	-	-	0%	-
Contributions from developers	1,341,254	-	-	-	0%	-
As Built Drawing Fees	89,836	135,000	135,000	135,000	0%	-
Bond Proceeds	-	11,500,000	11,500,000	11,500,000	35%	-
Contributions from developers	334,261	-	-	-	0%	-
Reappropriation of fund balance	-	796,442	-	4,281,350	13%	3,484,908
Total Revenues	$ 19,053,903	$ 22,590,755	$ 27,797,499	$ 32,699,904	100%	$ 10,109,149
Total Expenses	$ 17,445,830	$ 22,590,755	$ 44,058,350	$ 32,699,904		
Total Surplus/Deficit	**$ 1,608,073**	**$ -**	**$ (16,260,851)**	**$ (0)**		

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	18	21	25	21		0
Salaries	$ 1,438,934	$ 1,531,474	$ 1,844,219	$ 1,604,219	5%	$ 72,745
Overtime	69,583	70,000	70,000	70,000	0%	-
Employee Benefits	768,559	873,745	1,040,866	873,866	3%	121
Uniforms	7,305	8,400	8,400	8,400	0%	-
Bond Costs	-	-	-	-	0%	-
Books, Subscriptions, Memberships	6,630	20,750	20,750	20,750	0%	-
Travel & Training	19,343	33,500	33,500	33,500	0%	-
Office Supplies	8,843	12,768	12,768	12,768	0%	-
Fleet Fund Charges	255,576	266,743	439,593	439,593	1%	172,850
Fuel	57,611	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	211,308	150,000	150,000	173,250	1%	23,250
Utilities	44,453	42,000	42,000	42,000	0%	-
Supplies & Maintenance	10,586	83,000	83,000	83,000	0%	-
Water Purchase (Share Rent)	2,120,389	2,325,400	2,802,280	2,802,280	9%	476,880
Risk Mgmt Fund Charges	106,716	106,720	106,720	114,720	0%	8,000
Electricity - Lehi City Power	538,827	600,000	600,000	600,000	2%	-
Professional & Technical	151,778	210,000	210,000	210,000	1%	-
IT Fund Charges	69,996	80,742	80,742	97,242	0%	16,500
Bond Fees	1,750	6,500	6,500	6,500	0%	-
Billing Expense	118,486	50,000	50,000	50,000	0%	-
Bad Debt Expense	9,680	15,000	15,000	15,000	0%	-
Special Department Supplies	1,443	12,000	12,000	12,000	0%	-
Tools	28,951	35,000	35,000	35,000	0%	-
System Maintenance	435,822	650,000	650,000	650,000	2%	-
Debt Service	339,226	638,013	638,013	638,817	2%	804
Allocation to General Fund	300,000	300,000	300,000	300,000	1%	-
CWP Water Purchase	7,340,279	1,000,000	6,835,000	6,835,000	21%	5,835,000
Sensus Annual Maintenance	127,165	48,000	51,000	51,000	0%	3,000
Meter Replacement	159,009	250,000	250,000	250,000	1%	-

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Water expenses - continued						
Capital	-	-	-	-	0%	-
Spring Line Replace	-	300,000	300,000	300,000	1%	-
600 E Tank Replacement	-	-	-	-	0%	-
Springs Rehabilitation	-	350,000	350,000	350,000	1%	-
2300 W Pioneer Crossing CWP Connections	-	-	-	-	0%	-
Public Works Campus Improvements	-	11,500,000	22,500,000	11,500,000	35%	-
Security Equipment	-	-	-	-	0%	-
Dry Creek Well Rehabilitation	-	200,000	200,000	200,000	1%	-
SCADA Transition	-	250,000	250,000	250,000	1%	-
600 East Well Relocation	-	540,000	540,000	540,000	2%	-
SR 92 & Morning Vista Booster Stations	-	-	3,500,000	3,500,000	11%	3,500,000
Subdivision Development	-	-	-	-	0%	-
Depreciation & amoritization	2,697,578	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Total Culinary Water Expenses	**$ 17,445,830**	**$ 22,590,755**	**$ 44,058,350**	**$ 32,699,904**	**100%**	**$ 10,109,149**

CULINARY WATER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 303,029	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Water Impact Fees	1,198,840	1,000,000	1,000,000	1,000,000	18%	-
Contributions from Developers	1,765,232	4,700,000	2,500,000	2,500,000	46%	(2,200,000)
Reappropriate Fund Balance	-	4,295,000	1,890,000	1,890,000	35%	(2,405,000)
Total Revenues	$ 3,267,101	$ 10,020,000	$ 5,415,000	$ 5,415,000	100%	$ (4,605,000)
Expenses						
Pipe Oversizing	$ -	$ 70,000	$ 55,000	$ 55,000	1%	$ (15,000)
Master plan and impact fee study	-	-	-	-	0%	-
Interest Expense	-	-	-	-	0%	-
Flight Park Well & Lines	-	1,700,000	1,300,000	1,300,000	24%	(400,000)
600 E Tank	-	-	-	-	0%	-
TP Booster Pump Station	-	-	-	-	0%	-
TM (PT) Flight Park Tank & Lines	-	2,300,000	160,000	160,000	3%	(2,140,000)
MICRON (SKYE) AP Well, BP, Lines	-	1,500,000	500,000	500,000	9%	(1,000,000)
1200 East Booster Pump Station	-	1,050,000	500,000	500,000	9%	(550,000)
West Side Tank #2	-	3,400,000	2,000,000	2,000,000	37%	(1,400,000)
TI Booster Station & Pipe Oversize	-	-	900,000	900,000	17%	900,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ -	$ 10,020,000	$ 5,415,000	$ 5,415,000	100%	$ (4,605,000)
Surplus(Deficit)	**$ 3,267,101**	**$ -**	**$ -**	**$ -**		

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Miscellaneous	$ 32,039	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Interest Income	385,305	-	-	-	0%	-
Sewer charges	11,584,389	13,999,500	15,707,439	18,523,250	97%	4,523,750
Contributions capital funding	2,200,144	-	-	-	0%	-
Gain/Loss of Fixed Assets	22,650	-	-	-	0%	-
Reappropriation of Fund Balance	-	2,411,352	-	492,372	3%	(1,918,980)
Total Revenues	$ 14,224,526	$ 16,435,852	$ 15,732,439	$ 19,040,622	100%	$ 2,604,770
Total Expenses	$ 15,540,563	$ 16,435,852	$ 17,327,372	$ 19,040,622	100%	$ 2,604,770
Surplus(Deficit)	**$ (1,316,037)**	**-**	**$ (1,594,933)**	**$ 0**		

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	10	10	10	10		0
Salaries & Wages	$ 575,242	$ 583,132	$ 651,711	$ 651,711	3%	$ 68,579
Overtime	29,263	20,000	30,000	30,000	0%	10,000
Employee Benefits	264,651	316,230	325,571	325,571	2%	9,341
Uniforms	3,156	7,400	7,400	7,400	0%	-
Books, Subscriptions, Memberships	586	1,400	15,000	15,000	0%	13,600
Travel & Training	12,308	16,200	16,200	16,200	0%	-
Office Supplies	2,929	11,500	11,500	11,500	0%	-
Fleet Fund Charges	178,560	184,139	184,139	184,139	1%	-
Fuel	23,031	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	95,685	90,000	90,000	113,250	1%	23,250
Utilities	39,943	7,865	7,865	7,865	0%	-
Supplies & Maintenance	55,949	50,000	50,000	50,000	0%	-
Risk Mgmt Fund Charges	80,004	80,000	80,000	80,000	0%	-
Electricity - Lehi City Power	75,056	5,000	5,000	5,000	0%	-
Professional & Technical	28,757	50,000	50,000	50,000	0%	-
IT Fund Charges	39,996	45,371	45,371	61,871	0%	16,500
Timpanogos Special Service District	10,773,672	14,100,000	14,100,000	16,283,500	86%	2,183,500
Billing Expense	210,908	35,000	35,000	35,000	0%	-
Bad Debt Expense	17,279	30,000	30,000	30,000	0%	-
Department Supplies	118	10,000	10,000	10,000	0%	-
System Maintenance	114,205	98,615	98,615	98,615	1%	-
Interest Expense	-	3,000	3,000	3,000	0%	-
Allocation to General Fund	150,000	150,000	150,000	150,000	1%	-
Amortization Expense	-	-	-	-	0%	-

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Sewer Expenses - continued						
Depreciation	2,769,266	-	-	-	0%	-
Manhole/Main Line Rehab	-	310,000	400,000	90,000	0%	(220,000)
Jordan Willows Lift Station Rehabilitation	-	-	575,000	575,000	3%	575,000
Cold Springs Lift Station Wet Well Equip	-	-	125,000	125,000	1%	125,000
Reserves	-	-	-	-	0%	-
Capital	-	-	-	-	0%	-
Capital Improvements	-	200,000	200,000	-	0%	(200,000)
Total Sewer Expenses	**$ 15,540,563**	**$ 16,435,852**	**$ 17,327,372**	**$ 19,040,622**	**100%**	**$ 2,604,770**

SEWER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 262,859	$ 10,000	$ 10,000	$ 10,000	0%	$ -
Sewer Impact Fees	806,741	400,000	400,000	400,000	5%	-
Contributions From Developers	-	-	-	-	0%	-
Reappropriate Fund Balance	-	8,320,000	6,870,000	6,870,000	94%	(1,450,000)
Total Revenues	$ 1,069,600	$ 8,730,000	$ 7,280,000	$ 7,280,000	100%	$ (1,450,000)
Expenses						
Oversizing Pipe	$ -	$ 90,000	$ 90,000	$ 90,000	1%	$ -
Interest Expense	-	-	-	-	0%	-
Master Plan & Impact Fee Study	13,359	-	-	-	0%	-
Jordan Willow Pump Station Addition	-	20,000	40,000	40,000	1%	20,000
Jordan Willow Pump Line	-	20,000	1,400,000	1,400,000	19%	1,380,000
850 E Sewer to 700 S	-	850,000	200,000	200,000	3%	(650,000)
2100 N Sewer 1200 W to 1700 W	-	500,000	500,000	500,000	7%	-
Jordan River Sewer (Main to 1900 S)	-	7,000,000	5,000,000	5,000,000	69%	(2,000,000)
Frontage Road Sewer @ Triumph	-	250,000	50,000	50,000	1%	(200,000)
Reserves	-	-	-	-	0%	-
Total Expenses	$ 13,359	$ 8,730,000	$ 7,280,000	$ 7,280,000	100%	$ (1,450,000)
Surplus(Deficit)	**$ 1,056,241**	**$ -**	**$ -**	**$ -**		

ELECTRIC SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Electric sales taxable	$ 47,364,520	$ 48,016,211	$ 50,417,022	$ 50,638,456	84%	$ 2,622,245
Electric sales tax exempt	5,305,425	4,918,179	5,164,088	5,164,088	9%	245,909
Electric hook up fees	334,052	275,000	275,000	275,000	0%	-
Miscellaneous	399,124	175,000	175,000	175,000	0%	-
Temporary power charges	147,218	75,000	75,000	75,000	0%	-
Damage revenue	91,314	25,000	25,000	25,000	0%	-
Interest income	1,330,793	40,000	40,000	40,000	0%	-
Salvage revenue	51,085	25,000	25,000	25,000	0%	-
Contribution capital funding	463,819	-	-	-	0%	-
Late payment penalties	154,346	185,000	185,000	185,000	0%	-
Pole attachment	67,959	60,000	60,000	60,000	0%	-
Bond Proceeds	-	-	-	-	0%	-
Subdivision reimbursement	4,392,830	3,500,000	3,500,000	3,500,000	6%	-
Fund Balance Appropriation	-	-	-	-	0%	-
Total Revenues	$ 60,102,484	$ 57,294,390	$ 59,941,110	$ 60,162,544	100%	$ 2,868,154
Total Expenses	$ 52,891,366	$ 57,294,390	$ 59,885,794	$ 60,162,544	100%	2,868,154
Surplus(Deficit)	**$ 7,211,119**	**$ -**	**$ 55,315**	**$ 0**		

ELECTRIC EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	41.5	43	43	43		0
Salaries & Wages	$ 3,532,844	$ 4,152,256	$ 4,436,337	$ 4,436,337	7%	$ 284,081
Overtime	198,350	276,847	276,847	276,847	0%	-
Employee Benefits	1,622,280	1,969,904	2,111,254	2,111,254	4%	141,350
Uniforms	28,150	48,215	48,215	48,215	0%	-
Books, Subscriptions, Memberships	26	3,000	3,000	3,000	0%	-
Travel & Training	51,248	103,600	103,600	103,600	0%	-
Office Supplies	28,313	21,000	21,000	21,000	0%	-
Fleet Fund Charges	466,272	495,928	495,928	495,928	1%	-
Fuel	66,955	72,000	72,000	72,000	0%	-
Buildings & Grounds O&M	239,569	225,000	225,000	318,000	1%	93,000
Utilities	2,752	35,000	35,000	35,000	0%	-
Supplies & Maintenance	1,812	6,500	6,500	6,500	0%	-
Risk Mgmt Fund Charges	300,000	300,000	300,000	325,000	1%	25,000
Electricity - Lehi City Power	131,408	76,000	76,000	76,000	0%	-
Professional & Technical	166,793	356,100	376,840	376,840	1%	20,740
IT Fund Charges	69,996	91,485	91,485	141,485	0%	50,000
Computer Maintenance	-	-	-	-	0%	-
Bond Fees	184,665	2,500	2,500	2,500	0%	-
Contract Services Expense	142,366	330,000	330,000	330,000	1%	-
Internal Generation Maintenance	158,334	358,500	634,000	634,000	1%	275,500
Safety	45,635	49,150	61,150	61,150	0%	12,000
Billing Expense	438,600	340,000	340,000	340,000	1%	-
Bad Debt Expense	95,730	65,000	65,000	65,000	0%	-
System Maintenance	1,578,558	820,000	820,000	820,000	1%	-
Miscellaneous	29,991	29,800	59,800	59,800	0%	30,000
Resale Power Purchase	36,433,901	39,000,000	43,000,000	43,000,000	71%	4,000,000
Line Maintenance	55,488	65,500	65,500	65,500	0%	-
Substation Maintenance	80,333	53,500	53,500	53,500	0%	-
Power Locating	5,047	20,050	20,050	20,050	0%	-

ELECTRIC EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Expenses - Continued						
Debt Service	1,143,366	2,791,288	2,791,288	2,791,038	5%	(251)
Allocation to General Fund	540,996	541,000	541,000	700,000	1%	159,000
Depreciation	4,807,762	-	-	-	0%	-
Amorization Cost	243,825	-	-	-	0%	-
Reserves	-	2,272,567	-	-	0%	(2,272,567)
Improvements to system	-	615,700	880,000	880,000	1%	264,300
Capital outlay	-	665,000	450,000	450,000	1%	(215,000)
Street Light Project	-	350,000	350,000	350,000	1%	-
Subdivision Construction	-	300,000	350,000	300,000	0%	-
Rocky Mtn Power Line Purchases	-	150,000	150,000	150,000	0%	-
New Equipment	-	12,000	13,000	13,000	0%	1,000
Substation security	-	30,000	30,000	30,000	0%	-
Power Generation Facility	-	-	-	-	0%	-
Designated City Projects	-	200,000	200,000	200,000	0%	-
Total Electric Expenses	**$ 52,891,366**	**$ 57,294,390**	**$ 59,885,794**	**$ 60,162,544**	**100%**	**$ 2,868,154**

ELECTRIC IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 209,736	$ 35,000	$ 35,000	$ 35,000	0%	$ -
Electric Impact Fees	2,748,357	3,000,000	3,000,000	3,000,000	38%	-
Reappropriate Fund Balance	-	7,532,000	4,885,391	4,885,391	62%	(2,646,609)
Total Revenues	$ 2,958,093	$ 10,567,000	$ 7,920,391	$ 7,920,391	100%	$ (2,646,609)
Expenses						
Ashton 6-21 & 6-22 Line Extension	$ -	$ 130,000	$ -	$ -	0%	$ (130,000)
Master Plan & Impact Fee Study	-	30,000	-	-	0%	(30,000)
River Crossing & Thanksgiving Point	-	550,000	-	-	0%	(550,000)
3-21 Circuit Reconductor (500W-1100W)	-	90,000	90,000	90,000	1%	-
3-11 Line Extension Upgrade	990	-	-	-	0%	-
900 N Reconductor	-	100,000	-	-	0%	(100,000)
North Point Substation	-	7,000,000	-	-	0%	(7,000,000)
North Point Getaways	-	942,000	942,000	942,000	12%	-
Cold Springs Substation	-	-	135,000	135,000	2%	135,000
Skye Substation	-	-	5,603,391	5,603,391	71%	5,603,391
New Spring Creek 1012 circuit	-	450,000	450,000	450,000	6%	-
850 E Spring Creek Ranch Rd Re-Build	-	150,000	150,000	150,000	2%	-
Circuit 711 Reconductor	-	400,000	-	-	0%	(400,000)
Circuit 322 4/0 - 477 Reconductor	-	225,000	50,000	50,000	1%	(175,000)
Circuit 612 Recondcutor	-	300,000	300,000	300,000	4%	-
Traverse Mtn Circuit 7-21 Reconductor	-	200,000	200,000	200,000	3%	-
Reserves	-	-	-	-	0%	-
Total Expenses	$ 990	$ 10,567,000	$ 7,920,391	$ 7,920,391	100%	$ (2,646,609)
Surplus(Deficit)	**$ 2,957,103**	**$ -**	**$ -**	**$ -**		

GARBAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Garbage Service Fees	$ 4,833,261	$ 4,639,276	$ 5,103,204	$ 5,457,000	100%	$ 817,724
Dump pass receipts	33,400	-	-	-	0%	-
Appropriate fund balance	-	353,476	-	-	0%	(353,476)
Interest Income	7,903	500	500	500	0%	-
Total Revenues	**$ 4,874,564**	**$ 4,993,252**	**$ 5,103,704**	**$ 5,457,500**	100%	$ 464,248
Expenses						
Garbage Contract Payment	$ 3,934,376	$ 3,871,005	$ 4,025,845	$ 4,293,063	79%	$ 422,058
Operations Exp/Tons Per Month	1,176,218	1,054,747	1,096,937	1,096,937	20%	42,190
Glass recyling	11,341	12,500	12,500	12,500	0%	-
Billing Expense	21,436	25,000	25,000	25,000	0%	-
Bad Debt Expense	6,294	10,000	10,000	10,000	0%	-
City Cleanup Expense	34,380	10,000	10,000	10,000	0%	-
Reserves	-	-	-		0%	-
Allocation to General Fund	9,996	10,000	10,000	10,000	0%	-
Total Garbage Expenses	**$ 5,194,040**	**$ 4,993,252**	**$ 5,190,282**	**$ 5,457,500**	100%	$ 464,248
Surplus(Deficit)	**$ (319,476)**	**$ -**	**$ (86,578)**	**$ 0**		

PRESSURIZED IRRIGATION SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Miscellaneous	$ 176,345	$ 35,000	$ 35,000	$ 35,000	0%	$ -
Interest Income	191,775	1,500	1,500	1,500	0%	-
Secondary water hook ups	268,087	350,000	350,000	350,000	3%	-
Contributions from developers	2,615,324	-	-	-	0%	-
Pressurized service charges	5,038,821	5,450,148	5,837,109	6,372,470	57%	922,322
Gain/Loss of Fixed Assets	-	-	-	-	0%	-
Bond Proceeds	-	3,643,000	6,143,000	4,190,000	38%	547,000
Transfer from Culinary Water	-	-	-	-	0%	-
Reappropriated fund balance	-	404,700	-	210,000	2%	(194,700)
Total Revenues	$ 8,290,352	$ 9,884,348	$ 12,366,609	$ 11,158,970	100%	$ 1,274,622
Total Expenses	$ 6,405,839	$ 9,884,348	$ 12,610,021	$ 11,158,970	100%	$ 1,274,622
Surplus/(Deficit)	**$ 1,884,513**	**$ -**	**$ (243,412)**	**$ 0**		

PRESSURIZED IRRIGATION EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	5	7	7	7		0
Salaries & Wages	$ 273,355	$ 345,473	$ 454,925	$ 454,925	4%	$ 109,452
Overtime	22,260	30,000	30,000	30,000	0%	-
Employee Benefits	167,080	206,838	280,469	280,469	3%	73,631
Uniforms	2,050	3,000	3,000	3,000	0%	-
Books, Subscriptions, Memberships	436	500	500	500	0%	-
Travel & Training	5,377	7,000	7,000	7,000	0%	-
Office Supplies	1,803	7,000	7,000	7,000	0%	-
Fleet Fund Charges	24,996	52,512	52,512	52,512	0%	-
Fuel	16,438	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	80,915	75,000	75,000	86,625	1%	11,625
Utilities	-	2,000	2,000	2,000	0%	-
Risk Mgmt Fund Charges	75,000	75,000	75,000	79,500	1%	4,500
Electricity - Lehi City Power	285,728	400,000	400,000	400,000	4%	-
Professional & Technical	39,711	40,000	40,000	40,000	0%	-
IT Fund Charges	39,996	50,742	50,742	59,242	1%	8,500
Bond Fees	2,250	3,000	3,000	3,000	0%	-
Billing Expense	15,431	15,000	15,000	15,000	0%	-
Bad Debt Expense	4,946	15,000	15,000	15,000	0%	-
Supplies & Maintenance	5,102	16,000	16,000	16,000	0%	-
PI Meters	-	3,643,000	3,643,000	1,690,000	15%	(1,953,000)
Water Share Assessments	1,245,929	1,500,000	1,650,000	1,650,000	15%	150,000
System Maintenance	276,441	400,000	400,000	400,000	4%	-
Interest Expense	-	-	-	-	0%	-
Debt Service	391,887	723,893	723,893	1,141,197	10%	417,304
Fire Hydrant/Mainline Replace	-	400,000	400,000	400,000	4%	-
SCADA Upgrades	-	20,000	20,000	20,000	0%	-
Reserves	-	157,410	-	-	0%	(157,410)

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
PI - expenses continued						
Depreciation	3,363,729	-	-	-	0%	-
Dry Creek Reservior	-	-	-	-	0%	-
Seasons Reservoir Repair	-	-	-	-	0%	-
Irrigation Well Low Hills Zone-Vibbert	-	1,200,000	1,200,000	1,200,000	11%	-
McLachlan Well	-	400,000	450,000	450,000	4%	50,000
Brooks Reservoir Expansion & Booster Station	-	-	2,500,000	2,500,000	22%	2,500,000
Subdivision Development	-	-	-	-	0%	-
Capital	-	-	-	-	0%	-
Cost of Issuance	-	-	-	-	0%	-
Allocation to General Fund	64,980	64,980	64,980	125,000	1%	60,020.00
Total PI Expenses	**$ 6,405,839**	**$ 9,884,348**	**$ 12,610,021**	**$ 11,158,970**	**100%**	**$ 1,274,622**

PRESSURIZED IRRIGATION IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	3%	$ -
PI Impact Fees	690,518	900,000	900,000	900,000	95%	-
Appropriated Fund balance	-	2,895,000	-	-	0%	(2,895,000)
Contributions From Developers	-	2,460,000	20,000	20,000	2%	(2,440,000)
Total Revenues	$ 690,518	$ 6,280,000	$ 945,000	$ 945,000	100%	$ (5,335,000)
Expenses						
Interest Expense	$ 227,812	$ -	$ -	$ -	0%	$ -
Master Plan & Impact Fee Study	17,145	-	-	-	0%	$ -
Pipe Oversizing	-	105,000	65,000	65,000	7%	(40,000)
Low Hills expansion & piping	-	10,000	10,000	10,000	1%	-
Railroad Well & Piping	-	5,000	5,000	5,000	1%	-
West Side PI Reservoir	-	50,000	-	-	0%	(50,000)
Flight Park Reservoir & Pipeline	-	2,400,000	10,000	10,000	1%	(2,390,000)
Vialetto Reservoir & Pumps	-	2,500,000	10,000	10,000	1%	(2,490,000)
Brooks Res Expansion & PS	-	10,000	10,000	10,000	1%	-
Cedar Hollow Well	-	600,000	200,000	200,000	21%	(400,000)
Skye Reservior	-	600,000	200,000	200,000	21%	(400,000)
Reserves	-	-	435,000	435,000	46%	435,000
Total Expenses	$ 244,957	$ 6,280,000	$ 945,000	$ 945,000	100%	$ (5,335,000)
Surplus(Deficit)	**$ 445,562**	**$ -**	**$ -**	**$ -**		

DRAINAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Income	$ 314,359	$ 4,000	$ 4,000	$ 4,000	0%	$ -
Contributed capital	1,354,441	-	-	-	0%	-
Drainage service charges	3,111,023	3,011,672	3,225,501	3,374,050	100%	362,378
Reappropriate Fund Balance	-	1,259,377	-	-	0%	(1,259,377)
Miscellaneous revenues	-	-	-	-	0%	-
Total Revenues	$ 4,779,823	$ 4,275,049	$ 3,229,501	$ 3,378,050	100%	(896,999)
Total Expenses	$ 3,803,511	$ 4,275,049	$ 3,293,945	$ 3,378,050	100%	$ (896,999)
Surplus(Deficit)	**$ 976,312**	**-**	**$ (64,444)**	**$ 0**		

DRAINAGE EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	12	12	12	12		0
Salaries & Wages	$ 654,537	$ 764,947	$ 794,301	$ 794,301	24%	$ 29,354
Overtime	25,696	30,000	30,000	30,000	1%	-
Employee Benefits	381,517	423,678	485,220	485,220	14%	61,542
Uniforms	4,244	7,800	7,800	7,800	0%	-
Books, Subscriptions, Memberships	436	3,500	6,500	6,500	0%	3,000
Travel & Training	5,761	25,000	25,000	25,000	1%	-
Office Supplies	279	800	800	800	0%	-
Fleet Fund Charges	138,996	144,581	144,581	144,581	4%	-
Fuel	38,364	31,000	31,000	31,000	1%	-
Buildings & Grounds	78,970	75,000	75,000	86,625	3%	11,625
Risk Mgmt Fund Charges	45,000	45,000	45,000	49,500	1%	4,500
Professional & Technical	54,600	60,000	60,000	60,000	2%	-
IT Fund Charges	39,996	45,371	45,371	53,871	2%	8,500
Bond Fees	1,650	2,750	2,750	2,750	0%	-
Billing Expense	4,828	7,895	7,895	7,895	0%	-
Bad Debt Expense	3,508	7,000	7,000	7,000	0%	-
Supplies	10,682	10,000	10,000	10,000	0%	-
System Maintenance	31,174	70,000	70,000	70,000	2%	-
Debt Service	14,216	214,216	214,216	214,216	6%	-
Detention Basin's Maintenance	-	42,000	42,000	42,000	1%	-
Reserves	-	-	-	-	0%	-
Remedial drainage	-	233,991	233,991	233,991	7%	-
Allocation to General Fund	65,520	65,520	65,520	125,000	4%	59,480.00
Capital outlay	-	1,650,000	575,000	575,000	17%	(1,075,000)
Depreciation	2,203,538	-	-	-	0%	-
Pipe rehabilitation	-	315,000	315,000	315,000	9%	-
Total Drainage Expenses	**$ 3,803,511**	**$ 4,275,049**	**$ 3,293,945**	**$ 3,378,050**	**100%**	**$ (896,999)**

DRAINAGE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ -	$ 5,000	$ 5,000	$ 5,000	1%	$ -
Drainage Impact Fees	273,090	350,000	350,000	350,000	61%	-
Contributions From Developers/Bonds	-	20,000	20,000	20,000	3%	-
UDOT Contributions	-	-	-	-	0%	-
Reappropriation fund balance	-	150,000	200,000	200,000	35%	50,000
Total Revenues	$ 273,090	$ 525,000	$ 575,000	$ 575,000	100%	$ 50,000
Expenses						
Interest Expense	$ 2,114	$ -	$ -	$ -	0%	$ -
Mainline Upsizing	-	55,000	55,000	55,000	10%	-
West Side Drains	-	10,000	10,000	10,000	2%	-
Traverse Mtn Drains	-	10,000	10,000	10,000	2%	-
Dry Creek 600 E Culvert	-	450,000	150,000	150,000	26%	(300,000)
SKYE Development Drains	-	-	350,000	350,000	61%	350,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ 2,114	$ 525,000	$ 575,000	$ 575,000	100%	$ 50,000
Surplus(Deficit)	**$ 270,976**	**$ -**	**$ -**	**$ -**		

PAYMENT IN LIEU

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 33,610	$ -	$ -	$ -	0%	$ -
Re-Appropriation of Fund Balance	-	100,000	570,000	570,000	85%	470,000
Payment in Lieu of Detention	244,271	500,000	100,000	100,000	15%	(400,000)
Total Revenues	$ 277,882	$ 600,000	$ 670,000	670,000	100%	$ 70,000
Expenses						
Jordan Narrow Detention Basin	$ -	$ 200,000	$ 250,000	$ 250,000	37%	$ 50,000
Misc Detention Projects	51,170	50,000	20,000	20,000	3%	(30,000)
Lambert Detention Basin	6,590	350,000	400,000	400,000	60%	50,000
Contribution to fund balance	-	-	-	-	0%	-
Total Expenses	$ 57,760	$ 600,000	$ 670,000	$ 670,000	100%	$ 70,000
Surplus(Deficit)	**$ 220,122**	**$ -**	**$ -**	**$ -**		

FIBER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Fiber Revenue	$ 386,873	$ 1,397,279	$ 1,397,279	$ 4,151,166	73%	$ 2,753,887
Interest Earned	2,494,064	-	-	-	0%	-
Bond Proceeds	-	-	-	-	0%	-
Fund Balance Appropriation	-	50,362,032	-	1,548,575	27%	(48,813,457)
Total Revenues	$ 2,880,936	$ 51,759,311	$ 1,397,279	$ 5,699,741	100%	$ (46,059,570)
Total Expenses	**$ 2,828,804**	**$ 51,759,311**	**$ 51,827,983**	**$ 5,699,741**	**100%**	**$ (46,059,570)**
Surplus(Deficit)	**$ 52,132**	**$ -**	**$ (50,430,704)**	**$ 0**	**$ -**	**$ 0**

FIBER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	5	5.5	5.5	5.5		0
Salaries & Wages	$ 414,426	$ 464,976	$ 478,169	$ 478,169	8%	$ 13,193
Overtime	341	15,513	15,513	15,513	0%	-
Benefits	159,538	234,953	221,176	221,176	4%	(13,777)
Uniforms	1,839	3,650	3,650	3,650	0%	-
Books, Subscriptions, Memberships	1,226	2,555	9,380	9,380	0%	6,825
Travel & Training	13,594	19,600	19,600	19,600	0%	-
Office Supplies	4,592	3,080	3,080	3,080	0%	-
Fleet Fund Charges	22,619	22,619	22,619	22,619	0%	-
Buildings & Grounds O&M	-	2,000	2,000	2,000	0%	-
Utilities	4,747	12,856	12,856	12,856	0%	-
Supplies & Maintenance	13,132	2,500	2,500	2,500	0%	-
Risk Management Charges	-	-	-	-	0%	-
Professional & Technical	44,103	144,465	144,465	144,465	3%	-
IT Fund Charges	9,084	6,820	6,820	6,820	0%	-
Computer Maintenance	-	1,000	1,000	1,000	0%	-
Bond Fees/Admin Fees	1,750	3,000	3,000	3,000	0%	-
Contract Services Expense	-	20,000	20,000	20,000	0%	-
Safety	-	500	500	500	0%	-
System Maintenance	-	5,000	5,000	5,000	0%	-
Miscellaneous	10,173	16,000	34,200	34,200	1%	18,200
Network Operator Expense	266,758	-	-	1,551,432	27%	1,551,432
Fiber Locating	2,174	10,000	10,000	10,000	0%	-
Reserves	-	-	-	-	0%	-

FIBER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Expenses - Continued						
New Equipment	-	-	44,230	44,230	1%	44,230
Debt Service	1,858,709	3,090,150	3,090,150	3,088,550	54%	(1,600)
Fiber System - Engineering	-	3,391,381	3,391,381		0%	(3,391,381)
Fiber System - Backbone	-	2,709,166	2,709,166		0%	(2,709,166)
Fiber System - Drops	-	7,923,821	7,923,821		0%	(7,923,821)
Fiber System - Distribution	-	33,653,706	33,653,706		0%	(33,653,706)
Cost of Issuance	-	-	-	-	0%	-
Total Fiber Expenses	**$ 2,828,804**	**$ 51,759,311**	**$ 51,827,983**	**$ 5,699,741**	**100%**	**$ (46,059,570)**

IT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Charge to General Fund	$ 1,200,000	$ 1,253,712	$ 1,253,712	$ 1,353,712	67%	$ 100,000
Charge to Legacy Fund	67,608	67,608	67,608	67,608	3%	-
Charge to Water Fund	69,996	80,742	80,742	97,242	5%	16,500
Charge to Sewer Fund	39,996	45,371	45,371	61,871	3%	16,500
Charge to Electric Fund	69,996	91,485	91,485	141,485	7%	50,000
Charge to PI Fund	39,996	50,742	50,742	59,242	3%	8,500
Charge to Drainage Fund	39,996	45,371	45,371	53,871	3%	8,500
Charge to Fleet Fund	3,156	3,155	3,155	3,155	0%	-
Charge to Risk Mgt Fund	4,596	4,600	4,600	4,600	0%	-
Charge to Bldgs & Grounds Fund	7,140	7,140	7,140	7,140	0%	-
Charge to Fiber Fund	6,820	6,820	6,820	6,820	0%	-
Transfer from Capital Projects Fund	-	-	-		0%	-
Miscellaneous Revenue	5,471	-	-	-	0%	-
Reserves	-	139,167	-	148,820	7%	9,653
Interest Income	17,662	7,500	7,500	7,500	0%	-
Total Revenues	$ 1,572,432	$ 1,803,413	$ 1,664,246	$ 2,013,066	100%	$ 209,653
IT Operations Expenses	$ 1,718,978	$ 1,711,038	$ 2,013,066	$ 2,013,066	100%	$ 302,028
Surplus(Deficit)	**$ (146,545)**	**$ 92,375**	**$ (348,820)**	**$ 0**		

IT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	5	6	6	6		0
Salaries & Wages	$ 369,164	$ 361,017	$ 466,523	$ 466,523	23%	$ 105,506
Employee Benefits	198,494	224,313	274,232	274,232	14%	49,919
Books, Subscriptions, Memberships	-	2,000	2,000	2,000	0%	-
Travel & Training	1,170	15,000	15,000	15,000	1%	-
Office Supplies	-	1,500	1,500	1,500	0%	-
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-
Fuel	-	500	500	500	0%	-
Utilities	-	5,000	5,000	5,000	0%	-
Supplies & Maintenance	323,414	303,483	303,483	303,483	15%	-
Risk Mgmt Fund Charges	18,600	5,000	18,603	18,603	1%	13,603
Professional & Technical	68,705	75,000	75,000	75,000	4%	-
Software Maintenance	36,057	45,000	45,000	45,000	2%	-
Miscellaneous	25,527	43,049	43,049	43,049	2%	-
Software Licensing	493,694	257,176	406,176	406,176	20%	149,000
O & M - Hardware	129,785	200,000	200,000	200,000	10%	-
Hardware Replacement	-	-	54,000	54,000	3%	54,000
Software Upgrade	-	170,000	100,000	100,000	5%	(70,000)
Reserves	-	-	-	-	0%	-
Depreciation	51,367	-	-	-	0%	-
Total IT Expenses	**$ 1,718,978**	**$ 1,711,038**	**$ 2,013,066**	**$ 2,013,066**	**100%**	**$ 302,028**

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Charge to General Fund	$ 2,318,328	$ 2,404,997	$ 2,404,997	$ 2,488,601	46%	$ 83,604
Charge to Legacy Fund	2,004	2,000	2,000	2,000	0%	-
Charge to Water Fund	255,576	266,743	266,743	439,593	8%	172,850
Charge to Sewer Fund	178,560	184,139	184,139	184,139	3%	-
Charge to Electric Fund	466,272	495,928	495,928	495,928	9%	-
Charge to Drainage Fund	138,996	144,581	144,581	144,581	3%	-
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-
Charge to Risk Mgt Fund	5,004	5,000	5,000	5,000	0%	-
Charge to PI Fund	24,996	52,412	52,412	52,512	1%	100
Charge to Bldgs & Grounds Fund	33,864	33,867	35,867	33,867	1%	-
Charge to Class C Roads	47,016	119,488	119,488	136,959	3%	17,471
Charge to Fiber Fund	-	22,619	22,619	22,619	0%	-
Transfer from Capital Projects	-	500,000	-	1,190,000	22%	690,000
Fund Balance Appropriation	-	-	-	140,902	3%	140,902
Miscellaneous	3,320	-	-	-	0%	-
Capital Lease	-	2,514,000	2,514,000	-	0%	(2,514,000)
Gain/Loss on Disposal of Fixed Assets	66,392	-	-	-	0%	-
Interest Income	42,808	20,000	20,000	20,000	0%	-
Total Revenues	$ 3,586,135	$ 6,768,774	$ 6,270,774	$ 5,359,701	100%	$ (1,409,073)
Total Expenses	$ 3,095,444	$ 6,683,774	$ 21,644,823	$ 5,359,701	100%	$ (1,324,073)
Surplus(Deficit)	**$ 490,691**	**$ 85,000**	**$ (15,374,049)**	**$ (0)**		

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	4.5	5.5	8	5.5		0
Salaries & Wages	$ 304,242	$ 440,976	$ 557,041	$ 427,373	8%	$ (13,603)
Overtime	24,555	-	-	-	0%	-
Employee Benefits	162,815	176,389	323,082	231,960	4%	55,571
Books, Subscriptions, Memberships	5,296	8,190	8,190	8,190	0%	-
Travel & Training	9,336	13,331	13,331	13,331	0%	-
Office Supplies	363	1,260	1,260	1,260	0%	-
Operating Expenses	648,065	831,063	997,275	831,063	16%	-
Fuel	9,274	10,000	10,000	10,000	0%	-
IT Fund Charges	3,156	3,155	3,155	3,155	0%	-
Utilities	3,690	-	-	-	0%	-
Supplies & Maintenance & Tires	228,663	75,000	75,000	75,000	1%	-
Risk Mgmt Fund Charges	45,000	45,000	5,000	45,000	1%	-
Professional & Technical	435	-	-	-	0%	-
Miscellaneous	2,406	12,911	12,911	12,911	0%	-
Capital	-	32,519	158,000	158,000	3%	125,481
New Vehicle Purchases	-	205,490	2,591,256	991,602	19%	786,112
Equipment Replacement	-	1,415,000	13,616,730	1,415,000	26%	-
Capital Lease Payments	70,453	732,592	732,592	1,135,856	21%	403,264
Capital Lease Purchases	-	2,540,000	2,540,000	-	0%	(2,540,000)
Reserves	-	140,898	-	-	0%	(140,898)
Depreciation	1,577,697	-	-	-	0%	-
Total Fleet Expenses	**$ 3,095,444**	**$ 6,683,774**	**$ 21,644,823**	**$ 5,359,701**	**100%**	**$ (1,324,073)**

RISK MANAGEMENT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Charge to General Fund	$ 696,000	$ 946,000	$ 946,000	$ 996,000	55%	$ 50,000
Charge to Legacy Fund	65,004	65,000	65,000	65,000	4%	-
Charge to Water Fund	106,716	106,720	106,720	114,720	6%	8,000
Charge to Sewer Fund	80,004	80,000	80,000	88,000	5%	8,000
Charge to Electric Fund	300,000	300,000	300,000	325,000	18%	25,000
Charge to PI Fund	75,000	75,000	75,000	79,500	4%	4,500
Charge to Drainage Fund	45,000	45,000	45,000	49,500	3%	4,500
Charge to IT fund	18,600	18,603	18,603	18,603	1%	-
Charge to Fleet Fund	45,000	45,000	45,000	45,000	2%	-
Charge to Bldgs & Grounds Fund	30,000	30,000	30,000	30,000	2%	-
Appropriated Fund Balance	-	16,448	-	-	0%	(16,448)
Miscellaneous revenue	348,058	-	-	-	0%	-
Interest Income	-	4,099	4,099	4,099	0%	-
Total Revenues	$ 1,809,382	$ 1,731,870	$ 1,715,422	$ 1,815,422	100%	$ 83,552
Total Expenses	$ 1,881,962	$ 1,731,870	$ 1,736,968	$ 1,815,422	100%	$ 83,552
Surplus (Deficit)	**$ (72,580)**	**$ -**	**$ (21,546)**	**$ (0)**		

RISK MANAGEMENT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	1	1	1	1		
Salaries & Wages	$ 106,976	$ 107,835	$ 112,155	$ 112,155	6%	$ 4,320
Employee Benefits	52,525	56,485	57,263	57,263	3%	778
Books, Subscriptions, Memberships	1,580	2,950	2,950	2,950	0%	-
Travel & Training	3,579	5,000	5,000	5,000	0%	-
Office Supplies	-	500	500	500	0%	-
Fleet Fund Charges	5,004	5,000	5,000	5,000	0%	-
Fuel	865	3,500	3,500	3,500	0%	-
Damage Repairs	121,333	45,000	45,000	45,000	2%	-
Utilities	-	500	500	500	0%	-
Safety	474	20,000	20,000	20,000	1%	-
IT Fund Charges	4,596	4,600	4,600	4,600	0%	-
Electricity - Lehi City Power	-	500	500	500	0%	-
Professional & Technical	27,899	15,500	15,500	15,500	1%	-
Litigation Claims Mgmt	307,010	40,000	40,000	40,000	2%	-
Insurance Expense	1,231,695	1,407,500	1,407,500	1,477,875	81%	70,375
Miscellaneous	18,426	17,000	17,000	17,000	1%	-
Reserves	-	-	-	8,079	0%	8,079
Total Risk Mgmt Expenses	**$ 1,881,962**	**$ 1,731,870**	**$ 1,736,968**	**$ 1,815,422**	**100%**	**$ 83,552**

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Charge to General Fund	$ 1,372,116	$ 1,372,122	$ 1,372,122	$ 1,878,122	61%	$ 506,000
Charge to Legacy Fund	150,000	150,000	150,000	150,000	5%	-
Charge to Water Fund	150,000	150,000	150,000	173,250	6%	23,250
Charge to Sewer Fund	90,000	90,000	90,000	113,250	4%	23,250
Charge to Electric Fund	225,000	225,000	225,000	318,000	10%	93,000
Charge to PI Fund	75,000	75,000	75,000	86,625	3%	11,625
Charge to Drainage Fund	75,000	75,000	75,000	86,625	3%	11,625
Charge to Fiber Fund	-	2,000	2,000	2,000	0%	-
Transfer from Capital Projects	-	-	-	-	0%	-
Interest Income	16,031	-	-	-	0%	-
Grants	-	-	-	-	0%	-
Reserves	-	407,004	-	260,915	9%	(146,089)
Total Revenues	$ 2,153,147	$ 2,546,126	$ 2,139,122	$ 3,068,787	100%	$ 522,661
Total Expenses	$ 2,116,978	$ 2,546,126	$ 3,168,984	$ 3,068,787	100%	$ 522,661
Surplus (Deficit)	**$ 36,169**	**$ -**	**$ (1,029,862)**	**$ 0**		

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	19.5	20	22.5	22.5		2
Salaries & Wages	$ 1,053,743	$ 1,293,410	$ 1,506,645	$ 1,459,949	48%	$ 166,539
Overtime	36,319	20,000	20,000	20,000	1%	-
Employee Benefits	439,469	543,696	617,979	576,978	19%	33,282
Uniforms	6,392	6,400	6,600	6,600	0%	200
Books, Subscriptions, Memberships	-	500	500	500	0%	-
Travel & Training	2,782	4,500	4,500	4,500	0%	-
Office Supplies	2,672	3,000	3,000	3,000	0%	-
Fleet Fund Charges	33,864	33,867	33,867	33,867	1%	-
Repairs	95,570	270,000	355,000	355,000	12%	85,000
Utilities	88	4,000	4,000	4,000	0%	-
Supplies	323,046	140,000	224,000	224,000	7%	84,000
IT Fund Charges	8,717	7,140	7,140	7,140	0%	-
Risk Mgmt Fund Charges	30,000	30,000	2,500	30,000	1%	-
Equipment Maintenance	10,967	107,900	107,900	107,900	4%	-
Bldg Beautification Expenses	1,577	21,500	21,500	21,500	1%	-
Miscellaneous	7,156	21,853	61,853	21,853	1%	-
Capital Outlay	-	38,360	192,000	192,000	6%	153,640
Depreciation	-	-	-	-	0%	-
Reserves	64,616	-	-	-	0%	-
Total Buildings/Grounds Expenses	**$ 2,116,978**	**$ 2,546,126**	**$ 3,168,984**	**$ 3,068,787**	**100%**	**$ 522,661**

2026 LEHI CITY BUDGET REQUESTS

4/2/2025 11:08

FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	REVENUE
	GOVERNMENTAL FUNDS						
10	HUMAN RESOURCES	1	HRIS/TIMESHEETS UPGRADE - ONE TIME	50,000	50,000		
10	HUMAN RESOURCES	1	HRIS/TIMESHEETS UPGRADE - ONGOING	150,000	150,000		
10	HUMAN RESOURCES	2	EMPLOYER BRANDING & CONTENT	3,600		3,600	
10	HUMAN RESOURCES	3	HEALTH INSRUANCE RESERVE FUND	600,000		600,000	
10	JUSTICE COURT	1	COURT ADMINISTRATOR (INTERNAL PROMOTION)	40,100	40,100		
10	CITY RECORDER		2025 ELECTION EXPENSE	192,000		192,000	
10	ADMINISTRATION	1	COMMUNICATIONS SPECIALIST (PT TO FT)	91,800		91,800	
10	ADMINISTRATION	2	CITY WEBSITE UPDATE - ONE TIME	38,880		38,880	
10	ADMINISTRATION	2	CITY WEBSITE UPDATE - ONGOING	6,330		6,330	
10	ADMIN/YOUTH COUNCIL		YOUTH COUNCIL LINE ITEM INCREASE	10,000		10,000	
10	ADMIN/FINANCE	1	INTERNAL AUDITOR	140,291		140,291	
10	ADMIN/SPECIAL EVENTS		COMMUNITY EVENTS BUDGET INCREASE - WINTER EVENTS	15,000		15,000	
10	ADMIN/SPECIAL EVENTS		COMMUNITY EVENTS BUDGET INCREASE - EQUIP & MAINTENANCE	15,000		15,000	
10	COUNCIL/ARCHIVES		HISTORICAL SOCIETY CONTRIBUTION INCREASE	30,000	30,000		
10	LEGAL SERVICES		LINE ITEM INCREASES	7,800		7,800	
10	EMERGENCY MANAGEMENT	1	EMERGENCY MANAGEMENT TRUCK	22,677	22,677		
10	INFORMATION CENTER	1	SOFTWARE SOLUTION FOR BUSINESS LICENSING	23,500		23,500	20,000
10	POLICE	1	SVU (SPECIAL VICTIMS UNIT) DETECTIVE - ONGOING	156,649		156,649	
10	POLICE	1	SVU (SPECIAL VICTIMS UNIT) DETECTIVE - ONE TIME	9,575		9,575	
10	POLICE	2	NEW PATROL OFFICER - ONGOING	164,772		164,772	
10	POLICE	2	NEW PATROL OFFICER - ONE TIME	9,575		9,575	
10	POLICE	3	NEW PATROL OFFICER - ONGOING	164,772	164,772		
10	POLICE	3	NEW PATROL OFFICER - ONE TIME	9,575	9,575		
10	POLICE	4	NEW PATROL OFFICER - ONGOING	164,772	164,772		
10	POLICE	4	NEW PATROL OFFICER - ONE TIME	9,575	9,575		
10	POLICE	5	NEW PATROL OFFICER - ONGOING	164,772	164,772		
10	POLICE	5	NEW PATROL OFFICER - ONE TIME	9,575	9,575		
10	POLICE	6	NEW PATROL OFFICER - ONGOING	164,772	164,772		
10	POLICE	6	NEW PATROL OFFICER - ONE TIME	9,575	9,575		
10	POLICE	7	NEW PATROL OFFICER - ONGOING	164,772	164,772		
10	POLICE	7	NEW PATROL OFFICER - ONE TIME	9,575	9,575		
10	POLICE	8	SET (SPECIAL ENFORCEMENT TEAM) DETECTIVE - ONGOING	156,649	156,649		
10	POLICE	8	SET (SPECIAL ENFORCEMENT TEAM) DETECTIVE - ONE TIME	9,575	9,575		
10	POLICE	9	SRO (UTAH MILITARY ACADEMY) - ONGOING	157,328		157,328	
10	POLICE	9	SRO (UTAH MILITARY ACADEMY) - ONE TIME	9,575		9,575	
10	FIRE	1	ASSISTANT FIRE CHIEF - ONGOING	195,602	195,602		
10	FIRE	1	ASSISTANT FIRE CHIEF - ONE TIME	8,300	8,300		
10	FIRE	2	BATTALION CHIEF VEHICLES	42,046	42,046		
10	FIRE	3	FIRE INSPECTOR - ONGOING	110,035	110,035		
10	FIRE	3	FIRE INSPECTOR - ONE TIME	8,300	8,300		
10	FIRE	4	FIRST AID SUPPLIES LINE ITEM INCREASE	12,500		12,500	
10	PLANNING	1	PLANNER (TRANSPORTATION & CODE ENFORCEMENT)	118,974	118,974		
10	STREETS	1	EMPLOYEE WAGES	100,000		100,000	
10	STREETS	3	SUPERVISOR POSITION	4,000		4,000	
10	STREETS	4	NEW FULL TIME EMPLOYEE	93,450		93,450	
10	STREETS	6	LOADER	63,308		63,308	
10	STREETS	7	SIDE CAST DRIVABLE BROOM - ONE TIME	76,000		76,000	
10	STREETS	7	SIDE CAST DRIVABLE BROOM - ONGOING	22,298		22,298	

2026 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	REVENUE
10	STREETS	8	LINE ITEM INCREASES	9,156		9,156	
10	ENGINEERING		ENGINEERING INTERN	34,000		34,000	
10	PARKS	1	FAMILY PARK GARDNER FULL TIME (NIGHT & WEEKEND)	92,478		92,478	
10	PARKS	1	FAMILY PARK PART TIME STAFF (NIGHT & WEEKEND)	24,860		24,860	
10	PARKS	2	BUCKET TRUCK	31,493		31,493	
10	PARKS	3	TITLE & WAGE ADJUSTMENTS	61,534		61,534	
10	PARKS	4	GENERAL FULL TIME PARKS STAFF	104,959		104,959	
10	PARKS	4	GENERAL FULL TIME PARKS STAFF	104,959		104,959	
10	PARKS	4	GENERAL FULL TIME PARKS STAFF	104,959	104,959		
10	PARKS	5	IRRIGATION FILTER ENCLOSURES	50,000		50,000	
10	PARKS/ICE RINK	6	ICE RINK - ONE TIME	779,959		779,959	
10	PARKS/ICE RINK	6	ICE RINK - ONGOING	222,659		150,000	
10	PARKS	7	PLAYGROUND REPLACEMENTS	295,000		295,000	
10	PARKS	8	PROFESSIONAL & TECHNICAL LINE ITEM INCREASE	80,000		80,000	
10	PARKS	9	PARKS MAINTENANCE LINE ITEM INCREASE	76,679		76,679	
10	PARKS	10	PAVED & MOUNTAIN TRAILS MAINTENANCE INCREASE	35,000	35,000		
10	PARKS	10	PARKS TREE TRIMMING LINE ITEM INCREASE	20,000	20,000		
10	PARKS	10	CONCRETE MAINTENANCE LINE ITEM INCREASE	5,000	5,000		
10	PARKS	10	JORDAN WILLOWS WET LANDS & TRAILS MAINTENANCE	10,000	10,000		
10	PARKS	10	LIGHT POST UPGRADES (CHRISTMAS LIGHTS)	57,000	57,000		
10	PARKS	10	BILLY GOAT DEBRIS LOADER	11,000	11,000		
10	PARKS	10	RATE CONTROLLED TURF SPRAYER	6,500	6,500		
10	PARKS	10	3-POINT SPRAYER SKID FOR MINI TRACTOR	4,000	4,000		
10	PARKS	10	SHADES/NETS & TOY AT SPORTS PARK	65,000	65,000		
10	PARKS/FACILITIES	1	PARKS BUILDING LAND IMPROVEMENTS	200,000		200,000	
10	SENIOR CENTER	2	PROGRAM LINE ITEM INCREASE	15,849	15,849		
10	SENIOR CENTER		ADD OVERTIME BUDGET (TRIPS & EVENTS)	2,500	2,500		
10	LIBRARY	1	PART TIME CLERKS (8)	107,840	53,920	53,920	
10	LIBRARY	2	STORY HOUR LINE ITEM INCREASE	17,750	17,750		
10	LIBRARY	3	BOOK BUDGET INCREASE	20,000		20,000	
10	LIBRARY		LINE ITEM INCREASES	7,400		7,400	
10	LITERACY CENTER		SATELLITE			50,000	
10	CEMETERY	1	SECTION 15 IMPROVEMENTS	185,000		185,000	
10	CEMETERY	2	CEMETERY MASTER PLAN	35,000		35,000	
10	CEMETERY	3	OFFICE SUPPLIES LINE ITEM INCREASE	1,000		1,000	
10	MUSEUM		CONTRIBUTION INCREASE	15,000	15,000		
11	CLASS C ROADS/STREETS	2	SIDEWALK - ADA RAMPS INCREASE	250,000	250,000		
21	RECREATION/LEGACY CENTER	1	PROFESSIONAL & TECHNICAL LINE ITEM INCREASE	22,000		22,000	
21	RECREATION/LEGACY CENTER	2	SWIMMING PROGRAM LINE ITEM INCREASE	6,514	3,514	3,000	
21	RECREATION/LEGACY CENTER	1	DAYCARE PLAYGROUND REPLACEMENT	133,000		133,000	
21	RECREATION/LEGACY CENTER	2	POOL DOOR REPLACEMENT	21,000		21,000	
21	RECREATION/LEGACY CENTER	3	MEN'S LOCKER REPLACEMENT	105,000		105,000	
21	RECREATION/LEGACY CENTER	4	SHARP COLOR COPIER	15,000		15,000	
21	RECREATION/LEGACY CENTER	5	FOLDING CHAIRS & RACK REPLACEMENT	36,000		36,000	
21	RECREATION/LEGACY CENTER	6	WRESTLING MAT REPLACEMENT	24,000		24,000	
21	RECREATION/LEGACY CENTER	7	INDOOR CYCLING BIKES REPLACEMENT	32,000		32,000	
21	RECREATION/LEGACY CENTER	8	FULL TIME RECREATION COORDINATOR	95,666	95,666		
21	RECREATION/LEGACY CENTER		CENTER COURT EXPENSES LINE ITEM INCREASE	5,430		5,430	
21	RECREATION/LEGACY CENTER		PROGRAM EXPENDITURES LINE ITEM INCREASE	4,680		4,680	
21	RECREATION/LEGACY CENTER		LC POOL OPERATIONS & MAINTENANCE LINE ITEM INCREASE	4,467		4,467	

2026 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	REVENUE
21	RECREATION/OUTDOOR POOL		OPERATION & MAINTENANCE LINE ITEM INCREASE	4,551		4,551	
32	CAPTIAL PROJECTS/STREETS	5	NUISANCE TREES	225,000		225,000	
34	GRANT/ROAD PROJECTS		PONY EXPRESS PARKWAY	2,000,000		2,000,000	
34	GRANT/ROAD PROJECTS		2300 WEST WIDENING (MAIN STREET TO PIONEER CROSSING)	1,000,000		1,000,000	
47	PARK IMPACT FEES		FAMILY PARK - EAST TRAIL LOOP	300,000		300,000	
47	PARK IMPACT FEES		VEGETATION CLEARING AT MELLOR RHODES	250,000		250,000	
47	PARK IMPACT FEES/GRANT		BICYCLE SKILLS PARK AT SHADOW RIDGE PARK	300,000		300,000	
47	PARK IMPACT FEES		HOLBROOK PARK 2	1,265,640		1,265,640	
49	ROAD IMPACT FEES		3600 W WIDENING NORTH OF 1500 N	250,000		250,000	
63	IT		CISCO UCSX BLADES	54,000		54,000	
63	IT		SOFTWARE LICENSING INCREASES	149,000		149,000	
64	FLEET		EMPLOYEE PROMOTION	6,845		6,845	
64	FLEET	1	ADDITIONAL FULL TIME MECHANIC	110,395	110,395		
64	FLEET	1	ADDITIONAL FULL TIME MECHANIC	110,395	110,395		
64	FLEET	2	PARKING LOT ASPHALT & DRAINAGE	70,000		70,000	
64	FLEET	3	FUEL TANK AT PARKS DEPT BUILDING	88,000		88,000	
64	FLEET		ADDITIONAL PART TIME OFFICE ASSITANT	26,995	26,995		
64	FLEET		OPERATING EXPENSE LINE ITEM INCREASE	166,212	166,212		
64	FLEET		DEPARTMENT REQUESTED NEW VEHICLES	2,591,256		991,602	
64	FLEET		REPLACEMENT VEHICLES	13,616,730	12,201,730	1,415,000	
69	BUILDINGS/GROUNDS	1	FULL TIME STAFF - CIVIC CAMPUS MAINTENANCE	87,897		43,949	
69	BUILDINGS/GROUNDS	1	FULL TIME STAFF - CIVIC CAMPUS MAINTENANCE	87,897		43,949	
69	BUILDINGS/GROUNDS	2	JANITORIAL & MAINTENANCE SUPPLIES - CIVIC CAMPUS - ONE TIME	80,000		80,000	
69	BUILDINGS/GROUNDS	2	JANITORIAL & MAINTENANCE SUPPLIES - CIVIC CAMPUS - ONGOING	15,000		15,000	
69	BUILDINGS/GROUNDS	3	FIRE STATION 81 ROOF REPAIR	72,000		72,000	
69	BUILDINGS/GROUNDS	4	FIRE STATION 83 ROOF REPAIR	20,000		20,000	
69	BUILDINGS/GROUNDS	5	MAINTENANCE LINE ITEM INCREASE	85,000		85,000	
69	BUILDINGS/GROUNDS	6	RENOVATION OF EXISTING CITY HALL	635,000	535,000	100,000	
69	BUILDINGS/GROUNDS	7	FACILITIES MASTER PLAN UPDATE	40,000		40,000	
				31,193,328	**15,737,378**	**13,745,740**	**20,000**
	ENTERPRISE FUNDS						
51	WATER	1	PUBLIC WORKS CAMPUS IMPROVEMENTS	11,000,000		11,000,000	
51	WATER	2	SR 92 & MORNING VISTA BOOSTER STATIONS	3,500,000		3,500,000	
51	WATER	3	MAINTENANCE CREW LEAD	15,000		15,000	
51	WATER	4	HYDRO EXCAVATION TRUCK	172,850		172,850	
51	WATER	5	FULL TIME MAINTENANCE CREW WORKER	102,000	102,000		
51	WATER	5	FULL TIME MAINTENANCE CREW WORKER	102,000	102,000		
51	WATER	5	FULL TIME MAINTENANCE CREW WORKER	102,000	102,000		
51	WATER	5	FULL TIME MAINTENANCE CREW WORKER	102,000	102,000		
51	WATER	6	WATER SHARE RENTAL LINE ITEM INCREASE	476,880		476,880	
51	WATER	7	SENSUS ANNUAL MAINTENANCE LINE ITEM INCREASE	3,000		3,000	
71	WATER IMPACT FEES		TI BOOSTER STATION & PIPE OVERSIZE	900,000		900,000	
52	SEWER	1	JORDAN WILLOWS LIFT STATION REHABILITATION	575,000		575,000	

2026 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	REVENUE
52	SEWER	2	COLD SPRINGS LIFT STATION WET WELL EQUIP	125,000		125,000	
52	SEWER	3	MANHOLE/MAINLINE REHAB LINE ITEM INCREASE	90,000		90,000	
52	SEWER	4	OVERTIME LINE ITEM INCREASE	10,000		10,000	
52	SEWER	5	SOFTWARE SUBSCRIPTION INCREASE	13,600		13,600	
72	SEWER IMPACT FEES		JORDAN WILLOW PUMP STATION ADDITION	20,000		20,000	
72	SEWER IMPACT FEES		JORDAN WILLOW PUMP LINE - MAIN STREET TO 700 S	1,380,000		1,380,000	
53	POWER	2	RATE STUDY	20,000		20,000	
53	POWER	3	GENERATOR MAINTENANCE LINE ITEM INCREASE	134,000		134,000	
53	POWER	4	GENERATOR PARTS	150,000		150,000	
53	POWER	5	NATURAL GAS ICE SUBSCRIPTION	8,800		8,000	
53	POWER	6	ADDITIONAL PROJECT COSTS - CEDAR HOLLOW RD REBUILD	65,000		65,000	
53	POWER	7	RECONDUCTOR 512	450,000		450,000	
53	POWER	8	TRINNAMAN LANE PROJECT	70,000		70,000	
53	POWER	9	TRASFORMERS (2) CARTER SUBSTATION - DOWN PAYMENT	360,000		360,000	
53	POWER	10	COOPER SUBDIVISION	350,000		350,000	
53	POWER	11	BUILDING SECURITY UPGRADES	52,000		52,000	
53	POWER	12	HANDS FREE HEADSET RADIOS	12,000		12,000	
53	POWER	13	BATHROOM REMODEL	70,000		70,000	
53	POWER	14	POWER 100 YEAR CELEBRATION	30,000		30,000	
53	POWER	15	WAREHOUSE SHELVING	12,000		12,000	
53	POWER	16	HI POTENTIAL TESTER	13,000		13,000	
73	POWER IMPACT FEES	1	SKYE SUBSTATION	5,603,391		5,603,391	
73	POWER IMPACT FEES	17	COLD SPRINGS SUBSTATION FENCING	135,000		135,000	
55	PRESSURIZED IRRIGATION		WATER SHARE ASSESSMENT LINE ITEM INCREASE	150,000		150,000	
55	PRESSURIZED IRRIGATION		BROOKS RESERVOIR EXPANSION & BOOSTER STATION	2,500,000		2,500,000	
51	PRESSURIZED IRRIGATION/CAPTIAL		MCLACHLAN WELL (LINE ITEM INCREASE)	50,000		50,000	
57	DRAINAGE	1	SECOND DRYING BED	75,000		75,000	
57	DRAINAGE	2	SOFTWARE SUBSCRIPTION INCREASE	3,000		3,000	
77	DRAINAGE IMPACT FEES		SKYE DEVELOPMENT DRAINS	350,000		350,000	
78	DRAINAGE/DETENTION		JORDAN NARROWS BASIN 2 LANDSCAPING	50,000		50,000	
78	DRAINAGE/DETENTION		LAMBERT DETENTION BASIN	50,000		50,000	
59	FIBER	1	3-GIS SOFTWARE - ONE TIME	13,200		13,200	
59	FIBER	1	3-GIS SOFTWARE - ONGOING	6,825		6,825	
59	FIBER	2	CONDUIT PROOFING EQUIPMENT	38,730		38,730	
59	FIBER	3	A-FRAME REEL STAND	5,500		5,500	5,500
59	FIBER	4	FIBER PROJECT COMPLETION EVENT	5,000		5,000	5,000
				29,521,776	**30,068,763**	**54,327,704**	

LEHI CITY CORPORATION

MAYOR'S RDA TENTATIVE BUDGET FY 2026



RDA MILL POND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Property taxes	$ -	$ -	$ -	$ -	0%	-
Miscellaneous Revenue	-	-	-	-	0%	-
Reappropriation of Fund Balance	-	2,311,500	2,302,500	2,302,500	100%	(9,000)
Interest Income	122,562	7,500	7,500	7,500	0%	-
Total Revenues	$ 122,562	$ 2,319,000	$ 2,310,000	$ 2,310,000	100%	(9,000)
Expenses						
Millpond RDA engineering	$ -	$ -	$ -	$ -	0%	-
Millpond RDA streets	-	-	-	-	0%	-
Millpond RDA water	-	400,000	400,000	400,000	17%	-
Road/Pedestrian w/bridge to Meadows	-	800,000	800,000	800,000	35%	-
Millpond RDA Properties	37,890	1,119,000	1,110,000	1,110,000	48%	(9,000)
Reserves	-	-	-	-	0%	-
Total Expenses	$ 37,890	$ 2,319,000	$ 2,310,000	$ 2,310,000	100%	(9,000)
Surplus(Deficit)	**$ 84,672**	**$ -**	**$ -**	**$ -**		

TI RDA

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Property Taxes	$ 4,867,517	$ 9,000,000	$ 9,000,000	$ 9,000,000	100%	$ -
Total Revenues	$ 4,867,517	$ 9,000,000	$ 9,000,000	$ 9,000,000	100%	$ -
Expenses						
Texas Instruments	$ 3,407,262	$ 6,300,000	$ 6,300,000	$ 6,300,000	70%	$ -
Lehi City	639,277	1,193,400	1,193,400	1,193,400	13%	-
Alpine School District	645,433	1,193,400	1,193,400	1,193,400	13%	-
Utah County	112,440	207,900	207,900	207,900	2%	-
TSSD	56,950	105,300	105,300	105,300	1%	-
Total Expenses	$ 4,861,361	$ 9,000,000	$ 9,000,000	$ 9,000,000	100%	$ -
Surplus(Deficit)	**$ 6,156**	**$ -**	**$ -**	**$ -**		

CDA XACTWARE

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Property taxes	$ 371,698	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Note proceeds	-	-	-	-	0%	-
Total Revenues	$ 371,698	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	360,547	363,750	363,750	363,750	97%	-
Administration	11,151	11,250	11,250	11,250	3%	-
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 371,698	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

EDA THANKSGIVING PARK

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Property taxes	$ 254,908	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Interest Income	-	-	-	-	0%	-
Total Revenues	$ 254,908	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Expenses						
EDA Administration Charges	$ 12,745	$ 15,000	$ 15,000	$ 15,000	5%	$ -
Thanksgiving Park	239,494	285,000	285,000	285,000	95%	-
Total Expenses	$ 252,239	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Surplus(Deficit)	**$ 2,669.00**	**$ -**	**$ -**	**$ -**		

EDA ADOBE

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Property taxes	$ 1,275,287	$ 1,300,000	$ 1,300,000	$ 1,300,000	100%	$ -
Total Revenues	$ 1,275,287	$ 1,300,000	$ 1,300,000	$ 1,300,000	100%	$ -
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	1,190,225	1,235,000	1,235,000	1,235,000	95%	-
Administration	85,062	65,000	65,000	65,000	5%	-
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 1,275,287	$ 1,300,000	$ 1,300,000	$ 1,300,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

CDA OUTLETS AT TRAVERSE MOUNTAIN

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Sales Tax	$ -	$ -	$ -	$ -	0%	$ -
Property Taxes	202,850	375,000	375,000	375,000	100%	-
Total Revenues	$ 202,850	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Expenses						
Sales tax reimbursement	$ -	$ -	$ -	$ -	0%	$ -
Property tax reimbursement	-	375,000	375,000	375,000	100%	-
Total Expenses	$ -	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Surplus(Deficit)	**$ 202,850**	**$ -**	**$ -**	**$ -**		

CDA MEADOW POINTE

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Property Taxes	$ 31,758	$ -	$ -	$ -	0%	$ -
Sales Taxes	61,887	100,000	100,000	100,000	100%	-
Total Revenues	$ 93,645	$ 100,000	$ 100,000	$ 100,000	100%	$ -
Expenses						
Sales tax reimbursement	$ -	$ -	$ -	$ -	0%	$ -
Reserves	-	100,000	100,000	100,000	100%	-
Property tax reimbursement	61,887	-	-	-	0%	-
Total Expenses	$ 61,887	$ 100,000	$ 100,000	$ 100,000	100%	$ -
Surplus(Deficit)	**$ 31,758**	**$ -**	**$ -**	**$ -**		

LEHI CITY CORPORATION

MAYOR'S LOCAL BUILDING AUTHORITY
TENTATIVE BUDGET FY 2026



LOCAL BUILDING AUTHORITY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Income	$ 1,039,298	$ -	$ -	$ -	0%	$ -
Bond Proceeds	227,948	-	-	-	0%	-
Tranfser from Capital Projects	12,000,000	-	-	-	0%	-
Transfer from General Fund	1,220,675	1,534,675	1,534,675	1,739,675	15%	205,000
Transfer from Fire Impact Fees	400,000	201,000	201,000	100,000	1%	(101,000)
Re-appropriate fund balance	-	31,500,000	31,500,000	10,000,000	84%	(21,500,000)
Total Revenues	$ 14,887,921	$ 33,235,675	$ 33,235,675	$ 11,839,675	100%	$ (21,396,000)
Expenditures						
Cost of Issuance	$ -	$ -	$ -	$ -	0%	$ -
Bond Fees	2,000	-	-	-	0%	-
Bank Charges & Fees	-	-	-	-	0%	-
Debt Service - Interest	1,521,334	1,515,675	1,515,675	1,504,675	13%	(11,000)
Debt Service - Principal	109,041	220,000	220,000	335,000	3%	115,000
Fire Station - Engineering	99,077	-	-	-	0%	-
Fire Station - Sitework	898,075	-	-	-	0%	-
Fire Station - FF & E	692,950	-	-	-	0%	-
Fire Station - Building Construction	-	-	9,400,000	-	0%	-
City Hall - Engineering	989,317	-	-	-	0%	-
City Hall - Sitework	328,976	-	-	-	0%	-
City Hall - FF & E	-	-	-	-	0%	-
City Hall - Building Construction	1,180,496	22,100,000	22,100,000	10,000,000	84%	(12,100,000)
Total Expenditures	$ 5,821,267	$ 23,835,675	$ 33,235,675	$ 11,839,675	100%	$ (11,996,000)
Surplus(Deficit)	**$ 9,066,654**	**$ 9,400,000**	**$ -**	**$ -**		

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
BUILDING INSPECTIONS			
Building Permits (valuation based on 90% of the ICC Building Valuation Data - AUGUST 2024):			
Total Valuation of $1.00 - $500	$23.50	$23.50	$23.50
+ / $100 increase ($501 - $2,000)	$3.05	$3.05	$3.05
The first $2,000 of the Total Valuation	$69.25	$69.25	$69.25
+ / $1,000 increase ($2,001 - $25,000)	$14	$14	$14
The first $25,000 of the Total Valuation	$391.75	$391.75	$391.75
+ / $1,000 increase ($25,001 - $50,000)	$10.10	$10.10	$10.10
The first $50,000 of the Total Valuation	$643.75	$643.75	$643.75
+ / $1,000 increase ($50,001 - $100,000)	$7	$7	$7
The first $100,000 of the Total Valuation	$993.75	$993.75	$993.75
+ / $1,000 increase ($100,001 - $500,000)	$5.60	$5.60	$5.60
The first $500,000 of the Total Valuation	$3,233.75	$3,233.75	$3,233.75
+ / $1,000 increase ($500,001 - $1,000,000)	$4.75	$4.75	$4.75
The first $1,000,000 of the Total Valuation	$5,608.75	$5,608.75	$5,608.75
+ / $1,000 increase (above $1,000,001)	$3.65	$3.65	$3.65
Plan Review			
Residential (as % of permit fee)	40%	40%	40%
Non-Residential (as % of permit fee)	65%	65%	65%
+ State charge (as % of permit fee)	1%	1%	1%
Third-Party Plan Review (major commercial/industrial)	-	Third Party Charges plus 10%	Third Party Charges plus 10%
Building Valuation Calculator:			
Single-Family Residential (/ sq. ft.)			
Main Floor	$149.47	$149.47	$149.47
Second Floor	$149.47	$149.47	$149.47
Unfinished Basement	$37.37	$37.37	$37.37
Semi-Finished Basement	$37.37	$37.37	$37.37
Finished Basement	$74.74	$74.74	$74.74
Garage - Wood Frame	$59.83	$59.83	$59.83
Open Carports	$47.86	$47.86	$47.86
Building Plans Copies - Flash Drive	$50	$50	$50
Retaining Wall Permits:			
Permit Fee	-	$250	$250
Performance Bond (refundable)	-	$2,000	$2,000
Sidewalk Bond (refundable)	$2,000	$2,000	$2,000
Reinspection Fee	$100	$100	$100
Temporary Power Setup	$80	$80	$80
CEMETERY			
Spaces			
Resident lower section	$1,000	$1,000	$1,000
Non-Resident lower section	$1,300	$1,300	$1,300
Resident upper section	-	$1,300	$1,300
Non-Resident upper section	-	$1,600	$1,600
Infant (Resident or Non-Resident)	$250	$250	$250
Cremains (1/2 space)	$500	$500	$500
Title/Certificate Transfer	$75	$75	$75
Headstone Setting			
Resident	$50	$50	$50
Non-Resident	$50	$50	$50
Disinterment			
With a standard vault	$1,200	$1,200	**$1,500**
Infant	$800	$800	$800
Cremains	$600	$600	$600
Interment			
+ on Saturdays and Holidays	$350	$350	$350
Adult			
Resident	$500	$500	$500
Non-Resident	$850	$850	$850
Child/Infant			
Resident	$300	$300	**$400**
Non-Resident	$400	$400	$400

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
Cremation			
Resident	$300	$300	$300
Non-Resident	$400	$400	$400
Niche Cremation Wall/Boulder Niche			
Resident	-	$1,200	$1,200
Non-Resident	-	$1,500	$1,500
First Opening	-	$100	$100
Second Opening	-	$300	$300
Niche pricing includes the engraving of the deceased on the wall and can hold 2 urns			

PARKS

	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Pavilion Reservation:						
Allred Park / full day	$80	$55	$80	$55	$80	$55
Allred Park / half day	$55	$40	$55	$40	$55	$40
Bandwagon Park East / full day	$55	$40	$55	$40	$55	$40
Bandwagon Park East / half day	$40	$25	$40	$25	$40	$25
Bandwagon Park West / full day	$55	$40	$55	$40	$55	$40
Bandwagon Park West / half day	$40	$25	$40	$25	$40	$25
Dry Creek Park / full day	$80	$55	$80	$55	$80	$55
Dry Creek Park / half day	$55	$40	$55	$40	$55	$40
Dry Creek Park East Pavilion / full day	$80	$55	$80	$55	$80	$55
Dry Creek Park East Pavilion / half day	$55	$40	$55	$40	$55	$40
Eagle Summit Park / full day	$80	$55	$80	$55	$80	$55
Eagle Summit Park / half day	$55	$40	$55	$40	$55	$40
Exchange Park / full day	$55	$40	$55	$40	$55	$40
Exchange Park / half day	$40	$25	$40	$25	$40	$25
Holbrook Farms Pavilion / full day		-		-	**$80**	**$55**
Holbrook Farms Pavilion / half day		-		-	**$55**	**$40**
Holbrook Farms Pavilion/Food Truck Plaza / full day		-		-	**$225**	**$175**
Holbrook Farms Pavilion/Food Truck Plaza / half day		-		-	**$175**	**$125**
Osier Park / full day	$80	$55	$80	$55	$80	$55
Osier Park / half day	$55	$40	$55	$40	$55	$40
Olympic Park / full day	$80	$55	$80	$55	$80	$55
Olympic Park / half day	$55	$40	$55	$40	$55	$40
Osier Park / full day	$80	$55	$80	$55	$80	$55
Osier Park / half day	$55	$40	$55	$40	$55	$40
Outdoor Pool Park / full day	$80	$55	$80	$55	$80	$55
Outdoor Pool Park / half day	$55	$40	$55	$40	$55	$40
Skate Park Building / full day		-		-	**$175**	**$125**
Skate Park Building / half day		-		-	**$125**	**$75**
Sports Complex South / full day	$55	$40	$55	$40	$55	$40
Sports Complex South / half day	$40	$25	$40	$25	$40	$25
Sports Complex Horseshoe / full day	$55	$40	$55	$40	$55	$40
Sports Complex Horseshoe / half day	$40	$25	$40	$25	$40	$25
Sports Complex North Fields/ full day	$55	$40	$55	$40	$55	$40
Sports Complex North Fields / half day	$40	$25	$40	$25	$40	$25
Triumph Park / full day	$55	$40	$55	$40	$55	$40
Triumph Park / half day	$40	$25	$40	$25	$40	$25
Wines Park #1 / full day	$80	$55	$80	$55	$80	$55
Wines Park #1 / half day	$55	$40	$55	$40	$55	$40
Wines Park #2 / full day	$80	$55	$80	$55	$80	$55
Wines Park #2 / half day	$55	$40	$55	$40	$55	$40
Wines Park #3 / full day	$55	$40	$55	$40	$55	$40
Wines Park #3 / half day	$40	$25	$40	$25	$40	$25
Wines Park #4 / full day	$55	$40	$55	$40	$55	$40
Wines Park #4 / half day	$40	$25	$40	$25	$40	$25
Special events maintenance fee / per hour	$150	$125	$150	$125	$150	$125
Willow Park Pavilion / Campground Fees (check-out 1:00 pm)						
Pavilion / half day		$65		$65		$65
Pavilion / full day		$100		$100		$100
Group Areas / overnight camping		$175		$175		$175
Overnight camping / per site		$25		$25		$25
Impact Fee:						
Residential / dwelling unit		$2,772.98		$2,772.98		$2,772.98
Multi-Family / dwelling unit		$2,415.41		$2,415.41		$2,415.41

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
CITY RECORDER			
Election Registration	$35	$35	$35
Audio Recording CD / meeting	$5	$5	$5
GRAMA Request rates / hour:			
Department Heads	$55	$55	$55
Supervisory Staff	$45	$45	$45
Professional Staff	$35	$35	$35
Support Staff	$25	$25	$25
GRAMA Request copies:			
GIS Maps:			
24" x 36" Color	$10	$10	$10
17" x 24" Color	$5	$5	$5
11" x 17" Color	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2
Other GRAMA Copies:			
Up to 11" x 17" Color	$0.25	$0.25	$0.25
Up to 11" x 17" Black & White	$0.10	$0.10	$0.10
SPECIAL EVENTS			
Stage Rental (first day)	$1,000	$1,000	$1,000
+ Additional Day Fee (with move)	$1,000	$1,000	$1,000
+ Additional Day Fee (without move)	$750	$750	$750
Hourly Transportation Cost (if outside Lehi City limits)	$190	$190	$190
	Non-Resident / Resident	Non-Resident / Resident	Non-Resident / Resident
Legacy Center Overflow Parking Lot Reservation - South	$125 / $100	$125 / $100	$125 / $100
Small Special Event Permit base (less than 150 people)	$20	$20	$20
Small Special Event Permit deposit (refundable)	$100	$100	$100
Large Special Event Permit base (150+ people)	$100	$100	$100
Large Special Event Permit deposit (refundable)	$200	$200	$200
+ Police Service / officer (2 hour min) / hour	$90	$90	$90
+ / Sergeant / hour (any event requiring more than 3 officers must include a Sergeant)	$75	$75	$75
+ Additional Charge - Holidays	25% of Police Service Fee	25% of Police Service Fee	25% of Police Service Fee
+ Additional Charge - less than 72 hours notice of event	25% of Police Service Fee	25% of Police Service Fee	25% of Police Service Fee
+ Fire & EMS / person / hour	$50	$50	$50
+ Ambulance or Brush Truck **with two-person crew / hour**	$100	$100	**$150 / hour**
+ Engine or Tower **with four-person crew / hour**	$200	$200	**$250 / hour**
+ Streets Service / hour	$25	$25	$25
+ Parks Service / hour	$25	$25	$25
FIRE			
Ambulance: (as established by the Utah Bureau of Emergency Medical Services)			
Basic Ground Ambulance / transport	$951	$951	**$1,234.92**
Intermediate Ground Ambulance / transport	$1,256	$1,256	**$1,630.32**
Paramedic Ground Ambulance / transport	$1,838	$1,838	**$2,630.32**
Standard Mileage Rate / mile	$36.90	$36.90	**$44.35**
+ Off-Road / mile (if >10 mi. traveled)	$1.50	$1.50	$1.50
Fuel Fluctuation / mile (if > $4.25 / gallon)	$0.25	$0.25	$0.25
AOS Assessment / treatment without transport	$225	$225	$225
Waiting time (per quarter hour)	$22.05	$22.05	$22.05
False Alarm:			
Fire/Smoke/CO2 (if>3 / yr. at business) / alarm	$150	$150	$150
Fire/Smoke/CO2 (if>3 / yr. at residence) / alarm	$50	$50	$50
Impact Fee:			
Per ERU	$198	$198	$198
Annual Operational Permits:			
Single Use Permit:			
Agricultural Burn Permit **/ Year**	$10	$25	$25
Residential Burn Permit / Year	-	-	**$25**
Fireworks Display (ground)	$125	$125	$125
Aerial Fireworks Display:			
< 250 devices	$140	$140	$140
> 250 devices	$215	$215	$215

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
Pyrotechnics (other)	$110	$110	$110
Candles and open flames	$60	$60	$60
Carnivals:			
< 10 attractions	$60	$60	$60
> 10 attractions	$100	$100	$100
Tent, Canopy, and Air Supported Structures > 400 sq ft		$100	$100
Fire Stand-by at Special Events	$80	$80	$80
Inspections & Enforcement:			
Exempt Child Care Facility	$25	$25	$25
Daycare/Pre-School	$25	$25	$25
Nursing Homes	$50	$50	$50
Assisted Living Facilities	$50	$50	$50
Boarding School	$100	$100	$100
Outpatient Provider	$75	$75	$75
Hospital	$200	$200	$200
Final for Occupancy - Life Safety Systems			
Base (2 hours)	-	$60	$60
1 System	-	$80	$80
2 Systems	-	$100	$100
3 Systems	-	$120	$120
Flammable Finish Operations:			
Spray Booth	$150	$150	$150
Powder Coating	$150	$150	$150
Electrostatic Apparatus	$150	$150	$150
Dipping Tank / tank	$150	$150	$150
Amusement Building	$100	$100	$100
Combustible Fiber Storage	$60	$60	$60
Cutting and Welding	$60	$60	$60
Dry Cleaning Plant	$60	$60	$60
High Piled Storage	$60	$60	$60
Hot Work Operations	$60	$60	$60
Industrial Ovens / oven	$60	$60	$60
LPG Dispensing	$60	$60	$60
Spray Booths & Auto Painting	$60	$60	$60
Lumber Yards	$75	$75	$75
Woodworking Plants	$75	$75	$75
Alarm User Permit	$25	$25	$25
Fireworks Sales / location	$60	$125	$125
Automatic Fire Sprinkler Systems:			
Plan Review:			
< 100 heads	$125	$125	$125
100 - 199 heads	$175	$175	$175
200 - 299 heads	$225	$225	$225
≥ 300 heads	$275	$275	$275
+ / head	$0.50	$0.50	$0.50
Acceptance Testing:			
Underground Flush	$60	$60	$60
Final Occupancy - Hydrostatic, Acceptance, Any Acceptance per hour (over 2 hours)	$60	$80	$80
Other Fire Protection Systems:			
Additional Riser	$50	$50	$50
Standpipe (2 hour maximum)	$100	$100	$100
Automatic Fire Sprinkler System Remodel or Tenant Finish:			
Plan Review:			
< 5 heads	$65	$65	$65
5 - 50 heads	$125	$125	$125
> 50 heads	$150	$150	$150
+ / head	$0.50	$0.50	$0.50
Acceptance Testing:			
Final Occupancy - Hydrostatic, Acceptance (per hour over 2 hrs)	$60	$80	$80

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
Fire Alarm Systems:			
Plan Review:			
New System	$115	$115	$115
Remodel	$65	$65	$65
Additional Floors	$60	$60	$60
Acceptance (per hour over 2 hours)	$60	$80	$80
Commercial Hood Systems:			
Plan Review / hood	$115	$115	$115
Acceptance (per hour over 2 hours)	$60	$80	$80
Fire Hydrant Installation and Testing:			
Fire Hydrant Flow Test	$60	$120	$120
LPG and Hazardous Materials:			
LPG Storage Tanks and Gas Systems:			
Plan Review	$50	$50	$50
< 500 gallons (private use)	$140	$140	$140
< 500 gallons (retail use)	$140	$140	$140
> 500 gallons (private use)	$165	$165	$165
> 500 gallons (retail use)	$215	$215	$215
> 2000 gallons (plans)	$215	$215	$215
> 4000 gallons (plans)	$265	$265	$265
Hazardous Materials Storage Annual Permit:			
Minimal Storage	$80	$80	$80
Haz Mat Storage	$165	$165	$165
Haz Mat Dispensing	$215	$215	$215
Manufacturing	$265	$265	$265
Haz Mat Production	$265	$265	$265
Waste Production	$300	$300	$300
Multiple-Use Site	$315	$315	$315
Liquid Storage Tank / tank (installation and closure):			
Plan Review	$50	$50	$50
Underground:			
≤ 500 gallons	$115	$115	$115
501 - 1000 gallons	$165	$165	$165
> 1000 gallons	$265	$265	$265
Above Ground:			
≤ 500 gallons	$115	$115	$115
501 - 1000 gallons	$165	$165	$165
> 1000 gallons	$265	$265	$265
Explosives and Blasting / project	$75	$75	$75
Explosives and Blasting annually	$365	$365	$365
Compressed Gas Systems:			
Compressed Gas	$115	$115	$115
Medical Gas	$115	$115	$115
Combustible and Flammable Liquid Systems:			
Plan Review	$50	$50	$50
If not UST or AST	$215	$215	$215
+ / additional hour for reviews, inspections, approvals, etc. > 2 hours	$60	$60	$60
Fire Report Copy	$15	$15	$15
Plan Review Rush - Alarm	$100	$100	$100
Plan Review Rush - Sprinkler	$200	$200	$200
Stop Work Removal	$100	$100	$100
After-Hrs. Inspection / hour (2 hour min.)	$75	$75	$75
Installation without Permit			
Open Burning: (for violations only)			
Type 1 Equipment / hour	$230	$230	$230
Type 2 Equipment / hour	$150	$150	$150
Type 6 Equipment / hour	$120	$120	$120
Fire Chief or Marshal / **hour**	$95	$95	$95
EMT-Paramedic / hour	$25	$25	$25
EMT-Intermediate / hour	$22	$22	$22
Community Emergency Response Team Training			
Resident	$35	$35	$35
Nonresidents	$40	$40	$40

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
POLICE			
Traffic School (+ Plea in Abeyance fine)	$65	$65	$65
Small Claims: (as established by the Utah State Courts)			
Up to $2,000	$60	$60	$60
$2,001 - $7,499	$100	$100	$100
$7,500 - $10,000	$185	$185	$185
Counterclaim up to $2,000	$50	$50	$50
Counterclaim $2,001 - $7,499	$70	$70	$70
Counterclaim $7,500 - $10,000	$120	$120	$120
Appeal	$10	$10	$10
Police Reports:			
Accident Reports (DI9) **Residents**	-	$15	**$5**
Accident Reports (DI9) Non Residents	**-**	**-**	**$20**
Police Report copies **Residents**	$25	$25	**$5**
or / page (whichever is greater)	$0.25	$0.25	$0.25
Police Report copies Non Residents	**-**	**-**	**$20**
or / page (whichever is greater)	**-**	**-**	**$0.25**
Audio/Video Recordings - body cam, etc / storage device (copy)	$30	$30	$30
Video Redaction, research time (Per Utah GRAMA § 63G-2-203)	actual labor cost	actual labor cost	actual labor cost
Processed Color Photo	$25	$25	$25
Digital Color Photo Printout / page	**-**	**-**	**$8**
Police Clearance	$5	$5	$5
False Alarm:			
Intrusion/Burglar (if > 3 / year) / alarm	$100	$100	$100
Duress/Hold-Up (if > 3 / year) / alarm	$100	$100	$100
Intrusion/Burglar (if > 10 / year) / alarm	$200	$200	$200
Duress/Hold-Up (if > 10 / year) / alarm	$200	$200	$200
Animal Control:			
Large Animal Trap - refundable deposit	-	-	$250
Small Animal Trap - refundable deposit	$100	$100	$100
Animal Trap - per week charge	$10	$10	$10
Impact Fee:			
Per ERU	$98	$98	$98
Broadbent Community Room Rental			
Resident/Lehi City Employee - per hour	$50	$50	$50
Non Resident - per hour	$60	$60	$60
Deposit	$200	$200	$200
SENIOR CITIZEN CENTER			
Membership - Annual	$5	$5	**$10**
Facility Rental			
Small room rental	$25	$25	$25
Over 60 / hour (Birthday or Anniversary)	$25	$25	$25
Other / hour	$50	$50	$50
Non-Resident / hour	$60	$60	$60
+ deposit	$200	$200	$200
TREASURER			
Utility Sign-up Processing	$30	$30	$30
Disconnect/connect fee (Water and Power)	$50	$50	$50
Overdue Charge / month (if past 30 days)	1.5%	1.5%	1.5%
Returned Check	Max Allowed by Law	Max Allowed by Law	Max Allowed by Law
LITERACY CENTER			
After-School Reading & Math Tutoring Program			
Resident - Per Class/Per Student (free lunch qualified)	-	-	**$0**
Resident - Per Class/Per Student (reduced lunch qualified)	-	-	**$10**
Resident - Per Class/Per Student	-	-	**$20**
Non-Resident - Per Class/Per Student (dependent upon availabiltiy)	-	-	**$75**
ABC Pre-K Program			
Resident - Per Class/Per Student (free lunch qualified)	-	-	**$0**
Resident - Per Class/Per Student (reduced lunch qualified)	-	-	**$25**
Resident - Per Class/Per Student	-	-	**$50**
Non-Resident - Per Class/Per Student (dependent upon availabiltiy)	-	-	**$150**
Discovery Days Materials Fee	-	$25	$25

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
LIBRARY			
Library Card			
Resident	Free	Free	Free
Non-Resident / year	$80	$100	$100
Non-Resident / 6 months	$40	$50	$50
Replacement of Card	$3	$3	$3
Check Out Fees			
Inter-Library Loan / item	$5	$7	$7
Inter-Library Loan kits / kit	$10	$15	$15
Copies			
Letter size	$0.10	$0.10	$0.10
Legal size	$0.15	$0.15	$0.15
Printing	$0.10	$0.10	$0.10
Used book sales	$0.50 - $1.00	$0.50 - $1.00	$0.50 - $1.00
Damage			
Repairable Damage	up to full cost of item	up to full cost of item	up to full cost of item
Major Damage (not repairable)	full cost of item	full cost of item	full cost of item
PLANNING & ZONING			
Annexation base	$200	$200	$200
+ / acre <50 acres	$20	$20	$20
+ / acre >50 acres	$5	$5	$5
Area Plan base	$3,000	$3,000	$3,000
+ / acre	$10	$10	$10
Area Plan Amendment			
Minor (affecting 3 pages or less)	$400	$400	$400
Intermediate (affecting 4 pages or more)	$1,000	$1,000	$1,000
Major (addition of new property) base	$1,500	$1,500	$1,500
+ / acre	$10	$10	$10
Amendments to:			
General Plan	$400	$400	$400
Zone District Maps	$400	$400	$400
Development Code	$400	$400	$400
Accessory Dwelling Units (Apartments)			
Application Fee	$25	$25	$25
Accessory Dwelling Units - Detached			
Application Fee	$25	$25	$25
Impact Fees	$4,253	$4,253	$4,253
Concept (Charge applies as a credit to Preliminary Subdivision or Site Plan)			
Single Family Residential / lot	$20	$20	$20
Multi-Family Residential base	$100	$100	$100
+ / unit	$5	$5	$5
Non-Residential base	$100	$100	$100
+ / acre	$10	$10	$10
Concept PC base	$500	$500	$500
+ / acre	$2	$2	$2
Preliminary Subdivision Plat			
Residential Single Family detached lots base	$250	$250	$250
+ / lot	$60	$60	$60
Residential Multi-Family attached units base	$250	$250	$250
+ / unit	$50	$50	$50
Non-Residential base	$250	$250	$250
+ / lot or unit	$75	$75	$75
Final Subdivision Plat			
Residential Single Family detached lots base	$350	$350	$350
+ / lot	$80	$80	$80
Residential Multi-Family attached units base	$350	$350	$350
+ / unit	$70	$70	$70
Condominium base	$300	$300	$300
+ / lot or unit	$55	$55	$55
Non-Residential base	$350	$350	$350
+ / lot or unit	$100	$100	$100
No Improvements	$350	$350	$350
+ / lot or unit	$100	$100	$100

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
Site Plan			
Single Family Residential base	$350	$350	$350
+ / lot or unit	$75	$75	$75
Multi Family Residential base	$500	$500	$500
+ / lot or unit	$10	$10	$10
Non-Residential / acre	$350	$350	$350
or / 1,000 bldg. sq. ft. (if greater)	$50	$50	$50
Lot Line Adjustments (not requiring a plat)	$200	$200	$200
Final Plat Revision, Amend, Vacation base	$200	$200	$200
+ / lot or unit	$100	$100	$100
Cellular Facilites			
New Cell Towers	$200	$200	$200
Revision or Collocation	$50	$50	$50
Model Homes	$50	$50	$50
Moving a Building	$200	$200	$200
Two-Lot Subdivision with an Existing Home	$350	$350	$350
Short Term Rental Application Fee	$50	$50	$50
Permitted Use (existing bldgs. only)	$50	$50	$50
Conditional Use	$300	$300	$300
Modification of Existing Conditional Use	$150	$150	$150
Residential Facility for Persons with a Disability	$200	$200	$200
Preliminary Site Plan/Final Granding & Utility Plan Approval	$100	$100	$100
Temporary Uses	$40	$40	$40
Vacat a Public Street	$200	$200	$200
Zoning Verification Letters	$50	$50	$50
Sign Permits:			
Temporary Special Event	$25	$25	$25
Temporary On Premise Project Sign	$100	$100	$100
Temporary Directional Sign for Project	$100	$100	$100
Temporary Weekend Directional Sign	$10	$10	$10
Hearing Examiner	$200	$200	$200
Construction Drawing Revision (first page)	$100	$100	$100
+ each subsequent page	$20	$20	$20
Revision to Approved Dev. Agreement or CC&Rs	$2,500	$2,500	$2,500
Replacement of Development Bonds / bond	$350	$350	$350
Pub. Improvement Inspection base (% of bond)	1.4%	1.4%	1.4%
+ / linear ft. T.V. fee for sewer lines	$0.45	$0.45	$0.45
+ / linear ft. T.V. fee for storm drain lines	$0.45	$0.45	$0.45
First Extension of Development Approval	$250	$250	$250
If made after original expiration date	$500	$500	$500
+ additional extension requests	$500	$500	$500
Grading Permit first 20 acres	$100	$100	$100
+ / each additional 20 acres	$100	$100	$100
GIS Maps:			
24" x 36" Color	$10	$10	$10
17" x 24" Color	$5	$5	$5
11" x 17" Color	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2
Copies:			
11" x 17" Color	$0.25	$0.25	$0.25
11" x 17" Black & White	$0.10	$0.10	$0.10
8.5" x 11" Color	$0.25	$0.25	$0.25
8.5" x 11" Black & White	$0.10	$0.10	$0.10
Flash Drive (For pre-construction plans copies only)	$75	$75	$75

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
STREETS			
Encroachment Fees (previously Road Cut Fees)			
Age Based Fee (Base Fee plus square foot)			
Asphalt/Concrete - Less than 1 year	-	$1000 + $4.00 per sq ft	$1000 + $4.00 per sq ft
Asphalt/Concrete - 2 - 5 years	-	$500 + $3.00 per sq ft	$500 + $3.00 per sq ft
Asphalt/Concrete - 5 + years	-	$400 + $2.00 per sq ft	$400 + $2.00 per sq ft
Bore Directional Base Fee	$150	$250	$250
Bore per linear foot (Base fee plus)	$0.25	$0.50	$0.50
Pothole per Core	$25	$25	$25
Road Closure (per lane / per day / per block) - Minor Arterial / Collector	$250	$300	$300
Road Closure (per lane / per day / per block) - Major Arterial / Collector	-	$1,000	$1,000
Shoulder / Bike Lane / Sidewalk Closure (per day)	-	$250	$250
Closure Extension - Due to Anything Outside of Weather	$150	$1,000	$1,000
Driveway Approach Permit (existing curb, gutter, & sidewalk)	-	$50	$50
Driveway Approach Permit - Past City Standard (per linear foot)	-	$40	$40
No Driveway Approach Permit (per linear foot)	-	$80	$80
Dumpster / Moving Pod with Approved Traffic Control (per week)	-	$500	$500
Dumpster / Moving Pod with Approved Traffic Control (per month)	-	$2,500	$2,500
No Permit Fee (if found working without ANY City permits)	$500	$2,500	$2,500
Franchise Agreement Permits - Separate Permit Request Created)	-	$350-400	$350-400
(must have Franchise Agreement with the City)			
Transportation Impact Fee:			
Single family residential (per dwelling unit)	$1,163	$1,163	$1,163
Multi family residential (per dwelling unit)	$708	$708	$708
General office	$363	$363	$363
Hotel	$318	$318	$318
Industry	$73	$73	$73
Light industry	$266	$266	$266
Specialty retail	$878	$878	$878
Supermarket	$1,556	$1,556	$1,556
Superstore	$469	$469	$469
Warehousing	$197	$197	$197
Medical / Dental Bldg	$920	$920	$920
Drive in Bank	$2,710	$2,710	$2,710
Drugstore w/Drive	$1,477	$1,477	$1,477
Auto Parts	$1,407	$1,407	$1,407
Tire Store	$756	$756	$756
Gas Station w/Convenience Store	$1,983	$1,983	$1,983
High Turnover Restaurant	$1,939	$1,939	$1,939
Fast Food w/Drive	$7,558	$7,558	$7,558
Church	$212	$212	$212
Elementary School	$169	$169	$169
Middle School	$214	$214	$214
GARBAGE			
First garbage tote / month	$14.43	$14.94	**$15.94**
Additional garbage tote(s) each / month	$9.65	$9.00	**$9.00**
Recyclables tote (bi-weekly collect) / month	Free	Free	Free
Green waste tote / month ~~**(Mar. - Nov. only)**~~ **(year round)**	$7.92	$8.50	**$9.00**
STORM DRAIN			
Impact Fee / acre (.25 acre minimum)	$1,391	$1,391	$1,391
Service Charge:			
Residential / month	$5.50	$5.75	**$6.00**
Commercial / 1,000 sq. ft. of impervious surface	$1.83	$1.92	**$2.00**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
CULINARY WATER			
Water Connection Fee:			
3/4" Meter	$425.62	$425.62	**$464.30**
1" Meter	$514.67	$514.67	**$553.35**
1 1/2" Meter	$1,691.38	$1,691.38	**$2,625.74**
2" Meter	$1,906.68	$2,713.39	**$2,901.92**
3" Meter	$2,278.10	$2,989.27	**Discontinue**
4" Meter	$3,785.21	$6,865.63	**$5,121.39**
6" Meter	$6,368.80	$7,402.91	**$6,459.22**
8" Meter	$9,455.76	$8,584.94	**$7,466.17**
Water Impact Fee:			
Residential / dwelling unit	$1,194.07	$1,194.07	$1,194.07
Non-Residential			
3/4" Meter	$1,194.07	$1,194.07	$1,194.07
1" Meter	$3,184.19	$3,184.19	$3,184.19
1 1/2" Meter	$3,980.23	$3,980.23	$3,980.23
2" Meter	$12,736.75	$12,736.75	$12,736.75
3" Meter	$27,861.64	$27,861.64	$27,861.64
4" Meter	$50,150.95	$50,150.95	$50,150.95
6" Meter	$111,446.56	$111,446.56	$111,446.56
8" Meter	$191,051.25	$191,051.25	$191,051.25
Water Service Charge:			
Residential			
Base rate / connection / month	$18.84	$18.84	$18.84
per 1,000 gallon used from 1 - 30,000 gallons	$1.26	$1.26	$1.26
per 1,000 gallon > 30,000 gallons	$2.53	$2.53	$2.53
Commercial			
Base rate / connection / month	$18.84	$18.84	$18.84
per 1,000 gallon used	$1.26	$1.26	$1.26
PRESSURIZED IRRIGATION			
PI Connection Fee:			
1" Lateral	$541.66	$541.66	**$567.04**
1 1/2" Lateral	$2,493.58	$2,493.58	**$2,625.74**
2" Lateral	$2,586.91	$2,713.39	**$2,901.92**
3" Lateral	$5,195.12	$2,989.27	**Discontinue**
4" Lateral	$5,908.68	$6,865.63	**$5,121.39**
6" Lateral	$6,352.87	$7,402.91	**$6,459.22**
8" Lateral	$7,672.42	$8,584.94	**$7,466.17**
10" Lateral	$9,079.94	$9,079.94	**Discontinue**
PI Impact Fee:			
Residential (Single and Multi-Family) / acre (.25 acre minimum)	$4,378.63	$5,834.04	**$5,609.37**
Non-Residential / pervious acre (per one acre)	$4,378.63	$8,839.06	**$8,629.80**
Fire Flow Fee per ERU	-	$253.28	**$254.08**
PI Service Charge:			
Base rate / connection / month	$5.90	$6.20	**$6.51**
+ / sq ft of lot divided by 43560	$54.17	$56.88	**$59.72**
Minimum / month charge	$16.74	$20.42	**$21.44**
Pre-construction water permit base	$85	$85	$85
+ / 1,000 sq ft of lot	$1	$1	$1
or + / lot (whichever is less)	$25	$25	$25
Fire Hydrant Non-Metered Usage	$110	$110	$110
Additional cost per lot (if greater than 1)	$25	$25	$25
Hydrant meter deposit	$1,550	$2,300	**$2,600**
Base rate / metered fire hydrant connection / month	$5.90	$6.20	**$6.51**
+ / 1,000 gallons used	$0.80	$1.26	$1.26
Minimum / month charge	$16.74	$20.42	**$21.44**
Shareholder Charge base	$8.27	$8.68	**$9.11**
+ / month / share	$7.59	$7.97	**$8.37**
Penalty for violation of secondary water conservation code			
First violation	Written notice	Written notice	Written notice
Second violation	$100	$100	$100
Third	$500	$500	$500

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
SEWER			
Impact Fee:			
Residential / dwelling unit	$761.43	$867.88	**$872.44**
Non-Residential			
3/4" Meter	$761.43	$867.88	**$872.44**
1" Meter	$2,059.65	$2,347.60	**$2,359.96**
1 1/2" Meter	$2,568.54	$2,927.63	**$2,943.04**
2" Meter	$8,184.05	$9,328.21	**$9,377.30**
3" Meter	$17,995.01	$20,510.79	**$20,618.73**
4" Meter	$30,852.95	$35,166.31	**$35,351.37**
6" Meter	$71,988.30	$82,052.56	**$82,484.36**
8" Meter	$123,412.42	$140,665.98	**$141,406.22**
Service Charge:			
Base rate / connection / month	$20.60	$25.75	**$29.61**
+ /1,000 gallons used	$2.12	$2.65	**$3.05**
Timpanogos Special Service District			
Impact Fee:			
Single Family Housing / house	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
Multi Unit Residential / dwelling unit	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
Commercial, Industrial, Institutional	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
ELECTRIC			
Connection Fee:			
Residential Single Phase up to 200 AMPS (self contained)	$374.02	$374.02	$374.02
Residential Single Phase 201-400 AMPS (self contained)	$442.02	$442.02	$442.02
Commercial Single Phase up to 200 AMPS (self contained)	$264.02	$264.02	$264.02
Commercial Single Phase 201-400 AMPS (self contained)	$280.02	$280.02	$280.02
Commercial Single Phase 201-400 AMPS (instrament rated)	$1,588.17	$1,588.17	$1,588.17
Commercial 3 Phase up to 400 AMP (self contained)	$575.62	$575.62	$575.62
Commercial 3 Phase 401-800 AMP (instrament rated)	$1,764.17	$1,764.17	$1,764.17
Commercial 3 Phase 801-4000 AMP (intrament rated)	$1,582.17	$1,582.17	$1,582.17
Single Phase Multimeter / meter	$140	$140	$140
(AMPS cost schedule same as single meter)			
3 Phase Multimeter / meter	$365	$365	$365
(AMPS cost schedule same as single meter)			
Net Meter	$394.81	$394.81	$394.81
Impact Fee:			
Residential Single Phase (120/240) Service Sizes:			
AMPS KVA Peak Demand			
100 24 5	$1,187.71	$1,187.71	$1,187.71
125 30 6	$1,484.64	$1,484.64	$1,484.64
150 36 7	$1,732.08	$1,732.08	$1,732.08
200 48 8	$1,979.52	$1,979.52	$1,979.52
225 54 10	$2,474.40	$2,474.40	$2,474.40
250 60 11	$2,721.84	$2,721.84	$2,721.84
300 72 12	$2,969.28	$2,969.28	$2,969.28
350 84 13	$3,216.72	$3,216.72	$3,216.72
400 96 14	$3,464.16	$3,464.16	$3,464.16
Commercial Single Phase (120/240) Service Sizes:			
AMPS KVA Peak Demand			
100 24 5	$1,187.71	$1,187.71	$1,187.71
125 30 7	$1,732.08	$1,732.08	$1,732.08
150 36 9	$2,226.96	$2,226.96	$2,226.96
200 48 14	$3,464.16	$3,464.16	$3,464.16
250 60 15	$3,712.05	$3,712.05	$3,712.05
300 72 17	$4,206.99	$4,206.99	$4,206.99
350 84 18	$4,454.46	$4,454.46	$4,454.46
400 96 19	$4,701.36	$4,701.36	$4,701.36

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
Commercial/Residential 3 Phase (120/240) Service Sizes:			
AMPS KVA Peak Demand			
125 45 16	$3,959.04	$3,959.04	$3,959.04
150 54 24	$5,938.56	$5,938.56	$5,938.56
200 72 31	$7,670.64	$7,670.64	$7,670.64
225 81 35	$8,658.30	$8,658.30	$8,658.30
250 90 39	$9,662.49	$9,662.49	$9,662.49
300 108 47	$11,670.86	$11,670.86	$11,670.86
350 126 55	$13,679.23	$13,679.23	$13,679.23
400 144 63	$15,588.72	$15,588.72	$15,588.72
500 180 80	$19,701.95	$19,701.95	$19,701.95
600 216 94	$23,259.36	$23,259.36	$23,259.36
800 288 126	$31,177.44	$31,177.44	$31,177.44
Commercial/Residential 3 Phase (120/208) Service Sizes:			
AMPS KVA Peak Demand			
1000 360 157	$38,848.07	$38,848.07	$38,848.07
1200 432 189	$46,766.15	$46,766.15	$46,766.15
1600 576 252	$62,354.87	$62,354.87	$62,354.87
2000 721 315	$77,943.59	$77,943.59	$77,943.59
2500 901 394	$97,491.35	$97,491.35	$97,491.35
Commercial/Residential 3 Phase (277/480V) Service Sizes:			
AMPS KVA Peak Demand			
125 104 35	$8,660.40	$8,660.40	$8,660.40
150 125 52	$12,866.88	$12,866.88	$12,866.88
200 166 73	$18,063.12	$18,063.12	$18,063.12
225 187 84	$20,784.96	$20,784.96	$20,784.96
250 208 93	$23,011.92	$23,011.92	$23,011.92
300 250 112	$27,713.28	$27,713.28	$27,713.28
350 291 131	$32,414.64	$32,414.64	$32,414.64
400 333 145	$35,878.79	$35,878.79	$35,878.79
500 416 187	$46,271.28	$46,271.28	$46,271.28
600 499 219	$54,189.35	$54,189.35	$54,189.35
800 665 290	$71,757.59	$71,757.59	$71,757.59
1000 831 364	$90,068.15	$90,068.15	$90,068.15
1200 998 436	$107,883.82	$107,883.82	$107,883.82
1600 1330 583	$144,257.50	$144,257.50	$144,257.50
2000 1663 728	$180,136.29	$180,136.29	$180,136.29
2500 2078 910	$225,170.37	$225,170.37	$225,170.37
3000 2494 1092	$270,204.44	$270,204.44	$270,204.44
3500 2910 1272	$314,743.63	$314,743.63	$314,743.63
3750 3118 1363	$337,260.67	$337,260.67	$337,260.67
4000 3326 1454	$359,777.70	$359,777.70	$359,777.70
Service Charge:			
Residential			
Monthly Customer Charge/Base	$5.00	$7.50	**$10.00**
Energy Charge (0-1,000 kWh) ($/kWh)	$0.101590	$0.098440	**$0.086310**
Energy Charge (over 1,000 kWh) ($/kWh)	$0.10994	$0.10972	**$0.10038**
Commercial			
Monthly Customer Charge/Base (if No Demand)	$11	$12	**$13**
+ / kWh, 1st 1,000 kWh (if no demand)	$0.10998	$0.10583	**$0.09420**
+ / kWh, >1st 1,000 kWh (if no demand)	$0.10098	$0.10583	**$0.09420**
Monthly Customer Charge/Base (if Demand)	$19	$24	**$29**
+ / kWh, 1st 1,000 kWh (if demand)	$0.08198	$0.08033	**$0.06970**
+ / kWh, > 1st 1,000 kWh (if demand)	$0.08198	$0.08033	**$0.06970**
+ Demand / kW	$9.00	$9.00	**$9.00**
Net Meter			
Monthly Customer Charge/Base	$5.00	$7.50	**$10.00**
Energy Charge (0-1,000 kWh) ($/kWh)	$0.101590	$0.098440	**$0.086310**
Energy Charge (over 1,000 kWh) ($/kWh)	$0.10994	$0.10972	**$0.10038**
kWh credit if generated by Customer exceeds consumption	$0.084590	$0.081440	**$0.078180**
Feed In Tariff			
Class 1 (1 kW to 10 kW) - credit per kWh	$0.05	$0.05	$0.05
Class 2 (>10 kW to 1,000 kW) - credit per kWh	$0.04	$0.04	$0.04
PPAC (all energy) ($0.010/kWh)	$0.017	$0.017	**$0.00813**
included in all Energy Charges and all Rate Classes above			

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
Meter Tampering	$100	$100	$100
Conduit Lease Fee (per foot, per year)	$0.75	$0.75	$0.75
Pole Attachment / year	$18	$18	$18
Solar Meter Fee (Connection Fee)	$500	$500	$500
10 kW to 50 kW Solar Interconnection Study	$350	$350	$350
Over 50 kW Solar Interconnection Study	$1,500	$1,500	$1,500
FIBER			
Residential Subscription Fees (network & infrastructure fees only - ISP fees to be charged separately by ISP)			
250 Mbps	$52	$52	$52
1000 Mbps	$57	$57	$57
2 Gbps	$67	$67	$67
10 Gbps	$107	$107	$107
Commerical Subscription Fees	varies based on service level	varies based on service level	varies based on service level
LEGACY CENTER			
Rentals:			
Field Rental / day	$165	$175	$175
+ deposit	$125	$125	$125
Field Rental / hour / field	$33	$35	$35
+ deposit / hour / field	$25	$25	$25
Field Rental / 4 hours / field (Baseball only)	$99	Discontinue	Discontinue
+ deposit / 4 hours / field (Baseball only)	$83	Discontinue	Discontinue
Additional Field Prep / diamond (Baseball only)	$50	$53	$53
+ on Saturdays and Holidays (Baseball only)	$66	$70	$70
Field Lighting / hour / field	$28	$30	$30
Daily Pass			
Adult Full Facility (Ages 18-59)	$6	$6	$6
Youth Full Facility (Ages 12-17)	$6	$6	$6
Child Full Facility (Ages 3-11)	$5	$5	$5
Toddler (2 & under)	Free	Free	Free
Senior Full Facility (Ages 60+)	$5	$5	$5
Group Rate Discounts:			
10-29 People (discount / person)	$0.50	$0.50	$0.50
30-49 People (discount / person)	$1	$1	$1
50 or more (discount / person)	$1.50	$1.50	$1.50
Gym	$3.50	$3.50	$3.50
Weight & Cardio	$3.50	$3.50	$3.50
Aerobics Class	$4.50	$4.50	$4.50
Water Aerobics	$4.50	$4.50	$4.50
Cycling Class	$4.50	$4.50	$4.50
Track	$1.25	$1.25	$1.25
Climbing Wall	$8	$8	$8
Day Care, first child / hour	$2.50	$2.50	**$3.00**
+ / additional child / hour	$1.50	$1.50	$1.50
Day Care Punch Card	$36	$36	$36
Memberships:			
20% discount @ Health & Fitness Fair			
10% off annual pass during Member Appreciation Week			

Monthly Pass	APPROVED FY 2024 Non-Resident	APPROVED FY 2024 Resident	APPROVED FY 2025 Non-Resident	APPROVED FY 2025 Resident	PROPOSED FY 2026 Non-Resident	PROPOSED FY 2026 Resident
Family/Group	$85	$52	$87	$53	**$88**	**$54**
Additional Person	$5.00	$3.50	$6.00	$3.50	$6.00	$3.50
Adult Couple (18-59)	$69	$42	$71	$43	**$72**	**$44**
Adult Individual (18-59)	$47	$28	$48	$29	**$49**	**$29**
Youth Individual (12-17)	$27	$16	$27	$17	**$28**	$17
Child Individual (3-11)	$21	$13	$22	$13	$22	$13
Toddler (2 & under)	Free	Free	Free	Free	Free	Free
Senior Couple (60+)	$47	$28	$48	$29	**$49**	**$29**
Senior Individual (60+)	$27	$16	$27	$17	**$28**	$17

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024		APPROVED FY 2025		PROPOSED FY 2026	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Annual Pass						
Family/Group	$860	$520	$875	$530	**$885**	**$535**
Additional Person	$56	$34	$57	$34	$57	$34
Adult Couple (18-59)	$695	$420	$710	$430	**$720**	**$435**
Adult Individual (18-59)	$480	$290	$495	$300	$495	$300
Youth Individual (12-17)	$265	$160	$270	$165	**$280**	**$170**
Child Individual (4-11)	$215	$130	$225	$135	$225	$135
Senior Couple (60+)	$480	$290	$495	$300	$495	$300
Senior Individual (60+)	$265	$160	$270	$165	**$280**	**$170**
Summer Pass						
Family/Group	$310	$188	$320	$194	**$325**	**$197**
Programs:						
Team Sports						
Women's Volleyball	$600	$400	$615	$410	$615	$410
Coed Volleyball	$600	$400	$615	$410	$615	$410
Men's Softball	$500	$750	$765	$510	**$780**	**$520**
Men's Basketball	$1,240	$825	$1,270	$845	**$1,285**	**$855**
Pickleball Tournament (per team)	$42	$35	$42	$35	**$43**	**$36**
Youth Sports						
Wrestling	$68	$50	$69	$51	**$70**	**$52**
(if member)	$61	$45	$62	$46	**$63**	**$47**
Girls Volleyball	$84	$56	$86	$57	**$87**	**$58**
(if member)	$76	$50	$77	$51	**$78**	**$52**
Volleyball Camp	$74	$49	$75	$50	$75	$50
Flag Football (K-6th)	$72	$53	$73	$54	**$74**	**$55**
(if member)	$65	$48	$66	$49	**$67**	**$50**
Flag Football (7th-8th)	$86	$64	$88	$65	**$89**	**$66**
(if member)	$77	$58	$79	$59	**$80**	$59
Flag Football (9th-10th Teams)	$845	$625	$880	$650	**$890**	**$660**
Indoor Soccer	$63	$42	$65	$43	$65	$43
(if member)	$57	$38	$59	$39	$59	$39
Outdoor Soccer (K-6th)	$57	$42	$58	$43	$58	$43
(if member)	$51	$38	$52	$39	$52	$39
Outdoor Soccer (7th-9th)	$73	$54	$74	$55	**$76**	**$56**
(if member)	$66	$49	$67	$50	**$68**	$50
Youth Track & Field	$99	$66	$101	$67	**$102**	**$68**
Cross Country	$69	$46	$71	$47	$71	$47
Golf - 7yrs & Under	$63	$42	$69	$46	$69	$46
Golf - 8yrs & Up	$110	$73	$113	$75	**$114**	**$76**
Golf - Intermediate	$146	$97	$149	$99	**$152**	**$101**
Women's Golf	-	-	$120	$80	**$122**	**$81**
Tennis Lessons	$84	$62	$85	$63	**$86**	**$64**
(if member)	$76	$56	$77	$57	$77	**$58**
Tennis League	-	-	$135	$100	**$136**	**$101**
Kids Sports Camp	$83	$55	$84	$56	**$86**	**$57**
(if member)	$75	$50	$76	$50	**$77**	**$51**
Basketball Camp - 3 Day (Skyridge) K-2nd	$65	$65	$72	$72	**$73**	**$73**
Basketball Camp - 3 Day (Skyridge) 3rd-5th	$65	$65	$72	$72	**$73**	**$73**
Basketball Camp - 3 Day (Skyridge) 6th-8th	$95	$95	$98	$98	**$99**	**$99**
Basketball Camp - 3 Day (Skyridge) 9th-12th	$95	$95	$98	$98	**$99**	**$99**
Basketball Camp - 4 Day (LC) 1st-2nd	$80	$80	$72	$72	**$73**	**$73**
Basketball Camp - 4 Day (LC) 3rd-5th	$80	$80	$98	$98	**$99**	**$99**
Basketball Camp - 4 Day (LC) 6th-9th	$80	$80	$98	$98	**$99**	**$99**
Basketball Camp - Girls - 3 Day (Skyridge) K-2nd	$50	$50	$51	$51	**$52**	**$52**
Basketball Camp - Girls - 3 Day (Skyridge) 3rd-12th	$75	$75	$77	$77	**$78**	**$78**
Jr. Jazz Basketball (K-4th grade)	$69	$51	$70	$52	**$72**	**$53**
(if member)	$62	$46	$63	$47	**$65**	**$48**
Jr. Jazz Basketball (5th-6th grade)	$88	$65	$89	$66	**$90**	**$67**
(if member)	$79	$59	$80	$59	**$81**	**$60**
Jr. Jazz Basketball (7th-8th grade)	$105	$78	$108	$80	**$109**	**$81**
(if member)	$95	$70	$97	$72	**$98**	**$73**
Jr. Jazz Basketball (9th-12th)-Teams only	$1,053	$780	$1,080	$800	**$1,095**	**$810**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024		APPROVED FY 2025		PROPOSED FY 2026	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Baseball (3rd-8th grade)	$150	$100	$153	$102	**$155**	**$103**
(if member)	$135	$90	$138	$92	**$140**	**$93**
Baseball (2nd grade) - Machine Pitch	$82	$61	$88	$65	**$89**	**$66**
(if member)	$74	$55	$79	$59	**$80**	$59
Baseball (T-ball & coach pitch)	$65	$48	$70	$52	**$72**	**$53**
(if member)	$59	$43	$63	$47	**$65**	**$48**
Softball (3rd-11th grade)	$150	$100	$153	$102	**$155**	**$103**
(if member)	$135	$90	$138	$92	**$140**	**$93**
Swimming						
Summer Swimming Lessons	$60	$40	$62	$41	$62	$41
(if member)	$54	$36	$56	$37	$56	$37
School Year Swimming Lessons	$60	$40	$62	$41	$62	$41
(if member)	$54	$36	$56	$37	$56	$37
Summer Rec Swim Team	$183	$122	$186	$124	**$188**	**$125**
Summer Rec Swim Camp	$33	$22	$35	$23	$35	$23
Cheer Camp 6-15 years old	-	-	-	-	**$82**	**$61**
Dance Camp 5 & 6 year olds	$59	$44	$61	$45	$61	$45
Dance Camp 7-14 years old	$80	$80	$82	$82	**$83**	**$83**
Sessions:						
Babysitter Certification	$105	$70	$107	$71	**$108**	**$72**
CPR & First Aid	$90	$67	$93	$69	**$95**	**$70**
Hunter Safety	$12	$8	$12	$8	$12	$8
Rocking Climbing Camp	-	-	-	-	**$27**	**$20**
Itty Bitty Baseball	$52	$43	$53	$44	$53	$44
(if member)	$47	$39	$48	$40	$48	$40
Itty Bitty Soccer	$52	$43	$53	$44	$53	$44
(if member)	$47	$39	$48	$40	$48	$40
Itty Bitty Basketball	$52	$43	$53	$44	$53	$44
(if member)	$47	$39	$48	$40	$48	$40
Itty Bitty Football	$52	$43	$53	$44	$53	$44
(if member)	$47	$39	$48	$40	$48	$40
Itty Bitty Ball	$52	$43	$53	$44	$53	$44
(if member)	$47	$39	$48	$40	$48	$40
Parenting With Love & Logic	$48	$40	$49	$41	**$50**	**$42**
Sign Language	$69	$51	$70	$52	**$72**	**$53**
Women On Weights- members only	$180	$150	$185	$155	$185	$155
Summer Youth Camp	$83	$55	$84	$56	**$86**	**$57**
Princess & Superhero Party	$19	$14	$20	$15	$20	$15
Pricess Camp	-	-	-	-	**$27**	**$20**
Super Hero Camp	-	-	-	-	**$27**	**$20**
Bunko Night	$18	$15	$18	$15	$18	$15
Safety On Wheels Fair	$18	$15	$18	$15	$18	$15
Adult Art Class	$34	$28	$35	$29	**$39**	$29
RAD Women	$42	$42	$44	$44	$44	$44
Science Class	$120	$89	$123	$91	**$134**	**$99**
Science Camp	$169	$125	$173	$128	**$176**	**$130**
Robotics Camp	$161	$134	$164	$137	**Discontinue**	
Teen Night	$30	$25	$31	$26	$31	$26
Social Date Dance Night	$11	$11	$13	$11	**$14**	**$12**
Kids Hiking Club	$20	$17	$20	$17	$20	$17
Fishing Club	$46	$38	$47	$39	$47	$39
Skateboarding Camp	-	-	$120	$120	**$122**	**$122**
Computer Game Programming Classes	$186	$155	$191	$159	**Discontinue**	
Lego Engineering Camp - 3 Hours	$266	$197	$274	$203	**$277**	**$205**
Lego Engineering Camp - 1 1/2 Hours	$149	$110	$169	$125	**$170**	**$126**
Lego Engineering Class	$132	$98	$135	$100	**$138**	**$102**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024		APPROVED FY 2025		PROPOSED FY 2026	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Magic Camp	$236	$236	$243	$243	**$246**	**$246**
Pop Up Magic Workshop	-	-	$84	$70	$84	$70
Youth Art Class	$63	$47	$104	$70	**$105**	$70
Youth Entrepreneur Fair	$17	$11	$17	$11	**$30**	**$20**
Sewing Camp	$71	$47	$104	$70	**$105**	$70
Gymnastics - Fall						
45 minutes 1 day per week	$63	$42	$65	$43	$65	$43
1 hour 1 day per week	$69	$46	$71	$47	$71	$47
1 hour 1 day per week - Ninja	$68	$50	$69	$51	**$70**	**$52**
1 1/4 hours 2 days per week (PreTeam)	$102	$85	$104	$87	**$106**	**$88**
1 1/2 hours 1 day per week	$70	$58	$72	$60	$72	$60
1 1/2 hours 2 days per week	$153	$102	$125	$104	**$127**	**$106**
1 1/2 hours 2 days per week (PreTeam)	$119	$99	$122	$102	**$124**	**$103**
2 hours 1 day per week	$83	$69	$84	$70	$85	$71
2 hours 2 day per week - Beg. Team	-	-	-	-	**$146**	**$108**
2 hours 3 days per week	$176	$147	$182	$151	**$184**	**$153**
3 hours 2 days per week	$186	$155	$181	$151	**$184**	**$153**
3 hours 3 days per week	$236	$197	$242	$202	**$246**	**$205**
5 hours per week	$160	$133	$163	$136	**$166**	**$138**
8 hours per week	$209	$174	$214	$178	**$217**	**$181**
Ninja Camp	$83	$69	$89	$74	**$90**	**$75**
Dance						
Enrollment Fee	$32	$32	$35	$35	**$36**	**$36**
40 minutes	$49	$41	$50	$42	$50	$42
50 minutes	$53	$44	$54	$45	$54	$45
Summer Dance - 40 minutes	$92	$68	$95	$70	**$96**	**$71**
Summer Dance - 50 minutes	$108	$80	$111	$82	**$112**	**$83**
Cheer						
Enrollment Fee	$16	$16	$16	$16	**$25**	**$25**
40 minutes (Fall)	$48	$40	$49	$41	$49	$41
50 minutes (Fall)	$53	$44	$54	$45	$54	$45
Cheer (Summer)						
40 minutes	$82	$68	$84	$70	**$85**	**$71**
50 minutes	$96	$80	$98	$82	**$112**	**$83**
Preschool						
2 days a week	$113	$84	$116	$86	**$117**	**$87**
3 days a week	$140	$104	$144	$107	**$146**	**$108**
Summer Preschool	$223	$165	$230	$170	**$232**	**$172**
Hap Ki-Do	$89	$80	$92	$82	**$112**	**$83**
Other Programs						
Concealed Weapons Permit Class	$54	$54	$55	$55	$56	$56
Personal & Home Safety Class	$34	$25	$34	$26	**Discontinue**	
Adaptive Volleyball	$36	$36	$37	$37	$37	$37
Adaptive Basketball	$36	$36	$37	$37	$37	$37
Adaptive Bowling	$40	$40	$50	$50	**$51**	**$51**
Round-Up 3-on-3 Basketball Tournament	$20	$20	$20	$20	$20	$20
Round-Up Horseshoe Tournament	$15	$15	$15	$15	Free	$15
Round-Up Doubles Pickleball Tournament	$20	$20	$20	$20	$20	$20
Round-Up Tennis Tournament	$20	$20	$20	$20	$20	$20
Private Swim Lessons	$41	$27	$42	$28	$42	$28
Semi-Private Swim Lessons	$24	$16	$26	$17	$26	$17
Private Gymnastics Lessons	$41	$27	$42	$28	$42	$28
Semi-Private Gymnastics Lessons	$24	$16	$26	$17	$26	$17
Ski & Snowboarding School (established in conjunction with American Fork City)	$480	$320	$525	$350	**$565**	**$375**
Adaptive Swim Team	$55	$44	$54	$45	**$55**	**$46**
USA Swim Team - Stingrays	-	-	$41	$30	**$47**	**$38**
USA Swim Team - Dolphins	$107	$79	$109	$81	**$112**	**$83**
USA Swim Team - Sharks	$109	$81	$112	$81	**$120**	**$90**
USA Swim Team - Junior Prep	$120	$89	$123	$91	**$140**	**$106**
USA Swim Team - Juniors	$128	$95	$132	$98	**$140**	**$106**
USA Swim Team - Senior (Mar-Aug)	$149	$110	$153	$113	**$165**	**$125**
WSI	$185	$185	$190	$190	**$215**	**$215**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024		APPROVED FY 2025		PROPOSED FY 2026	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Junior WSI	-	-	-	-	**$100**	**$100**
Lifeguard Class	$205	$205	$210	$210	**$215**	**$215**
Junior Lifeguard Class	-	-	-	-	**$100**	**$100**
Masters Swimming M/W/F	$49	$36	$50	$37	$50	$37
Masters Swimming T/TH	-	-	$49	$36	**$34**	**$25**
Facility Services:						
Body Fat Testing	$21	$14	$21	$14	$21	$14
Personal Training	Per trainer		Per trainer		Per trainer	
Birthday Party Packages						
Package 1 - Room	$90		$90		**$95**	
Package 2 - Room & Rock Wall	$105		$110		$110	
Package 3 - Room & Swim	$115		$120		$120	
Package 4 - Room, Swim & Rock Wall	$145		$150		$150	
Kid Fit - 1st Child	$2.50		$2.50		$2.50	
Kid Fit - Each Additional Child	$1.50		$1.50		$1.50	
Facility Rentals						
Pool Rental / 2 hour rental	$400		$400		$400	
Pool Rental - Alpine School District meet	$500		$500		$500	
Lap Lanes - Short Course - Alpine School District	$13		$13		$13	
Lap Lanes - Long Course - Alpine School District	$15		$15		$15	
Lap Lanes - Short Course	$15		$15		$15	
Lap Lanes - Long Course	$15		$15		$15	
Full Gymnasium / hour	$60		$60		$60	
each additional after 3 hours	$30		$30		$30	
all day	$265		$265		$265	
Half Gymnasium	$45		$45		$45	
each additional after 3 hours	$25		$25		$25	
all day	$190		$190		$190	
Full Multi - purpose Room	$60		$60		$60	
each additional after 3 hours	$30		$30		$30	
all day	$265		$265		$265	
Half Multi - purpose Room	$45		$45		$45	
each additional after 3 hours	$25		$25		$25	
all day	$190		$190		$190	
Small Conference Room	$45		$45		$45	
each additional after 3 hours	$25		$25		$25	
all day	$190		$190		$190	
Climbing Wall / hour	$45		$45		$45	

OUTDOOR POOL

	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Season Pass						
Family (up to 6 people)	$310	$188	$320	$194	**$325**	**$197**
+ each additional family member	$56	$34	$57	$34	$57	**$35**
If Legacy Center year-round pass holder (30 % discount)	$217	$132	$224	$136	**$228**	**$138**
Individual	$153	$93	$158	$96	**$160**	**$97**
Pool Rental (2 hr rental)	$450		$450		$450	
Daily Admission						
Ages 2 and under	Free		Free		Free	
Individual (Ages 3-11)	$5		$5		$5	
Individual (Ages 12-59)	$6		$6		$6	
Seniors (Ages 60+)	$5		$5		$5	
Lap Swimming	$4.50		$4.50		$4.50	
Water Aerobics	$4.50		$4.50		$4.50	
Group Rate Discounts:						
Group Rate Discounts:						
10-29 People (discount / person)	$0.50		$0.50		$0.50	
30-49 People (discount / person)	$1		$1		$1	
50 or more (discount / person)	$1.50		$1.50		$1.50	
Monday Family Night 4:00 pm - 6:50 pm (up to 8 people)	$25		$25		$25	

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024		APPROVED FY 2025		PROPOSED FY 2026	
ICE RINK						
Admission						
Ages 2 and under (skating admission only)	-		Free		Free	
Skating	$8		$8		$8	
Skate Rental	$6		$6		$6	
Helmet	$6		$6		$6	
Skate Aid Rental	$12		$12		$12	
Half Price Days	1/2 off skating & skate rental		1/2 off skating & skate rental		1/2 off skating & skate rental	
Group Rate Discounts:						
Group Rate Discounts:						
10-29 People (discount / person)	-		$0.50		$0.50	
30-49 People (discount / person)	-		$1		$1	
50 or more (discount / person)	-		$1.50		$1.50	
Private rentals	-					
Cost / hr up to 50 skaters	-		$350		$350	
Cost / hr up to 100 skaters	-		$700		$700	
Cost / hr up to 150 skaters	-		$1,050		$1,050	
Cost / hr up to 200 skaters	-		$1,400		$1,400	
Learn to skate lessons	$60	$40	$84	$70	$84	$70
Learn to skate camp	$60	$40	$84	$70	$84	$70
INFORMATION CENTER						
Dumpster Rental/dumpster (for residents who pay garbage to Lehi City	$200		$250		**$300**	
Landfill Transfer Station Punch Card:						
Punch Card (1 card per year for residents who pay garbage to Lehi City)	Free		Free		Free	
Fingerprinting:						
Resident	$10		$10		$10	
Non-Resident	$25		$25		$25	
Lehi History Book (Earlier Version)	$15		$15		$15	
Lehi History Book (Latest Version)	$35		$35		$35	
Both History Books	$40		$40		$40	
Business License						
Home-Occupied Business (no impact)	No Fee		No Fee		No Fee	
Home-Occupied Business (impact) - fire inspection fee	$10		$50		**$60**	
General	$100		$140		**$150**	
Base Fee	$100		$140		**$150**	
Fireworks	$60		$100		**$110**	
Seasonal/Temporary (Christmas tree lot, snow cone shack, etc)	$40		$100		**$110**	
Beer License	$175		$175		**$165**	
Single event alcohol	$100		$100		**$110**	
Alcohol License	$320		$320		**$330**	
Solicitor (per person)	$50		$50		**$60**	
Reactivation Fee (license closed after 90 days of non-payment - fee assessed after all license fees are paid in full)	$25		$50		$50	
Fine - Operating a Business without a license	-		$100		$100	
Dog License - 3 year (if spayed or neutered)	$35		$35		$35	
Dog License - 1 year (if not spayed or neutered)	$35		$35		$35	
Dog License - 2 year (if not spayed or neutered)	$65		$65		$65	
Dog License - 3 year (if not spayed or neutered)	$95		$95		$95	
Passport						
Passport Application Fees* (In addition to State Department Charges**)	$35		$35		$35	
Photo Fee	$12		$12		$12	
Overnight Fee	Fee set by USPS		Fee set by USPS		Fee set by USPS	

*Please contact the Lehi Passport Acceptance Facilility for State Department Charges

**Passport Processing Fees are set by the U.S. Department of State and will be adjusted as often as the Federal Government adjusts the fee schedule.

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
CIVIL FINE SCHEDULE			
Parking Violations:			
If paid within 5 business days:			
Overtime Parking (7-1-1)	$25	$25	$25
Snow Removal (7-1-1)	$25	$25	$25
Restricted Vehicles in Residential Zone (7-1-2)	$25	$25	$25
Trailer on Roadway 12 hrs (7-1-2)	$25	$25	$25
Parking Within 30' Sign or Signal (41-6A-1401)	$25	$25	$25
Double Parking (41-6A-1401)	$25	$25	$25
Parking Within Intersection (41-6A-1401)	$25	$25	$25
Parking Out of Stall (41-6A-1401)	$25	$25	$25
Parking Within 20' of Crosswalk (41-6A-1401)	$25	$25	$25
Blocking Driveway (41-6A-1401)	$25	$25	$25
Abandoned Vehicle 48 hrs (41-6A-1408)	$25	$25	$25
Red Curb, Yellow Curb, Sign (41-6A-1401)	$30	$30	$30
Parking On or Over Sidewalk (41-6A-1401)	$30	$30	$30
Parking in Firelane (41-6A-1401)	$30	$30	$30
Parking Within 15' Fire Hydrant (41-6A-1401)	$30	$30	$30
Parked Facing Traffic (41-6A-1402)	$30	$30	$30
Disability Space (41-1A-414)	$125	$125	$125
Any Other Parking Violation under City Code or State Law	$25	$25	$25
If Applicable; +/ any towing and storage fees	100%	100%	100%
If Paid Between 6-10 business days (multiplied by base fine amt)	x2	x2	x2
If Paid After 10 business days (multiplied by base fine amt)	x3	x3	x3
SWPP Illicit Discharges:			
Fees established by Utah State Code (19-5-108.3 c)			
Per occurrence for working without an approved storm water permit	-	-	**$500**
Per occurrence for tracking mud on road	-	-	**$300**
Per occurrence for failure to clean up or report spills	-	-	**$250**
Per occurrence for failure to conduct storm water inspections	-	-	**$100**
Per occurrence for failure to maintain storm water records	-	-	**$100**
Per site, per occurrence, for failure to use general best management practices, as determined by the authority	-	-	**$500**

*****Changes made to fees are marked in BOLD under the Proposed FY 2026 column**

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #27-2025 approving the Anderson Zone Change located at 206 North 1100 West, changing the zoning on 0.60 acres from A-1 (agriculture) to R-1-22 (residential/agriculture).

Suggested Action:

Attachments:

CC Staff Report Anderson Zone Change 05.13.25.docx

Anderson Zone Change Update DRC 03.19.25.docx

Anderson ZC narrative.pdf

Anderson Zone Change updated zone change area.pdf

Anderson Aerial.pdf

Anderson GP.pdf

Anderson Zoning.pdf

Ordinance - Anderson Zone Change 05.13.25.docx

ANDERSON ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Caden Hazard		
Meeting Date	May 13, 2025		
Requested Action/Purpose	Approval of a proposed zone change		
Location	206 North 1100 West		
Project Area	0.60 acres		
Existing Zoning	A-1		
Proposed Zoning	R-1-22		
Existing General Plan Land Use Designation	VLDRA		
Adjacent Zoning and Land Use	*North*	R-1-22	West Grove Subdivision
	South	R-1-22	Single family residential
	East	A-1	Single family residential
	West	A-1	Church
Date of DRC Review	March 19, 2025		
Date of Planning Commission Review	April 10, 2025		
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 1.75 units per acre. Much of the area designated as VLDRA is located where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, 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

November 16, 1989 Property came into the City as part of the Gray Addition Annexation

REPORT ANALYSIS

The applicant requests approval for a zone change from A-1 to R-1-22 for a portion of the property located at 206 North 1100 West. This zone change on 0.60 acres of property will meet the minimum lot size of 22,000 square feet and provide the potential to create an additional lot with a future application.

The proposed R-1-22 zoning aligns with the Very Low Density Residential Agriculture designation in the General Plan.

The Development Review Committee (DRC) reviewed the proposed zone change and raised one comment regarding water dedication. Water dedication will be required before the zone change can be officially recorded.

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 April 10, 2025. The minutes and motion from this meeting are as follows:

3.1) Public Hearing and recommendation of Caden Hazard's request for review of the Anderson Zone Change located at 206 North 1100 West, changing the zoning on 0.60 acres from A-1 (agriculture) to R-1-22 (residential/agriculture).

Jacob Curtis presented the item. The zone change is consistent with the general plan and will allow for the creation of an additional lot on the northern portion of the lot in the future. A previous zone change for the whole parcel was presented earlier, but there were issues with dedicated water rights, which is why it's coming before the Commission again.

Caden Hazard, the applicant, was present, but had no additional comment.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Lockhart moved to give a positive recommendation to the Lehi City Council with the findings that it is consistent with the goals and policies of the general plan. Commissioner Eyre seconded.

Amended Motion: Commission Lockhart moved to give a positive recommendation to the Lehi City Council with the findings that it is consistent with the goals and policies of the general plan. She included all DRC comments. Commissioner Eyre seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

Anderson Zone Change Update
DRC Redline Comments

Caden Hazard- requests review of the Anderson Zone Change located at 206 North 1100 West, changing the zoning on 0.60 acres from A-1 to R-1-22.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Caden Hazard, Scott Hazard
Date of Plans Reviewed: 03/11/25
Time Start: 3:40 pm
Time End: 3:43 pm

DRC REDLINE COMMENTS:
Brad – Fiber: No comments
Glade – Power: No comments. For the Plat, provide show & label PUE along 1100 W.
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. Water dedication will be required for the zone change request. You will need .47 acre feet of culinary water and 1.74 acre feet of irrigation water.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 10, 2025.

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.

A Description of the Zoning Map Amendment

(a) Reason and Justification for the Proposed Amendment

The proposed zoning map amendment seeks to better align the property's land use with the city's evolving needs and growth patterns. The current zoning designation no longer reflects the highest and best use of the property, given the surrounding development trends and the increasing demand for residential homes in the area. This amendment will facilitate responsible growth and contribute to the long-term vision of Lehi City. We are proposing that the zoning classification for a portion of the parcel located at 206 N 1100 W be changed from A-1 to R-1-22 to enable a two-lot subdivision of the parcel creating one, .6-acre lot. Currently there is one dwelling on the property and A-1 allows for only one dwelling unit per acre. If the proposal is approved, a two-lot subdivision including the existing dwelling and the new .6-acre lot with a new dwelling built would be pursued.

(b) Consistency with the Goals and Policies of the General Plan

The proposed amendment is fully consistent with the Lehi City General Plan, which calls for Very Low Density Residential in this area.

(c) Compatibility with Existing Land Uses of Nearby and Adjoining Properties

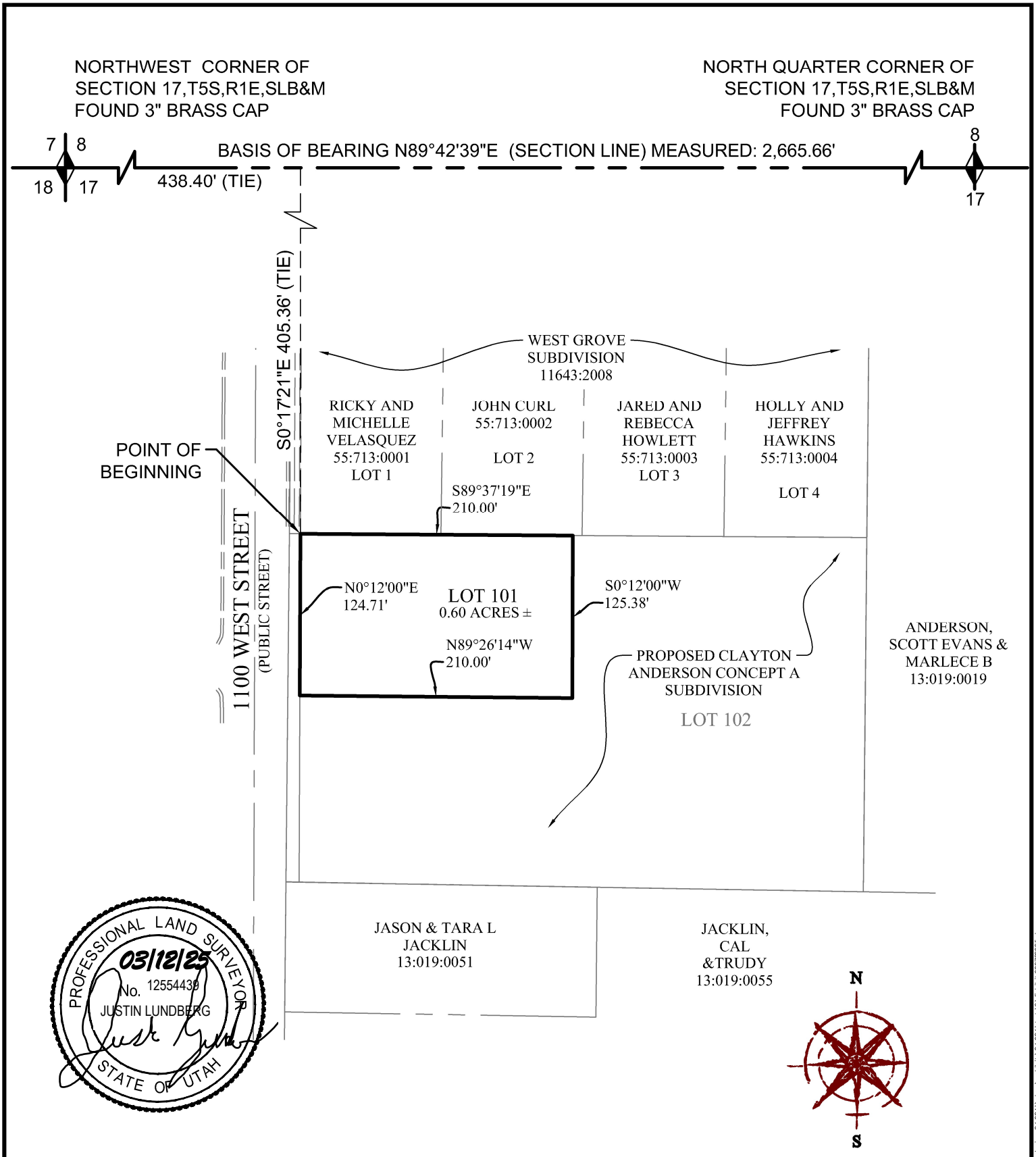
The proposed zone change is compatible with the surrounding properties and existing land uses. Many adjacent parcels already feature similar or complementary uses, making this amendment a logical and harmonious transition.

(d) Effect on the Character of the Surrounding Area

The proposed uses align with current trends and market demands, ensuring that nearby properties maintain or enhance their desirability. Moreover, the amendment will not unduly impact existing uses surrounding the property.

(e) Public Health, Safety, Welfare, and Overall Community Benefit

Approving this amendment will result in public benefits like improved land utilization and increased tax revenue for essential city services. The overall community will benefit from this amendment as it supports balanced growth and aligns with city objectives.



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

PROPOSED LOT 101 EXHIBIT

LOCATED IN THE NW 1/4 OF SECTION 17, T5S, R1E, SLB&M
LEHI CITY, UTAH COUNTY, UTAH

Date Created: 03/10/25
Scale: N.T.S.
Drawn: E.C.
Job: 24-0261
Sheet: 1 OF 1

24\24-0261 Clinton Anderson 2 Lot Subdivision Plat\design 24-0261\Cdwg\exhibits\24-0261 Lot 101 Exhibit 03072025.dwg

Anderson Zone Change

Aerial

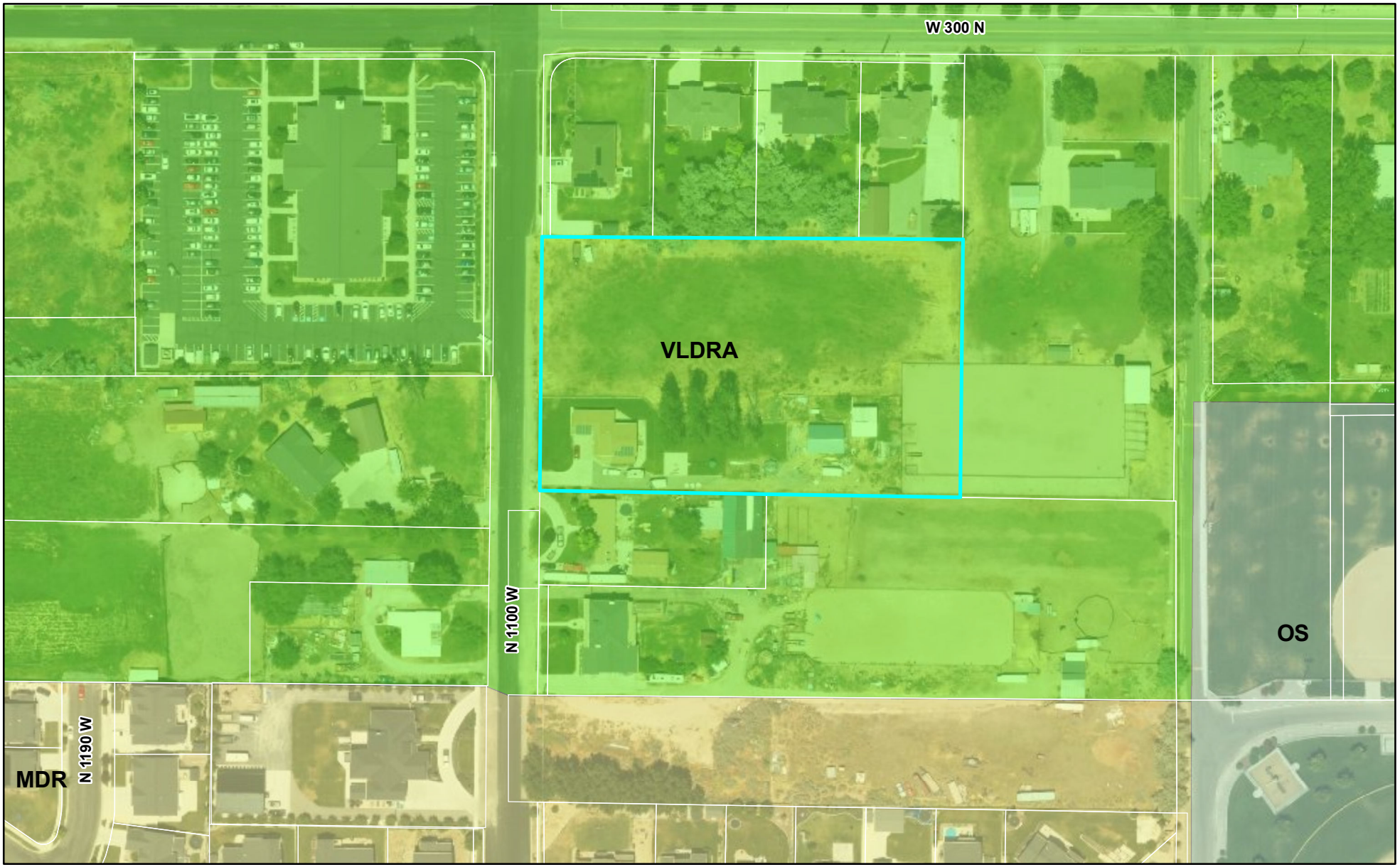


0 175 350 Feet

LEHI CITY

Anderson Zone Change

General Plan

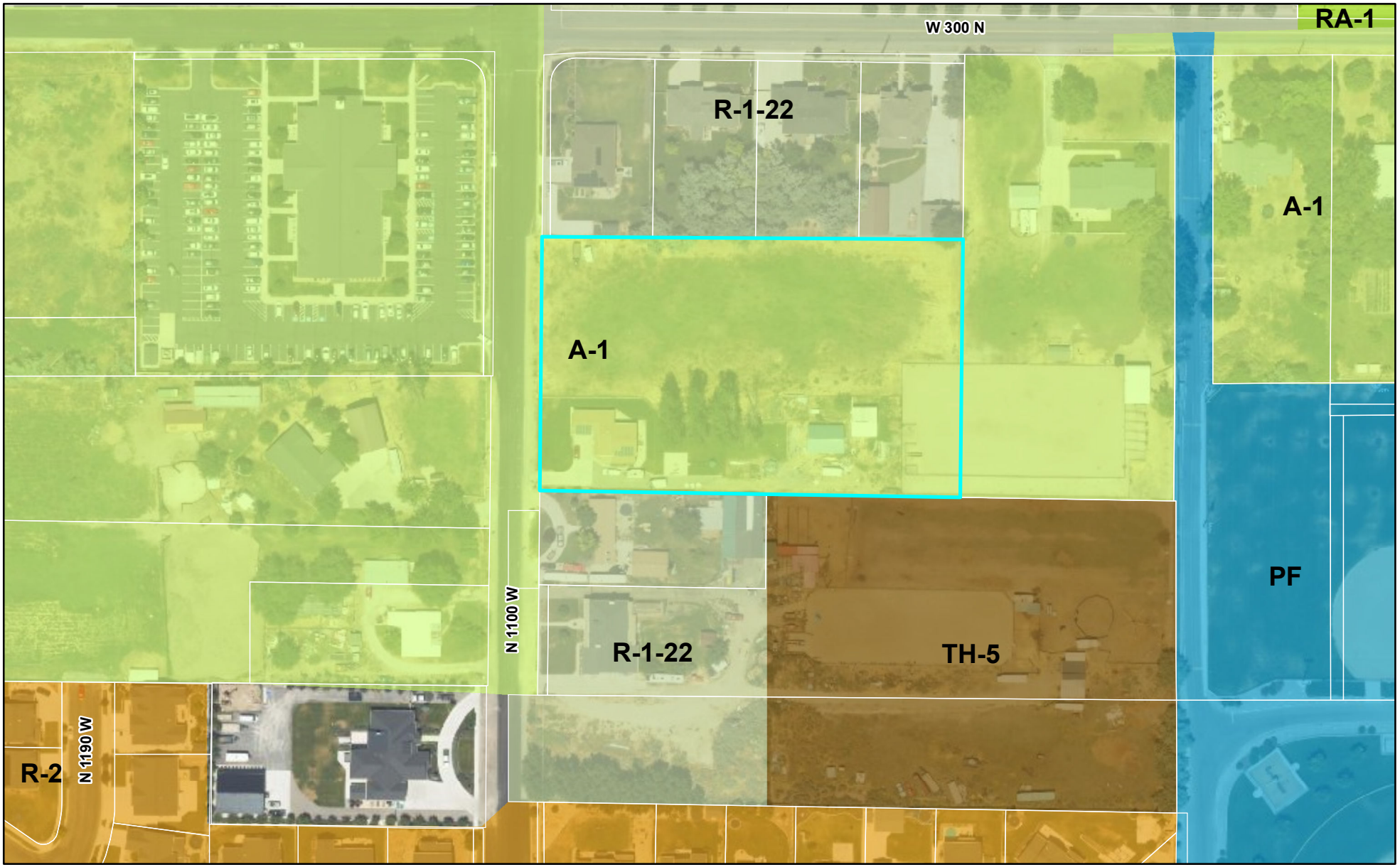


0 175 350 Feet

LEHI CITY

Anderson Zone Change

Zoning



LEHI CITY

ORDINANCE NO: 2025-__

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 206 N 1100 W

WHEREAS, Caden Hazard, applicant for property located at 206 N 1100 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-1-22; and

WHEREAS, following a public hearing on April 10, 2025, 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 May 13, 2025, the Lehi 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 April 10, 2025; and

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

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-1-22.

PART II:

A. If a provision of this Ordinance -2025 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 13th day of May 2025.

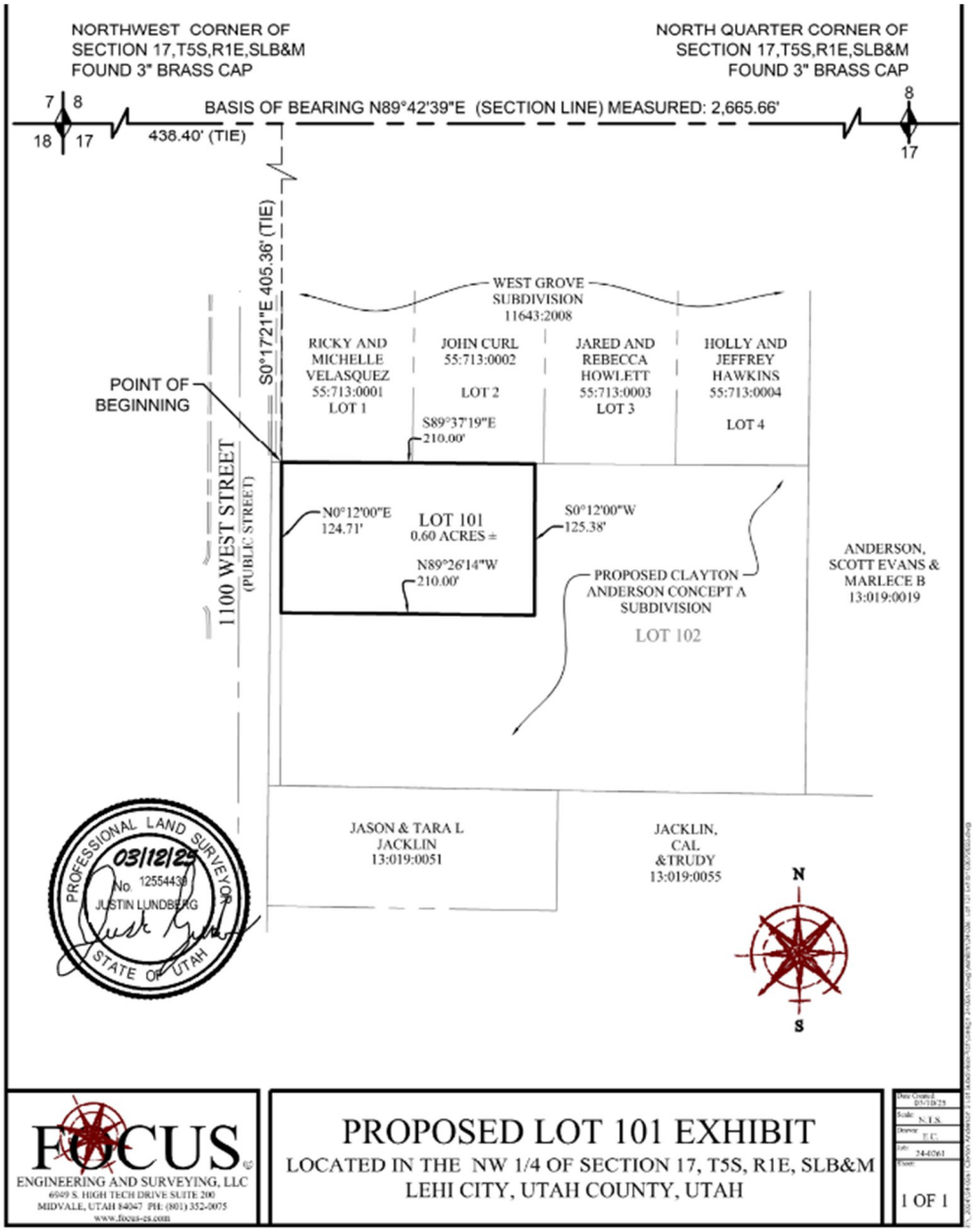
ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

Anderson Zone Change

Legal Description:



Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Bart Christofferson Annexation #2, located at 440 S 300 E
a. Public Hearing
b. Consideration of Resolution #2025-28 approving an Annexation Agreement with the owners of the property that is the subject of the Bart Christofferson Annexation #2.
c. Consideration of Ordinance #26-2025 approving the Bart Christofferson Annexation #2 on 0.40 acres of property located at 440 S 300 E, assigning the R-1-Flex zoning.

Suggested Action:

Attachments:

CC Staff Report Bart Christofferson Annexation #2 - Final Approval 05.13.25.docx

Bart Christofferson Annexation #2 DRC 02.26.25.docx

Bart Christofferson annexation Narrative.pdf

Bart Christofferson annexation #2 plat.pdf

Bart Christofferson Annexation aerial.pdf

Bart Christofferson Annexation GP.pdf

Bart Christofferson Annexation Zoning.pdf

Bart Christofferson Annexation #2 AnnexAgreement 05.13.25.docx

Resolution Annexation Agreement - Bart Christofferson Annexation #2 05.13.25.docx

Ordinance -Bart Christofferson Annexation #2 05.13.25.docx

BART CHRISTOFFERSON ANNEXATION #2

CITY COUNCIL REPORT

Applicant	Tony Trane		
Meeting Date	May 13, 2025		
Requested Action/Purpose	Approval of a proposed annexation		
Location	440 South 300 East		
Requested Zoning	R-1-Flex		
General Plan Land Use Designation	LDR		
Acreage	0.40 acres		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	R-1-Flex	Undeveloped
	South	N/A	Single family residential
	East	R-1-8	Southtowne Plat B
	West	N/A	Undeveloped
Date of DRC Review	February 26, 2025		
Date of City Council Acceptance	March 18, 2025		
Date of Planning Commission Review	April 10, 2025		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Acceptance of annexation
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

REPORT ANALYSIS

The General Plan designates this 0.40-acre property at 440 South 300 East as LDR. The proposed R-1-Flex zoning corresponds with the Low-Density Residential designation on the General Plan. This annexation is being done by resolution because the property is part of an existing county island.

The DRC reviewed the proposed annexation and had the following comments:

1. A line extension is required to serve this parcel.
2. As a condition of recording the annexation and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex Zone. The amount of culinary water is 1.58 acre feet per acre and irrigation water is 2.11 acre feet per acre.
3. Update the acceptance by legislative body including adding “mayor” label and removing extra lines
4. It would be helpful to better delineate the property being annexed. Maybe use a thicker line type and bold the text for the parcel information.

Please consider the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed annexation. Any motion should include findings. Possible findings include:

1. The proposed R-1-Flex zoning does conform with the VLDRA designation of the General Plan.
2. The proposed application does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on April 10, 2025. The minutes and motion from this meeting are as follows:

3.2) Public hearing and recommendation of Bart Christofferson's request for review of R-1-Flex (residential) zoning for the Bart Christofferson Annexation #2, 0.40 acres of property located at 440 South 300 East.

Jacob Curtis presented the item. The zoning is consistent with the adjacent area and with the General Plan's designation of the property.

Commissioner Kunze asked staff why so much was missing on the report, as she could only find the report analysis. Curtis explained that there was possibly not a lot of history the city had access to, or it could have been an oversight.

Bart Christofferson, the applicant, was present. He wants the annexation in order to connect the land to city sewer and water systems. He offered to share his knowledge of the history of the property with the Commission. Commissioner Kunze clarified that the land was being annexed from Utah County. Christofferson has owned the land for the last thirteen years.

Commissioner Jackson opened and closed public comment.

> **Motion:** Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with the findings that the proposed R-1-Flex zoning does conform with the VLDRA designation in the general plan and that the proposed application does conform with the goals and policies of the general plan. He included all DRC comments. Commissioner Everett seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

Commissioner Lockhart asked to amend her previous motion to include all DRC comments (see item 3.1).

Bart Christofferson Annexation #2
DRC Redline Comments

Tony Trane – requests review of the Bart Christofferson Annexation #2 with proposed R-1 Flex zoning located at 440 South 300 East.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller
Representatives of the Applicant Present: Tony Trane
Assigned Planner: Jacob Curtis
Date of Plans Reviewed: 02/18/25
Time Start: 1:04pm
Time End: 1:15pm

DRC REPORT:

1. **Critical Issues:**

2. **Location of existing and proposed City facilities:**
   a. All utilities are available in 300 East

3. **Zoning required or recommended:**
   a. The proposed R-1-Flex zoning is consistent with the Low Density Residential (LDR) General Plan Designation

4. **Distances to schools/parks/shopping**
   a. Lehi Elementary 1.3 miles
   b. Lehi Junior High 1.9 miles
   c. Lehi High School 0.9 miles
   d. Margaret Wines Park 1.2 miles
   e. Macey's Grocery Store 0.7 miles

5. **Transportation**
   200 South and Main Street to the North. Railroad blocks access to the south.

DRC GENERAL COMMENTS:

1. A line extension is required to serve this parcel.
2. RMP ATA may be required.
3. RMP serves neighbor behind.
4. As a condition of recording the annexation and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex Zone. The amount of culinary water is 1.58 acre feet per acre and irrigation water is 2.11 acre feet per acre.
5. Update the acceptance by legislative body including adding "mayor" label and removing extra lines
6. It would be helpful to better delineate the property being annexed. Maybe use a thicker line type and bold the text for the parcel information.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON MARCH 18th
NEED ENVELOPES
(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

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

Narrative

Lehi City
Attn: City Council and Staff

Subject: Bart Christofferson Annexation #2 Request

The property owner of approximately 0.4 acres located at 400 south 300 east desires to annex into Lehi City. This annexation is requesting to be annexed under the R1-Flex zoning. We feel this is an appropriate request based on the criteria below:

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

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

(c) What is the current and potential (if the property were developed) population and residential density of the proposed area? The intent would be to create 1 buildable lot in the area of the annexation.

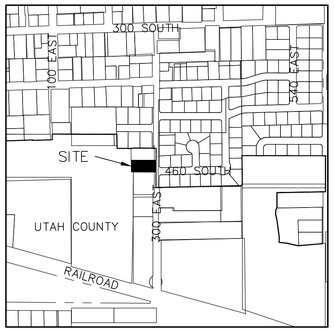
(d) How will the proposed annexation comply with and achieve Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan? The request is in line with the land use goals of this area.

(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? Potential impact of 1 lot.

(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? The owner is planning to purchase water from the city for the water rights requirement with the city that are anticipated to be used with this annexation.

Thank you for your consideration of this matter.

BART CHRISTOFFERSON #2 ANNEXATION



VICINITY MAP

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
170 SOUTH INTERSTATE PLAZA, SUITE 230, LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO LEHI CITY, UTAH COUNTY, UTAH

ANNEXATION DESCRIPTION

Beginning at the Southwest corner of Bart Christofferson Annexation which is South 00°21'46" East 493.80 feet along the section line, East 1135.43 feet and South 00°53'06" East 89.46 feet from the West Quarter Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence East 192.24 feet along the South line of said annexation; thence South 00°15'40" West 92.53 feet along the West line of Marie Willes Annexation; thence North 89°50'56" West 189.40 feet; thence North 00°53'06" West 92.04 feet to the point of beginning.

Parcel Contains 0.40 acres

Basis of Bearing: the line between the West Quarter Corner and the Northwest Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian, which bears: South 00°21'46" East

SURVEYOR

DATE

SURVEYOR'S SEAL

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

SURVEYOR

DATE

COUNTY SURVEYOR'S SEAL

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 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

BART CHRISTOFFERSON #2 ANNEXATION.

DATED THIS _____ DAY OF _____

RECORDER

RECORDER'S SEAL

ANNEXATION PLAT

BART CHRISTOFFERSON #2 ANNEXATION

LEHI CITY, UTAH COUNTY, UTAH

SCALE 1" = 20 FEET

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN

Bart Christofferson Annexation #2

Aerial

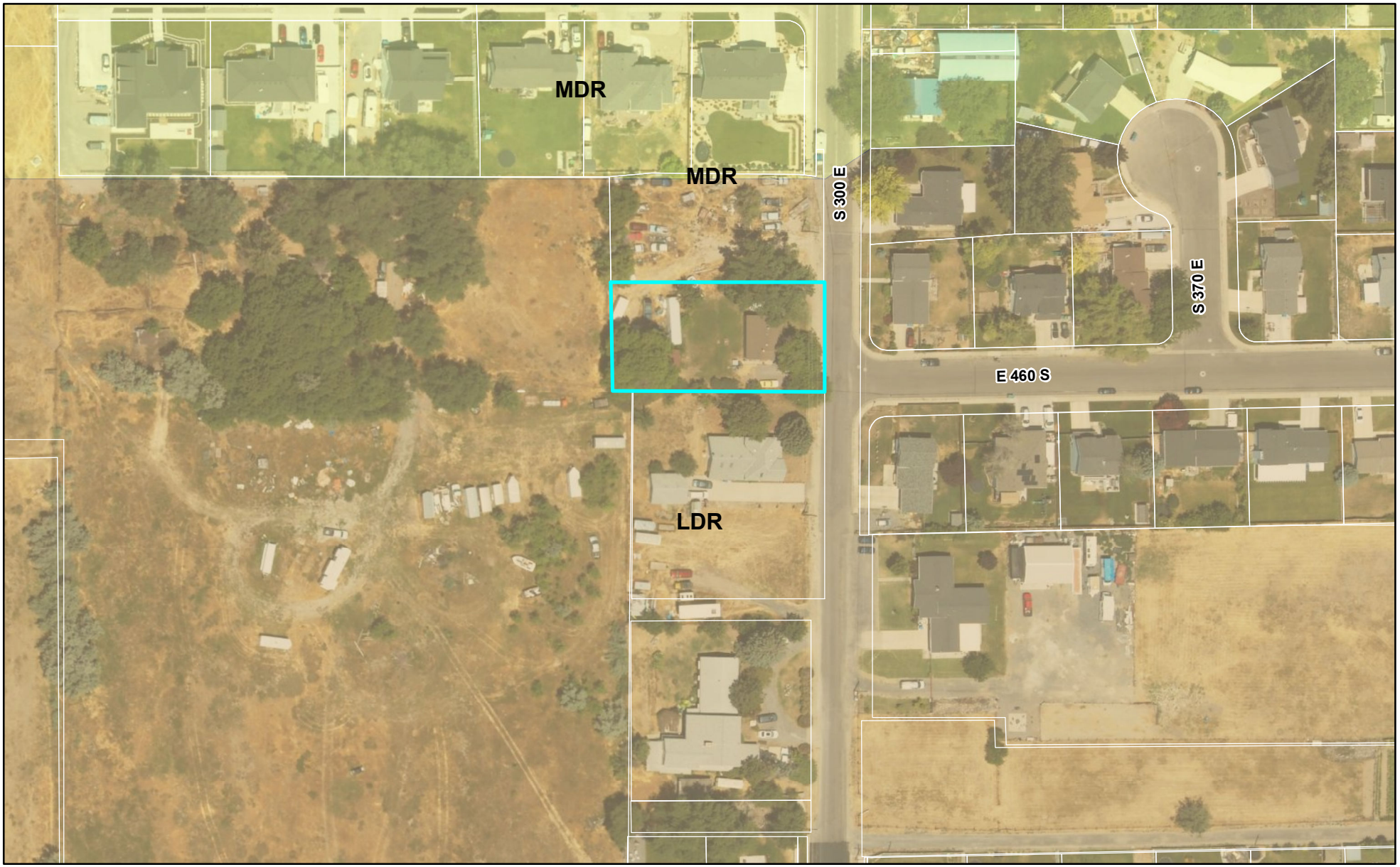


0 140 280 Feet

LEHI CITY

Bart Christofferson Annexation #2

General Plan



0 140 280 Feet

LEHI CITY

Bart Christofferson Annexation #2

Zoning



0 140 280 Feet

LEHI CITY

BART CHRISTOFFERSON ANNEXATION #2
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 **R-1-Flex** as shown on the annexation plat map**.**

5. There will be a water right dedication required as a condition of recording the annexation plat because of the R-1-Flex zoning designation. The amount of water to be dedicated has been calculated according to Section 27.070 of the Lehi City Development Code, and determined to be 1.58 acre feet per acre of culinary water and 2.11 acre feet per acre of irrigation water. The annexation plat shall be recorded prior to any application for development being considered other than a concept plan application. When water transfers do occur, they must comply with Exhibit B (attached).

6. 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.

7. 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.

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

9. As the property in the annexation is sold or developed, Owners agree to provide notification to all purchasers of the provisions of the Right to Farm chapter of the Lehi City Development Code as it relates to agricultural uses in the area such that all subsequent property owners will be aware of the nature of the farming operations on surrounding properties and the intent to continue present agricultural operations. All individual buyers will be notified of the existing agricultural uses in the surrounding area with the following statements which will be included on the recorded subdivision plats:

> "This area is subject to the normal, everyday sounds, odors, sites, equipment, facilities and any other aspect associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock."

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"

ANNEXATION DESCRIPTION

Beginning at the Southwest corner of Bart Christofferson Annexation which is South 00°21'46" East 493.80 feet along the section line, East 1135.43 feet and South 00°53'06" East 89.46 feet from the West Quarter Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence East 192.24 feet along the South line of said annexation; thence South 00°15'40" West 92.53 feet along the West line of Marie Willes Annexation; thence North 89°50'56" West 189.40 feet; thence North 00°53'06" West 92.04 feet to the point of beginning.

Parcel Contains 0.40 acres

Basis of Bearing: the line between the West Quarter Corner and the Northwest Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian, which bears: South 00°21'46" East

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

RESOLUTION NO: 2025-

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE PROPERTY THAT IS THE SUBJECT OF BART CHRISTOFFERSON ANNEXATION #2

WHEREAS, the owners desire to annex certain property located at 440 South 300 East 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 Bart Christofferson Annexation #2; 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 Bart Christofferson Annexation #2 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 13th day of May 2025.

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

ORDINANCE NO: -2025

AN ORDINANCE APPROVING THE BART CHRISTOFFERSON ANNEXATION #2

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Bart Christofferson Annexation #2, located at 440 South 300 East 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 13th day of May 2025, 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 Bart Christofferson Annexation #2 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 R-1-Flex 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 13h day of May 2025.

ATTEST

_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

Bart Christofferson Annexation #2 Legal Description

ANNEXATION DESCRIPTION

Beginning at the Southwest corner of Bart Christofferson Annexation which is South 00°21’46” East 493.80 feet along the section line, East 1135.43 feet and South 00°53’06” East 89.46 feet from the West Quarter Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence East 192.24 feet along the South line of said annexation; thence South 00°15’40” West 92.53 feet along the West line of Marie Willes Annexation; thence North 89°50’56” West 189.40 feet; thence North 00°53’06” West 92.04 feet to the point of beginning.

Parcel Contains 0.40 acres

Basis of Bearing: the line between the West Quarter Corner and the Northwest Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian, which bears: South 00°21’46” East

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #29-2025 approving the Barron Zone Change located at 61 East 2200 North, changing the zoning on 1-acre of property from A-1 (agriculture) to R-1-15 (residential).

Suggested Action:

Attachments:

CC Staff Report Barron Zone Change 05.13.25.docx

Barron Zone Change DRC 03.26.25.docx

Ordinance - Barron Zone Change 05.13.25.docx

narrative.pdf

Aerial Map.png

General Plan Map.png

Zoning Map.png

BARRON ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Natalie Barron		
Meeting Date	May 13, 2025		
Requested Action/Purpose	Approval of a proposed zone change		
Decision Type	Legislative		
Location	25 East 2200 North		
Acreage	0.92-acres		
Existing Zoning	A-1		
Existing General Plan Land Use Designation	Very Low Density Residential (VLDR)		
Proposed Zoning Designation	R-1-15		
Existing Land Use	Undeveloped Lot		
Adjacent Zoning and Land Use	*North*	R-1-12	Single Family Homes
	South	R-1-15	Single Family Homes
	East	A-1	Single Family Homes
	West	R-1-15	Single Family Homes
Date of DRC Review	March 26, 2025		
Date of Planning Commission Review	April 10, 2025		
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.

Section 05.020 Zoning Districts Purpose
A. The purpose of the Very 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.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Strong Communities
Establish strong communities where residents have opportunities for meaningful social connections and support systems.

Strategy 1 Create a life-cycle housing policy that encourages a diversity of housing types in Lehi's neighborhoods to provide housing options for prospective residents of differing ages, incomes, abilities, and lifestyles.

PROPERTY HISTORY

May 25, 1993 City Council approved the Carter Ridge Plat A Subdivision

June 2, 1993 Property came into the City as part of the Carter Estates Addition

REPORT ANALYSIS

The applicant requests approval of the Barron Zone change from A-1 to R-1-15 at 25 East 2200 North. The proposed zone change is consistent with the parcels General Plan Land Use designation of Very Low Density Residential (VLDR) and also matches the zoning of the lots to the west and south.

The applicant expressed their intent to subdivide the property into two parcels in the future. This zone change will make a future subdivision possible.

The Development Review Committee (DRC) had one redline comment related to the water dedication for the additional density. The water will need to be dedicated before a future subdivision can be submitted. This ensures the City has enough water to service the additional home.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may approve or deny the proposed zone change. Any motion should include findings. Possible findings include:

1. The proposed zone change is consistent with the General Plan Designation of Very Low Density Residential (VLDR).
2. The proposed zone change matches the zoning to the west and south of the property.
3. The proposed zone change allows for one additional lot, that allows a gentle increase of residential homes available in the City.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Barron Zone Change on April 10, 2025. The minutes and motion from that meeting follow.

3.3) Public hearing and recommendation of Natalie Barron's request for review of the Barron Zone Change located at 61 East 2500 North, changing the zoning on 1 acre of property from A-1 (agriculture) to R-1-15 (residential).

Jacob Curtis presented the item. The zone change is consistent with the general plan designation for the area and matches properties to the South and West. The applicant plans to subdivide the lot in the future.

Natalie Barron, the applicant, was present. She wants to split the lot so that two of her children can move in next to her.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Everett moved to give a positive recommendation to the Lehi City Council with the findings that the proposed zone change is consistent with the general plan designation of very low density residential, that the zoning request matches the zoning to the west and south of the property, that this will allow an additional house to be built in Lehi to accommodate family members in the future, and that the property is of a suitable size for the desired request of the zone change. He included the DRC comment. Commissioner Kunze seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

Barron Zone Change
DRC Redline Comments

Natalie Barron- requests review of the Barron Zone Change from A-1 to R-1-15 on 1-acre of property located at 61 East 2200 North.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Natalie Barron
Date of Plans Reviewed: 03/17/25
Time Start: 1:29pm
Time End: 1:34pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:
1. Additional culinary water dedication of 0.45-acre feet is required to provide additional water rights for one additional home.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 10, 2025

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: 2025-__

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 25 East 2200 North

WHEREAS, Natalie Barron, applicant for property located at 25 East 2200 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 R-1-15; and

WHEREAS, following a public hearing on April 10, 2025, 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 May 13, 2025, the Lehi 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 April 10, 2025; and

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

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-1-15.

PART II:

A. If a provision of this Ordinance -2025 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 13th day of May 2025.

ATTEST

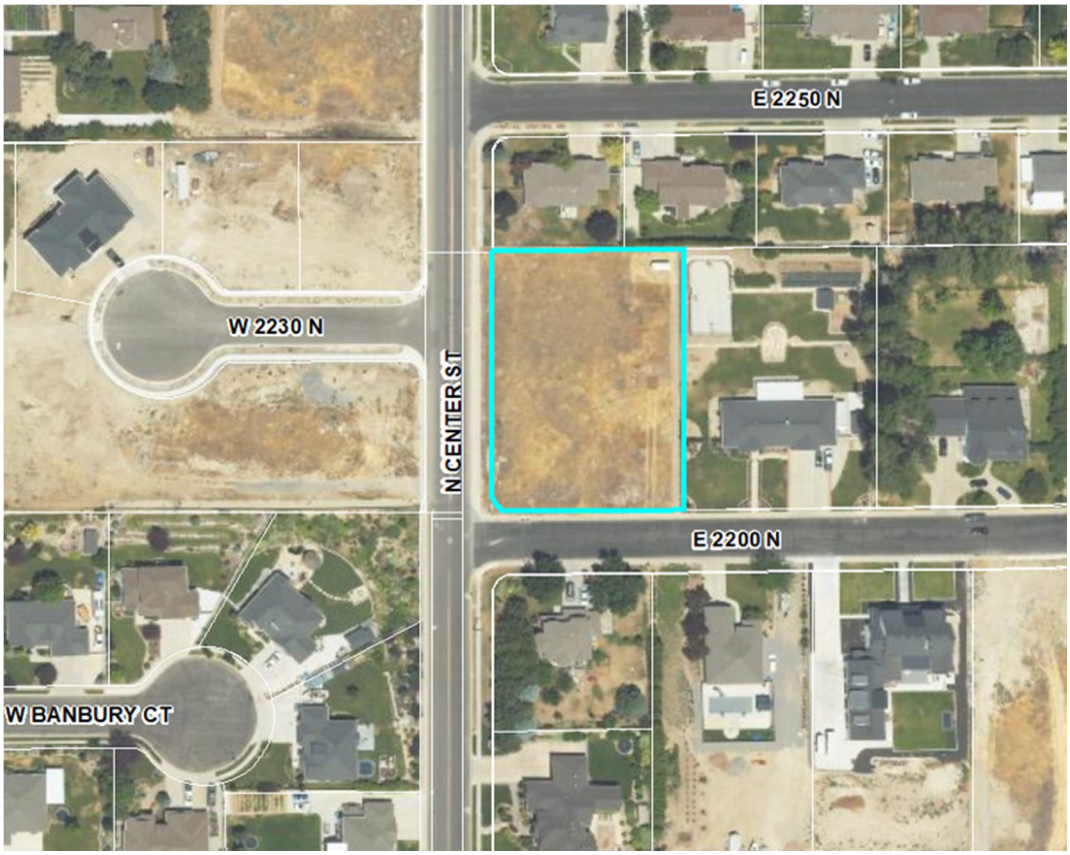
_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

Barron Zone Change Legal Description

LOT 1, PLAT A, CARTER RIDGE SUBDV. AREA 0.918 AC.



Carter Ridge Subdivision Plat A Lot 1 Amendment to Zoning Request
Property Tax ID #: 36:459:0001
Applicant: Natalie Barron

We have recently acquired Lot 1 (25 East 2200 North) of Carter Ridge right next to our home (on Lot 2 – 61 East 2200 North). The general plan has this property as Very Low Density and the current zoning is A-1. We would like to change the zoning to R-1-15 so we can sub divide the acre equally into approximately two ½ acres with the one ½ acre facing south onto 2200 north and one facing west onto Center Street.

The new R-1-15 zoning is consistent with the surrounding homes and adheres to the general plan. Homes to the north are zoned R-1-12, homes to the west are zoned R-1-15, and the home to the south is zoned R-1-15. In fact, this home to the south (24 East 2200 North) was originally zoned A-1 and was changed to R-1-15 so the owners at that time could sub-divide their lot and build a new residence on the back half of their property. Our acre to the east is the only A-1 zoned property that is directly connected to Lot 1.

Our purpose for requesting this zone change is to provide two lots for our children to build homes next to us.

Barron Zone Change

Aerial



LEHI CITY

Barron Zone Change

General Plan



Barron Zone Change

Zoning



LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary Subdivision approval for Inverness Plat D, including 278 single family homes and 126 townhomes located at approximately Horton Way and Edinburgh Avenue.

Suggested Action:

Attachments:

CC Staff Report Inverness Plat D Preliminary Subdivision 05.13.25.docx

Inverness Plat D DRC 03.26.25.docx

Narrative.pdf

Preliminary Plans.pdf

Building Elevations 1.pdf

Building Elevations 2.pdf

Aerial Map.png

General Plan Map.png

Zoning Map.png

INVERNESS PLAT D PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	DR Horton		
Meeting Date	April 10, 2025		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Decision Type	Administrative		
Location	Approximately Horton Way and Edinburgh Avenue		
Existing General Plan Designation	Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Public Facility (PF), Open Space (OS)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped Hillside		
Number of Lots/Units	278 Single Family Homes and 126 Townhomes		
Adjacent Zoning and Land Use	*North*	Draper	Single Family Homes/ Open Space
	South	PC	TI Open Space Buffer
	East	Draper	Undeveloped Hillside
	West	TH-5	Undeveloped Hillside
Date of DRC Review	March 26, 2025		
Date of Planning Commission Review	April 10, 2025		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Reviewing Departments, and review and approval by the Planning Commission following a public hearing.

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

Section 37.040. Connectivity Standards.

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

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

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

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

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

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

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

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

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

PROPERTY HISTORY

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

REPORT ANALYSIS

The applicant requests approval of Inverness Plat D Preliminary Subdivision including 278 single family lots and 126 townhomes. This represents the last preliminary plat for the Skye Area Plan.

Layout
The proposed preliminary subdivision includes the most northern area of the Skye Area Plan. It also includes the largest portion of open space that will be dedicated to Lehi City. The open space will be dedicated with the final plats of the surrounding lots. The public open space included in this preliminary plat is over 472 acres.

The preliminary plans include the last section of Horton Way that will connect this section of development to Skye Preliminary Plats B and C. It also includes neighborhood streets. These streets do not meet the connectivity requirements and will require an exception.

The preliminary plat includes 278 single family homes, including several large lots. It also includes 126 townhomes at the center.

The Skye Area Plan included an irrigation map for these lots that limits the amount of irrigation that can be used on these lots. In other words, many of these lots that are next to the open space, will have areas that remain native without the potential to build or landscape them in ways that require water. This will help reduce the impact on the natural environment.

Exceptions
The proposed road network does not meet connectivity requirements, including the maximum block length. This area includes many steep slopes that allow for an exception to the connectivity standards. The connectivity standards also recommend including pedestrian connections where road connections do not work. The applicant has expressed some concern with providing pedestrian connections because of slopes that exceed 30 percent. They may reevaluate areas that would work but seek an exception allowing them to develop the road and trail network as shown in the preliminary plans.

Elevations
The applicant provided the townhomes elevations that will be used in this area. They meet the design requirements outlined in the Skye Area Plan. The single-family home elevations will receive review after the building permits are submitted for the individual lots.

DRC Comments
The Development Review Committee reviewed the proposed preliminary subdivision and had 14 comments including:

1. Please provide landscaping plan.
2. Recommend adjusting lots to allow common space corridors to connect into open space areas for better pedestrian connectivity (similar to Canyon Hills).
3. Label this as a future trailhead.
4. Remove the PU&RCE shown on the sides and backs of lots
5. Need to address the non-irrigable area with the non-disturbance area on the final plats.
6. Provide a circulation plan with the street connectivity assessment that includes links (both street and trails), nodes (only for intersecting streets and cul-de-sac ends), block lengths, and connectivity index calculation. This circulation plan will also need to note which exceptions are proposed and why. Where exceptions are given, the Code states that bike/ped access should still be provided unless there are justifications not to.
7. It would be great to get some accesses from the subdivision areas into the greenway. Our typical requirement is one access per 600 feet of trail. I like this layout of the greenway coming down, though it requires an exception to connectivity, and typically with these kinds of exceptions we like to see some bike/ped connectivity achieved.
8. Will there be a trail connection along this sewer and storm drain corridor? A connection here would help this subdivision better meet the connectivity requirements. If there is a trail connection, show bike ramps to the street at each end. This trail could serve as an all-weather access as well.
9. These washes along the lot lines would be great for dirt trail accesses to better connect the lower and upper areas here. The grades definitely warrant exceptions to street connectivity, but a couple small natural trails like this would help at least give some connectivity.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Inverness Plat D Preliminary Subdivision on April 10, 2025. The minutes and motion from that meeting follow.

3.6) Public hearing and recommendation of DR Horton's requests for preliminary subdivision review of Inverness Plat D, including 278 single family homes and 126 townhomes located at approximately Horton Way and Edinburgh Avenue.

Jacob Curtis presented the item. This is the northernmost area of the Skye Area Plan and has the steepest slopes. The development doesn't currently meet city requirements, but the steep slopes justify an exception, in his opinion as a planner.

Commissioner Everett asked about the connectivity of the suburb in regard to emergency vehicle access. Curtis explained that the city has to balance the needs of the community with what it is possible to create in a development. Gary Ellis explained that the development meets the code requirements as far as access points go.

Scott Bishop was present representing DR Horton. The company is taking the advice of DRC comments and are planning on installing pedestrian pads on longer block lengths. They are also adding trails and pathways in every place that makes sense, which will increase walkability and shorten block lengths for pedestrians.

Commissioner Eyre asked if staircases were being avoided as they aren't accessible to those with mobility aids like wheelchairs. Bishop explained that there will be staircases. He also clarified that some of the trails would be asphalt and some would be dirt trails.

Commissioner Jackson opened and closed public comment.

Commissioner Eyre asked city staff if the two access points would become a problem once the neighborhood is built out. Ellis and Bishop explained that there are three access points to the neighborhood. Ellis also stated that while it is a valid concern, it hasn't come up until this point in planning. He asked for the opinion of the Planning Department. Kim Struthers explained that the development is not abnormal or unusual. Ellis explained that the wide roads will help with traffic flow. Curtis also mentioned that the fire department already suggested having turnarounds on dead end streets.

> **Motion:** Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the proposed subdivision has significant grade that justifies an exception to the connectivity standards, the proposed subdivision meets the requirements of the Skye area plan, and that the proposed subdivision meets the requirements of the Lehi City Development Code in regard to subdivision approvals. She included all DRC comments. Commissioner Lockhart seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

Inverness Preliminary Plat D
DRC Redline Comments

DR Horton- requests preliminary subdivision review of Inverness Plat D including 278 single family homes and 126 townhomes located at approximately Horton Way and Edinburgh Avenue.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Scott Bishop, Ben Tuckett
Date of Plans Reviewed: 03/18/25
Time Start: 1:35pm
Time End: 2:08pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Relocate (2) PRV's as noted on the drawings.
2. Show PUE widths and locations
3. At final provide power plan sheet(s) for Lehi Power to draw the power design.

Brad – Fiber: No comments
Garion – Fire:
1. Specify, 30' buffer or fire sprinklers? Fire Sprinklers will require a waterline up sized to 1".
2. Show temporary turnarounds at dead ends if no connectivity will be provided at the time of build.

Ryan – Water/Sewer:
3. Provide the zone break to see if these Prv's are in the right location.

James – Parks:
4. Please provide landscaping plan.
5. Recommend adjusting lots to allow common space corridors to connect into open space areas for better pedestrian connectivity (similar to Canyon Hills).
6. Label this as a future trailhead.

Gary S. – Building/Inspections:
7. A soils report is needed for this area.

Shelbey – Public Works:
Gary E. – Engineering:
8. Remove the PU&RCE shown on the sides and backs of lots
9. At time of final site plan, include roadway culvert sized to include flows from new study for this drainage

Luke – Traffic: No comments
Kim – Planning:
10. Need to address the non-irrigable area with the non-disturbance area on the final plats.
11. Provide a circulation plan with the street connectivity assessment that includes links (both street and trails), nodes (only for intersecting streets and cul-de-sac ends), block lengths, and connectivity index calculation. This circulation plan will also need to note which exceptions are proposed and why. Where exceptions are given, the Code states that bike/ped access should still be provided unless there are justifications not to.
12. It would be great to get some accesses from the subdivision areas into the greenway. Our typical requirement is one access per 600 feet of trail. I like this layout of the greenway coming down, though it requires an exception to connectivity, and typically with these kinds of exceptions we like to see some bike/ped connectivity achieved.
13. Will there be a trail connection along this sewer and storm drain corridor? A connection here would help this subdivision better meet the connectivity requirements. If there is a trail connection, show bike ramps to the street at each end. This trail could serve as an all-weather access as well.
14. These washes along the lot lines would be great for dirt trail accesses to better connect the lower and upper areas here. The grades definitely warrant exceptions to street connectivity, but a couple small natural trails like this would help at least give some connectivity.

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.

PRECON MEETING REQUIRED? (FULL)

ITEMS THAT MAY BE REQUIRED PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
APPLICANT

1. For checkoff plans, a full plan submission is required including, where applicable: erosion control plan with BMPS, landscape plans, civil plans, building elevations, power plans, etc.
2. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs-Sdaggs@lehi-ut.gov or 385-201-2523)
3. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
4. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
5. Required water dedication must be completed.
6. Reimbursement Agreement for any reimbursable improvement items must be in place.
7. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
8. Include surveyor's and engineer's stamps and signatures on the construction drawings.
9. Show lot addresses on the final plat (must coordinate with Planning Division).
10. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
11. Irrigation Company signature on the construction drawings for the irrigation piping.
12. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
13. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
14. Provide a signed development agreement (prepared by Lehi City Planning Department).
15. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
1. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com). More information available at https://www.lehi-ut.gov/departments/water/storm-water/
16. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
17. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Shelbey Brewer at lehicitystormwater@gmail.com and CC Planner) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
18. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.

STAFF

19. Address any comments or conditions from Planning Commission approval of the preliminary
20. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
21. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

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. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

STAFF

10. Send a digital copy of the plat to the County for review prior to accepting printed mylar.

DRC GENERAL COMMENTS:

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 10th

PLANNER REMEMBER TO SEND PLAN SET TO POWER

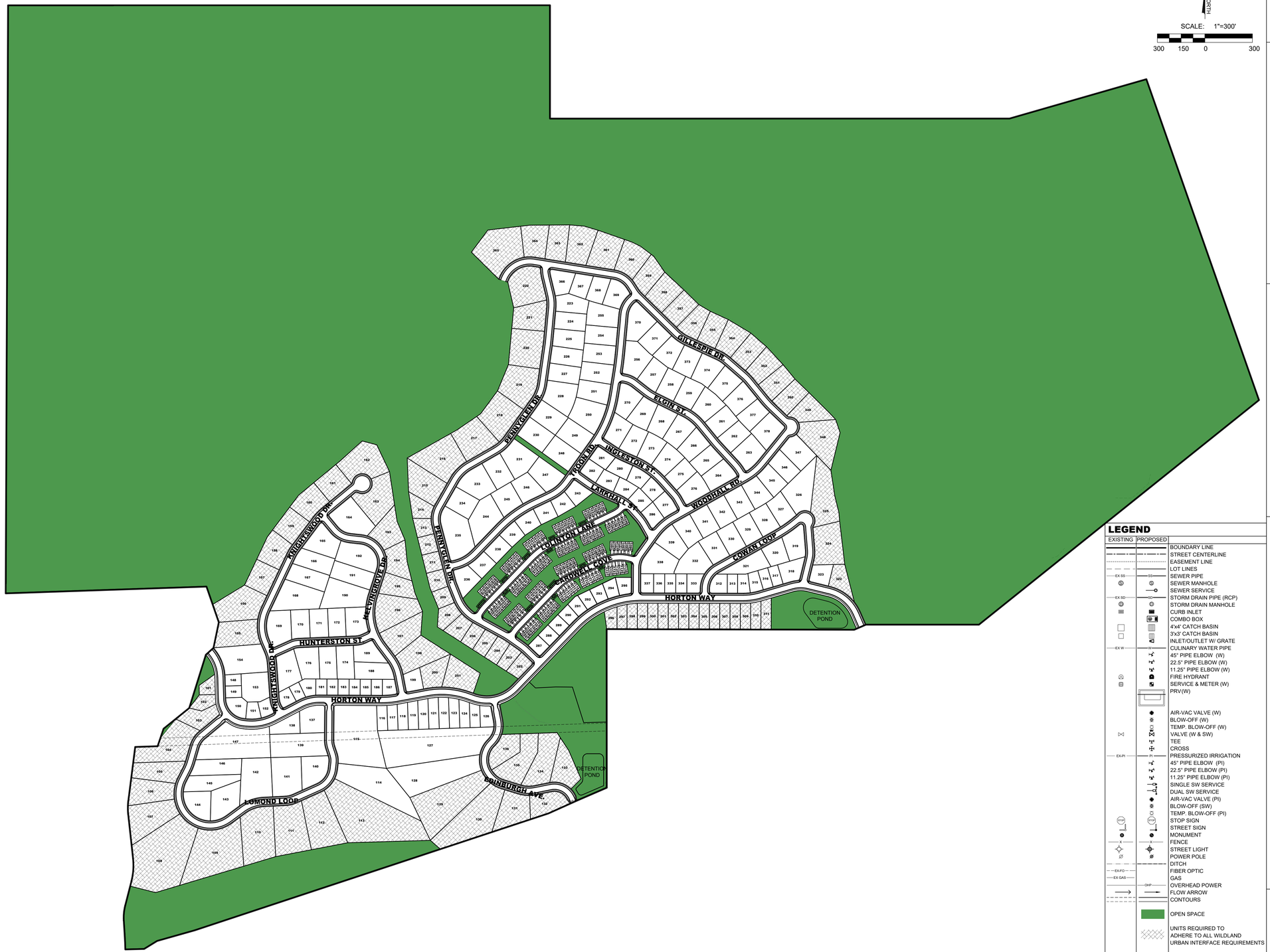
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March 17, 2025

Inverness Area Plan Preliminary Plat D

Preliminary Plat D includes the remaining 404 residential lots on the north of Inverness. This consists of single-family lots and town homes. Preliminary Plat D will finish the utility improvements for Inverness. This includes a water line that connects the east side with the west side as well as connecting to the tank that will be installed at the top of the project. Additionally, Horton Way will be completed, which provides access from the east side to the west side of Inverness. Within the Preliminary Plat D there will be several amenities including but not limited to the following: A master trail connecting the east and west installed with Horton Way, Open spaced dedicated to Lehi City, and a Pool Area.

INVERNESS
PRELIMINARY PLAN D
A PLANNED COMMUNITY IN LEHI, UTAH





VICINITY MAP

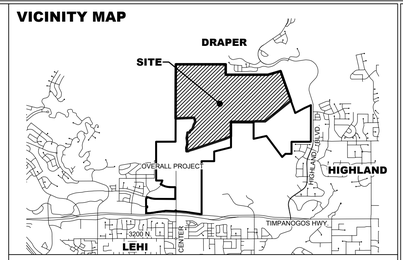


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TABULATIONS

TOTAL AREA:	693.40 ACRES
ROADWAY:	36.23 ACRES
SINGLE FAMILY LOTS:	278 UNITS
TOWNHOMES:	126 UNITS
TOTAL:	404 UNITS
DENSITY:	.58 UNITS/ACRES
PUBLIC OPEN SPACE:	472.34 ACRES
PRIVATE OPEN SPACE:	9.20 ACRES
ZONE:	PC

PARKING REQUIREMENTS:

TOWNHOMES WITH STREET PARKING AVAILABLE: 126

TOTAL PARKING REQUIRED: 42 (1 STALL PER 3 LOTS)

TOTAL PARKING PROVIDED: 43

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP		STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		OPEN SPACE
		UNITS REQUIRED TO ADHERE TO ALL WILDLAND URBAN INTERFACE REQUIREMENTS

NOTES

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

DEVELOPER / OWNER

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

ENGINEER

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

PROJECT NAME

INVERNESS PRELIMINARY PLAN D

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
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Spanish Fork, UT 84660
Phone: 801.798.0555
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STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786728
REGISTERED PROFESSIONAL ENGINEER
03/17/2025

INVERNESS - PRELIMINARY D
LEHI, UTAH
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=300' (PRINTED AS SHOWN)
DATE: 03/17/2025

SHEET
COVER

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GENERAL NOTES

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

GENERAL CLEARING AND GRADING NOTES

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

GENERAL UTILITY NOTES

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

ELECTRONIC FILE NOTES

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

ABBREVIATIONS

NG	NATURAL GROUND
FG	FINISH GRADE
FS	FINISH SURFACE
EG	EXISTING GRADE
EX	EXISTING
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
FF	FINISH FLOOR
GFF	GARAGE FINISH FLOOR
FH	FIRE HYDRANT
PI	PRESSURIZED IRRIGATION
CB	CATCH BASIN
SMH	SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE

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STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786728
REGISTERED PROFESSIONAL ENGINEER
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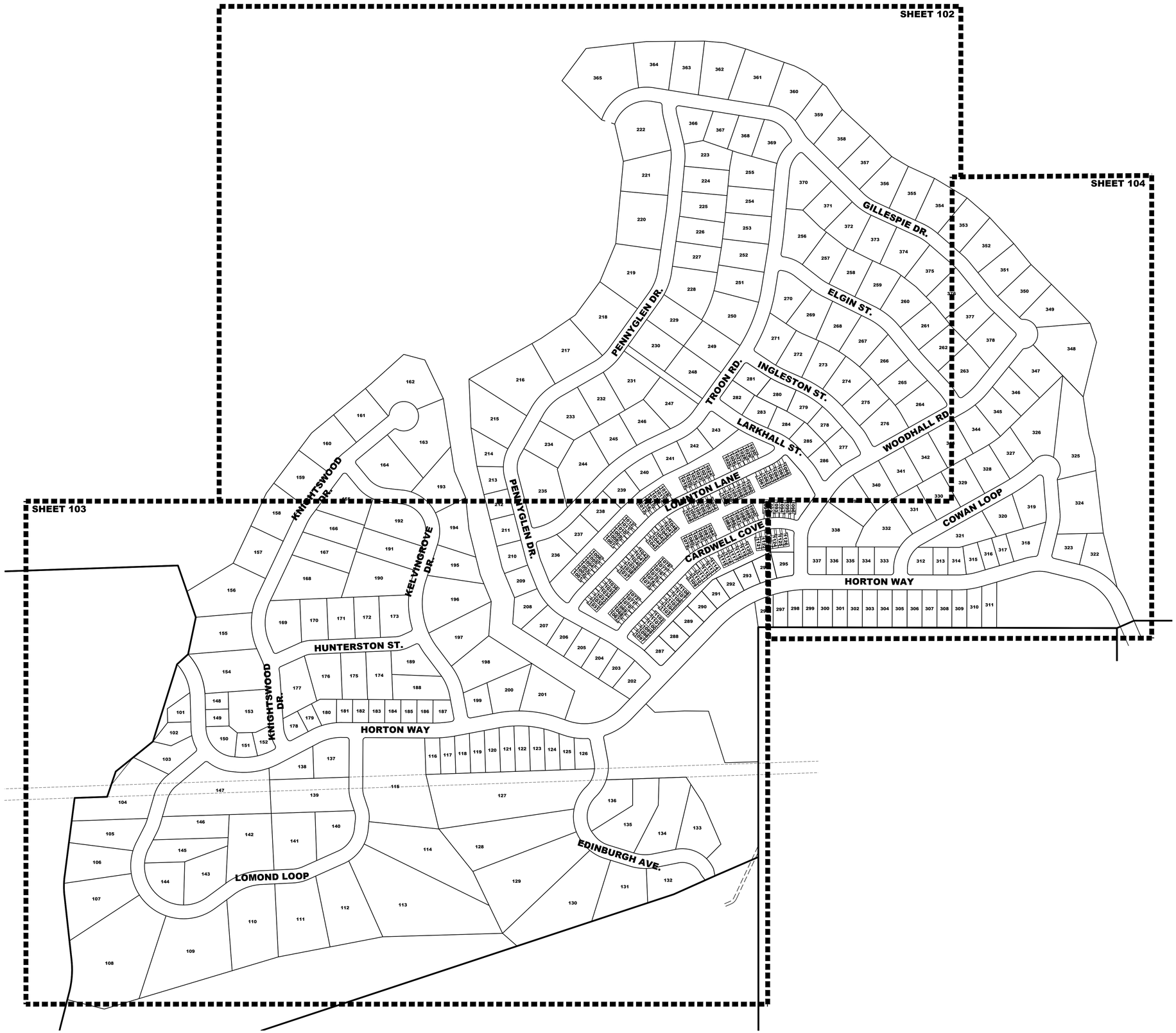
INVERNESS - PRELIMINARY D
LEHI, UTAH
GENERAL NOTES

REVISIONS
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2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: NONE (PRINTED ON 24x36)
DATE: 03/17/2025

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NOTES

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NORTH

SCALE: 1"=200'

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STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786726
REGISTERED PROFESSIONAL ENGINEER
CONSTRUCTION

INVERNESS - PRELIMINARY D

LEHI, UTAH

LOT LAYOUT OVERALL

REVISIONS
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LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=200' (PRINTED ON 24x36)
DATE: 03/17/2025

SHEET 100

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CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	255.00	40°35'45"	180.67	N21°56'04"W 176.92
C2	160.00	82°42'24"	230.96	N42°59'23"W 211.42
C3	300.00	33°17'19"	174.30	S79°00'46"W 171.86
C4	250.00	27°57'59"	122.03	S76°21'06"W 120.82
C5	500.00	11°00'24"	96.05	S84°49'53"W 95.90
C6	500.00	29°38'46"	258.71	N85°50'56"W 255.84
C7	250.00	65°04'05"	283.91	S76°26'25"W 268.90
C8	575.00	46°14'15"	464.02	S67°01'30"W 451.53
C9	350.00	16°23'16"	100.11	S81°56'59"W 99.77
C10	200.00	29°57'44"	104.59	S88°44'13"W 103.40
C11	250.00	52°44'57"	230.16	N49°54'26"W 222.12
C12	150.00	33°43'16"	88.28	S33°07'40"W 87.01
C13	200.00	10°36'13"	37.01	S21°34'09"W 36.96
C14	200.00	153°16'13"	535.01	S49°45'51"E 389.17
C15	250.00	33°35'30"	146.57	N70°23'47"E 144.48
C16	150.00	21°18'45"	55.80	N76°32'09"E 55.48
C17	150.00	59°52'29"	156.75	N35°56'32"E 149.72
C18	110.00	24°16'21"	46.60	N6°07'53"W 46.25
C19	150.00	18°36'09"	48.70	N8°57'59"W 48.49
C20	150.00	23°31'22"	61.58	S15°52'13"E 61.15
C21	250.00	19°34'29"	85.41	S13°53'46"E 85.00
C22	250.00	49°00'21"	213.83	S0°49'10"W 207.37
C23	268.00	11°34'53"	54.17	S31°06'47"W 54.08
C24	268.00	13°30'30"	63.18	S43°39'28"W 63.04
C25	150.00	44°09'01"	115.59	N61°39'48"W 112.75
C26	150.00	101°35'34"	265.97	N32°56'31"W 232.47
C27	350.00	54°49'24"	334.90	N9°33'26"W 322.27
C28	250.00	26°17'50"	114.74	N23°49'14"W 113.74
C29	120.00	21°50'43"	45.75	N76°40'07"E 45.48
C30	120.00	22°18'47"	46.73	N76°26'05"E 46.44

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C31	150.00	54°23'41"	142.41	N16°40'05"E 137.12
C32	150.00	82°47'09"	216.73	N2°28'21"E 198.37
C33	150.00	33°53'15"	88.72	N55°51'50"W 87.43
C34	200.00	28°33'25"	99.68	N87°05'10"W 98.65
C35	119.00	77°14'04"	160.41	N62°44'50"W 148.54
C36	250.00	8°53'24"	38.79	S50°32'20"E 38.75
C37	250.00	6°13'18"	27.15	S58°05'41"E 27.13
C38	250.00	39°19'47"	171.61	S41°32'26"E 168.26
C39	250.00	7°17'32"	31.82	S18°13'46"E 31.80
C40	150.00	44°18'46"	116.01	S7°34'23"W 113.14
C41	250.00	30°26'49"	132.85	S44°57'11"W 131.29
C42	250.00	24°34'16"	107.21	S47°53'27"W 106.39
C43	250.00	26°29'50"	115.62	S22°21'24"W 114.59
C44	200.00	2°47'20"	9.73	S6°41'40"W 9.73
C45	250.00	18°44'25"	81.77	S4°04'12"E 81.41
C46	250.00	13°10'36"	57.49	S6°51'07"E 57.37
C47	250.00	31°32'48"	137.65	N59°38'36"E 135.92
C48	760.00	20°30'15"	271.98	N54°09'30"E 270.53
C49	250.00	28°48'18"	125.69	N50°00'28"E 124.37
C50	708.00	26°29'50"	327.43	N22°21'24"E 324.52
C51	1500.00	3°48'28"	99.69	N7°12'14"E 99.67
C52	150.00	43°47'03"	114.63	N27°11'32"E 111.86
C53	300.00	15°03'02"	78.80	N36°19'11"E 78.58
C54	480.00	20°33'54"	172.29	N54°07'40"E 171.36
C55	150.00	29°36'32"	77.52	N49°36'21"E 76.66
C56	250.00	8°49'44"	38.52	N39°25'50"E 38.49
C57	250.00	20°33'54"	89.73	N54°07'40"E 89.25
C58	250.00	43°21'44"	189.20	N86°05'29"E 184.72
C59	175.00	81°17'53"	248.31	S58°26'45"W 228.00
C60	150.00	48°26'07"	126.80	N56°41'15"W 123.06

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C61	150.00	12°58'40"	33.98	N38°57'31"W 33.90
C62	250.00	19°52'34"	86.73	N55°23'08"W 86.29
C63	250.00	16°21'12"	71.35	N57°08'49"W 71.11
C64	250.00	9°51'12"	42.99	N44°02'37"W 42.94
C65	500.00	6°57'27"	60.71	N42°35'44"W 60.68
C66	42.00	85°05'28"	62.38	N3°31'44"W 56.80
C67	350.00	21°38'55"	132.24	N49°50'28"E 131.46
C68	350.00	24°56'45"	152.39	N48°11'32"E 151.19
C69	150.00	35°34'32"	93.14	N17°55'53"E 91.65
C70	762.00	11°54'46"	158.43	S60°21'04"E 158.15
C71	238.00	24°45'30"	102.84	S53°55'43"E 102.04
C72	250.00	12°12'53"	53.30	S35°26'31"E 53.20
C73	500.00	10°09'17"	88.62	S61°13'49"E 88.50
C74	500.00	24°45'30"	216.06	S53°55'43"E 214.38
C75	150.00	12°12'53"	31.98	S35°26'31"E 31.92
C76	150.00	28°57'54"	75.83	N66°24'35"W 75.03
C77	300.00	11°44'39"	61.49	N57°47'58"W 61.38
C78	300.00	24°29'26"	128.23	N51°25'34"W 127.26
C79	750.00	3°29'06"	45.62	N40°55'25"W 45.61
C80	300.00	13°19'53"	69.80	N36°00'01"W 69.65
C81	150.00	60°31'18"	158.45	N30°24'16"E 151.18
C82	762.00	11°09'54"	148.49	N55°04'58"E 148.25
C83	42.00	125°50'57"	92.25	S67°34'30"E 74.79
C84	169.00	18°22'07"	54.18	S4°32'02"W 53.95
C85	205.00	62°32'26"	223.77	S49°04'02"W 212.82
C86	205.00	18°45'27"	67.11	S89°42'58"W 66.81
C87	180.00	40°55'44"	128.58	N60°26'26"W 125.87
C88	180.00	7°30'23"	23.58	N36°13'23"W 23.56
C89	120.00	12°58'40"	27.18	S38°57'31"E 27.12
C90	220.00	19°52'34"	76.32	S55°23'08"E 75.94

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C91	280.00	16°21'12"	79.92	S57°08'49"E 79.65
C92	280.00	9°51'12"	48.15	S44°02'37"E 48.09
C93	470.00	4°20'48"	35.66	S41°17'25"E 35.65
C94	470.00	2°36'39"	21.42	S44°46'08"E 21.41
C95	12.00	45°56'07"	9.62	S69°02'31"E 9.37
C96	64.00	65°31'05"	73.18	S59°15'02"E 69.26
C97	64.00	73°31'06"	82.12	S10°16'03"W 76.60
C99	64.00	37°55'31"	42.36	S65°59'22"W 41.59
C100	12.00	45°56'10"	9.62	S61°59'04"W 9.37
C101	380.00	12°18'25"	81.62	N45°10'13"E 81.47
C102	380.00	9°20'30"	61.96	N55°59'40"E 61.89
C103	320.00	4°03'52"	22.70	N58°37'59"E 22.70
C104	320.00	20°52'53"	116.62	N46°09'36"E 115.98
C105	120.00	35°34'32"	74.51	N17°55'53"E 73.32
C106	12.00	90°00'00"	18.85	N44°51'23"W 16.97
C107	12.00	90°00'00"	18.85	S45°08'37"W 16.97
C108	180.00	31°36'49"	99.32	S15°57'01"W 98.06
C109	180.00	25°33'56"	80.32	S44°32'24"W 79.65
C110	180.00	3°20'33"	10.50	S58°59'38"W 10.50
C111	732.00	2°47'39"	35.70	S59°16'05"W 35.69
C112	732.00	8°52'40"	113.42	S53°25'56"W 113.31
C113	12.00	16°32'07"	3.46	N44°56'53"E 3.45
C114	64.00	86°06'55"	96.19	S79°44'17"W 87.39
C115	64.00	91°17'12"	101.97	N11°33'39"W 91.52
C116	12.00	38°43'59"	8.11	N14°42'57"E 7.96
C117	199.00	18°22'07"	63.80	N4°32'02"E 63.53
C118	12.00	90°00'00"	18.85	N31°16'55"W 16.97
C119	280.00	37°45'09"	184.49	N57°24'20"W 181.17
C120	120.00	51°04'23"	106.97	N25°40'49"E 103.46
C121	120.00	9°26'54"	19.79	N55°56'28"E 19.77

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C122	792.00	0°50'31"	11.64	N60°14'40"E 11.64
C123	792.00	9°54'27"	136.95	N54°52'11"E 136.78
C124	14.97	125°50'57"	32.89	S67°22'02"E 26.66
C125	139.00	15°47'51"	38.33	S3°14'54"W 38.20
C126	139.00	2°34'16"	6.24	S12°25'57"W 6.24
C127	12.00	72°06'35"	15.10	S49°46'23"W 14.13
C128	230.00	12°04'19"	48.46	S79°47'30"W 48.37
C129	320.00	9°08'05"	51.02	S78°19'23"W 50.96
C130	320.00	7°15'11"	40.51	S86°31'01"W 40.48
C131	12.00	90°00'00"	18.85	N44°51'23"W 16.97
C132	385.00	0°06'59"	0.78	S73°48'50"W 0.78
C133	385.00	9°52'40"	66.37	S78°48'40"W 66.29
C134	385.00	6°23'36"	42.96	S86°56'49"W 42.94
C135	540.00	2°59'14"	28.16	S88°39'00"W 28.15
C136	540.00	6°56'42"	65.46	S83°41'01"W 65.42
C137	540.00	6°54'03"	65.04	S76°45'39"W 65.00
C138	540.00	9°10'18"	86.44	S68°43'28"W 86.35
C139	12.00	82°38'06"	17.31	S41°27'40"W 15.85
C140	605.00	6°05'16"	64.28	S79°44'05"W 64.25
C142	605.00	7°07'35"	75.25	S73°07'40"W 75.20
C143	605.00	7°17'21"	76.97	S65°55'12"W 76.92
C144	605.00	6°41'52"	70.72	S58°55'36"W 70.68
C145	605.00	6°45'01"	71.28	S52°12'09"W 71.24
C146	605.00	4°55'16"	51.96	S46°22'00"W 51.95
C147	12.00	90°00'00"	18.85	S88°54'22"W 16.97
C148	280.00	2°19'15"	11.34	N47°15'15"W 11.34
C149	220.00	2°48'35"	10.79	S23°16'50"E 10.79
C150	220.00	7°17'32"	28.00	S18°13'46"E 27.98
C151	12.00	90°00'00"	18.85	S30°25'00"W 16.97
C152	280.00	14°13'29"	69.52	S68°18'15"W 69.34

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C153	280.00	17°19'18"	84.65	S52°31'51"W 84.33
C154	730.00	7°57'40"	101.43	N47°53'18"E 101.35
C155	730.00	11°00'18"	140.22	N57°22'17"E 140.00
C156	730.00	1°32'11"	19.58	N63°38'31"E 19.57
C157	280.00	17°59'51"	87.95	S55°24'42"W 87.59
C158	280.00	10°48'28"	52.82	S41°00'33"W 52.74
C159	12.00	90°00'00"	18.85	S80°36'19"W 16.97
C160	792.00	5°11'11"	71.69	N56°59'16"W 71.67
C161	12.00	90°00'00"	18.85	S59°35'00"E 16.97
C162	220.00	31°32'48"	121.13	N59°38'36"E 119.61
C163	790.00	5°07'52"	70.75	N46°28'13"E 70.72
C164	790.00	10°46'20"	148.53	N54°25'20"E 148.31
C165	790.00	4°36'07"	63.45	N62°06'33"E 63.44
C166	220.00	28°48'18"	110.60	S50°00'28"W 109.44
C167	678.00	3°37'03"	42.81	N33°47'47"E 42.80
C168	678.00	17°24'11"	205.94	N23°17'10"E 205.15
C169	678.00	5°28'36"	64.81	N11°50'46"E 64.78
C170	1470.00	1°10'48"	30.28	N8°31'04"E 30.28
C171	1470.00	2°37'40"	67.42	N6°36'50"E 67.41
C172	180.00	10°10'15"	31.95	N10°23'07"E 31.91
C173	180.00	33°36'48"	105.60	N32°16'39"E 104.09
C174	12.00	81°33'15"	17.08	N8°18'26"E 15.67
C175	120.00	48°26'07"	101.44	N56°41'15"W 98.45
C176	12.00	104°37'45"	21.91	S46°46'49"W 18.99
C177	220.00	7°54'21"	30.36	S9°29'15"E 30.33
C179	280.00	2°48'59"	13.76	S12°01'56"E 13.76
C180	280.00	15°55'26"	77.82	S2°39'43"E 77.57
C181	280.00	20°17'20"	99.15	S19°11'46"W 98.63
C182	280.00	6°15'52"	30.61	S32°28'23"W 30.60
C184	280.00	21°40'20"	105.91	N46°26'29"E 105.28

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C185	280.00	2°53'56"	14.17	N58°43'37"E 14.17
C187	220.00	30°26'49"	116.91	N44°57'11"E 115.54
C188	120.00	44°18'46"	92.81	N7°34'23"E 90.51
C189	145.00	81°17'53"	205.74	S58°26'45"W 188.91
C190	12.00	79°38'08"	16.68	N41°05'15"W 15.37
C194	280.00	12°10'15"	59.48	N7°21'18"W 59.37
C197	220.00	6°36'42"	25.39	N10°08'04"W 25.37
C198	220.00	12°07'43"	46.57	N0°45'51"W 46.48
C199	170.00	2°47'20"	8.27	N6°41'40"E 8.27
C200	220.00	26°25'48"	101.48	N22°23'25"E 100.59
C201	220.00	12°17'08"	47.17	N41°44'53"E 47.08
C202	220.00	12°17'08"	47.17	N54°02'01"E 47.08
C203	280.00	30°26'49"	148.79	N44°57'11"E 147.05
C204	180.00	2°42'39"	8.52	N28°22'27"E 8.52
C205	180.00	25°58'40"	81.61	N14°01'47"E 80.91
C206	180.00	15°37'28"	49.09	N6°46'16"W 48.93
C207	280.00	5°24'32"	26.43	N17°17'16"W 26.42
C208	280.00	1°53'01"	9.20	N20°56'02"W 9.20
C209	280.00	2°58'17"	14.52	N23°21'41"W 14.52
C210	280.00	17°22'21"	84.90	N33°32'00"W 84.57
C211	280.00	18°29'48"	90.39	N51°28'04"W 90.00
C212	280.00	0°29'21"	2.39	N60°57'39"W 2.39
C213	220.00	6°13'18"	23.89	N58°05'41"W 23.88
C214	220.00	5°54'53"	22.71	N52°01'35"W 22.70
C215	220.00	2°58'31"	11.42	N47°34'53"W 11.42
C216	12.00	90°00'00"	18.85	N1°05'38"W 16.97
C217	12.00	90°00'00"	18.85	N9°23'41"W 16.97
C218	12.00	88°14'31"	18.48	N79°43'34"E 16.71
C219	530.00	4°22'30"	40.47	S58°20'25"E 40.46
C220	530.00	5°46'47"	53.46	S63°25'04"E 53.44

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C221	470.00	16°31'10"	135.51	S58°02'52"E 135.04
C222	470.00	8°14'20"	67.58	S45°40'08"E 67.52
C223	120.00	12°12'53"	25.58	S35°26'31"E 25.53
C224	12.00	90°00'00"	18.85	S15°39'55"W 16.97
C225	380.00	7°04'39"	46.94	S57°07'36"W 46.91
C226	380.00	13°12'22"	87.59	S46°59'05"W 87.39
C227	12.00	110°17'00"	23.10	N84°28'35"W 19.69
C228	280.00	12°12'53"	59.69	N35°26'31"W 59.58
C229	268.00	12°22'45"	57.90	N47°44'20"W 57.79
C230	268.00	12°22'45"	57.90	N60°07'05"W 57.79
C231	732.00	8°14'05"	105.21	N62°11'25"W 105.12
C232	732.00	3°40'41"	46.99	N56°14'02"W 46.98
C233	12.00	86°15'14"	18.06	N13°01'33"W 16.41
C234	738.00	13°01'45"	167.82	N23°35'11"E 167.46
C235	738.00	7°57'50"	102.58	N13°05'24"E 102.50
C236	12.00	87°57'38"	18.42	N53°05'18"E 16.67
C237	120.00	31°00'15"	64.94	S67°25'46"E 64.15
C238	330.00	1°06'48"	6.41	S52°29'02"E 6.41
C239	330.00	10°37'51"	61.23	S58°21'22"E 61.14
C240	270.00	23°33'22"	111.01	S51°53'36"E 110.23
C241	270.00	0°56'04"	4.40	S39°38'53"E 4.40
C242	780.00	0°24'33"	5.57	S39°23'08"E 5.57
C243	780.00	3°04'33"	41.87	S41°07'41"E 41.87
C244	270.00	12°47'16"	60.26	S36°16'20"E 60.14
C245	12.00	90°32'37"	18.96	S15°23'37"W 17.05
C246	12.00	90°00'00"	18.85	N74°20'05"W 16.97
C247	180.00	12°12'53"	38.37	N35°26'31"W 38.30
C248	530.00	1°21'32"	12.57	N42°13'44"W 12.57
C249	530.00	12°03'44"	111.58	N48°56'22"W 111.37
C250	530.00	11°20'13"	104.87	N60°38'21"W 104.70

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C251	470.00	7°03'46"	57.94	N62°46'35"W 57.90
C252	470.00	3°05'31"	25.36	N57°41'56"W 25.36
C253	12.00	91°34'01"	19.18	N36°36'55"W 17.20
C254	180.00	28°31'52"	89.63	N67°44'59"W 88.71
C255	180.00	1°33'25"	4.89	N52°42'21"W 4.89
C256	270.00	10°50'14"	51.07	N57°20'45"W 50.99
C257	270.00	0°54'25"	4.27	N63°13'04"W 4.27
C258	330.00	4°59'14"	28.72	N61°10'40"W 28.71
C259	330.00	19°30'12"	112.33	N48°55'57"W 111.79
C260	720.00	3°29'06"	43.79	N40°55'25"W 43.79
C261	330.00	12°42'05"	73.16	N36°18'55"W 73.01
C262	12.00	94°39'38"	19.83	N77°17'42"W 17.65
C263	320.00	16°21'29"	91.36	S47°11'45"W 91.05
C264	12.00	85°05'28"	17.82	S3°31'44"E 16.23
C265	530.00	6°57'27"	64.36	S42°35'44"E 64.32
C266	220.00	5°42'26"	21.91	S41°58'14"E 21.91
C267	220.00	4°08'46"	15.92	S46°53'50"E 15.92
C269	220.00	16°21'12"	62.79	S57°08'49"E 62.58
C270	280.00	0°28'45"	2.34	S65°05'02"E 2.34
C271	280.00	19°23'49"	94.79	S55°08'45"E 94.34
C272	12.00	84°09'08"	17.62	S87°31'25"E 16.08
C273	120.00	45°06'01"	94.46	N27°51'00"E 92.04
C274	1530.00	3°52'01"	103.26	N7°14'01"E 103.24
C275	149.00	56°16'14"	146.33	N73°13'45"W 140.52
C276	170.00	28°33'25"	84.73	N87°05'10"W 83.86
C277	120.00	33°53'15"	70.97	N55°51'50"W 69.94
C278	120.00	6°42'39"	14.06	N35°33'53"W 14.05
C279	120.00	76°04'30"	159.33	N5°49'41"E 147.88
C280	180.00	25°36'34"	80.45	N31°03'39"E 79.79
C281	89.00	77°14'04"	119.97	N62°44'50"W 111.09

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C282	230.00	10°15'44"	41.19	N83°46'00"E 41.14
C283	230.00	18°17'41"	73.44	S81°57'18"E 73.13
C284	180.00	22°59'21"	72.22	S61°18'47"E 71.74
C285	180.00	10°53'54"	34.24	S44°22'10"E 34.19
C286	180.00	17°19'53"	54.45	S30°15'16"E 54.24
C287	180.00	32°15'19"	101.33	S5°27'41"E 100.00
C288	180.00	33°11'57"	104.30	S27°15'57"W 102.85
C289	120.00	39°59'39"	83.76	N23°52'07"E 82.07
C290	120.00	14°24'03"	30.16	N3°19'44"W 30.08
C291	12.00	81°52'13"	17.15	N51°27'52"W 15.72
C292	285.00	11°40'00"	58.03	N86°33'59"W 57.93
C293	285.00	9°42'26"	48.29	N75°52'46"W 48.23
C294	465.00	5°24'53"	43.94	N73°43'59"W 43.93
C295	465.00	8°10'40"	66.37	N80°31'45"W 66.31
C296	465.00	8°01'45"	65.16	N88°37'58"W 65.11
C297	465.00	8°01'28"	65.13	S83°20'25"W 65.07
C298	535.00	0°38'57"	6.06	S79°39'10"W 6.06
C299	535.00	6°59'16"	65.25	S83°28'16"W 65.21
C300	535.00	3°22'11"	31.47	S88°39'00"W 31.46
C301	12.00	90°00'00"	18.85	S45°20'06"W 16.97
C302	120.00	18°36'09"	38.96	N8°57'59"W 38.79
C303	140.00	24°16'21"	59.31	N6°07'53"W 58.87
C304	180.00	20°10'30"	63.38	N16°05'32"E 63.05
C305	180.00	32°01'47"	100.62	N42°11'41"E 99.32
C306	180.00	7°40'13"	24.10	N62°02'40"E 24.08
C307	180.00	21°18'45"	66.96	N76°32'09"E 66.57
C308	220.00	33°35'30"	128.98	N70°23'47"E 127.14
C309	230.00	55°51'45"	224.25	N81°31'55"E 215.47
C310	230.00	37°16'22"	149.62	S51°54'02"E 147.00
C311	230.00	25°00'04"	100.36	S20°45'49"E 99.57

CURVE TABLE

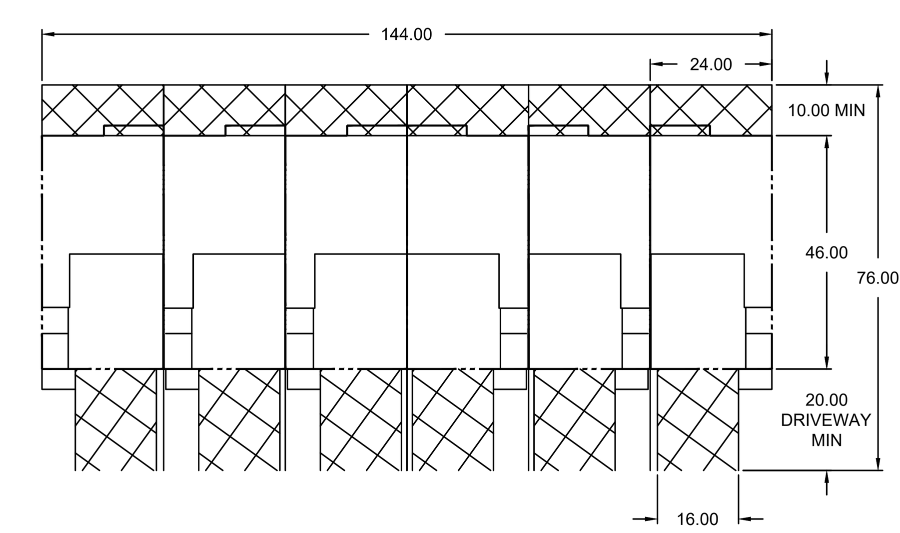
CURVE	RADIUS	DELTA	LENGTH	CHORD
C312	230.00	25°03'17"	100.58	S4°15'52"W 99.78
C313	230.00	10°04'45"	40.46	S21°49'53"W 40.41
C314	170.00	10°36'13"	31.46	S21°34'09"W 31.42
C315	180.00	33°43'16"	105.94	S33°07'40"W 104.42
C316	12.00	78°17'37"	16.40	N10°50'30"E 15.15
C317	195.00	17°14'34"	58.68	S19°41'01"E 58.46
C318	195.00	9°25'33"	32.08	S6°20'58"E 32.04
C319	12.00	90°00'00"	18.85	N44°39'54"W 16.97
C320	180.00	18°36'09"	58.44	N8°57'59"W 58.19
C321	80.00	24°16'21"	33.89	N6°07'53"W 33.64
C323	120.00	59°52'29"	125.40	N35°56'32"E 119.77
C324	120.00	21°18'45"	44.64	N76°32'09"E 44.38
C325	280.00	33°35'30"	164.16	N70°23'47"E 161.82
C326	170.00	36°24'31"	108.03	N71°48'18"E 106.22
C327	170.00	94°18'11"	279.80	S42°50'21"E 249.27
C328	170.00	22°33'31"	66.93	S15°35'30"W 66.50
C329	230.00	10°36'13"	42.57	S21°34'09"W 42.50
C330	120.00	33°43'16"	70.63	S33°07'40"W 69.61
C331	12.00	78°17'55"	16.40	S89°07'57"W 15.15
C332	195.00	32°37'30"	111.04	S68°01'50"E 109.54
C333	335.00	24°56'57"	145.87	N83°10'57"E 144.72
C334	335.00	1°05'48"	6.41	N70°09'34"E 6.41
C335	215.00	27°57'59"	104.94	S76°21'06"W 103.90
C336	285.00	38°09'54"	189.84	N23°08'59"W 186.35
C337	285.00	2°25'51"	12.09	N2°51'07"W 12.09
C338	130.00	82°42'24"	187.66	N42°59'23"W 171.78
C340	270.00	18°40'12"	87.98	S86°19'19"W 87.59
C341	270.00	14°37'06"	68.89	S69°40'39"W 68.70
C343	180.00	23°31'22"	73.90	S15°52'13"E 73.38
C346	220.00	19°34'29"	75.16	S13°53'46"E 74.80

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C347	280.00	32°52'51"	160.69	S7°14'35"E 158.49
C348	280.00	16°07'30"	78.80	S17°15'36"W 78.54
C349	298.00	11°34'53"	60.24	S31°06'47"W 60.13
C350	298.00	13°30'30"	70.26	S43°39'28"W 70.10
C359	12.00	42°48'00"	8.96	N29°00'59"E 8.76
C361	64.00	144°25'17"	161.32	S79°49'38"W 121.88
C362	64.00	146°34'02"	163.72	N45°19'17"E 122.59
C363	12.00	68°11'35"	14.28	S84°30'31"W 13.45
C364	12.00	90°00'00"	18.85	S5°24'43"W 16.97
C365	120.00	44°09'01"	92.47	S61°39'48"E 90.20
C366	180.00	11°44'18"	36.88	S77°52'09"E 36.81
C367	180.00	45°38'19"	143.38	S49°10'50"E 139.62
C368	180.00	44°12'56"	138.91	S4°15'12"E 135.49
C369	320.00	41°56'11"	234.22	S3°06'50"E 229.02
C371	320.00	12°53'14"	71.98	S30°31'32"E 71.82
C372	280.00	26°17'22"	128.47	S23°49'00"E 127.35
C373	12.00	90°00'00"	18.85	S55°40'19"E 16.97
C374	530.00	10°45'52"	99.57	N84°42'37"E 99.43
C375	530.00	18°52'54"	174.66	S80°28'00"E 173.87
C376	12.00	90°45'59"	19.01	S34°42'41"W 17.08
C377	470.00	10°00'59"	82.17	S85°06'10"W 82.06
C378	470.00	0°13'26"	1.84	N89°46'37"W 1.84
C379	280.00	4°44'15"	23.15	S87°57'58"W 23.15
C380	280.00	13°19'51"	65.15	S78°55'55"W 65.00
C381	280.00	9°53'53"	48.37	S67°19'03"W 48.31
C382	12.00	85°51'07"	17.98	N74°42'20"W 16.35
C383	120.00	27°40'15"	57.95	N17°56'39"W 57.39
C384	280.00	5°56'32"	29.04	N7°04'48"W 29.03
C385	12.00	75°47'49"	15.87	N27°50'51"E 14.74
C386	90.00	21°50'43"	34.31	N76°40'07"E 34.11

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C387	150.00	22°18'47"	58.42	N76°26'05"E 58.05
C388	12.00	85°49'53"	17.98	S71°48'22"E 16.34
C389	380.00	8°04'44"	53.58	S32°55'47"E 53.54
C390	220.00	2°36'17"	10.00	S35°40'00"E 10.00
C391	220.00	23°41'33"	90.97	S22°31'05"E 90.33
C392	12.00	81°51'35"	17.14	N24°20'54"E 15.72
C393	90.00	22°18'47"	35.05	N76°26'05"E 34.83
C394	150.00	16°36'13"	43.47	N79°17'22"E 43.32
C396	150.00	5°14'30"	13.72	N68°22'00"E 13.72
C397	12.00	90°34'14"	18.97	S68°58'08"E 17.05
C398	220.00	49°00'21"	188.17	S0°49'10"W 182.49
C399	238.00	11°34'53"	48.11	S31°06'47"W 48.03
C400	12.00	103°30'30"	21.68	S88°39'28"W 18.85
C401	180.00	26°46'56"	84.14	N52°58'45"W 83.37
C402	180.00	17°22'06"	54.56	N75°03'15"W 54.36
C403	120.00	101°35'34"	212.78	N32°56'31"W 185.98
C404	380.00	12°25'49"	82.44	N11°38'21"E 82.28
C405	380.00	22°00'21"	145.95	N5°34'43"W 145.05
C409	230.00	2°47'20"	11.20	N6°41'40"E 11.19



FRONT LOAD TOWN HOMES - 6 LOTS

LOTS
1001-1126

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

STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786726
REGISTERED PROFESSIONAL ENGINEER

INVERNESS - PRELIMINARY D

LEHI, UTAH

LOT LAYOUT 1

REVISIONS
1 -
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LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=30' (PRINTED ON 24x36)
DATE: 03/17/2025

SHEET
101

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ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LD LOTS:	31
MD LOTS:	73
VLD LOTS:	174
HD	126

TABULATIONS

TOTAL AREA:	693.40 ACRES
ROADWAY:	36.23 ACRES
SINGLE FAMILY LOTS:	278 UNITS
TOWNHOMES:	126 UNITS
TOTAL:	404 UNITS
DENSITY:	.58 UNITS/ACRES
PUBLIC OPEN SPACE:	472.34 ACRES
PRIVATE OPEN SPACE:	9.20 ACRES
ZONE:	PC

LOT/PRIVATE AREA (LESS PUBLIC STREETS)

LIMITED COMMON AREA

COMMON AREA

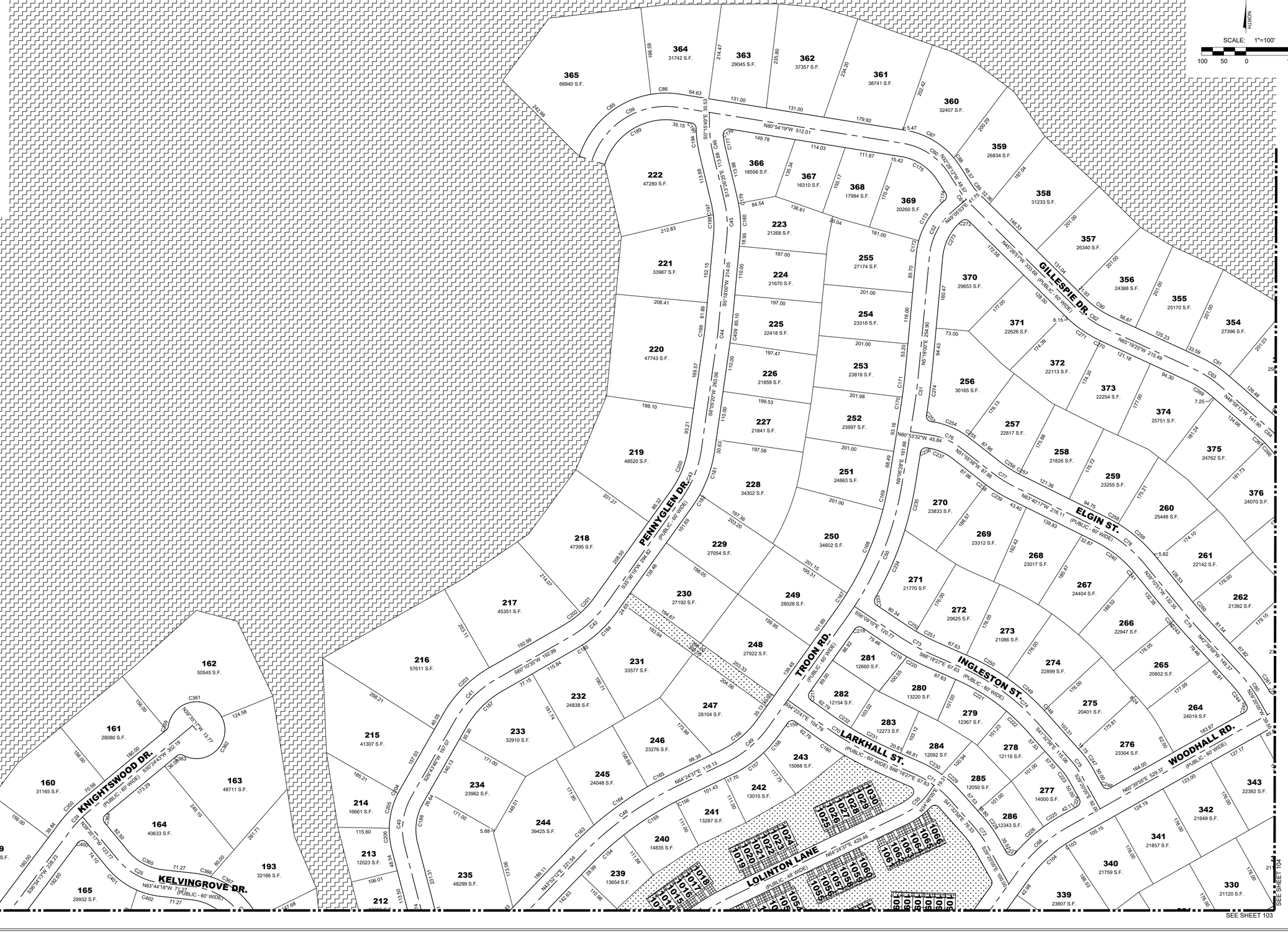
PUBLIC OPEN SPACE DEDICATED TO LEHI CITY.

NOTES:
1. ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.
2. ALL SINGLE FAMILY LOTS SHALL MAINTAIN A NON-DISTURBANCE AREA, SPECIFIC DISTURBANCE AREAS TO BE DETERMINED AT FINAL PLAT.

NORTH

SCALE: 1"=100'

100 50 0 100



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SURVEYORS
PLANNERS
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Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
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BENJAMIN C. TUCKETT
No. 9786728
REGISTERED PROFESSIONAL ENGINEER
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INVERNESS - PRELIMINARY D

LEHI, UTAH

LOT LAYOUT 2

REVISIONS
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LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED ON 24x36)
DATE: 03/17/2025

SHEET 102

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SEE SHEET 102

SEE SHEET 104

ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LD LOTS:	31
MD LOTS:	73
VLD LOTS:	174
HD	126

TABULATIONS

TOTAL AREA:	693.40 ACRES
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ZONE:	PC

LOT/PRIVATE AREA (LESS PUBLIC STREETS)

LIMITED COMMON AREA

COMMON AREA

PUBLIC OPEN SPACE DEDICATED TO LEHI CITY.

NOTES:
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2. ALL SINGLE FAMILY LOTS SHALL MAINTAIN A NON-DISTURBANCE AREA. SPECIFIC DISTURBANCE AREAS TO BE DETERMINED AT FINAL PLAT.

NORTH

SCALE: 1"=100'

100 50 0 100

KELVINGROVE DR. (PUBLIC - 60' WIDE)

HUNTERSTON ST. (PUBLIC - 60' WIDE)

KNIGHTSWOOD DR. (PUBLIC - 60' WIDE)

HORTON WAY (PUBLIC - 65' WIDE)

PENNYGLEN DR. (PUBLIC - 60' WIDE)

TROON RD. (PUBLIC - 60' WIDE)

LOLINTON LANE (PUBLIC - 48' WIDE)

CARDWELL COVE (PUBLIC - 48' WIDE)

HORTON WAY (PUBLIC - 65' WIDE)

LOMOND LOOP (PUBLIC - 60' WIDE)

EDINBURGH AVE. (PUBLIC - 60' WIDE)

EX. 50' POWER EASEMENT

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INVERNESS - PRELIMINARY D

LEHI, UTAH

LOT LAYOUT 3

REVISIONS
1 -
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LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED IN 24x36)
DATE: 03/17/2025

SHEET 103

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ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LD LOTS:	31
MD LOTS:	73
VLD LOTS:	174
HD	126

TABULATIONS

TOTAL AREA:	693.40 ACRES
ROADWAY:	36.23 ACRES
SINGLE FAMILY LOTS:	278 UNITS
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TOTAL:	404 UNITS
DENSITY:	.58 UNITS/ACRES
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ZONE:	PC

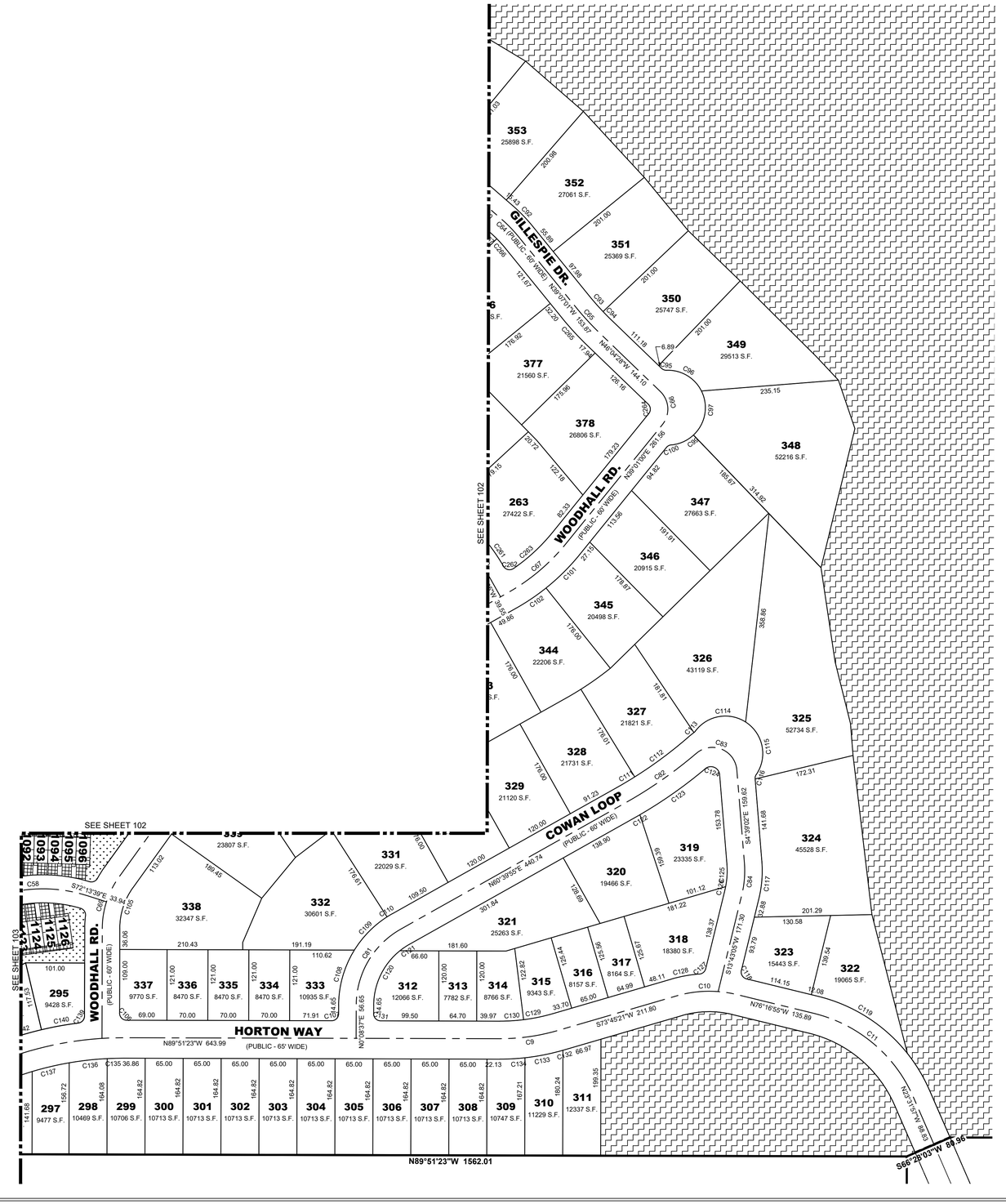
LOT/PRIVATE AREA (LESS PUBLIC STREETS)

LIMITED COMMON AREA

COMMON AREA

PUBLIC OPEN SPACE DEDICATED TO LEHI CITY.

NOTES:
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2. ALL SINGLE FAMILY LOTS SHALL MAINTAIN A NON-DISTURBANCE AREA. SPECIFIC DISTURBANCE AREAS TO BE DETERMINED AT FINAL PLAT.



SCALE: 1"=100'
100 50 0 100
NORTH

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STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786728
REGISTERED PROFESSIONAL ENGINEER
CONSTRUCTION

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LEHI, UTAH

LOT LAYOUT 4

REVISIONS
1 -
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LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED ON 24x36)
DATE: 03/17/2025

SHEET 104

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LOT TYPE LEGEND

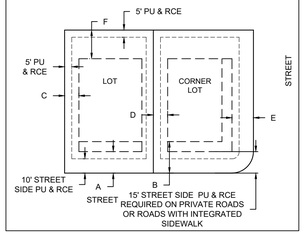
- VLD (174 LOTS)
- LD (31 LOTS)
- MD (73 LOTS)
- HD (126 LOTS)

TOTAL LOTS = 404

	HD LOTS (1001-1126)	MD LOTS 101-103, 116-126, 137-138, 148-152, 178-187, 199-201, 287-318, 322-323, 333-337	LD LOTS 202-214, 236-243, 277-286	VLD LOTS 104-115, 127-136, 139-147, 153-177, 188-198, 215-235, 244-276, 319-321, 324-332, 338-378
FRONT LIVING SETBACK (A)	5 Ft	15 Ft	15 Ft	20 Ft
FRONT GARAGE SETBACK (B)	20 Ft	20 Ft	20 Ft	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft	5 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	0 Ft	5 Ft	10 Ft	10 Ft
STREET SIDE SETBACK (E)	18 Ft	18 Ft	20 Ft	20 Ft
REAR SETBACK (F)	5 Ft	10 Ft	20 Ft	20 Ft

LOT TYPE	HD	MD	LD	VLD
MINIMUM LOT AREA	N/A	3,600 SQ.FT.	6,000 SQ FT	15,000 SQ FT
MAX. DWELLING UNITS PER ACRE	12 U/AC	7	4	2

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



- A Utah Corporation -
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STATE OF UTAH · REGISTERED PROFESSIONAL ENGINEER
BENJAMIN C. TUCKETT
No. 9786726
COORDINATION

INVERNESS - PRELIMINARY D

LEHI, UTAH

LOT SUMMARY 1

REVISIONS
1 -
2 -
3 -
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5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED ON 24x36)
DATE: 03/17/2025

SHEET 201

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SEE SHEET 201

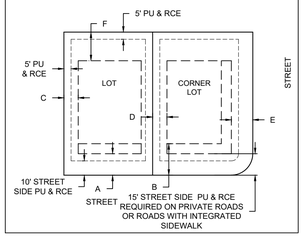
SEE SHEET 203

NORTH

SCALE: 1"=100'

100 50 0 100

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



HUNTERSTON ST.

KELVINGROVE DR.

KNIGHTSWOOD DR.

HORTON WAY

LOMOND LOOP

TROON RD.

PENNYGLEN DR.

LOLINTON LANE

CARDWELL COVE

HORTON WAY

EDINBURGH AVE.

LOT TYPE LEGEND

- VLD (174 LOTS)
- LD (31 LOTS)
- MD (73 LOTS)
- HD (126 LOTS)

TOTAL LOTS = 404

	HD LOTS (1001-1126)	MD LOTS 101-103, 116-126, 137-138, 148-152, 178-187, 199-201, 287-318, 322-323, 333-337	LD LOTS 202-214, 236-243, 277-286	VLD LOTS 104-115, 127-136, 139-147, 153-177, 188-198, 215-235, 244-276, 319-321, 324-332, 338-378
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REAR SETBACK (F)	5 Ft	10 Ft	20 Ft	20 Ft

LOT TYPE	HD	MD	LD	VLD
MINIMUM LOT AREA	N/A	3,600 SQ.FT.	6,000 SQ FT	15,000 SQ FT
MAX. DWELLING UNITS PER ACRE	12 U/AC	7	4	2

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INVERNESS - PRELIMINARY D

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LOT SUMMARY 2

REVISIONS

1 -
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LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED ON 24x36)
DATE: 03/17/2025

SHEET 202

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LOT TYPE LEGEND

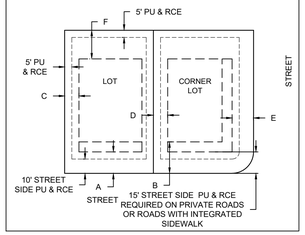
- VLD (174 LOTS)
- LD (31 LOTS)
- MD (73 LOTS)
- HD (126 LOTS)

TOTAL LOTS = 404

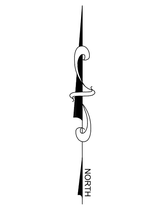
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LOT TYPE	HD	MD	LD	VLD
MINIMUM LOT AREA	N/A	3,600 SQ.FT.	6,000 SQ FT	15,000 SQ FT
MAX. DWELLING UNITS PER ACRE	12 U/AC	7	4	2

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS







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INVERNESS - PRELIMINARY D

LEHI, UTAH

LOT SUMMARY 3

REVISIONS
1 -
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LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED ON 24x36)
DATE: 03/17/2025

SHEET 203

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SHEET 301

SHEET 302

SHEET 303

NORTH

SCALE: 1"=200'

200 100 0 200

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BENJAMIN C. TUCKETT
No. 9786726
REGISTERED PROFESSIONAL ENGINEER
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INVERNESS - PRELIMINARY D

LEHI, UTAH

OVERALL UTILITY PLAN

REVISIONS
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LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=200' (PRINTED ON 24x36)
DATE: 03/17/2025

SHEET 300

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BENJAMIN C. TUCKETT
No. 9786726
REGISTERED PROFESSIONAL ENGINEER
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INVERNESS - PRELIMINARY D

LEHI, UTAH

UTILITY PLAN 1

REVISIONS
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LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (FOR 11"X17" PLOT)
DATE: 03/17/2025

SHEET 301

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SEE SHEET 301

SEE SHEET 303

NORTH

SCALE: 1"=100'

100 50 0 100

EX. DEBRIS BASIN

CONNECT TO CULLINARY AND PI INSTALLED WITH HORTON WAY BACKBONE

KNIGHTSWOOD DR.

HUNTERSTON ST.

KELVINGROVE DR.

PENNYGLEN DR.

TROON RD.

LOSINTON LANE

CARDWELL COVE

HORTON WAY

HORTON WAY

LOMOND LOOP

EDINBURGH AVE.

INSTALL PRV VAULT FOR CULINARY AND PI

INSTALL PRV VAULT FOR CULINARY AND PI

18" CULVERT AND TRAIL CROSSING

INSTALL DRAINAGE SWALE FROM CULVERT CROSSING TO DETENTION POND

DETENTION POND

REMOVE EX END SECTION AND INSTALL 4x4 BOX WITH ORIFICE

CONNECT TO EXISTING WATER, PI AND SEWER INSTALLED WITH PLAT 6

INVERNESS - PRELIMINARY D

LEHI, UTAH

UTILITY PLAN 2

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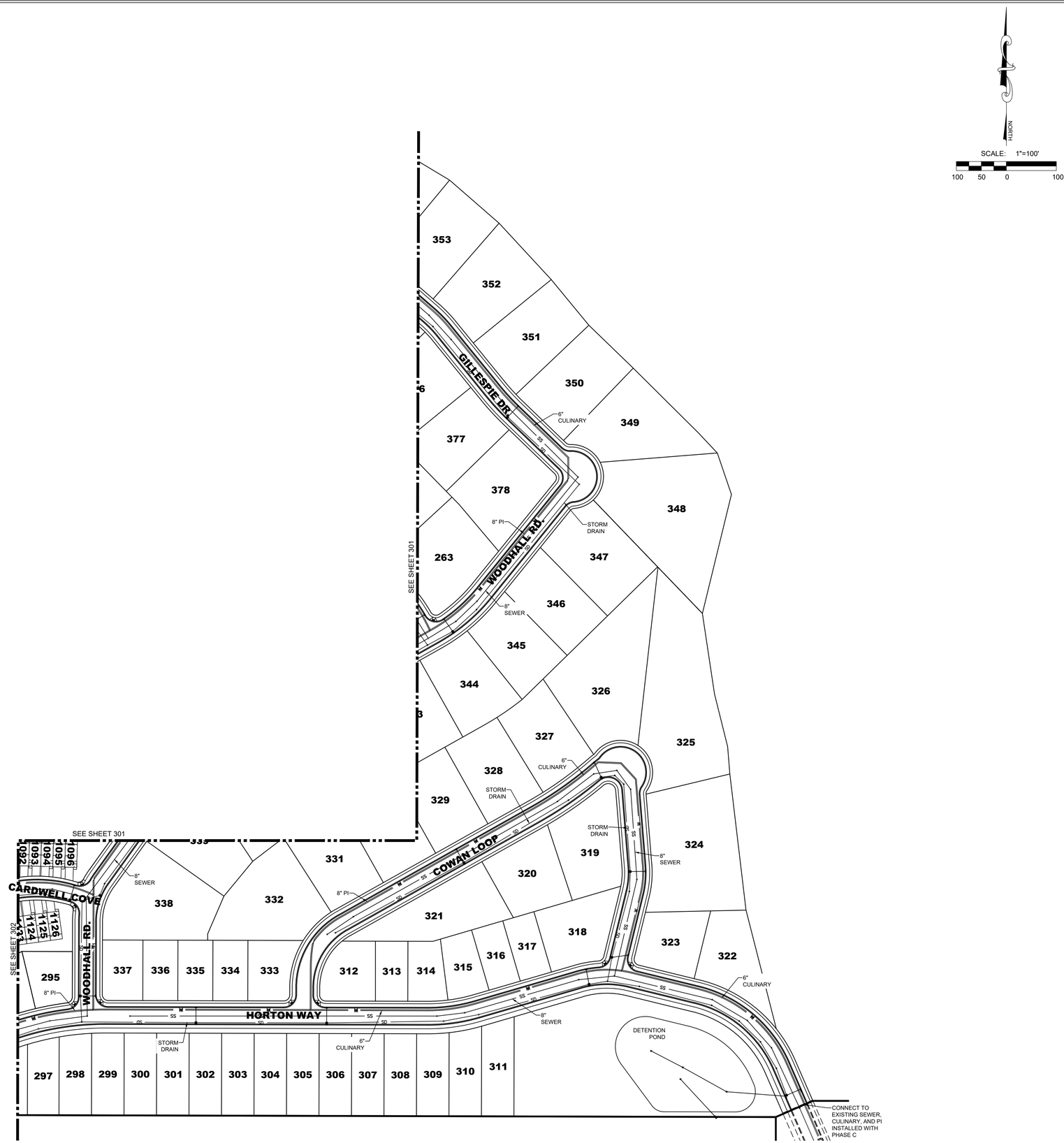
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REVISIONS
1 -
2 -
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4 -
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SCALE: 1"=100' (FOR 11X17 OR 24X36)
DATE: 03/17/2025

SHEET 302

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UTILITY PLAN 3

REVISIONS
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LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED ON 24x36)
DATE: 03/17/2025

SHEET 303

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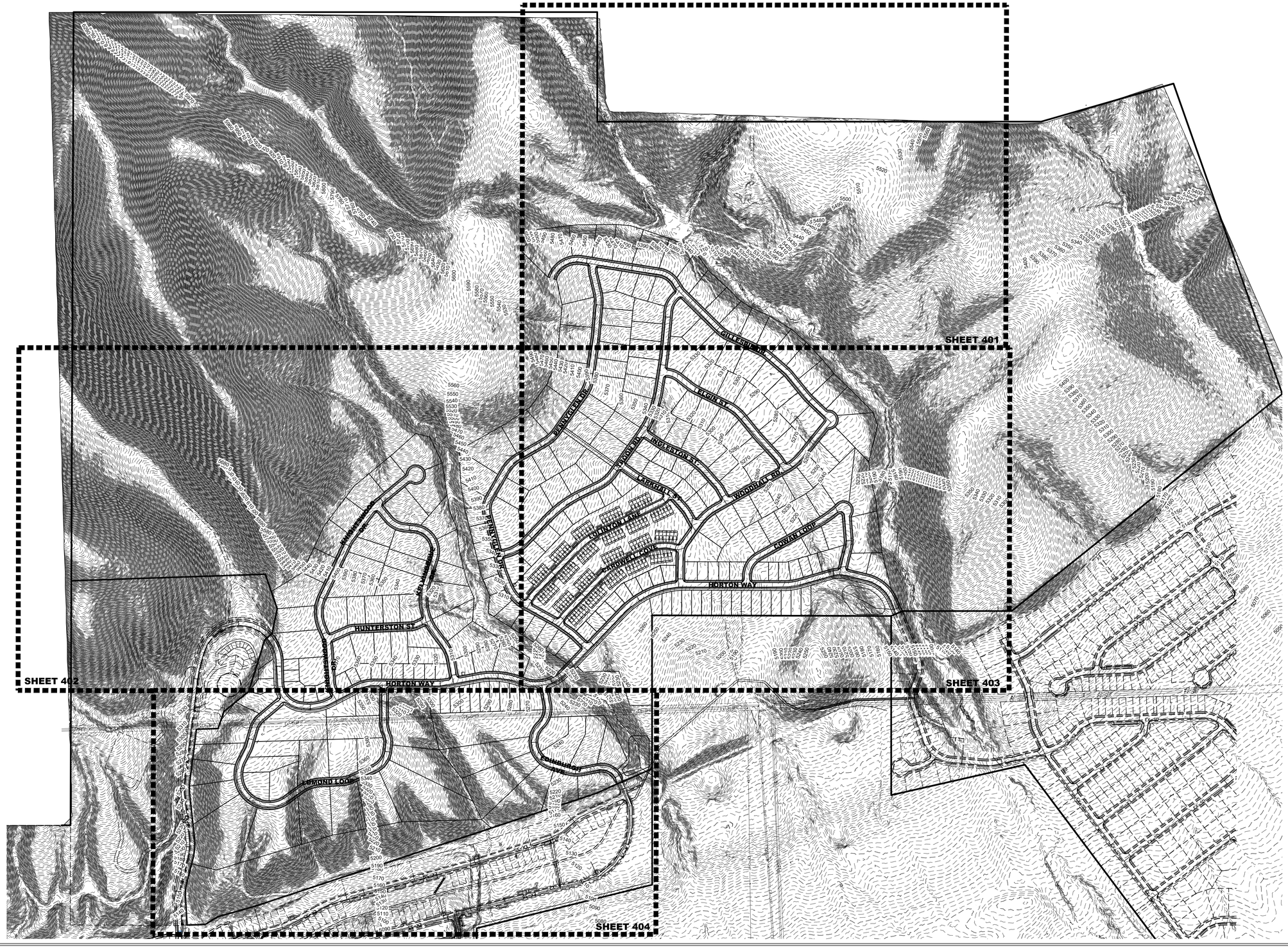
AREAS GREATER THAN 30% SLOPE

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

NORTH

SCALE: 1"=300'

300 150 0 300



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LEHI, UTAH

OVERALL GRADING PLAN

REVISIONS
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LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=300' (PRINTED ON 24x36)
DATE: 03/17/2025

SHEET 400

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LEGEND

AREAS GREATER THAN 30% SLOPE

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

NELSON

SCALE: 1"=100'

100 50 0 100



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LEHI, UTAH

GRADING PLAN 1

REVISIONS
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LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100'
(PRINTED IN 24x36)
DATE: 03/17/2025

SHEET 401

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SEE SHEET 401



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LEHI, UTAH

GRADING PLAN 2

REVISIONS
1 -
2 -
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LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100'
DATE: 03/17/2025

SHEET 402

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SEE SHEET 402

SEE SHEET 406

LEGEND

AREAS GREATER THAN 30% SLOPE

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

NORTH

SCALE: 1"=100'

100 50 0 100

GILLESPIE DR.

ELGIN ST.

TROON RD.

INGLESTON ST.

WOODHALL RD.

LARKHALL ST.

LOLINTON LANE

CARDWELL COVE

COWAN LOOP

HORTON WAY

PENNYGLEN DR.

DETENTION POND
VOLUME REQUIRED: 120,698 CF

SEE SHEET 404

SEE SHEET 407

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GRADING PLAN 3

REVISIONS
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LEI PROJECT #:	2020-0067
DRAWN BY:	DSE/SKS
CHECKED BY:	BCT
SCALE: (PRINTED ON 24x36)	1"=100'
DATE:	03/17/2025
SHEET	403

U:\LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\PRELIM GRADING PLAN 3.DWG 3/17/2025 1:46 PM

LEGEND

AREAS GREATER THAN 30% SLOPE

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

NORTH

SCALE: 1"=100'

100 50 0 100

SEE SHEET 404

SEE SHEET 405



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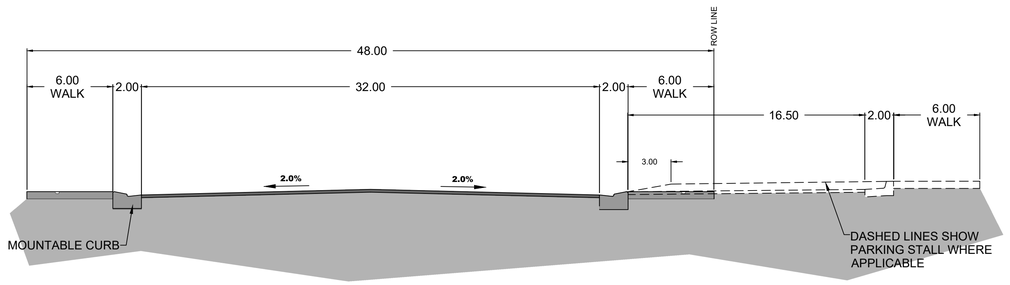
LEHI, UTAH

GRADING PLAN 4

REVISIONS
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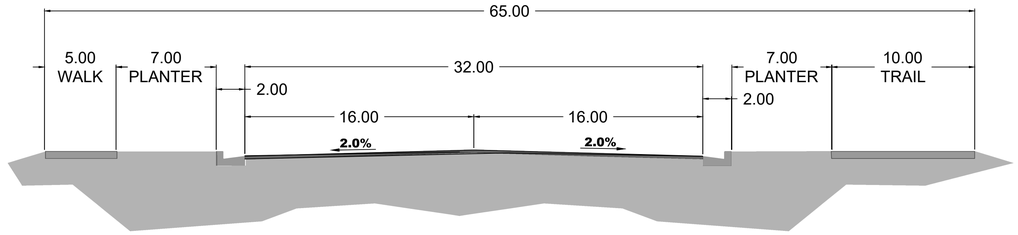
LEI PROJECT #:	2020-0067
DRAWN BY:	DSE/SKS
CHECKED BY:	BCT
SCALE: (PRINTED ON 24x36)	1"=100'
DATE:	03/17/2025
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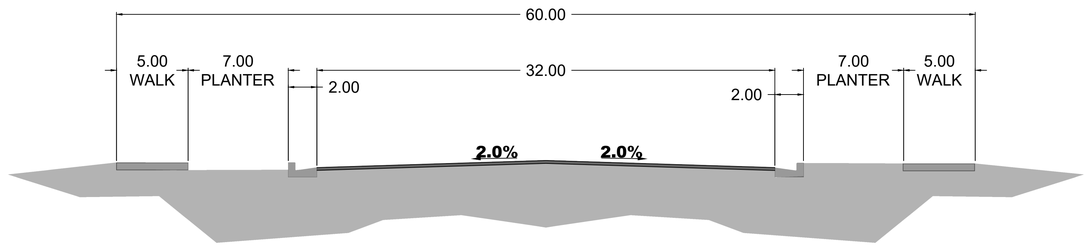
48' LOCAL ROAD WITH PARKING STALL OPTION

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



65' LOCAL ROAD (HORTON WAY)

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



60' LOCAL ROAD ALL OTHER INTERIOR ROADS

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

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INVERNESS - PRELIMINARY D
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DETAILS

REVISIONS
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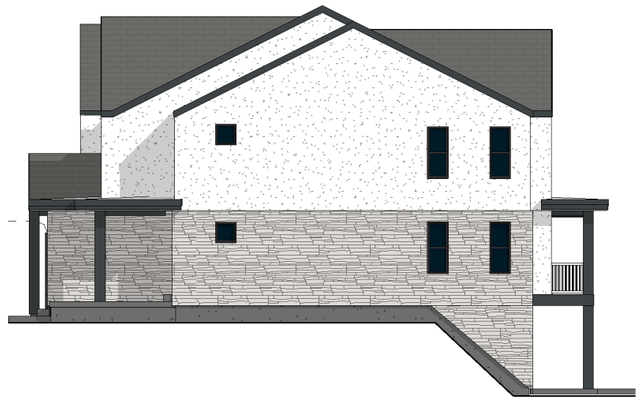
LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: NONE (PRINTED ON 24x36)
DATE: 03/17/2025

SHEET 501

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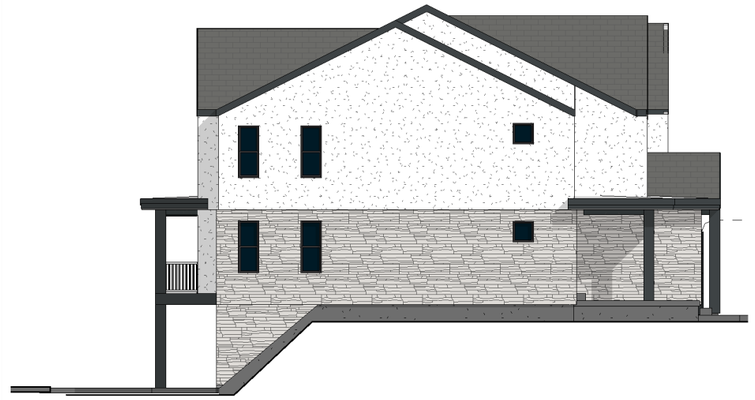
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

PLAN MILLBROOK / OAKRIDGE: TRANSITONAL - CORNER WRAP

LAP SIDING (CEMENTATIOUS OR EQUIVALENT)	STUCCO
BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)	MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)	ASPHALT SHINGLES

SKYE TOWNHOMES

REAR
LEFT RIGHT
FRONT

REV DATE: 05/21/24 - CONCEPT FINAL PRODUCT MAY VARY

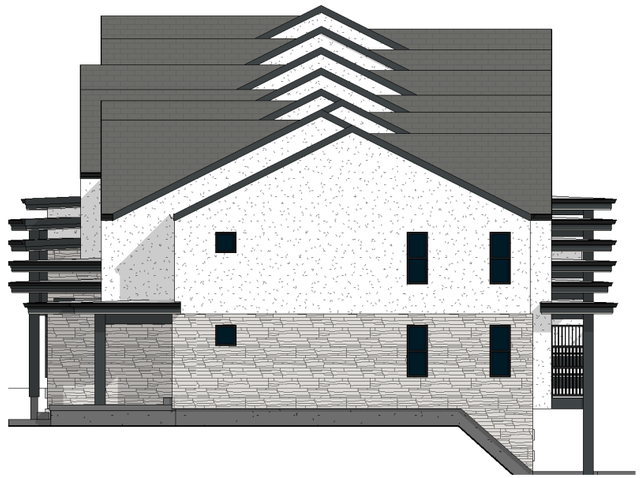
D·R·HORTON
America's Builder



FRONT ELEVATION

MATERIALS CALCULATIONS:

SOLID WALL AREA:	2180 SQ FT	
STONE WALL AREA:	331 SQ FT	**15.2%**
STUCCO WALL AREA:	1849 SQ FT	**84.8%**



RIGHT ELEVATION



REAR ELEVATION

MATERIALS CALCULATIONS:

SOLID WALL AREA:	1280 SQ FT	
STONE WALL AREA:	398 SQ FT	**31.1%**
STUCCO WALL AREA:	882 SQ FT	**68.9%**



LEFT ELEVATION

MATERIALS CALCULATIONS:

SOLID WALL AREA:	837 SQ FT	**100%**
STUCCO WALL AREA:	373 SQ FT	**44.6%**
STONE WALL AREA:	464 SQ FT	**55.4%**

PLAN MILLBROOK / OAKRIDGE: TRANSITIONAL ELEVATION - CORNER

LAP SIDING (CEMENTATIOUS OR EQUIVALENT)	STUCCO
BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)	MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)	ASPHALT SHINGLES

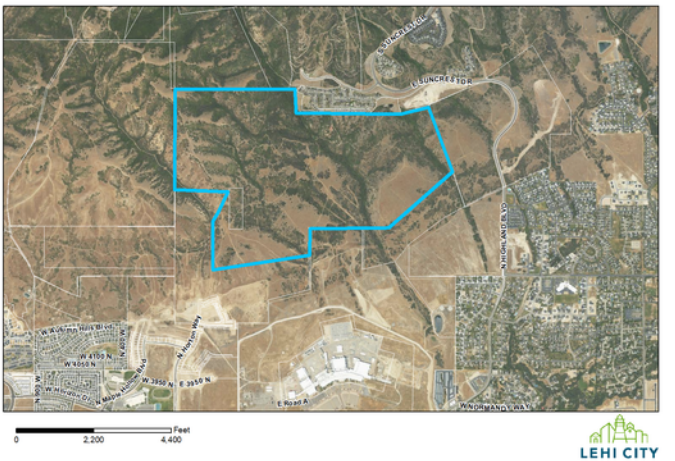
SKYE TOWNHOMES

REV DATE: 05/08/2024 - CONCEPT FINAL PRODUCT MAY VARY

REAR / LEFT / RIGHT / FRONT

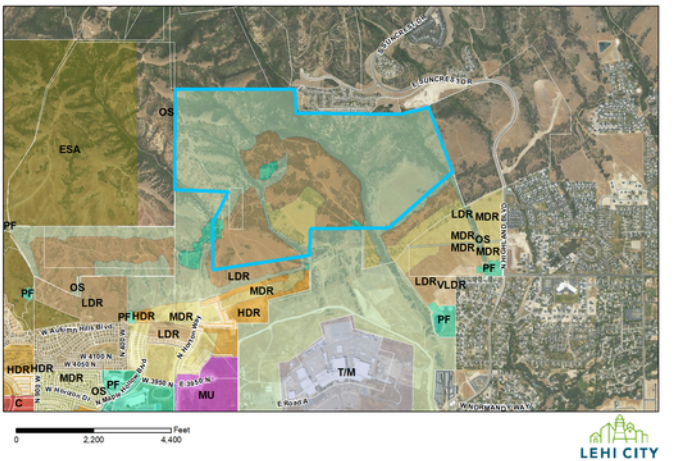
D·R·HORTON
America's Builder

Inverness Plat D Preliminary
Aerial



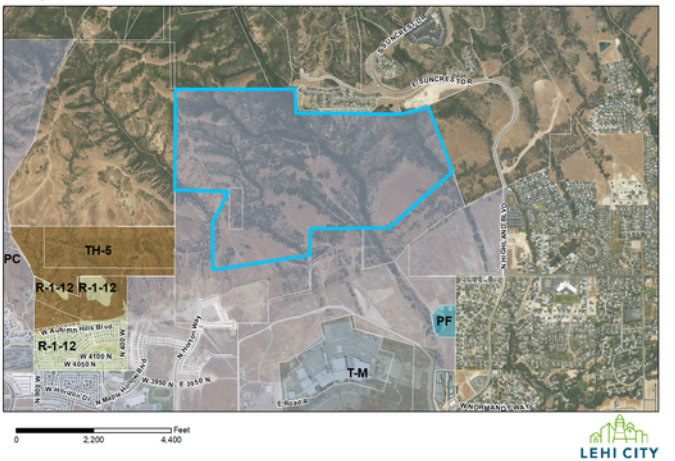
Inverness Plat D Preliminary

General Plan



Inverness Plat D Preliminary

Zoning



Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:

Consideration of Ordinance #32-2025 approving the Salt Spring General Plan amendment on 13.32 acres of property located at approximately 500 East 950 South, changing the land use designation from VLDRA to HDR.

Suggested Action:

Attachments:

CC Staff Report Salt Spring General Plan Amendment 05.13.25.docx

Salt Spring General Plan Amendment DRC 03.05.25.docx

Ordinance -Salt Spring General Plan Amendment 05.13.25.docx

Salt Spring narrative.pdf

Salt Spring Aerial.pdf

Salt Spring General Plan.pdf

Salt Spring Zoning.pdf

SALT SPRING GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Fieldstone Homes		
Meeting Date	May 13, 2025		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	Approximately 500 East 950 South		
Acreage	13.32 acres		
Existing Zoning	N/A (County parcel)		
Existing General Plan Land Use Designation	VLDRA		
Proposed Land Use Designation	HDR		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	N/A	Single family residential
	South	N/A	Undeveloped
	East	A-5	Undeveloped
	West	R-1-22	Sugar Mill Estates Subdivision
Date of DRC Review	March 5, 2025		
Date of Planning Commission Review	April 24, 2025		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

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

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

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, townhouses, and the missing middle housing types such as duplexes, triplexes, fourplexes, and cottages, with an overall density not to exceed 12 dwelling units per acre.

REPORT ANALYSIS

The applicant is requests approval to amend the General Plan land use designation of 13.32 acres of property located at approximately 500 East 950 South from Very Low-Density Residential Agriculture (VLDRA) to High Density Residential (HDR).

The proposed General Plan amendment is being done in conjunction with a proposal to annex 13.32 acres of property from an existing county island. The applicant's narrative explains their intention is to build small-lot single family detached homes. They believe this type of product would help to transition from the existing larger lot sin-

gle family homes to the west to potential future commercial and light industrial to the east.

It should be noted how changing the General Plan Designation affects the potential density of this parcel. The VLDRA designation allows for a density of 1.75 units an acre, while the HDR designation allows for 12 units an acre. Under the current VLDRA designation, the 13.32-acre parcel could support 23 lots. If the amendment were approved to HDR, the maximum number of lots that could be built on this parcel would be 159 lots. The applicant has expressed an interest in working with the City to limit the number of lots that would be approved, but that would require a development agreement.

There were six comments from the DRC, including the following:

1. Power infrastructure in this area is not sized to accommodate HDR.
2. We will need to evaluate utilities to ensure there is sufficient capacity to serve the additional density.
3. The Planning Commission and City Council should consider if they want to add this additional density or move it from a different area of the City.
4. The HDR designation and corresponding R-3 Zone would allow 12 units per acre or up to 159 total units whereas the current VLDRA with R-1-22 zoning would allow up to approximately 23 units. In other words this General Plan Amendment would allow an additional 136 units on this parcel.
5. Planning Staff has a concern that by increasing density in this area, it will take away from density/utility capacities in areas better suited for more density such as the TOD areas we have designated along UTA's corridors. Although this property does border MDR, the City Council and the Planning Commission have indicated that any new density in Lehi should be located in TOD and other strategic pre-planned areas. This is outside of those areas and is not recommended that we deviate from our adopted General Plan land use map and policies.
6. This would create an island of HDR in an area that has been planned to remain as larger lots. Approving this change would create a precedent that may influence future similar changes on other surrounding properties.

Please consider the DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on April 24, 2025. The minutes and motion from this meeting are as follows:

3.3) Public hearing and consideration of Fieldstone Homes's request for review of the Salt Spring General Plan Amendment on 13.32 acres of property located at approximately 500 East 950 South, changing the land use des-

ignation from VLDRA (very low-density residential agriculture) to HDR (high density residential).

Katie Bussell presented the item. This is in conjunction with a proposal to annex the same property into Lehi City from an existing county island. The applicant plans on building single-family homes, and the zone change would increase the number of units that could be built. The DRC included six redline comments and was especially concerned with utilities and the fact that this change may set precedent for other areas to switch to higher density zoning than previously planned.

Commissioner Kunze asked if the zone change had to happen before the annexation or if it could be done the other way around. Kim Struthers said that the general plan is going to have to be changed because of zoning no matter what. Annexations usually stay in the transitional holding zone until they are rezoned. The general plan will have to be changed if they want to increase density at all.

Randy Smith was present representing Fieldstone Homes. He explained that they applied to the annexation before they applied for the general plan amendment, but that personal scheduling caused them to be addressed on the same day. He walked through how the amendment is in line with the general plan. He wants to build seven units an acre to provide mid-range housing. He mentioned that this could help Lehi City meet goals set by the state and HB37.

Commissioner Jackson opened public comment.

Cody Mortenson is a Lehi resident. His nine-year-old son is going through leukemia treatments and under doctor's orders cannot be close to a construction site. He lives about 100 feet away from the development. He is worried about harm to his child or being forced out of his home in order to protect his child.

Brent Shelby is a Lehi resident who lives near the development. He chose to live in the area because of the VLDRA. He thinks the zone change is a drastic change to the General Plan and should not be implemented. He is skeptical of the developer's willingness to do less than the maximum allowed homes if a development agreement is reached.

Jason Woffinden is a lifelong Lehi resident. He disagrees with a lot of things the city does. He is worried about traffic hazards being created and amplified by higher-density housing. He thinks that the Commission would be acting against a previous decision made by City Council a decade ago if they allow this general plan amendment.

Jen Fossum is a Lehi resident who lives nearby. She has frequent traffic trouble. She has lodged a complaint about Pioneer Crossing to UDOT and has been denied, as have many of her neighbors. She worries that more housing will cause overflow at city events.

Richard Hawley is a Lehi resident. He brought up the last DRC comment that approval may set a precedent for similar zone changes in the area. He is worried about the fact that there is only one ingress and egress and that an increase in traffic will cause problems in the area.

Ryan Johnson is a Lehi resident. He thinks the change is too severe, and that the general plan is being misinterpreted to justify a buffer zone. He is also skeptical of the developer's willingness to do lower density than the maximum allowed.

Candace Clark is a Lehi resident who moved in specifically to be in a low-density area. She mentions that the schools in the area are already overtaxed and at capacity.

Mike Warner is a Lehi resident. He doesn't feel like the project has been planned or thought through. He is worried about the area being cut off between the railroad tracks and Pioneer Crossing.

Josh Bingham is a Lehi resident. As someone who works in real estate, he says the area is going to be developed one way or another. He shared that his work with Fieldstone Homes has been better than other developers. He wants to know specifically why the density is set at seven per acre. He doesn't think that the area should be high-density but should instead be developed into something else like soccer fields or open green space.

Justin Ack is concerned with traffic and light and noise pollution. He also worries about losing the rural identity of the

area.

Jay Bowdine is a longtime Lehi resident. He has enjoyed the development that has happened in the area so far, but he is worried that further development would cause traffic problems.

Jessie Fevere is a teacher and Lehi resident. She is worried about overcrowding. She is also worried about her ability to get out of the neighborhood once development happens, as well as access for emergency services.

Jackie Warner is a Lehi resident. She is worried about the increase in cars and traffic that would result from development.

Katie Bussell shared the eleven online comments. Ten were opposed and one was in favor.

Commissioner Jackson closed public hearing.

Randy Smith addressed questions from the public. He shared his condolences and empathy with Cody Mortenson. He clarified for the public that the developer would be restricted by the Development Agreement regardless of what the area was zoned as. He confirmed that there will be more traffic. He mentioned that it is his responsibility to maintain and shore up infrastructure for the development. He doesn't think full schools are a good reason to not build housing in an area. He thanked the residents for keeping their concerns impersonal.

Commissioner Jackson encouraged the citizens to call their elected state representatives and encourage them to put pressure on UDOT to fix traffic problems. He also mentioned that school boards are a separate governing body, and that they would be the ones to address overfull schools, not the planning commission.

Commissioner Lockhart argued that the public counts on the general plan and thus her standards for general plan amendments are very high. She thinks that zone changes unfairly treat citizens who would previously be able to plan on what to do with their land. Commissioner Jones also feels as though the item should be denied as it is such a drastic change. Commissioner Kunze agrees and mentions that it is not in compliance with the area around it.

*Rest of minutes still in process of transcription

Salt Spring General Plan Amendment
DRC Redline Comments

Fieldstone Homes – requests review of the Salt Spring General Plan Amendment on 13.32 acres of property located at approximately 500 East 950 South, changing the land use designation from VLDRA to HDR.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Cameron Smith, Randy Smith
Date of Plans Reviewed: 02/25/25
Time Start: 1:59 pm
Time End: 2:20 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Power infrastructure in this area is not sized to accommodate HDR.

Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
2. We will need to evaluate utilities to ensure there is sufficient capacity to serve the additional density.

Luke – Traffic: No comments
Kim – Planning:
3. The Planning Commission and City Council should consider if they want to add this additional density or move it from a different area of the City.
4. The HDR designation and corresponding R-3 Zone would allow 12 units per acre or up to 159 total units whereas the current VLDRA with R-1-22 zoning would allow up to approximately 23 units. In other words this General Plan Amendment would allow an additional 136 units on this parcel.
5. Planning Staff has a concern that by increasing density in this area, it will take away from density/utility capacities in areas better suited for more density such as the TOD areas we have designated along UTA's corridors. Although this property does border MDR, the City Council and the Planning Commission have indicated that any new density in Lehi should be located in TOD and other strategic pre-planned areas. This is outside of those areas and is not recommended that we deviate from our adopted General Plan land use map and policies.
6. This would create an island of HDR in an area that has been planned to remain as larger lots. Approving this change would create a precedent that may influence future similar changes on other surrounding properties.

HIGH DENSITY RESIDENTIAL (HDR)

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VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

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

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.

such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 27, 2025.

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: 2025-___

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP AT APPROXIMATELY 500 EAST 950 SOUTH

WHEREAS, on May 13, 2025, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on April 24, 2025, to review and make a recommendation on the General Plan Amendment located at approximately 500 East 950 South, changing the land use designation to High Density Residential, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on May 13, 2025, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map, changing the land use designation to High Density Residential.

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject property to the High Density Residential designation. The total amendment will include approximately 13.32-acres of property located at approximately 500 East 950 South, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance -2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 13th day of May 2025.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Exhibit A

Salt Spring General Plan Amendment Legal Description

13:037:0044- COM E 16.5 FT FR N 1/4 COR. SEC. 21, T5S, R1E, SLB&M.; S 677 FT; N 89 DEG 31' 2" W 653.64 FT; N 0 DEG 35' 11" W 671.54 FT; E 660.5 FT TO BEG. AREA 10.170 AC.

13:008:0003- COM. 25 LKS W OF SE COR OF SW1/4 OF SEC 16, T 5 S, R 1 E, SLM; W 9.75 CHS; N 3.25 CHS; E 9.75 CHS; S 3.25 CHS TO BEG. AREA 3.25 ACRES.



Subject: General Plan Amendment Request

Dear Lehi City,

Description of Amendment

We are requesting a General Plan Amendment to change the land use designation of parcels 13:037:0044 and 13:008:0003 (totaling +/-13.25 acres) from "Very Low Density Residential Agriculture (VLDRA)" to "High-Density Residential (HDR)." Our plan is to build small-lot single family detached homes, which would be allowed under a HDR land designation, creating a transition between adjacent low-density residential zones to the west and future commercial and light industrial zones to the east.

Reason and Justification for the Proposed Amendment

The subdivisions to the west of the site contain 1/2 acre and 1/3 acre lots. The General Plan land use designation for the property to the east is shown as high intensity uses, including commercial and light industrial. Our proposed amendment addresses the need for a transition between the lower-intensity use of large-lot residential homes to the more intense use of commercial and light industrial shown on the future land use map. Small-lot residential development would:

- Create a transition between lower-intensity and higher-intensity land uses.
- Offer residents convenient access to job centers, amenities, and public transit connections through its proximity to Pioneer Crossing and a planned future street extension on the Lehi City Master Transportation Plan to the east of the subject property (see Exhibit C).

Consistency with the Goals and Policies of the General Plan

The proposed amendment aligns with the following goals and policies outlined in the Lehi City General Plan Land Use Element:

1. **Placemaking:** Create public and private spaces that provide a unique sense of place.

   > *"Impacts on existing residential neighborhoods should be minimized to the greatest extent practicable. One way to help reduce these impacts is by requiring a transition from less intense uses to slightly more intense uses."*

   The proposed HDR zoning provides this necessary transition. The development of the subject property will impact existing residential neighborhoods through increased traffic, noise pollution, and greater demand on infrastructure. However, small-lot single-family detached homes will have a lower impact on the surrounding large-lot (½ acre) single-family homes compared to higher-density options like townhomes, condos, or apartments. Additionally, future commercial and light industrial uses will have less impact on small-lot single-family homes than on large-lot homes, making small-lot development a more suitable choice than continuing with ½-acre lots. Our plan will help prevent an abrupt shift in land use and minimize impacts on the existing neighborhoods.

2. **Strong Communities:** Establish strong communities where residents have opportunities for meaningful social connections and support systems.

   > *"Create a life-cycle housing policy that encourages a diversity of housing types to provide housing options for prospective residents of differing ages, incomes, abilities, and lifestyles. This will enable young couples, families, and elderly to live near relatives, and stay within their same social networks (e.g. church boundaries) throughout their lives."*

   By incorporating small-lot detached homes, we will bring a diversity in housing types to the area, enabling young families to settle in familiar neighborhoods near existing support networks.

3. **Residential Development:** Accommodate a range of housing and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.

   > *"High quality neighborhoods are inclusive and welcome people at all stages of life. Housing affordability is integral to the long-term success of the City. Segregating housing by type, price, and size can lead to major divides in a community, most often along socioeconomic lines. This can ultimately lead to areas of higher crime, poverty, and other challenges. Ensuring neighborhoods include housing diversity minimizes the creation of these problem areas and leads to a more inclusive and diverse community."*

Our proposal would integrate affordability and inclusivity by diversifying housing options in the area.

Compatibility with Existing Land Uses

Our request for HDR land designation would allow small-lot single family detached homes, complementing the existing larger-lot single-family detached homes to the west, which feature larger setbacks that provide a natural transition to smaller lots. Smaller residential lots would provide a more compatible transition than large-lot residences between the commercial and industrial uses that are planned to the east of the subject property.

Effect on the Character of the Surrounding Area

This amendment would positively contribute to the area by attracting families and growing the community. Additional single family detached homes would maintain and enhance the character of the existing neighborhood. There is no evidence to suggest that small-lot homes adjacent to larger-lot homes negatively impact property values. Additionally, the proposed change would have a minimal impact on the traffic flow of the existing neighborhood.

Gain to Public Health, Safety, and Welfare

The amendment would provide the following community benefits:

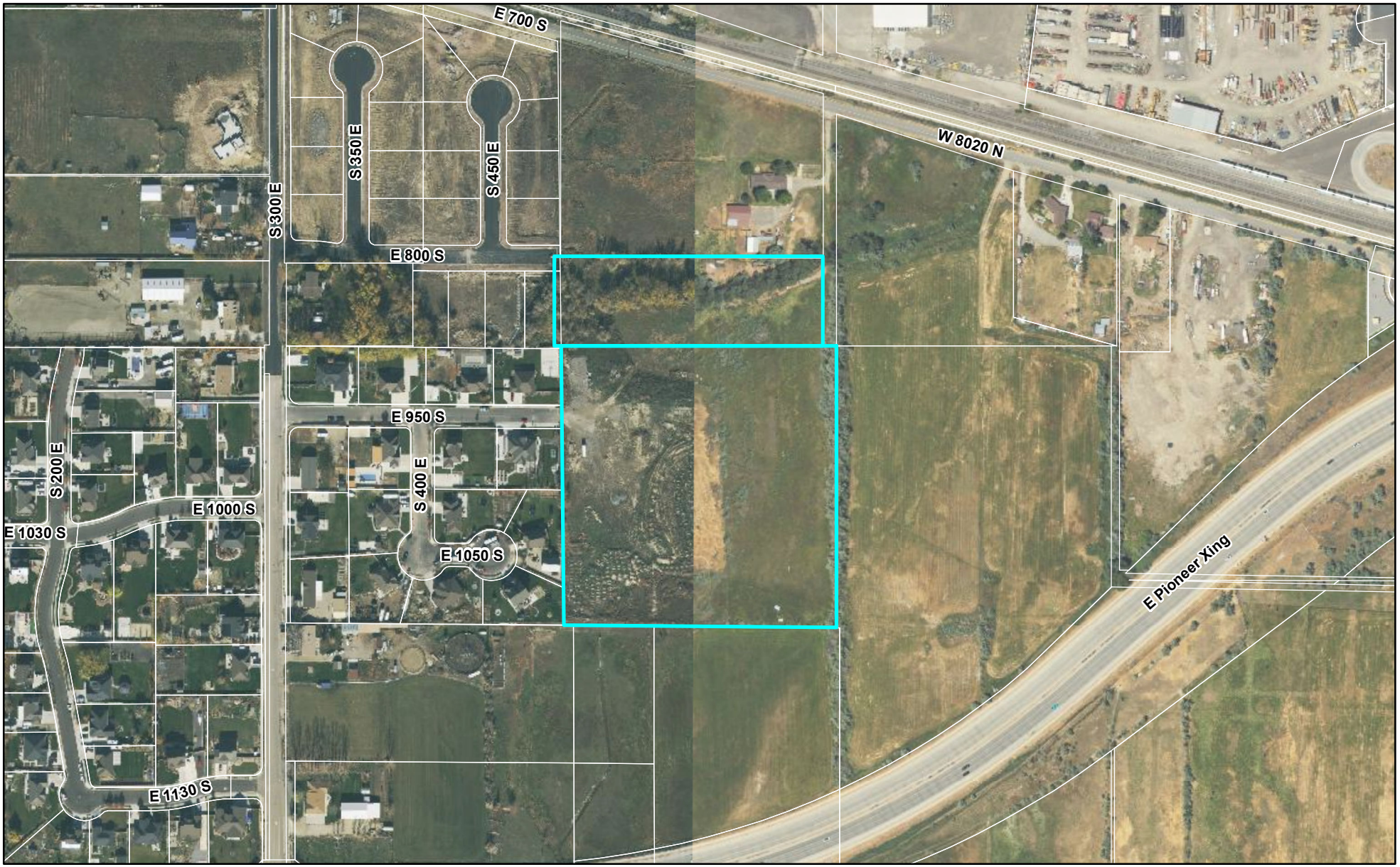
- Increased housing opportunities for the next generation of homeowners.
- Reduced commute times and enhanced quality of life by allowing residents to live closer to workplaces.
- Strengthened community ties by enabling residents to remain within the same social and support networks.
- More efficient land use, maximizing existing infrastructure investments.
- Increased development potential for future commercial and industrial uses to the east.

Please let us know if you have any questions.

Cameron Smith
Planning and Entitlement Specialist
camerons@fieldstonehomes.com

Salt Spring General Plan Amendment

Aerial



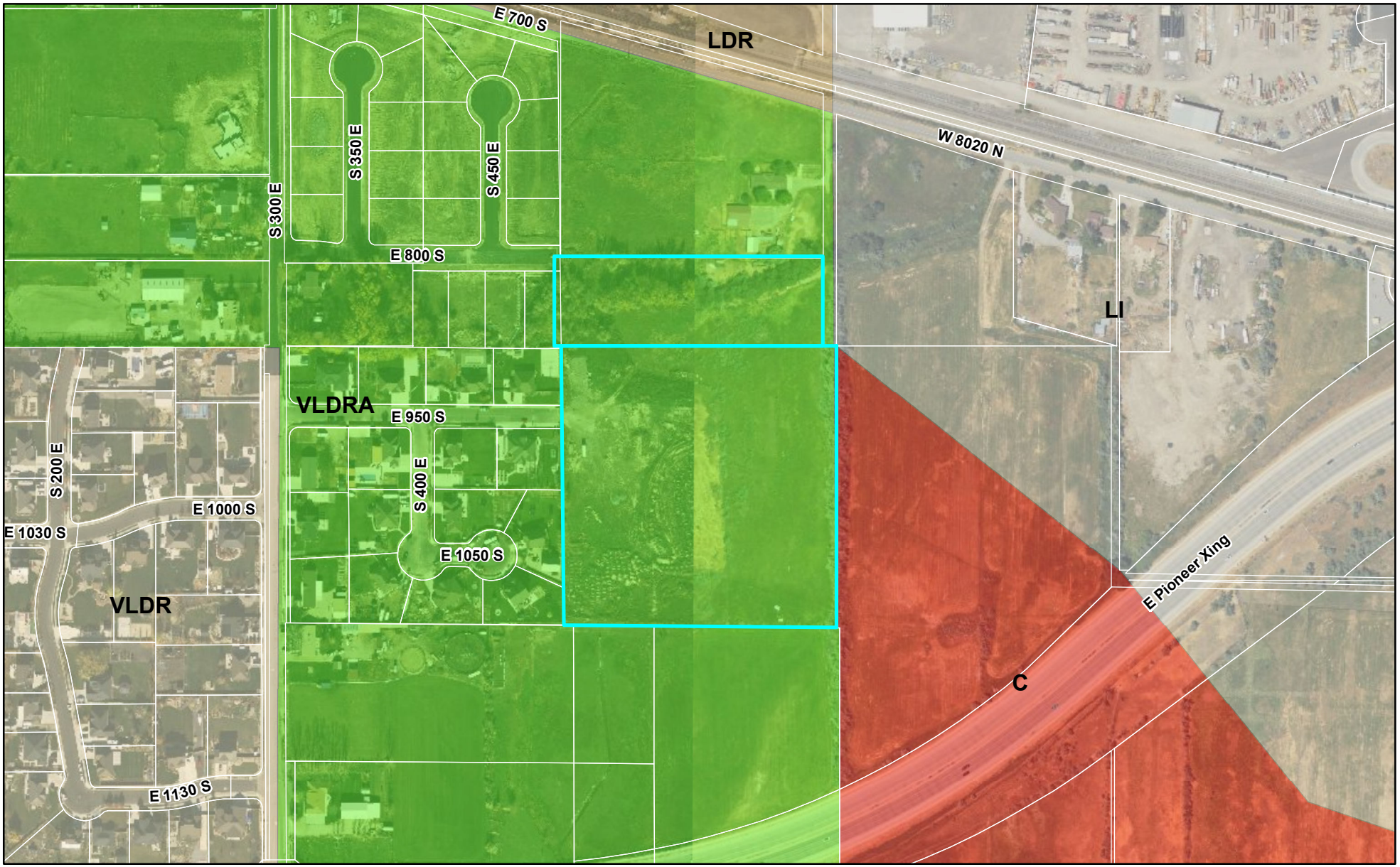
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LEHI CITY

Salt Spring General Plan Amendment

General Plan

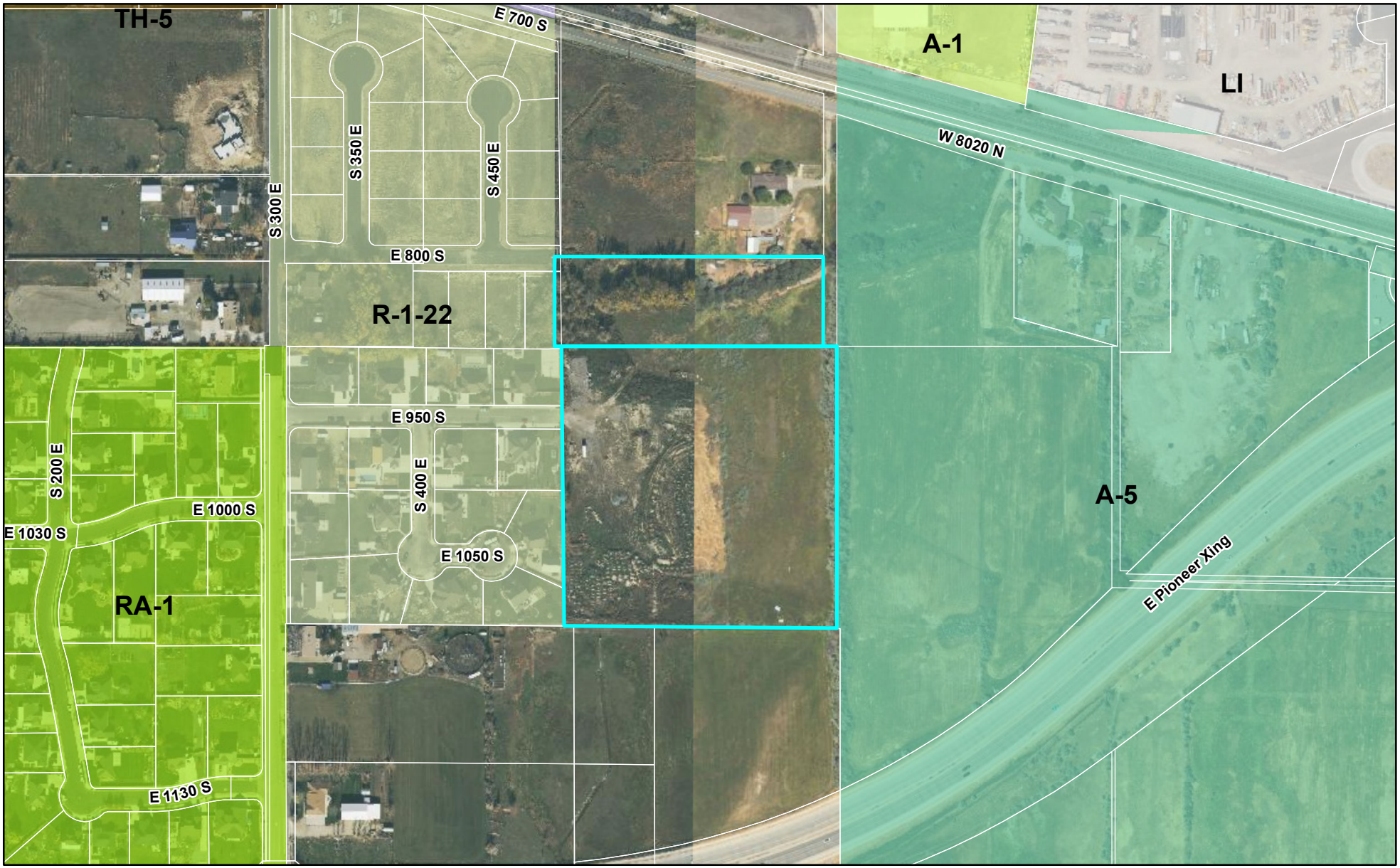


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LEHI CITY

Salt Spring General Plan Amendment

Zoning



LEHI CITY

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #28-2025 approving a Development Code amendment to Chapter 20, Home Occupations, to address landscape and construction companies.

Suggested Action:

Attachments:

CC Staff Report Beckstrom Chapter 20 Development Code Amendment Home Occupations 05.13.25.docx

Beckstrom Code Amendment DRC 04.09.25.docx

Beckstrom Code Amendment Narrative.pdf

Beckstrom Chapter 20 Development Code Amendment Home Occupations DRC 04.09.25.pdf

Ordinance -Chapter 20 Home Occupations (Beckstrom) 05.13.25.docx

BECKSTROM CHAPTER 20 HOME OCCUPATIONS DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	May 13, 2025
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	April 9, 2025
Date of Planning Commission Review	April 24, 2025

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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

REPORT ANALYSIS

The applicant is requesting approval of an amendment to Chapter 20, Home Occupations to address landscape and construction company home occupations. The origin of this proposal comes from a Code Enforcement issue that came up that the Beckstrom family has since resolved. They have worked with City Staff and Elected Officials to get feedback on potential next steps. Additionally, they are interested in updating the Code to enable them to return to having a larger scale home occupation at their home address. The proposed amendment is a significant update to several sections of Chapter 20. This report will discuss the primary changes and DRC comments.

The amendment primarily seeks to create a new conditional use allowance for home occupations on unique residential properties. The conditional use for unique properties only can apply to properties with over an acre in lot size and where the home occupation is applied for by the property owner, who must also be the current resident of the home. These two requirements will limit the number of potential larger scale home occupations. On top of this, the proposed Development Code amendment has conditions and requirements to limit on-site employees, limit off-site employees coming to the home address, and ensure that the property remains well maintained and organized. This section also discusses potential

fencing, driving and parking plans, and how any material delivery must work.

The other large change is under the Prohibited Home Occupations section. Part of the reason for the original Code violation was that it was a construction business with vehicles and materials stored at the home. The current Code essentially limits legal construction related home occupations to a home office. The proposed Code amendment would continue to prohibit more impactful construction activities and larger vehicles but does not prohibit smaller vehicles or material storage.

There are also some minor adjustments to the Noncompliance and Revocation section that gives Staff more flexibility in working with those that have Code violations.

There were six redline comments from the DRC. These included the following:

1. Consider rewording III to: “All employees are allowed to…”
2. Consider rewording VI (a) to "in an orderly manner and must not alter the appearance as a residential home."
3. Consider rewording 1 (II) to specify increased employees are “on-site employees”
4. We never use all caps anywhere in the code.
5. Consider rewording Prohibited items (G) to "construction activities including but not limited to; business operations..."

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on April 24, 2025. The minutes and motion from this meeting are as follows:

3.2) Public hearing and recommendation of BreAnn & Mitchell Beckstrom’s request for a review of a Development Code amendment to Chapter 20, Home Occupations, to address landscape and construction companies.

Katie Bussell presented the item. The amendment seeks to create a new conditional use allowance for home occupations on unique residential properties over an acre in size and where the home occupation is applied for by the property owner who must be a current resident of the home. It would allow for smaller vehicles and materials of home occupations to be stored at the home. Currently the storage of construction equipment and materials is prohibited in the code. There were six redline comments from the DRC.

The applicants, BreAnn and Mitch Beckstrom, were present. The process of applying for a home occupation license is pretty simplistic in Lehi, and they would like to see it approved across the board. You can get a license in about an hour. Prohibited home occupations aren’t currently disclosed in the application process.

Commissioner Jackson opened and closed public comment. There were two online comments in favor of the item.

Commissioner Everett expressed his worry over forming code for an individual purpose. He worries that expanding

the code will open doors for businesses that should be in a different zone.

Commissioner Jones asked staff what the code would look like in practice. As far as he understood it was designed to make operating a business from one's home easier, but he wanted examples of what kinds of materials would be allowed under the new code. Bussell explained that it would mainly apply to small construction companies. Businesses would still need to comply with all nuisance regulations. Anything more heavy duty (like CDL or semi trailers) would still be prohibited. Commissioner Jones clarified with city staff that they would still need to come through Planning Commission to get approval for the conditional use. Commissioner Lockhart expressed her support of the code change for this reason. Commissioner Kunze asked what triggered the change. Kim Struthers explained that there was a complaint which triggered the attempted change of the code. He explained that the Beckstrom's were unaware that they were violating code until the complaint came through. He also went through some of the nuisance regulations being implemented.

Commissioner Jackson shared that he thinks it is asinine to prevent citizens from implementing home businesses that have limited foot traffic, like an electrician. He and Commissioner Lockhart also pointed out that there is still bureaucracy that will have to be gone through. Commissioner Kunze shared that she doesn't want to punish the applicants for trying to assist in correcting code.

> **Motion:** Commissioner Jones moved to recommend approval to the Lehi City Council on the grounds that the proposed development code amendment is in conformance with the purposes, intent, and provisions of the general plan and it's various elements. He included all DRC comments. Commissioner Lockhart seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

Beckstrom Code Amendment
DRC Redline Comments

BreAnn & Mitchell Beckstrom- request review of a Development Code amendment to Chapter 20, Home Occupations to address landscape and construction companies.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Mitchell Beckstrom, BreAnn Beckstrom
Date of Plans Reviewed: 03/25/25
Time Start: 1:09 pm
Time End: 1:22 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. Consider rewording III to: “All employees are allowed to…”
2. Consider rewording VI (a) to "in an orderly manner and must not alter the appearance as a residential home."
3. Consider rewording 1 (II) to specify increased employees are “on-site employees”
4. We never use all caps anywhere in the code.
5. Consider rewording Prohibited items (G) to "construction activities including but not limited to; business operations..."

Garion – Fire:
6. Marshal, or their representatives.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 24, 2025.

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

LEHI CITY
PLANNING AND ZONING
APPLICATION FOR DEVELOPMENT CODE AMENDMENT

Attention Lehi City Planners and Lehi City Planning Commission
Jacob Curtis
Kim Struthers
November 6, 2024

Application Submittal Requirements Have Been Satisfied

(1) Included in the application is a redlined copy of the proposed amendments as pertaining to home occupations and the uses available to property owners, accessory building uses permissible and unique properties that do exist within the Lehi City limits.

(2) In good faith and as residents of Lehi City, we believe the current code on home occupations are vague, undefined, outdated. I believe there is plenty of evidence available showing forms provided by Lehi City are incomplete for HOME OCCUPATIONS as per the printable forms and online application processes.

The applications available to residents applying for home occupations require minimal questions to be answered to ensure compliance and do not require enough information to determine by city officials if new and existing business occupations are growing, adjusting to or impacting local ordinances.

(A) Effective 5/5/2021 Utah Code 10-9a-507 Conditional use are permittable withing city limits, as per our property purchased as is with the existing dwelling, and accessory buildings, the parking requirements were already in existence and adjacent properties have not been impacted by our property purchase or occupancy.
(B) As a unique property owner in Lehi City, our initial application to the city was in full disclosure of the type of business we operate including the materials we would be keeping on hand and have stored away behind closed garage doors.
(C) Home Occupation development codes must be updated to be enforceable, as to not marginalize and victimize the property owners with unique properties and circumstances that are operating within OSHA compliance and who can demonstrate they have taken steps to keep the safety of adjacent residents a priority.
(D) Subsections have been added to the proposed code amendments clearly defining additional requirements for Unique Properties that would be eligible for a CUP "Conditional Use Permit" as outlined in Utah Code Effective 5/5/2021 10-9a-507 Conditional uses.
(E) We have included photos of our family, children, home, business location, and evidence of community participation. We want to be sure the humanity of the situation is considered. We are blessed to call Lehi City our home and encourage planning officials to use good judgement that reflects the integrity used while the permission that were granted by planning and zoning are considered in making this unique property what it currently is today. Our life is beautiful, home and accessory buildings are esthetically pleasing and work well within a residentially zoned area.

(3) Additional documents, photographs, neighbor support can be provided by request.

LEHI CITY -ELECTED OFFICIALS have been put on notice by phone call, letter and email as of November 4, 2024













CHAPTER 20

HOME OCCUPATIONS

(Amended 05/22/18)

Section 20.010. Purpose.
Section 20.020. Requirements of Approval.
Section 20.030. Employees.
Section 20.040. Patrons.
Section 20.050. Mobile Home Occupations
Section 20.060. Prohibited Home Occupations.
Section 20.070. Appeals.
Section 20.080. Noncompliance and Revocation.
Section 20.090. Business License Required.

Section 20.010. Purpose. *(Amended 03/28/00; 01/08/13; 04/11/17)*

It is the intent of Lehi City to encourage business activities in appropriate commercial districts. Business activities may be conducted within a residence on a limited basis provided that the proposed activity complies with the standards and provisions of this Chapter. All home occupations shall be secondary and incidental to the residential use of the structure. Home occupations are a temporary privilege that can be revoked at any time if disruption of the residential neighborhood occurs, or if the applicant fails to comply with any condition of approval.

Section 20.020. Requirements of Approval. *(Amended 03/28/00; 8/10/04; 12/08/09; 01/08/13; 03/11/14; 04/11/17; 08/29/17; 12/08/20; 05/14/24)*

To protect the character of residential neighborhoods in the City, a Home Occupation Permit shall be obtained prior to use of a residential dwelling or accessory building for a business. An application for a Home Occupation Permit may be approved provided:

A. the applicant resides in the residence for which the permit is being sought;

B. no alteration to the exterior of the residence is made and the residence maintains the general character and appearance of a residential dwelling;

C. the home occupation occupies no more than 25% of the total finished, livable floor area of the dwelling;

D. the home occupation is carried out within the home, garage, accessory building, or other space of a residential property but is not observable by the general public from the street in front of the residence, and the business activities do not create a nuisance for adjacent properties or disrupt the normal residential character of the neighborhood in which the residence is located;

E. any space that is used for the business in a garage attached to the residence ~~or accessory building~~ is counted toward the maximum allowed square footage for the home occupation; you may use up to 100% of an accessory building for your home occupation for storage and operational activities

F. garage doors remain closed while business is conducted therein;

G. required off-street parking for both the primary residence, any permitted ADU or STR, and home occupation is maintained as per Table 37.080, Section 12.230.G, Section 26.030.C, and Section 20.040.B of this Code;

H. a home occupation located in a garage or accessory building complies with all applicable building and fire codes, which may require approval for business activities by the Building Official and Fire Marshall;

I. if the home occupation involves raising, keeping, caring, or selling of animals, an inspection by the Animal Control Officer shall occur prior to issuance of a business license;

J. a certificate of occupancy is first issued for the residence;

K. the applicant obtains a Lehi City Business License for the home occupation on an annual basis;

L. there are no signs or product displays;

M. no more than one home occupation is approved per residence unless the applicant can demonstrate the additional home occupations will not impact the residential nature of the area;

N. there is no storage or parking of tractor trailers, semi-trucks, or other heavy equipment on the premises or on the streets in the vicinity of the premises of the home occupation, except that not more than one truck of one-ton capacity or less may be parked at the premises during off hours;

O. to ensure the home occupation, once authorized, does not become a nuisance to the neighbors, the Zoning Administrator may impose operating conditions initially and also subsequently to protect the public health, safety, peace, and welfare of the residents of the surrounding residential area;

P. the home occupation is clearly incidental and secondary to the residential use of the dwelling and does not change the character of the building from common residential uses;

Q. activities in connection with the home occupation are not in conflict with the objectives and characteristics of the district in which the home occupation is located; and

R. if the applicant for a home occupation is not the legal owner of the residence, the applicant presents written permission from the legal owner of the residence to conduct the activities proposed.

S. The facility must also comply with any applicable IFC and IBC Codes.

T. Unique Residential Properties greater than one acre shall be approved a Conditional Use Permit as written in Utah State Code *effective 05/05/2021 10-9a-507 Conditional Uses* in Lehi City will require additional steps to assure safety and adherence to home occupations are met. The land use authority of Lehi City will only approve conditional use if the proposed home occupation(s) meet criteria included on the business license application

Residential acreage of one acre or more shall be eligible for a CUP if they are the property owners and the current resident

1. The application will include photos and documentation supporting the accessory building are in satisfactory condition to conduct business therein and also by the adhering to the following:

I. there must be adequate access from/to public streets and maintain designated off-street parking for both employees and patron(s).

II. additional employees are allowed; one employee per quarter acre and no more than eight employees, and on site employees can frequent the property during business hours.

III. Employees are allowed to frequent the property on a weekly basis for a staff meeting or training session.

IV. a driving and parking plan for patrons and employees shall be observed and practiced.

V. no public road will be used to unload or load materials and/or shipments. Delivery vehicles must have enough space for parking and maneuvering behind the front of the dwelling.

VI. Professionals with small tools, hand tools, materials and parts will need to keep these items stored and organized inside accessory building(s) or hidden from public roadways and easements

a. Property lines where business activity can be seen must be screened by a privacy fence or landscaping. The residential property must be maintained in an orderly manner and must appear at first as your residence.

Section 20.030. Employees.
(Amended 03/28/00; 01/08/13)

A. Residents of the dwelling for which a home occupation has been approved may be employed by the home occupation.

B. Recognizing that for some home occupations additional employees are necessary or practical, the City may allow one employee not residing in the premises to work at the location of a home occupation during daytime business hours. Off-street parking shall be required for all on-premises employees of an approved home occupation.

C. Off-premise employees shall not be allowed to frequent the premise of a home occupation.

Section 20.040. Patrons. *(Amended 07/18/02; 8/10/04; 01/08/13; 03/11/14; 04/11/17; 06/14/22; 02/14/24; 05/14/24, 10/08/24)*

A. The number of patrons permitted at a home occupation shall be based on the amount of off-street parking the residence can provide (excluding the required parking for the residence) plus the amount of on-street parking immediately along the residence's frontage, with the exception of daycare, child in-home instruction, and swimming lessons. In no case shall there be more than six parking spaces occupied at one time related to the home occupation.

B. There shall be no more than four classes or sessions per day.

C. If the home occupation involves training or grooming of Category 4 animals (see Table 12.260) and does not have a kennel permit, the maximum number of client's animals that may be kept at the home at a given time shall not exceed three.

1. Any home occupation involving the boarding or caring (i.e., daycare) of Category 4 animals (see Table 12.260) shall require a kennel permit.

2. No overnight keeping of client's animals shall be allowed.

D. Off-street parking is required for all patrons of an approved home occupation.

E. In the case of child in-home instruction, including preschools, dance, music, art instruction, and athletic instruction, there shall not be more than 12 persons at one time nor more than two classes or sessions per day. A drop-off circulation plan shall be provided. The facility must also comply with any applicable IFC and IBC Codes.

F. In the case of home-based microschools (as allowed by Utah State Code Section 10-9a-305) there shall not be more than 16 students at one time. All requirements of the Utah State Code for microschools must also be met including the facility space requirements per student. A drop-off circulation plan shall be provided. The facility must also comply with any applicable IFC and IBC Codes.

G. In the case of child daycare, the total number of children that may be allowed in attendance at one time shall be limited to 12. In order to maintain the validity of a Lehi City business license for any child day care, the applicant shall obtain and keep valid a Utah Department of Health childcare certificate. Any child day care home occupation shall also strictly comply with all other requirements set forth in Utah Admin. Code § R430-50-1, *et seq.*

H. In the case of swimming lessons, the following provisions shall apply:

1. the total number of patrons that may be allowed in attendance at one time shall be limited to six.

2. there shall be no more than four classes or sessions per day.

3. the license holder and any other instructors shall have and maintain current certifications issued by the American Red Cross in each of: 1) cardio-pulmonary resuscitation; 2) first aid; and 3) swim coaches safety training or water safety instruction.

4. the pool facility shall meet all State requirements for pool cleanliness, microbes, sanitation, chemicals, lifesaving apparatus, periodic sampling of water, and water purification treatment.

5. the pool design must be an in-ground built-in pool. Temporary, portable, or above ground pools shall not be used.

6. all instructors are required to have YMCA accreditation or other nationally approved accreditation standards for swim instruction.

I. For child day care and child in-home instruction and swimming lessons, the backyard of the home is required to be fully fenced and all gates shall have self-closing latches.

J. For any business expecting patrons, the applicant must pass a fire and safety inspection prior to the issuance of a business license.

Section 20.050. Mobile Home Occupations.

(New 06/09/20)

A. Mobile Home Occupation shall be defined as a personal service or pet grooming facility business that operates out of a mobile unit.

B. A Home Occupation Permit may be issued for a Mobile Home Occupation if the use meets the definition of personal services or pet grooming facility in this Code and all other requirements listed in this Chapter.

C. The business license for a Mobile Home Occupation shall have a residential address in Lehi City for the home office.

D. No services shall be provided while the mobile unit is in motion.

E. The mobile unit shall be self-contained and self-supporting. The unit shall not connect into any city utilities or dispose of waste in city storm drain or sanitary sewer.

F. The mobile unit shall have fresh water for each business day. Should the fresh water run out

during a business day, the business shall discontinue operations until the fresh water holding tank has been re-filled.

G. All furniture shall be anchored to the mobile unit and chemicals shall be stored in cabinets with safety catches.

H. No part of the mobile unit shall be used for living or sleeping quarters.

I. Mobile Home Occupation operators and vendors shall comply with the Lehi City Municipal Code Title 5, Chapter 3, Noise Control.

J. Mobile Home Occupations shall, at all times comply with all applicable laws to this type of service and all county health department regulations.

K. Parking of the mobile unit shall comply to the following:

1. Mobile Home Occupations shall not be parked in a manner that impedes vehicular or pedestrian traffic flow or public safety. A minimum clearance of 15 feet shall be kept between the Mobile Home Occupation and any fire hydrant, utility box, ADA accessibility ramp, or building entrance.

2. A Mobile Home Occupation shall not park on any landscaped parking strip.

3. Mobile Home Occupations shall not be operated on public streets where the speed limit exceeds 35 miles per hour, or at any locations that are otherwise deemed hazardous by Lehi City, unless the roadway or location has been closed to vehicular traffic for a public event.

4. Mobile Home Occupations shall be parked lawfully on public right-of-way. Mobile Home Occupations shall be parked so that neither the vehicle or customers interfere with public access to adjacent parking stalls, driveways, or entrances of existing buildings or uses.

5. Each Mobile Home Occupations operator shall ensure that its use of the right-of-way, including the sidewalk, does not interfere with or limit sidewalk users' passage.

6. All Mobile Home Occupations shall be removed from the public right-of-way at the close of each business day, Mobile Home Occupations shall park off-street during non-business hours. Parking of the Mobile Home Occupation can occur in a driveway as allowed by the CC&R's of the subdivision. No services shall be provided while the mobile unit is parked in the driveway.

Section 20.060. Prohibited Home Occupations. *(New 12/08/09; Amended 01/08/13; 08/29/17; 10/13/20; 06/14/22; 05/14/24)*

For the purpose of protecting residential character, the following types of businesses and those of a similar nature are prohibited as home occupations when performed on premise and not as a home office:

A. body art facilities;

B. clinics, hospitals, and related medical and dental facilities, excluding outpatient counseling and therapy services;

C. cosmetic facilities that require biohazard disposal including, but not limited to, micro-blading, derma fillers, Botox injections, and neuromodulators;

D. animal and veterinary clinics, kennels, or other facilities which entail the raising, or keeping of dogs, cats or other animals in excess of what is permitted by Table 12.070 of this Code;

E. restaurants, but not including food preparation;

F. automobile, truck, or recreational vehicle related businesses, including repair services, wholesale or retail sales, painting and auto body repair;

G. Construction activities that shall NOT be permitted include: business operations that require inventory of boulders, pavers, the crushing or washing of mined and recycled matter, large quantities of lumber or plywood that could burn or smolder. or ~~landscape maintenance~~ businesses that require DOT regulation, semi-tractor trailers or CDL rated heavy equipment ~~materials, or vehicles~~ to be stored at the home;

H. ambulance services;

~~I. retail sales businesses, excluding internet sales;~~

J. sexually oriented businesses, and

K. engine or appliance repair services. Hazardous waste, used-gasoline, used-diesel, used antifreeze, corrosive solvents including regulated compounds or combustibles will not be permitted.

Section 20.070 Appeals. *(Amended 01/08/13; 12/13/16)*

If an applicant for a Home Occupation Permit is either denied a permit or desires to appeal any condition of approval placed on the application by the Zoning Administrator, the applicant may present an appeal to the Hearing Examiner within ten days of the decision, as per Section 03.040. The applicant shall notify the Zoning Administrator, in writing, of the appeal. The Zoning Administrator will schedule an appeal hearing with the Hearing Examiner and provide at least 14 days' public notice consistent with the notification procedures of Section 03.080. At the hearing, the Hearing Examiner may hear from the Zoning Administrator, staff, applicant, public and other interested parties prior to making a decision on the appeal. Following the hearing, the Hearing Examiner may approve, approve with conditions, or deny the appeal.

Section 20.080. Noncompliance and Revocation.

Any Home Occupation Permit ~~shall~~ may be revoked by the Zoning Administrator upon violation of any of the requirements of this Chapter, or upon failure to comply with any condition of the permit, ~~unless the violation is corrected within ten days of receipt of written notice of the violation.~~ Home Occupations out of compliance shall be given notice and shall have reasonable terms set to bring their property into compliance. Property owners must prove steps are being taken to make improvements by communicating with the City through pictures and email. A permit may be revoked for repeated violations of the requirements of this Chapter, notwithstanding compliance to the violation notice.

Section 20.090. Business License Required.

(New 12/08/09)

A Home Occupation Permit is not a business license. Granting of the permit shall not relieve the permittee of any other license requirement of the City or of any other public agency, including the requirement to obtain a business license.

Effective 5/5/2021

10-9a-507 Conditional uses.

(1)

(a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.

(b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.

(2)

(a)

(i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

(b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.

(c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

(3) A land use authority's decision to approve or deny conditional use is an administrative land use decision.

(4) A legislative body shall classify any use that a land use regulation allows in a zoning district as either a permitted or conditional use under this chapter.

Amended by Chapter 385, 2021 General Session

ORDINANCE NO: 2025 - __

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 20, HOME OCCUPATIONS

WHEREAS, it has become necessary to amend Chapter 20 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to address landscape, construction, and other larger scale home occupations; and

WHEREAS, following a public hearing on April 24, 2025, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on May 13, 2025, 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 April 24, 2025, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 20 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 20 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance -2025 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 13th day of May 2025.

ATTEST

_____	_____
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #30-2025 approving a Development Code Amendment to Table 05.040-B, removing the side and rear yard setbacks from the Neighborhood Commercial Zone.

Suggested Action:

Attachments:

CC Staff Report Table 05.040-B Development Code Amendment 05.13.25.docx

Table 05.040-B Amendment DRC 03.26.25.docx

TBL05.040-B bulk and intensity nonresidential 03.26.25.pdf

Ordinance -Non-residential Table of Uses 05.030-B 05.13.25.docx

TABLE 05.040-B DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	May 13, 2025
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	March 26, 2025
Date of Planning Commission Review	April 10, 2025

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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

REPORT ANALYSIS

Lehi City requests review of the Table 05.040-B Development Code Amendment. This Amendment is to remove the 25-foot minimum setback requirement for the side- and rear-yard setbacks from the Neighborhood Commercial zone when adjacent to a residential use and/or zone. When reviewing Table 05.040-B, Staff noticed that the Commercial zone does not have the same 25-foot setback requirements. The Commercial zone is frequently adjacent to a residential use and/or zone, and yet a minimum 25-foot setback has never been considered. It seems inconsistent for the Neighborhood Commercial zone, where the uses are designed to be less intense than the Commercial zone, to be held to a higher regulatory standard. Staff therefore thought it necessary to remove the 25-foot setback requirements from the Neighborhood Commercial zone and instead have them match the other zones, which would be to comply with all IBC requirements, comply with any easement, and follow any buffering regulations of Chapter 12-080.

There was one redline comment from the DRC for this amendment. The Power Department wishes Planning Staff to continue looking at this table to establish a minimum setback that is greater than the easement width. This is to help the Power Department work more efficiently in the PUE. Staff will continue to work with the Power Department to get the exact language right. In the meantime, Staff decided to continue forward with the current amendment. Please consider this in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on April 10, 2025. The minutes and motion from this meeting are as follows:

3.7) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Table 05.040-B, removing the side and rear yard setbacks from the Neighborhood Commercial zone.

Jacob Curtis presented the item. The Planning Division is trying to integrate the Neighborhood Commercial zone better with adjacent zones. The setbacks are being made to match other nonresidential zones. Kim Struthers explained that buffering will still need to be met even if setbacks are removed. The Power Department would like a larger front setback for ease of access for utilities installation and maintenance.

Commissioner Everett asked if setbacks were ever a part of commercial zones. Struthers informed him that there has only ever been front setbacks for commercial zones.

Commissioner Jackson opened public comment.

Ken Roberts thanked the commission for their work. He likes the idea of getting rid of setbacks.

Commissioner Jackson closed public comment.

> **Motion:** Commissioner Lockhart moved to give a positive recommendation to the Lehi City Council with the findings that it will bring consistency across commercial zones, and that it matches International Building Code. She included all DRC comments. Commissioner Kunze seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

Table 05.040-B Amendment
DRC Redline Comments

Lehi City- requests review of a Development Code Amendment to Table 05.040-B, removing the side and rear yard setbacks for the Neighborhood Commercial zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: None
Date of Plans Reviewed: 03/18/25
Time Start: 3:06 pm
Time End: 3:18 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Include a minimum setback that is greater than the easement width. This is an ongoing problem for the Power department.

Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering: No comments.
Luke – Traffic: No comments.
Kim – Planning: No comments.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 10, 2025.

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.

TABLE 05-040-B
TABLE OF BULK AND INTENSITY REQUIREMENTS
NONRESIDENTIAL ZONES

(Amended 01/09/01; 08/07/01; 01/08/02; 11/09/04; 05/10/05; 11/15/05; 7/11/06; 01/09/07; 04/22/08; 06/09/09; 3/22/11; 08/28/12; 09/11/12; 02/12/13; 04/10/18; 03/12/19; 11/19/19; 11/15/22)

	CR	C	C-H	NC	C-1	BP	LI	MU	TOD	T/M	PF	HI
Minimum Lot Area	N/A	N/A	N/A	N/A	N/A	N/A	20,000 Sq. Ft.	No minimum requirement but subject to approval by the Zoning Administrator, Reviewing Departments, and Planning Commission	No minimum requirement but subject to approval by the Zoning Administrator, Reviewing Departments, and Planning Commission	N/A	N/A	12,000 Sq. Ft.
Minimum Lot Width/Frontage	100 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	160 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	20 ft. unless otherwise approved by the Zoning Administrator, Reviewing Departments, Planning Commission, and City Council	20 ft. unless otherwise approved by the Zoning Administrator, Reviewing Departments, Planning Commission, and City Council	160 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	No requirement unless adjacent to a residential zone, in which case the frontage shall be the same as the adjacent residential zone	N/A
Minimum Front Yard And Corner Yard	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080.	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, PUE, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, PUE, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080
Minimum Rear Yard	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080~~25 Ft. when adjacent to a residential~~	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	40 Ft.	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	40 Ft.	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.	N/A

Notes:
[1] 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.
* No minimum requirement but subject to approval of an Area Plan pursuant to Chapter 15, Area Plans, of this Code.

	CR	C	C-H	NC	C-1	BP	LI	MU	TOD	T/M	PF	HI
Minimum Side Yard	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080~~25 Ft. when adjacent to a residential use and/or zone. Otherwise as allowed by IBC and must comply with Chapter 12-080~~	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	30 Ft. Unless otherwise approved by the DRC, Planning Commission and City Council	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	30 Ft	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.	N/A
Minimum Living Area Per Residential Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	900 sq.ft.[1] for single family detached units and 400 sq. ft. for multi-family units	900 sq.ft.[1] for single family detached units and 400 sq. ft. for multi-family units	N/A	N/A	N/A
Maximum Building Height Occupied Structure	N/A	N/A	N/A	35 Ft.	N/A	N/A	60 Ft.	See Chapter 37	See Chapter 38	N/A	N/A	N/A
Maximum Dwelling Units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Density allowed per Map 05.010 Maximum TOD and Mixed Use Density Map	Density allowed per Map 05.010 Maximum TOD and Mixed Use Density Map	N/A	N/A	N/A
Minimum Open Space Requirement	10%	10%	10%	10%	10%	30%[2]	15%	10% with 2% minimum as urbanized open space or in-lieu fee towards overall district improvements	10% with 2% minimum as urbanized open space	30%	10%	N/A

Notes:

[1] 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.

[2] Up to a 10% reduction in required open space in the Business Park Zone may be granted by the Planning Commission if the developer provides one or more of the following on the Site Plan: water features, sports courts, gazebos, connection to master planned trail, LEED certification, patio roof terrace, special lighting features and additional landscape plantings.

[*] No minimum requirement but subject to approval of an Area Plan pursuant to Chapter 15, Area Plans, of this Code.

ORDINANCE NO: 2025 - __

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE TABLE 05.030-B, NON-RESIDENTIAL TABLE OF USES

WHEREAS, it has become necessary to amend the Non-Residential Table of Uses in the Lehi City Development Code; and

WHEREAS, this amendment seeks to clarify the setbacks in the Neighborhood Commercial zones of Lehi; and

WHEREAS, following a public hearing on April 10, 2025, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on May 13, 2025, 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 April 10, 2025, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Table 05.030-B of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Table 05.030-B of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance -2025 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 13th day of May, 2025.

ATTEST

_____	_____
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: May 13, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #31-2025 approving a Development Code Amendment to Table 37.080, Off Street Parking.

Suggested Action:

Attachments:

CC Staff Report 37.080 Development Code Amendment 05.13.25.docx

Table 37.080 Development Code Amendment DRC 03.19.25.docx

TBL37.080 Parking new - parks and open space.pdf

Ordinance Table37.080 Parks Off-Street Parking Development Code Amendment 05.13.25.docx

TALBE 37.080 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	May 13, 2025
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	March 19, 2025
Date of Planning Commission Review	April 10, 2025

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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

REPORT ANALYSIS

Lehi City is proposing an amendment to Table 37.080 Off-Street Parking to allow the DRC and the Zoning Administrator to determine the required amount of parking. The specific uses are Parks and Playgrounds, Open Space, Trails, and Greenways, and Civic/Public Buildings/Public Facilities/Museums. Staff feels it is appropriate for the DRC and the Zoning Administrator to determine the require amount of parking because they can work closely with the applicant to determine the proper amount and can require parking studies if necessary. Creating a more tailored approach to parking can aid in ensuring these uses do not become overparked.

There was one redline comment from the DRC. Planning would like to consider combining Parks/Playgrounds with the Open Space, Trails, and Greenways. This is to remain consistent with the Table of Uses. Please consider this in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on April 10, 2025. The minutes and motion from this meeting are as follows:

3.8) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Table 37.080, Off-Street Parking.

Jacob Curtis presented the item. The amendment would allow the city to determine parking for parks, trails, and other similar locations. The current code has the Planning Commission determining this on a case-by-case basis.

Commissioner Jackson opened and closed the public comment.

> **Motion:** Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with the findings that the proposed development code amendment is in conformance with the purposes, intent, and provisions of the general plan and it's various elements. He included all DRC comment. Commissioner Everett seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

Table 37.080 Development Code Amendment
DRC Redline Comments

Lehi City- requests review of amendments to Table 37.080 Off-Street Parking.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller
Assigned Planner: Katie Bussell
Representatives of the Applicant Present:
Date of Plans Reviewed: 03/11/25
Time Start:
Time End:

DRC REDLINE COMMENTS:
Brad – Fiber: No comments.
Glade – Power: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering: No comments.
Luke- Traffic: No comments.
Kim – Planning:
1. Could we just combine Parks/Playgrounds with the Open Space, Trails, and Greenways? That is what we did on the Table of Uses recently.

THIS ITEM WILL BE SCHEUDLED FOR PLANNING COMMSSION ON APRIL 10TH.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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

TABLE 37.080
TABLE OF OFF-STREET PARKING REQUIREMENTS

(Amended 12/12/00; 05/08/01; 10/25/05; 12/14/10; 01/13/15; 01/26/16; 08/09/16; 06/09/20; 08/23/22; 11/15/22; 06/11/24)

USE	PARKING SPACES REQUIRED
RESIDENTIAL USES	
Single-Family Dwelling	2 stalls per dwelling unit, not in tandem configuration, and both stalls must be within a fully enclosed garage. Lots with less than 50' of frontage shall provide additional off-street parking stall(s) at a rate of one space for every three dwelling units.
Two-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration. 1 stall per unit to be within a fully enclosed garage.
Three-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration. 1 stall per unit to be within a fully enclosed garage.
Four-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration. 1 stall per unit to be within a fully enclosed garage.
Multi-Family Dwellings – One bedroom or less (>4 dwelling units) (see Sec. 12.130 B)	1 stall per dwelling unit which must be within an enclosed garage or parking structure 1 additional parking stall per 3 dwelling units. All additional off-street parking must be within 300 feet of the assigned units.
Multi-Family Dwellings – Two or more Bedrooms (>4 dwelling units) (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration, one of which must be within an enclosed garage or parking structure. 1 additional parking space per 3 dwelling units. All additional off-street parking must be within 300 feet of the assigned units.
Townhouses (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration, one of which must be within an enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2.5 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 250 feet of the assigned units.

USE	PARKING SPACES REQUIRED
Condominiums (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration, one of which must be within a fully enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 200 feet of the assigned units.
Clubhouse	1 space per 300 square feet of clubhouse area 1 stall per 200 square feet of pool area (if applicable) The accessibility to on-street parking and lower density of housing next to the clubhouse may allow for a reduction in the number of stalls. The applicant shall provide justification for a reduction and the Traffic Engineer will give a recommendation. All parking reductions shall require Planning Commission approval.
Manufactured Home	2 stalls per dwelling unit, not in tandem configuration.
Group Homes	1 stall per each 4 residents plus 1 for each 2 employees during regular hours.
Nursing Home	1 stall for each 4 patient beds plus 1 for each employee during regular hours.
Assisted Living Facility	1 stall for each 2.25 patient beds.
Retirement Home/Center	1 stall for every 1.5 sleeping unit plus 1 for each employee during regular hours.
PUBLIC/CIVIC USES	
Churches	1 stall for every 4 seats in the assembly area.
Civic/Public Buildings/Public Facilities/Museums	As approved by the Zoning Administrator following recommendation by the Reviewing Departments. ~~Planning Commission.~~
Elementary Schools	2 ½ stalls per Classroom.
Junior High Schools	3 stalls per Classroom.
High Schools	1 stall per Staff member, plus 10% of Staff parking for Visitors, plus spaces for 40% of student population at capacity or current enrollment whichever is greater.
Parks and Playgrounds	As approved by the Zoning Administrator following recommendation by the Reviewing Departments. ~~Planning Commission.~~
Open Space, Trails and Greenways	As approved by the Zoning Administrator following

USE	PARKING SPACES REQUIRED
	recommendation by the Reviewing Departments. ~~Planning Commission.~~
NON RESIDENTIAL/OTHER USES	
Athletic Instruction, including Dance, Gymnastics, and Martial Arts	1 stall per each 300 square feet of gross floor area.
Automobile Sales	1 stall per each 500 square feet of gross showroom area plus 1 space per employee in addition to inventory stalls.
Automobile Service and Repair	4 stalls per service bay.
Bed And Breakfast Inn	1 stall per each sleeping unit plus 1 for each employee during regular hours.
Commercial Recreational Facility – Without tournament seating	1 stall per each 500 square feet of gross floor area.
Commercial Recreational Facility – With tournament seating	1 stall per each 500 square feet of gross floor area plus 1 stall per each 3 seats at maximum capacity.
Corporate Offices, Professional Offices, Business Offices and Financial Institutions	1 stall for each 300 square feet of gross floor area.
Day-care (in home)	2 stalls.
Day-care (commercial)	1 stall per each 300 square feet of gross floor area.
Funeral Homes	20 stalls or 1 stall for each 30 square feet in all assembly areas.
Hospitals	1 stall for each two patient beds plus 1 space for each employee during regular working hours.
Hospitals – Small Animal	1 stall for each 300 square feet of gross floor area.
Hotels/Motels	1 stall for each sleeping unit plus 1 space for each employee during regular working hours.
Manufacturing, Industrial, Wholesale establishments	1 stall for each person employed during regular working hours and adequate spaces for all company owned vehicles and visitors.
Medical Clinics	1 space for each 250 square feet of gross floor area.
Night Club	1 stall for each 300 square feet of gross floor area.
Personal Services	1 stall for each 300 square feet of gross floor area.
Plant Nursery with Outdoor Display	10 stalls per acre.
Research and Development Facilities/Medical or Dental Laboratory	1 stall for each 300 square feet of gross floor area.

USE	PARKING SPACES REQUIRED
Restaurants Dine-in/Brew Pub	1 stall for each 2.5 seats plus 0.5 spaces per employee on the largest shift (minimum of 5 employee spaces).
Restaurants – Drive-thru (Food establishment with large proportion of take-out business)	1 stall per 150 square feet of gross floor area (does not include drive thru stalls or waiting areas).
Retail Stores	1 stall for each 300 square feet of gross floor area.
Schools – Vocational and Technical	1 stall for each employee plus 1 stall per each 3 students at maximum capacity.
Short Term Rentals	1 stall per bedroom, not in tandem configuration.
Sports Fields, Sporting Facilities, Arenas	1 stall for every 3 seats at maximum capacity or as approved by the Planning Commission.
Theaters, Sports Arenas, Public Assembly Areas	1 stall for each 3 seats at the maximum seating capacity or as approved by the Planning Commission.
Other non-residential uses not otherwise listed	1 stall per each 500 square feet of gross floor area or as approved by the Planning Commission.
MIXED USES	
Mixed Use – Residential/Commercial	Required parking based on total of combined uses with up to 30% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.
Transit Oriented Development – As defined by Chapter 38 of the Development Code	Required parking based on total of combined uses with up to 50% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.

ORDINANCE NO: 2025 - __

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE TABLE 37.080 OFF-STREET PARKING REQUIREMENTS

WHEREAS, it has become necessary to amend Section 37.080 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to allow the DRC and Zoning Administrator to determine how much parking is required for certain public uses such as public buildings and parks; and

WHEREAS, following a public hearing on April 10, 2025, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on May 13, 2025, 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 April 10, 2025, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Table 37.080 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Table 37.080 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance -2025 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 13th day of May, 2025.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder